

Doc #: ABC Rd Inspector: Steven Knoebel
Date: 7/22/2008
Dwelling Address: 123 ABC Rd.
Whitefish Bay, WI
Client Name: Eric Brown

This inspection was performed in accordance with the "Standards of Practice" of the Wisconsin Statutes Chapter 440 unless specifically noted in the General Info category as a "Pre-Sale Property Evaluation". All systems and components required to be inspected under these guidelines have been inspected unless inaccessible, not existing or omitted at the request of the client.

All properties experience some degree of wear. Cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. The scope of this inspection is not intended to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible so that we may review and/or correct the situation.

The Wisconsin Statutes Chapter 440 sets general guidelines and minimum requirements for Home Inspections. We strive to exceed these requirements. Many of the items noted on the Inspection Report are considered general maintenance items and may not be recognized as a condition of your sales contract. Some systems or components may function at the time of inspection and may not function afterwards. Recommendations for Further Evaluation may be noted as we do not want to represent ourselves as being more knowledgeable than a Qualified Specialist.

Conditions noted in the report, and photos taken of various Systems or Components represent a sample of the current condition and are not meant to be indicative of the entire Component or System. i.e., a section of rotted fascia does not necessarily indicate that the entire fascia is rotted, nor does it indicate the only area of the fascia that may be rotted. Maintenance issues, if not addressed in a timely manner may eventually become a significant defects.

We recommend that all corrective work be done by Qualified Specialists. Confirm corrective costs prior to your final commitment.

Any disputes shall be settled through arbitration as described on our contract.

I/ we have reviewed the report and read the Summary.

Client Initials: _____ Client Initials: _____

DEFINITION OF TERMS

UDC Comm xx.xx (x) x - Reference to the Uniform Dwelling Code Chapter, Section, Sub-section, etc.

DEFECT (Material Adverse Fact) - RL 131.02 (17) (a) (b)

F/E (FURTHER EVALUATION) - "Apparent" or suspect DEFECT. The condition is inconclusive or not within the scope of this inspection. Recommendation: This SYSTEM be evaluated PRIOR to your waiver of the Inspection Clause, well before closing by a Qualified Specialist who may identify additional concerns or recommend upgrades that could affect your evaluation of the property.

HEALTH/ SAFETY - An apparent risk. Recommendation: This SYSTEM be evaluated and addressed as needed prior to your final commitment, well before the close of escrow by a Qualified Specialist.

INC - INCONCLUSIVE - Not enough information available to provide an adequate evaluation. We recommend that a Qualified Specialist evaluate this SYSTEM prior to waiving your Inspection contingency, well before closing.

INSPECTED - Performing its function. Its condition "appears" appropriate for its age and use.

MAINTENANCE - Attention recommended. Address, correct, improve, service, repair or replace.

NON-FUNCTIONAL - Not functioning properly with normal operating controls. It is recommended that this condition and related systems be further evaluated and addressed as needed by a qualified specialist prior to waiver of Inspection Clause, well before the close of escrow.

"prior to final commitment" - Prior to waiver of the home inspection contingency.

RISC - If not repaired, improved, serviced, corrected or addressed its condition will have a significant adverse effect on the life expectancy of the system or component. - RL 134.04(1) (d)

NUMERIC VALUES

Separated by a colon, (i.e., 12:30), A time stamped photo; documenting a specific condition.

Separated with 2 dots, (i.e., 1.1.7), A diagram number; found in the Maintenance Guidelines.

Separated with one dot, (i.e., 12.2), A page and paragraph reference in the Maintenance Guidelines.

GENERAL CONDITIONS

Overview	Disclosure. This report is for the exclusive use of our client with this transaction only. It is against the law to distribute this report to anyone without both the purchaser's and the copyholder's consent. This report is a copyrighted document. Reproduction or use of this report for use in other transactions by appraisers, bank, insurance companies, future buyers, third parties, real estate agents/ brokers and mortgage companies is prohibited by law. It is also a violation of our contract and cause for immediate denial of all claims. Please advise the owner and their agents (attorney or real estate agent) if they gain knowledge of the defects listed in this report, they are required by law to disclose the defects to all future potential buyers.
Confirmation	Verbal.
Dwelling type	Single family. 2 stories.
Main Entry Faces	West.
Age (Approx)	60 yrs +/-.
Area	City.
Attendees	Mr. Client. Client's agent.
Street	Through street.
Weather	Sunny.
Occupancy	Occupied. Furnishings present. Storage present. Stored belongings inhibit a full evaluation of some conditions. Furnishings inhibit a full evaluation of some conditions.
Starting Time	4:30pm.

ROOF

Component	Comments
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Overview	The description of the roof and its components is for general information only. Determining the age, number of layers or compliance with manufacturer's installation requirements is not within the scope of this inspection. Typical maintenance includes caulking of exposed nail heads and periodic evaluation of flashing conditions at roof penetrations, transitions and terminations.
Viewed from	With binoculars.
Roof Style/s	Gable.
Roofing Materials	Composition.
Chimney	Brick. Concrete crown.
Flashing	Metal.
Gutters	Metal. Drain onto grade. Gutters must stay clean to help keep water out of basement!.
Ventilation	Upper vent/s.
Comments	Metal roof over foyer should be cleaned and seal

EXTERIOR

Component	Comments
Overview	The inspection of the exterior is limited to "readily accessible" observable conditions. Paint, stain or other coatings often prevent an adequate evaluation of component composition and therefore, descriptions are based on observable appearance rather than substrate analysis. The presence or condition of storms and screens is beyond the scope of this inspection. Periodic caulking around windows, doors etc, is a required part of home maintenance to minimize risk of water infiltration and its consequences such as rot and mold. Finishes such as paint and stain should be maintained to prevent premature deterioration of trim and/ or siding. Due to the high cost of foundation repairs proper slope of areas directly adjacent to foundation walls must be maintained. 12.1 - 12.14. The slope of the grade, the drainage around the house can change gradually or suddenly depending on factors such as rain, wind and freeze/ thaw conditions during winter months. Neglect of proper drainage, including adequate pitch of walks, patios, stoops and driveways can cause foundation movement, failure, water infiltration and mold concerns.
Siding/ Cladding	Metal.

Trim	Metal.
Storm Doors	Metal.
Storm Windows	Metal. Storm windows are not typically installed over thermo pane interior windows. An energy efficiency expert can do heat loss calculations to determine payback on investment if storm windows are being considered.
Stoops	Concrete.
Steps	Concrete.
Height of Grade	Currently the height of the grade around the perimeter of the structure is adequate. During regular maintenance of grade, be sure to avoid adding too much soil around the foundation walls. 6"- 8" below the top of the foundation wall is the maximum recommended height of grade. (12.4 - 12.11)
Drainage	Areas directly adjacent to the foundation walls are subject to ponding and encourage water infiltration and wall rot. Grading or slope of earth, concrete, asphalt, etc at all sides of the structure require adjustment to provide a drop of 1/2" for every foot away from the foundation to a point 10' away or the lot line, whichever is less (UDC Comm 21.12). These conditions must be corrected and maintained to help minimize the risk and consequences of hydrostatic pressure. Follow recommendations in the Maintenance Guidelines (12.4 - 12.11) or expect problems associated with water and hydrostatic pressure. Improper grading will have a significant adverse effect on the integrity of the foundation which can lead to expensive repair costs.
Walks	Concrete.
Eaves	Metal.
Hose Bibb/s	Functional at time of inspection.
Basement Windows	MAINTENANCE. Wood sash. Worn paint/ finish. Maintenance recommended.
Window Wells	MAINTENANCE. Any wood contact with soil is susceptible to rot and infestation. Installation of window wells is recommended to minimize wood/ soil contact and inhibit rot.
Exposed Foundation	Brick.
Patio	Pavers.

Comments Rotted attic window.

GARAGE

Component	Comments
Style/ Access	Wood Frame. Detached.
Roof Style	Hip.
Roof Covering	Composition shingles.
Roof Structure	Stick-built. 1x decking.
Siding/ Cladding	Vinyl.
Eaves/ Trim	Fiberboard.
Walkways	Concrete.
Grade/ Drainage/ Vegetation	Grading and drainage appear to be adequate at the time of inspection. Occasional maintenance may be required due to erosion, burrowing animals, etc. Follow recommendations on page 12 (12.4 - 12.11) of the Maintenance Guidelines.
Foundation	Concrete.
Floor	Concrete.
Service Door	Metal.
Vehicle Door/s	1 door. Metal. Overhead.
Electric opener/s	1 opener. Electronic eye/s. Overhead door does not reverse with moderate resistance. For safety reasons, improvement of this condition is recommended. Over head door mechanisms should be checked and adjusted per manufacturer's recommendation as part of your routine maintenance.
Interior walls	Exposed.
Electrical	Consider updating all receptacles to GFCI protection for safety.

AIR CONDITIONING

Component	Comments
Type	Central A/C unit.
Manufacturer	Carrier.
Size	2 Ton.
Years old	17 - Expect to repair or replace a system older than 15 years at any time.
RLA	11.2
Fuel Supply	Electricity.
Compressor shell	Inspected.
Disconnect	Install cable tie at disconnect for safety.
Temperature Differential	Temperature differential is satisfactory.
Comments	Air Handler in Basement.

FOUNDATION

Component	Comments
Description	Full basement. Mostly finished. Wall finishes such as drywall, paneling, etc; inhibit a thorough evaluation of the foundation walls. See photos. We make no claim as to the condition of walls behind wall covering.
Basement Stairs	Wood treads. Wood railing/s. Carpeted.
Floors	Carpet. Floor covering inhibits a thorough inspection of the floor. Inconclusive.
Beams & Columns	MAINTENANCE. Steel beams. Steel columns. Additional temporary support has been installed below floor framing. Telescoping steel adjustable tube columns are less than 3" in diameter and do not meet code requirements for permanent structural supports. Add required bolts at column/ beam connection.
First Floor Design	Wood joists 2"x10". 16" centers.

Foundation Walls Block. Gypsum wall covering inhibits a full visual assessment of the foundation walls. See photos. We make no representation as to the condition of areas that were visually inaccessible at the time of inspection. Displacement: North: Inaccessible/ inconclusive - see photos, East: Inaccessible/ inconclusive - see photos, South: <1/2", West: Inaccessible/ inconclusive - see photos.

Foundation wall displacement and/ or crack dimensions may change seasonally depending on factors such as the moisture content and composition of the surrounding soils.

Moisture Evidence No observable significant moisture concerns.

Floor Drain Visible water in floor drain indicates a proper seal from sewer gases.

Palmer valve **MAINTENANCE. Seized closed. An inoperable palmer valve contributes to foundation problems including water infiltration into your basement or crawl space and potential structural compromise. Consider using a liquid penetrant such as "PB Blaster" to free and lubricate the palmer valve. If you are not successful, contact a qualified specialist for help. Some municipalities require broken or missing palmer valves to be replaced with a sump crock and pump.**

Box Sill Insulation Solid box sills. Insulation not required.

PLUMBING

Component	Comments
Main Supply Size/ Material	1-1/2". Lead from water lines may leach into your drinking water and become a health concern. We recommend water testing to determine a need for upgrading the supply line.
Main Shut-off	Basement. Located at front of house.
Supply Piping	Galvanized. Supply piping is older. Expect limited future service. Galvanized pipe replacement will be required as water volume decreases. Rust/ corrosion noted at line to laundry. Monitor for leaks.

Drain/ Waste/ Vent	Cast iron. Galvanized. DWV piping is older. Expect limited future service. Partial or complete piping system replacement will be required as drains run slower. If chemicals are used to improve slow drains, be sure that they are compatible with your type of piping. Rust nodes on the soil stack are an indication that the pipe is thinning from the inside-out. No water seepage was detected at the time of inspection. Limited useful life.
Clean-out	In stack. In floor.

WATER HEATER

Component	Comments
Manufacturer	Kenmore.
Size	40 gal.
Years old	14
Fuel	Gas.
Venting	Galvanized piping.
T & P Valve	Iron discharge pipe. The Temperature/ Pressure valve is properly extended near floor level.

KITCHEN

Component	Comments
Overview	Kitchen inspections are limited to the readily accessible systems and components. Homes occupied at the time of inspection often have personal items under the sink that may block visual assessment of supply and drain lines. Signs of leaking may not be readily noticeable during the inspection but may be obvious on move in day after all personal belongings have been removed. Countertops and cabinetry should be checked after all personal belongings have been removed. Utility connections may require modification or upgrade with new appliances. Confirm proper connections for gas or electric depending on your stove requirements.
Sink	Porcelain/ enamel.
Electrical	Functional GFCI circuit/s.

Exhaust	Window.
Cabinets	Wood cabinets.
Counter tops	Plastic laminate.
Heat source	Register.

BATHROOM

Component	Comments
Floor	Tile.
Walls/ Surround	Tile Surround. Gypsum. Fungus like growth on one or more walls. Proper clean up recommended for health reasons. (Ref: page 2 of Maintenance Guidelines for "Mold" websites which include clean up guidelines.)
Sink/Basin	Porcelain/ Enamel. Pedestal.
Toilet	Two piece.
Bathtub/Shower	Shower & Tub. Repair or replace stiff mixer as needed.
Ventilation	A window is the only source of ventilation in this room. Consider installation of an exhaust fan to help control humidity.
Electrical	Functional GFCI circuit.
Heat source	Register.

BATHROOM basement

Component	Comments
Floor	Carpet.
Walls/ Surround	Gypsum.
Sink/Basin	Porcelain/ Enamel. Pedestal.
Toilet	Two piece.

Electrical	For safety, we recommend upgrading all grounded outlets to GFCI outlets.
Heat source	No heat source in this room.

LAUNDRY

Component	Comments
Sink	Concrete. These tubs often crack and leak. For safety reasons, at the time of replacement, we recommend breaking the tub into manageable pieces.
Ventilation	Window.
Electrical	One or more grounded outlets. Upgrading to GFCI outlets is recommended.

ELECTRICAL

Component	Comments
Service Entrance	Overhead. The electric meter is located at the back of the house. Electric meter is located at the side of the house.
Grounding	Plumbing system.
Main Panel	ITE.
Panel - Location/s	Basement. Side wall.
Service Rating	120/ 240 volts. 150 amps.
Disconnects	Main - Breaker. Branch - breakers.
Main Conductors	Copper. 1/0 AWG.
Branch Wiring	Copper
Raceway Supports	Conduit/ EMT/ Rigid. Romex/ NM.

HEATING

Component	Comments
Fuel type	Gas.
Location of Heat Plant	Basement.
Heating Type	Forced warm air.
Heat distribution	Ducts.
Manufacturer	Carrier.
BTU Rating	60K btu.
Years old	17
Venting	PVC - 2 pipes. This type of venting indicates that the unit is "high efficiency". Manufacturer specifications are required to verify proper installation.
Burners/ Elements	Glow plug. Jet burners.
Heat Exchanger	Visual access to the entire heat exchanger is limited.
Fuel Piping	Black iron.
Filter	Disposable filter.
Ductwork	Rigid Metal ductwork.

INTERIOR

Component	Comments
HVAC	Registers are positioned on or near the floor level.
Electric	The outlets that were checked were properly grounded unless otherwise noted. The State Standards of Practice requires Home Inspectors to check one outlet in each room unless inaccessible. Some outlets may have been blocked by personal belongings such as furniture. We make no representation as to the condition of untested outlets.
Walls	Gypsum.

Ceilings	Gypsum.
Smoke Detectors	One or more Smoke Detectors were present and operational. For safety, adherence with current NFPA suggestions is recommended.
Floors	Wood. Tile. Vinyl.
Windows	Vinyl. Single hung.
Glazing	FURTHER EVALUATION RECOMMENDED. Thermo pane. Fogging between panes of glass in one or more locations. Confirm the condition of all window seals prior to final commitment. Replacement will be required to eliminate fogging.
Exterior Doors	Wood Panel.
Interior Doors	Wood.
Stairs - 1st to 2nd Floor	Wood treads. Wood railing/s. Carpeted.
Trim	Wood trim.

ATTIC

Component	Comments
Attic Access	Access panel. Closet.
Attic type	Full attic.
Structure	Wood rafters.
Decking	Wood boards.
Insulation	Blown/loose. Fiberglass. 8" - 12" +/- . Add insulation if feasible (ref: 10.2.3, 9.2.4, 9.2.5).
Vapor Barrier	None. We recommend using vapor retarding paint on the ceiling below and a 1:150 ratio for attic venting. (ref: pages 24 & 25 of Maintenance Guidelines)
Signs of Moisture	None observed.

RADON

Component	Comments
Foundation style	Finished basement.
Testing device	Sun Nuclear Monitor Serial #: 32310076k.
Start Date	22July
Start time	6:00pm.
Monitor location	Finished basement.
Results	The test result is .08 pCi/l
Commentary	The Radon test is conducted per EPA protocol. The results represent an average of the radon levels present in the above noted area during the test period only. Radon levels may vary due to barometric pressure, temperature, air flow, humidity or seasonal changes. The results should not be construed as predictive or supportive of a similar measurement conducted at another time in the same structure. The result is below the EPA action level of 4.0 pCi/l. No further action is recommended. The test results would be invalid if the monitor had been handled, moved or if changes had been made to the environment. Tampering was not noted.