

AmeriSpec Inspection Services



AmeriSpec of Waukesha, LLC
N6W30041 Bryn Dr
Waukesha, WI 53188
262-442-1005

Doc #:	M041119	Inspector:	Scott Raymond
Date:	4/11/2019		
Dwelling Address:	XXXXXXXXXXXX Mukwonago WI 53149		
Client Name:	XXXXX XXXXX		
Client's Agent:		Real Estate Company:	

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. If the term "readily accessible" is used in this report, the accepted definition of this term is: "capable of being reached quickly for operation, renewal, or inspections without requiring the use of tools, to climb over or remove obstacles, or to resort to portable ladders and so forth".

Definition of Terms

SERVICEABLE: The items were inspected and appeared to function normally and/or were within accepted industry tolerances at time of inspection. Note: Serviceable does not mean "perfect".

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of this inspection.

NOT OPERATED: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

COMMENT: Informational material and minor recommended improvements are contained under the comment heading. Items with the heading 'Comment' will not appear in the 'Summary Report'.

DEFICIENT: The item was found to be lacking in some respect, exceeded it's designed life, or in the inspector's opinion maintenance/repairs should be performed. The item may not meet today's industry standards, or the deficiency was not considered to be severe and/or may be a minor defect, not warranting a 'Review' rating. Items with the heading 'Deficient' will be in "Orange" colored font, but will not appear in the 'Summary Report'.

REVIEW: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life; typically a "material defect". Items with the heading 'Review' will be in "Red" font and will appear in the 'Summary Report'.

SAFETY UPDATE: Updates suggested by the inspector. Although item or component may not have been required when the home was built, because of a change in accepted residential building standards client may want to consider upgrading system or component as a safety feature. Items with the heading 'Safety Update' will be in "Blue" font and will appear in the 'Summary Report'.

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General Conditions

Inspector: Scott Raymond	In Attendance: Buyer(s), Buyer's Agent	Levels: 1 story structure
Occupancy: The property is vacant but not empty	Property Information: This is a single family home	Start Time: 8:45 AM
Stop Time: 11:15 AM		

Step #	Component	Comment
1.0	Inspector	Scott Raymond, CMI (Certified Master Inspector); State of Wis License #2553-106
1.1	Occupany	This is a limited review of many areas in this home. Home was not occupied at time of inspection, but the seller's property is still in the home. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems.
1.2	Estimated Age	This structure is approximately 7 years of age as stated by the MLS listing sheet.
1.3	Weather Conditions	Weather conditions at the time of inspection were cloudy and cold with temperatures in the low 30's.
1.4	Standards of Practice	AmeriSpec home inspections meet or exceed ASHI and InterNACHI 'Standards of Practice'. The purpose of a home inspection is to provide the client with information regarding the condition of the systems and components of the home as they existed at the time of the home inspection. The scope of the inspection is a visual observation of the readily accessible areas of the building, components, and systems that is limited to the readily accessible and visible areas and the systems identified as follows: Site/ Grounds, Structural System/ Foundation, Exterior, Roof, Plumbing, Electrical, Heating System, Cooling System, Interior, Insulation and Ventilation, and Fireplaces / Solid Burning Appliances. The inspector will not dismantle and/or move equipment,

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systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind. The written home inspection report is not intended to be used as a guarantee or warranty, expressed or implied, regarding adequacy, performance, or condition of any inspected building, system or component; as systems/ components can fail at any time without warning, and problems may exist even though signs of such may not be present during the inspection.

- 1.5 Standards of Practice- Material Defects Client should be aware that the State of Wisconsin ONLY requires that the home inspector list any "Material Defects" observed during the home inspection; defined by the State as: "A Material Defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that would significantly impair the health or safety of future occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement". Anything listed in this report beyond what is defined as a "Material Defect" has been listed as a courtesy for the client, therefore any issues beyond what is defined as a Material Defect that are not listed in this report should not be considered to have been overlooked. Typically items with a "Review" rating are items that fit the definition of a Material Defect (with the exception of some "Safety Update" rated items), while all items with a different rating would not fit the definition of a material defect.

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Only areas that are readily accessible are reviewed; meaning that areas that are covered, concealed, or require a ladder to be fully viewed are not included in our review of the exterior; windows, trim and siding are viewed from the ground only. Missing window screens, or holes/tears in window screens are not always commented on in this report, as the lack of a screen is not considered a deficiency. Concrete driveways/walks typically have common cracks and chirping; this is considered common and will not be commented on in this report. Our review takes into consideration that normal wear is associated with virtually all properties and excludes those items from the report. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration; decorative bark and stone do not drain water away from the structure and are not considered "fill" (always use dirt to maintain the proper pitch).

Driveway:

Asphalt

Trim:

Aluminum

Electrical:**Walkways:**

Asphalt

Windows & Frames:

Vinyl Frame

Electrical Meter Location:**Exterior Wall Cladding:**

Vinyl Siding

Exterior Doors:

Metal

Gas Meter Location:

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GFCI Protection Present	Exterior Right	Exterior Right
Exterior Faucets: See Below	Lot / Grade Drainage: Multi-level lot	Foundation / Structure Type: Basement
Deck: Wood	Porch: Concrete	Stairs / Steps: Concrete, Wood

Step #	Component	Comment
2.0	Driveway	Serviceable.
2.1	Walkways	Serviceable.
2.2	Exterior Wall Cladding/Sheathing	Serviceable. NOTE: The inspector is unable to view the condition under covered areas. It is important to keep the cladding well caulked and sealed to prevent moisture penetration. Modern building science confirms that no wall (no matter what cladding is applied) is 100% watertight, therefore proper methods must be used during construction to insure proper water diffusion from the walls; this is not visible to the inspector. In almost all cases the exterior wall sheathing is not visible and therefore cannot be identified or inspected. Sometimes there is a housewrap (Tyvek type) installed over the sheathing, this also is not visible and therefore cannot be identified or inspected. Types of sheathing vary from home to home and depend on the builder's preference, buyer's preference, and era in which the home was built. These types include wood plank, plywood, composition sheathing, waferboard and OSB, and styrofoam (expanded polystyrene, extruded polystyrene, and polyisocyanurate). Some current research in building science recommends avoiding the use of sheathing materials that are low-perm and also of little insulating value in cold climates, such as wood structural panels and similar sheathings, which also allow thermal bridging . The concern is that the inside face of these materials will create a cold surface during cold weather, and if humid indoor air enters the wall from air leakage or vapor diffusion, it will condense on this surface. Sometimes the sheathing is visible on the interior of attached garages, but this is not an indicator of what type of sheathing is on the home, as it is typical industry practice to use a less expensive sheathing on the attached garage than on the home. The inspector can only identify the type and condition of the outside of the exterior wall cladding and not the material to which it is attached. The inspector gives no guarantee as to the condition or possible problems with the sheathing or framing behind the wall cladding.
2.3	Trim	Serviceable. Trim on this home is covered with aluminum. The inspector is unable to view the condition under covered areas.
2.4	Windows & Frames	Serviceable. The windows in this home are vinyl framed with double glazed insulated glass. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of

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inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

- 2.5 Exterior Doors Serviceable.
- 2.6 (1) Electrical Review. Ground fault interrupters provided for safety.
- 2.6 (2) Electrical



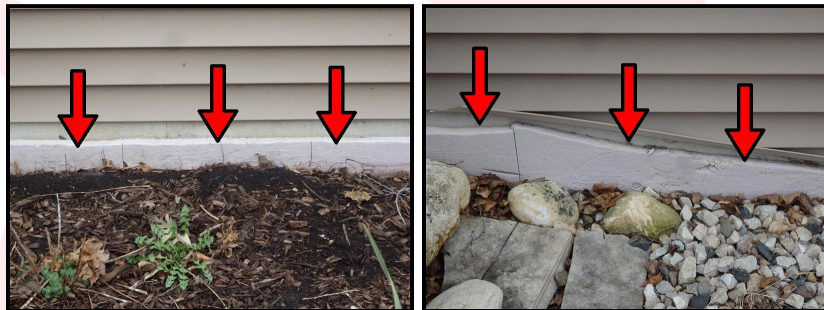
Review. GFCI located at front porch did not respond to test; this outlet appears to be on the garage circuit. Suggest review by licensed electrician for repairs/replacement as needed for safety.



- 2.7 Electric Meter Serviceable.
- 2.8 Gas Meter Serviceable.
- 2.9 (1) Exterior Faucets Comment. Hose bibbs have vacuum breakers on them as per today's standards.
- 2.9 (2) Exterior Faucets Comment. Freezing temperatures, could not test, recommend client confirm proper operation prior to close.
- 2.10 Exterior Vents Serviceable.
- 2.11 Lot / Grade Drainage Serviceable. **Note:** The ground immediately adjacent to the foundation should slope away from the house a minimum of 6" in the first 6'. Most homes do not meet this standard and as long as the pitch is away from the foundation it will be marked as serviceable. The inspector does not shoot grades to accurately determine if the ground is pitched away from the home, as this is beyond the scope of a general home inspection. Determination of pitch away from the home is visual only, and can be subjective, as everyone observes pitch differently and optical illusions are possible.

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- 2.12 Foundation / Structure Type Serviceable. NOTE: The view of the visible exterior of the foundation is often limited by excessive fill and/or excessive vegetation around the structure. A minimum of a 4" space (6" to 8" recommended) should be left between the siding and grade. Often homeowners think that at brick wall areas soil can be filled as high as desired, but this is not true; most brick walls have weep holes at the bottom of the wall, and these weep holes must not be filled over. Excessive vegetation prevents the inspector from properly inspecting the lower areas of the structure's walls and the foundation above grade. Recommend always keeping a proper distance between the siding and grade, and regularly trimming vegetation around the structure for better airflow; failure to do these two things can lead to premature deterioration of the structure.
- 2.13 (1) Foundation Continued Deficient. The styrofoam sheathing on the foundation is settling at various areas around the home; this is not uncommon with styrofoam sheathing on a foundation. Recommend repairs for energy efficiency.
- 2.13 (2) Foundation Continued Deficient. **Industry standards at the time when this home was built did not allow any unprotected styrofoam insulation to be exposed to the light on the exterior of the home. There should be a coating/ plastic covering over any exposed sheathing at the top of the foundation to protect the styrofoam from deterioration caused by light. Recommend covering the exposed styrofoam before the material completely deteriorates.**



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2.14 Deck

Comment. Limited inspection of the supports for the deck; today's industry standards require that any structure that is attached to the home have 4' deep frost pilings (foundation) to properly support the structure. The 4x4 supports are covered with earth and the support for the deck is not visible. Recommend that client consult the seller to confirm how the deck is supported, or consult the municipal building inspector to confirm that a permit was pulled for the deck.



2.15 Porch

Serviceable.

2.16 Stairs / Steps

+ **Review. Missing handrail(s) on the rear deck stairway and steps down to the lake. This is a "Safety Concern". Proper handrails were required when this stairway was built, we recommend installing handrails as was required. All stairways/steps with 4 or more rises are required by industry standards to have a handrail. Flat boards do not qualify as a handrail (a hand must be able to fit around the board). Industry standards at the time when this home was built required: Handrails with a rectangular cross sectional gripping surface shall have a maximum perimeter of 6 1/4" with a maximum cross sectional dimension of 2 7/8"; the top of these guardrails have 2x6's installed, which have a perimeter of 14" and a cross section of 5 1/2". Recommend review by a qualified carpenter for the installation of a handrail, as was required.**



GUARDRAILS: DECKS & PORCHES

Decks higher than 36 in. require a guardrail at least 36 in. tall.

Railing must withstand a minimum concentrated live load of 200 pounds of force (lb).

A 4 3/8" sphere must not pass through the space between the balusters and below the bottom rail.

A 6-in. sphere must not pass through the triangular opening formed by the riser tread and the bottom rail.

Grip

These Wisconsin UDC requirements are enforced statewide

HANDRAIL REQUIREMENTS

- *"Grippable" handrail required for four or more risers
- *Grip dimensions must be between 1-1/4 and 2-1/4 in. or provide an equivalent gripping surface
- *Height must be 34 to 38 in. above the leading edge of the treads
- *1-1/2-in. minimum clearance from posts or top rail
- *Handrails should have smooth surfaces and rounded edges

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Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Industry standards of practice do not require home inspectors to mount a roof; we do mount the roof, but only when the roof construction and conditions allow. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.


Methods Used To Inspect: Atop The Roof	Material/Type: Asphalt composition shingle	Exposed Flashings: Metal
Conditions: Serviceable	Gutters / Downspouts: Metal	Attic Ventilation: Soffit vents, Ridge vents

Step #	Component	Comment
3.0	Roofing Information	Comment. The roof was inspected from atop the roof and a visual inspection was performed.
3.1	Exposed Flashings	Serviceable.
3.2	Conditions	Serviceable. Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.
3.3	Gutters / Downspouts	Serviceable.
3.4	Attic Ventilation	Serviceable.

Garage

Our garage evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage concrete floors typically have common cracks and chirping; this is considered common and will not be commented on in this report. Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. General home inspections do not include the testing/operating of garage door remotes or keypads. Garages do not have ventilation or egress requirements, therefore operating windows are not required in a garage, so the garage windows are reviewed for condition but not operation. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as fully taped 5/8" drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Type: Attached Garage	Floor/Slab: Concrete	Garage Doors: Metal
Fire Door: Metal/Metal Clad	Windows: Same as House Windows	Walls: Drywall, Unfinished
Ceiling: Unfinished	Electrical: GFCI Protection Present	Roof Framing: Trusses, OSB Sheathing

Step #	Component	Comment
4.0	Type	Comment. Attached garages are required to be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage.
4.1	Floor/Slab	Serviceable.
4.2	Garage Doors	Serviceable. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.
4.3	Garage Door Hardware	Serviceable.
4.4 (1)	Door Openers	Review. This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
4.4 (2)	Door Openers	 Review. When the beam for the photo eyes is broken the garage door does not reverse up. This is a very unusual situation, because garage door openers are designed to only operate when the photo

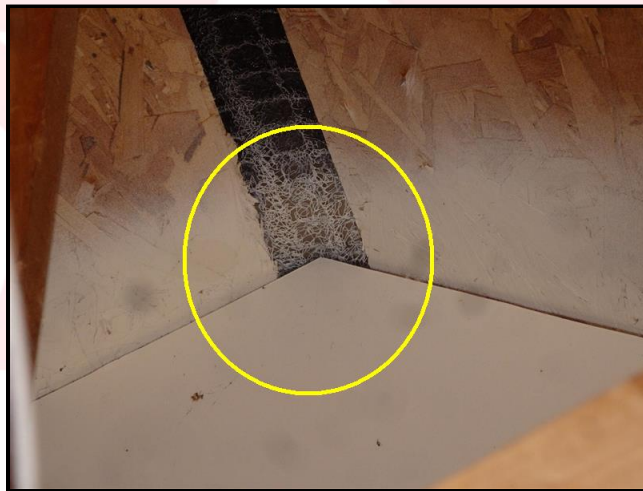
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eyes are installed and operating. When photo eyes are defective or inoperable the door opener should only work with the button pushed in (held in). The inspector did not find another set of photo eyes installed outside of the opening (not allowed), but it seems that this may be the case, because this should be the only way that this opener would operate without holding the button down. Recommend review by qualified garage door specialist for repairs/replacement as necessary.

- 4.5 Fire Door Serviceable.
- 4.6 Service Door Serviceable.
- 4.7 Windows Serviceable. Same type/material as house exterior windows.
- 4.8 Walls Serviceable.
- 4.9 Fire Barrier



Review. Fire rating is compromised due to the ridge vent carrying through from the home to the garage. This is a safety concern. Industry standards allow no more than a 1/20" gap anywhere in a fire wall/ceiling. This ridge vent area should be filled (blocked off) as required. Recommend review by qualified professional drywaller for repairs as necessary.



- 4.10 Ceiling Serviceable.
- 4.11 (1) Electrical Review. Ground fault interrupter provided for safety.
- 4.11 (2) Electrical
-  **Review. GFCI located at garage did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.**
- 4.12 Roof Framing Serviceable. Wood truss construction noted. Trusses are often used to provide additional headroom and wider spans than is common with wood rafter/joist systems. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the

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builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity.

Basement

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed, and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some minor cracking of walls and floors is common, and whenever cracks are present a possibility of future water infiltration exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting. Basement concrete floors typically will have common cracks; these cracks are considered common and are present in most homes and will not be commented on in this report. Basement windows are operated only if the windows are in full/partial exposure areas. Small horizontal windows in full basement areas are not operated, as operable windows are not required in full basement areas; these windows are inspected for visible deficiencies only.

Access Location:

Foyer

Finished Areas:

Finished Basement

Floor:

Concrete

Walls:

Poured Concrete

Ceiling:

Unfinished

Joists:

Conventional 2 X 10 framing

Sub Floor:

OSB (Waferboard)

Support Posts / Columns:

Metal

Beams:

Metal

Electrical:

GFCI Protection Present

Insulation:

Fiberglass

Sump Pump:

Submersible pump

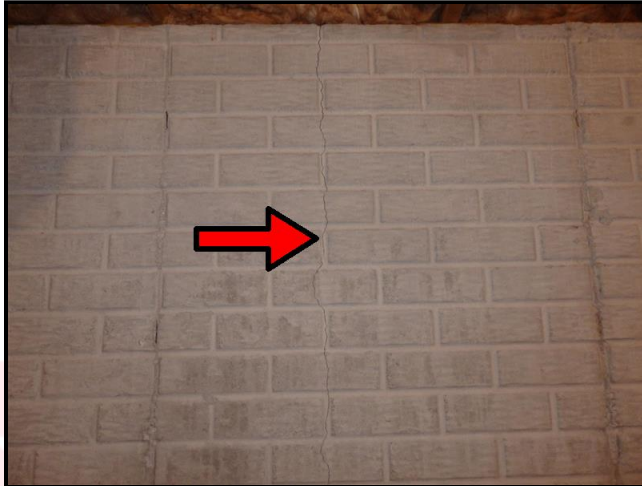
Sump Plumbing:

Plastic

Step #	Component	Comment
5.0	Access	Comment. Finished areas observed in basement. Complete access to original basement walls, floors, and ceilings is limited due to the additional construction that is present such as framed-out walls, covered ceilings, and added floor coverings. Suggest consult sellers for additional information.

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- 5.1 Basement Stairway Serviceable.
- 5.2 Floor Serviceable.
- 5.3 (1) Walls Review. Common cracks observed, primarily a cosmetic concern. We suggest monitoring all cracks in concrete surfaces for further movement, and sealing (never with caulking) to prevent water penetration as a routine maintenance effort. All poured concrete foundations have some cracks; industry standards allow for cracks provided they are no more than 1/8" separated or 1/8" deviated. All the cracks in this basement appear to be within industry standards. If client has concerns about these cracks I would recommend review by a poured wall professional.



- 5.3 (2) Walls



Review. The exposed Styrofoam sheathing on the walls in the basement does not meet industry standards which require that all foam plastics MUST be covered with a 15 minute thermal barrier. Gypsum board, 1/2" thick is a common covering. The reason for this is that in the event of a fire foam board gives off toxic gases. Recommend covering the Styrofoam sheathing with a 15 minute thermal barrier, or removal, as required.



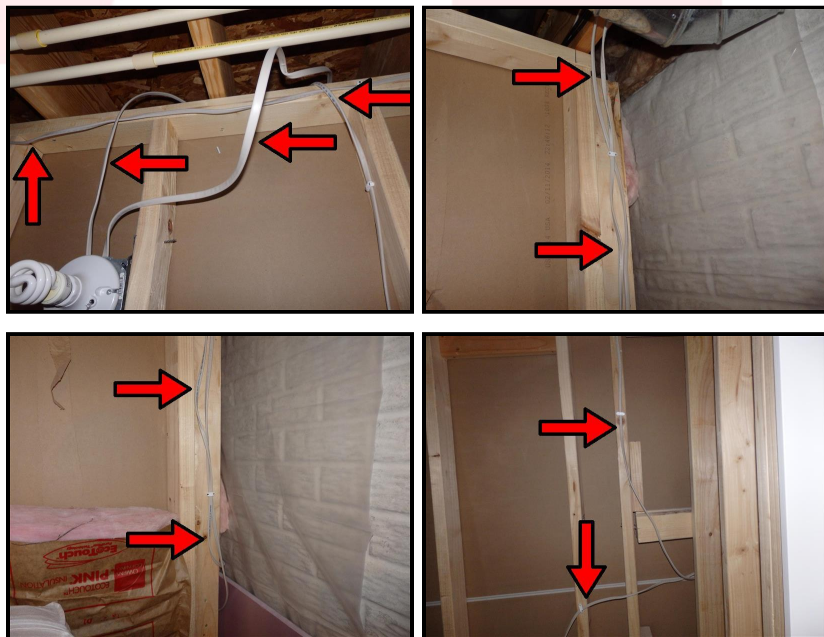
- 5.4 Ceiling Serviceable.

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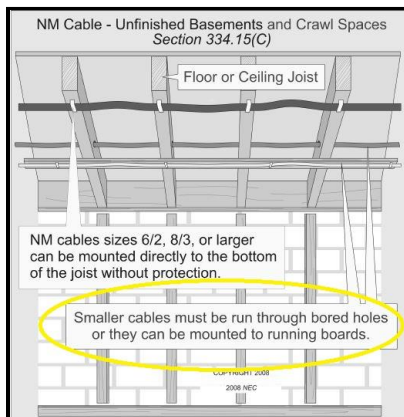
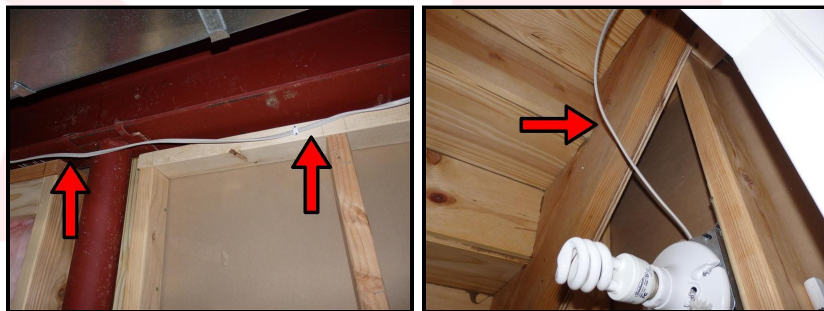
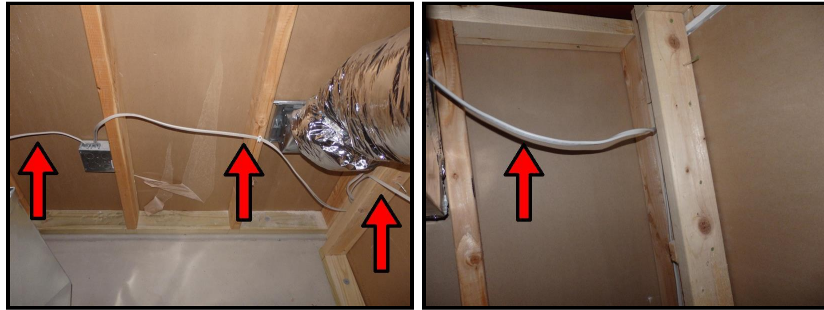
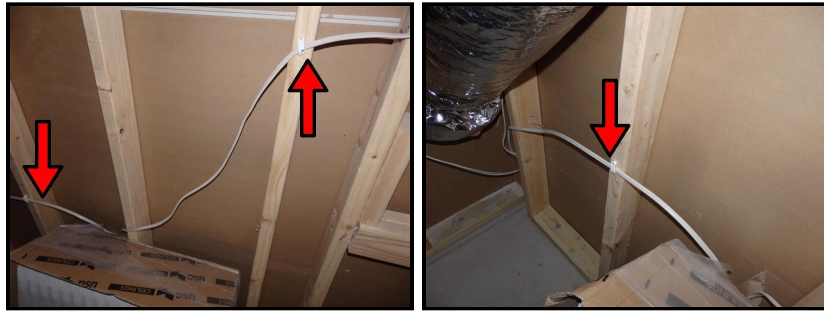
- 5.5 Joists Serviceable.
- 5.6 Sub Floor Serviceable.
- 5.7 Support Posts / Columns Serviceable. Posts are partially finished, unable to fully inspect, suggest client consult sellers for additional information.
- 5.8 Beams Serviceable. Beams are partially finished, unable to fully inspect, recommend client consult sellers for additional information.
- 5.9 Electrical Serviceable. Ground Fault Circuit Interrupter (GFCI) protection present.
- 5.10 (1) Electrical Continued



Review. Exposed/unprotected electrical wires (Romex/NM) observed at several locations in the unfinished basement. This is a safety concern because the wires could be subject to physical damage. The industry standard for Romex/NM wires is they are not allowed to be visible in a finished area, and in an unfinished area they are not allowed outside of framing unless they are covered/protected. These/this electrical wires were required to be protected at the time this wiring was performed. All romex wiring that drops below the sides of the joist spaces and/or is not inside a framed wall is required to be run through conduit or protected (Romex "NM" should not be run through conduit for long runs; long runs should use an alternative method of protection, or be separated and run on running boards), and is considered exposed/unprotected if it is not (Romex wire cannot exit the inside of a framed area unless mounted on Running Boards). On basement walls (outside of framing, if present) industry standards require: "NM cable installed on the wall shall be permitted to be installed in a listed conduit or tubing" (must be in conduit). Recommend review by a licensed electrician for removal/relocation or encasing in conduit for safety.



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5.10 (2) Electrical Continued



Review. Improperly secured romex wiring (several) observed in the unfinished areas of the basement (wiring added for the finished areas of the basement). It appears that a lot of the wiring between the foundation and the finished walls is also not properly secured. It was required when this wiring was installed to secure the wiring with fasteners at least every 4 1/2' (and within 12" of each electrical box), and where necessary to keep the wiring taunt. Hanging wiring observed. Recommend review by licensed electrician for repairs/ corrections as necessary.



5.11	Insulation	Serviceable.
5.12	Visible Plumbing	Serviceable.
5.13	Sump Pump	Serviceable.
5.14	Sump Plumbing	Serviceable.

Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. Our plumbing inspection doesn't include water/waste laterals and septic/well pumps, tanks or casings; these are concealed items and beyond the scope of a general home inspection. It is always recommended that a separate well and septic inspection be made on all private system homes. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

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Water Supply Lines:

CPVC

Drain Waste Lines & Vent Pipes: Gas Lines:

PVC

Black Steel Pipe

Waste Disposal System:

Private system

Water Supply System:

Well

Step #	Component	Comment
6.0	Shut Off Valve Location	Serviceable. Main shut-off is located at the left side basement wall. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. Access to the main shut-off is required to be instantaneous; never add anything to this home that restricts access to this main shut-off.
6.1	Water Supply Lines	Serviceable.
6.2	Drain Waste Lines & Vent Pipes	Serviceable.
6.3	Gas Lines	Serviceable.
6.4	Sump Crock	Serviceable. Located in the basement.
6.5	Waste Disposal System	Serviceable. Waste disposal system appears to be private on-site waste disposal. Septic tanks, leach fields and other private sewage systems are outside the scope of this report and are not inspected. Wisconsin State law requires that any inspection of a private waste system and it's components can only be made by a licensed septic installer (or county DNR licensed official), therefore a home inspector cannot inspect and approve any part of this septic system and its components (except visible wiring problems). Recommend that a septic inspection be performed by a licensed septic system specialist or the county well/septic inspector, prior to closing.
6.6 (1)	Water Supply System	Serviceable. Water supply to this property appears to be provided by a well. A detailed inspection of all well components and/or water quality testing is always recommended. Wisconsin State law requires that any inspection of a private well and it's components can only be made by a licensed well driller or pump installer (or county DNR licensed official), therefore a home inspector cannot inspect and approve any part of this well and its components (except visible wiring problems). The inspector will check the pressure gauge and visible wiring, and comment on the condition, but no other area of this well/components will be inspected by the home inspector. Recommend that a well inspection be performed by a licensed well specialist or the county well/septic inspector, prior to closing.

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- 6.6 (2) Water Supply System Serviceable. Water pressure at time of inspection was 46 psi, which is within the normal operating pressure of 40 to 70 psi.
- 6.7 Water Softener/
Treatment System Not Inspected. Water treatment equipment consisting of any of the following: water softener, water filter, reverse osmosis system, whole house filter or Ultra Violet treatment system, was/were present in the home at the time of the inspection. In accordance with the scope of work, the assessment of the homes water treatment system(s) was not completed as part of the home inspection. If concerned, we recommend consulting with the current owner and/ or a qualified water treatment contractor to determine operations and maintenance requirements for the water treatment system(s) and to verify proper operation.

Electrical


Our electrical inspection meets the ASHI and InterNACHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age can be one factor, most homes have electrical issues created by amateur electricians. We do not move belongings to test outlets, and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. No electrical component covers are removed, with the exception of the cover for the main electrical panel and any sub-panel; when this can be done safely and without risking damage to finish. Most of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of standard outlets (3-prong 110V receptacles); no 220V outlets or specialized 110V outlets are tested as they require specialized equipment for testing. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. No 2-prong outlets are tested because any 2-prong outlets present in the home should be replaced with modern 3-prong grounded outlets for safety. No evaluation of appropriate breaker sizes (amperage) for circuits is performed as this is beyond the scope of a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for all cost estimates, evaluations, repairs and upgrades. Most homeowners and handymen are not familiar with all the rules and regulations regarding the safe installation and repair of wiring and electrical components; ALWAYS hire a licensed electrician to install/repair electrical items in your home (the money you save hiring an amateur often costs you double when you sell the home).

Electrical Main Service: Service Entrance is Underground	Main Disconnect Location: In The Main Panel	Main Electrical Panel Location: Right Basement Wall
Panel Type: Breakers	Electric Panel Manufacturer: SQUARE D	Wiring Method: Romex
Smoke Alarms: Tested OK	Carbon Monoxide Alarms: Tested OK	Service Amperage and Voltage: 200 amps & 240 volts
AFCI Protection: Present		

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Step #	Component	Comment
7.0	Electrical Main Service	Serviceable.
7.1	Equipment Grounding Present	Comment. At the time of inspection, we were unable to verify the proper grounding of the electrical system, due to concealed subsurface conditions at the exterior of the home. A properly sized grounding wire should be connected to grounding rods installed on the exterior of the home to ensure safe and proper discharge of stray electricity that may be generated in the homes electrical system.
7.2	Main Electrical Panel	 Review. Exposed electrical wires observed at the right side and left side of the main service box. This is a safety concern because the wires could be subject to physical damage. Exposed electrical wires are required to be encased in a conduit (or otherwise protected) to prevent damage. All romex wiring that drops below the joist spaces and is not INSIDE a framed wall is required to be run through conduit. The only exception to this is any wiring exiting the main service box at the top of the box and running straight up into the joist space, where protection is not required; any wiring exiting the main service box at the sides, bottom or top (not running straight up) must be encased in conduit. Recommend review by licensed electrician for removal or encasing in conduit for safety.




7.3	Wiring Method	Serviceable.
7.4	Smoke Alarms	Serviceable. Tested OK (tested with test button; not smoke tested). Periodic testing is suggested to ensure proper working order.
7.5	Carbon Monoxide Alarms	Serviceable. Tested OK. Periodic testing is suggested to ensure proper working order.
7.6	Electrical Comments	 Review. There is an excessive amount of what appears to be homeowner/handyman electrical work performed in the finished basement. Whenever the inspector observes an excessive amount of improperly installed wiring/receptacles in an area, it is recommended

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that a licensed electrician review this entire area. A licensed electrician should review this entire basement and make corrections as needed for safe and proper operation of the electrical system.

- 7.7 GFCI - AFCI Circuits Comment. NOTE: The average life expectancy for GFCI receptacles is 15 to 25 years; the average life expectancy for GFCI & AFCI breakers is 30 years. GFCI receptacles manufactured since 2002 fail "open" (power disconnected). The previous design failed "closed" (power still active). Many homeowners do not know the difference between GFCI (Ground Fault Circuit Interrupter) and AFCI (Arc Fault Circuit Interrupter) protection for their electrical system. A quick summary would be this: GFCI's help prevent burns, electric shocks and electrocution. While AFCI's help prevent electrical fires. The absence of GFCI protection at any currently required area in this home will be noted in this report, as it is a direct personal safety issue; the absence of AFCI protection will NOT be noted in this report (see below).

- 7.8 AFCI Protection  **Review. AFCI (Arc Fault Circuit Interrupter) protection was required when this home was built and is present in this home. An AFCI is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An arc fault is a high power discharge of electricity between two or more conductors. This discharge translates into heat, which can break down the wire's insulation and possibly trigger an electrical fire. Today's industry standards require that all 15 and 20 amp branch circuits have protection for the entire branch circuit when that circuit has receptacles in dwelling family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. The AFCI breaker protection required when this home was built is present in all circuits EXCEPT for the finished basement. The finished basement was required to have AFCI protect at the time of construction. Recommend review by a licensed electrician for adding AFCI protection in this/these area(s).**

Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. As per the Inspection Agreement, humidifying/dehumidifying/Ultraviolet/Air Exchanger systems are beyond the scope of a general home inspection and were not inspected, we suggest client verifying proper operation with the sellers.

Heating System Design Type: Gas forced air	Heating Unit Location(s): Basement	Heating System Brand(s): CARRIER - Serial #: 4511A02116
Heating System(s) Service: Entire Home	Thermostat Location: Hallway	Energy Source: Natural Gas
Exhaust Venting: Plastic	Distribution / Ducting: Ducts/Registers	Additional Heating Features: Humidifier

Step #	Component	Comment
8.0	Energy Source	Serviceable.
8.1	Burner Chambers	Comment. Unit is a closed system; Unable to inspect heat exchanger due to closed system.
8.2	General Conditions	Serviceable. The gas forced air furnace(s) was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at any time without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.

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- 8.3 Exhaust Venting Serviceable.
- 8.4 Thermostat Serviceable. Thermostats are operated only to check their ability to turn on/off the heating/cooling (cooling only tested when outside temperature is 60°+) systems. Setback thermostats are not inspected for any other function besides their ability to turn the systems on/off on command. Homes with zone systems are beyond the scope of a general home inspection; each zone is not tested, and zone dampers are not inspected.
- 8.5 Air Filters Serviceable. NOTE: Air filters with a high MERV rating might be great for your indoor air quality, but it comes at a cost. Air filters were originally conceived to protect heating and cooling equipment, not to improve indoor air quality. Over the past 15 years green programs have begun to adopt requirements for filters that can remove smaller particulates that cause allergic reactions and other health problems; the measurement is in MERV's, and the higher the MERV the smaller the particulates that are caught in the filter. It stands to reason that the ability to filter smaller particles would come with the drawback of increased resistance to air flow, which means that they could cause problems with inadequate air flow and/or greater blower stress and energy use. The theory is that the higher the MERV the better your air quality will be, but you will pay for it will higher energy costs and more frequent repair bills. Also consider, that as a filter collects dust/dirt it has even more resistance to flow. You will have to weigh for yourself which type of air filtration is best for you, but remember that whatever level of MERV rated filter you use that the dirtier that filter gets the more money it could cost you (change your filters often).
- 8.6 Distribution / Ducting Serviceable.
- 8.7 Additional Heating Features Not Inspected. A humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, suggest client verify operation with sellers. It is important to keep the humidity level correct in the home during fluctuations in outside temperatures. Humidifiers can be used inappropriately by home owners, and the level of humidity set too high in the home for outside temperatures.
- 8.8 Heating Comments Comment. The furnace appears to be 8 years old according to the serial number. Typical designed life of a furnace is 20 to 30 years in cooler climates. No recall information could be found for this unit (appears to be free of recalls).

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Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

AC Unit Location(s): Exterior Right	Air Conditioner Brand(s): CARRIER - Serial #: 2212E26822	General Conditions: Low Temp
Energy Source: Electric with disconnect provided	Distribution / Ducting: Ducts/Registers	

Step #	Component	Comment
9.0	General Conditions	Comment. Manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees because the unit can be substantially damaged. The temperature at the time of the inspection was less than 60 degrees, so this unit(s) was not operated or tested in any way. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.
9.1	Temperature Difference	Not Operated. Manufacturers warn against operating air conditioning units when the outside temperature is less than 60 degrees; therefore this unit(s) was not tested. Severe damage to the unit can occur if the unit is

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operated at temperatures below 60 degrees. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

- 9.2 Energy Source Serviceable.
- 9.3 Distribution / Ducting Serviceable. Efficiency and load calculations are beyond the scope of this inspection and expressly omitted from this report. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper operation of this unit.
- 9.4 Air Conditioning Comments Comment. Air conditioner appears to be 7 years old according to the serial number. Typical designed life of an air conditioner is 18 to 22 years in cooler climates. No recall information could be found for this unit (appears to be free of recalls).

Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters, and pipe insulation should be at least 6" away from the flue pipe. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Water Heater Location(s): Basement	Water Heater Design Type: Natural gas	Water Heater Brand(s): RHEEM - Serial #: 0412536351
Water Heater Capacity: 50 Gallon	Supply Lines: CPVC	Energy Source: Gas w/ Shut-off
Flue Venting: Plastic		

Step #	Component	Comment
10.0	Supply Lines	Serviceable.
10.1	Energy Source	Serviceable. Natural gas. Gas shut-off valve was observed near this appliance.
10.2	Temperature / Pressure Release Valve	Serviceable.

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10.3	Combustion Chamber	Comment. Unable to inspect combustion chamber due to closed/inaccessible system.
10.4	Water Heater Condition	Serviceable.
10.5	Flue Venting	Serviceable.
10.6 (1)	Water Heater Comments	Comment. The water temperature at time of inspection was 133 degrees, which is not within the normal operating range of 120 to 130 degrees. Recommend adjusting temperature to between 120 and 130 degrees for safety.
10.6 (2)	Water Heater Comments	Comment. Client should be advised that the unit appears to be 7 years old according to the serial number. Typical designed life of a water heater is 12 to 15 years. The lifespan of a water heater is affected more by the home's water type (ph, acidity and minerals) than anything else. No recall information could be found for this unit (appears to be free of recalls).

Kitchen / Dinette

Appliance inspection is beyond the scope of the Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances, except refrigerators. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or broil/cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure. Our review of the remainder of the kitchen is in line with the industry's standards of practice. Cabinet doors and drawers are inspected for proper operation, while shelving or the absence of shelving is not commented on. The inspection of the interior of cabinets and closets is usually very limited, as most occupied home's cabinets and closets are full of personal property. Base cabinets are inspected from a bent-over position (the inspector does not sit on the floor to view inside the cabinets). It is the responsibility of the client to inspect the interior of all cabinets and closets during their final walk-through to check for any damage that might have been missed due to personal property or inaccessibility.

Floor:

Wood

Closets / Pantry:

Wood Doors / Metal Shelving

Electrical:

GFCI Protection Present

Disposal Brand:

IN-SINK-ERATOR

Walls:

Drywall

Windows:

Same Type as House

Counter Tops:

Granite

Dishwasher Brand:

MAYTAG

Ceiling:

Drywall

Heat / Cooling Source:

Central Heating/Cooling

Sinks:

Stainless steel

Range/Oven Brand:

MAYTAG

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Hood / Fan / Light:

Exterior vented

Built-in Microwave Brand:

MAYTAG

Step #	Component	Comment
11.0	Floor	Serviceable.
11.1	Walls	Serviceable. Drywall; Unless otherwise noted in the report all walls are drywall in this home, and have been inspected and are in serviceable condition. Nicks/dings/nail holes/painting deficiencies/stains/cosmetic tape damage and cracks on the drywall surfaces are cosmetic issues that will not be called out in this report. If the drywalled surfaces are free of larger holes/severe broken tape joints/severe cracks/water stains they will be listed as "serviceable" in this report.
11.2	Ceiling	Serviceable. Drywall; Unless otherwise noted in the report all ceilings are drywall in this home, and are in serviceable condition. Nicks/dings/nail holes/painting deficiencies/stains/cosmetic tape damage and cracks on the drywall surfaces are cosmetic issues that will not be called out in this report. If the drywalled surfaces are free of larger holes/severe broken tape joints/severe cracks/water stains they will be listed as "serviceable" in this report.
11.3	Closet / Pantry	Serviceable. The closet doors in this home are wood and the closet shelving is metal. All closets in this home are this same material and have been inspected and are in serviceable condition, unless otherwise noted in the report.
11.4 (1)	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior window category.
11.4 (2)	Windows	Serviceable. NOTE: Our review of the interior/exterior of all of the home's windows is in line with the industry's standards of practice. Only windows that are readily accessible are reviewed; meaning that windows that are covered, concealed/blocked by furniture, or require a ladder to be viewed and operated are not included in our review of the home's windows. Window treatments can limit the review of the windows. Windows are operated for opening and closing, but are not tilted or removed; storm windows are not operated. Screens are not required on windows, and therefore their absence or condition is often not commented on. High windows or transom windows that cannot be fully viewed from the floor/ground will be marked "serviceable" if they appear that way from floor/ground level. Damage/deterioration of window sash edges (sides/top/underside) is often not visible to the inspector from an exterior (closed) and interior (opened) vantage point (windows are not opened from the interior and then viewed from the exterior), as each window is viewed from the inspectors current location at the time of operation.


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- 11.5 Heat / Cooling Source Serviceable. The forced air heating system in this home uses ducts with registers for supply the warm/cold air. All rooms in this home use this system and are in serviceable condition, unless otherwise noted in this report.
- 11.6 Electrical Serviceable. Ground fault interrupter provided for safety.
- 11.7 Cabinets Serviceable.
- 11.8 Counter Tops Serviceable.
- 11.9 Sinks Serviceable.
- 11.10 Faucets Serviceable.
- 11.11 Traps / Drains / Supply Serviceable.
- 11.12 Disposals Serviceable.
- 11.13 Dishwasher Serviceable. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.
- 11.14 Range/Oven Serviceable. The gas stove/oven was tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.
- 11.15 Hood / Fan / Light Serviceable.
- 11.16 Microwave Serviceable. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency, and turn table testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Bath tub/sink stoppers are checked for proper operation (opening & closing), but bath tubs/sinks are not filled to check the stopper's effectiveness. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Number of Bathrooms: Three	Floors: Tile	Doors: Wood
Electrical: GFCI Protection Present	Tub(s): Fiberglass Tub Module(s)	Shower Base(s): Fiberglass Shower Module(s)
Sinks: Enameled Cast Iron/China, Cultured Marble	Counters / Cabinets: Cultured Marble, Stone	

Step #	Component	Comment
12.0	Types of Bathrooms	Comment. The types of bathrooms included in this category in this home are the following: Main Bathroom ; Master Bathroom ; Basement Bathroom.
12.1	Floors	Serviceable.
12.2	Doors	Serviceable. The doors in this home are wood and/or wood composite. All of the doors in this home are wood and have been inspected and are in serviceable condition, unless other noted in this report.
12.3 (1)	Electrical	Review. Ground fault interrupter provided for safety.
12.3 (2)	Electrical	 Review. Ungrounded 3-prong GFCI receptacle observed at the basement bathroom. This was not allowed when this home was built. Recommend review by licensed electrician for repairs/replacement as necessary.
12.4	Exhaust Fan	Serviceable.

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12.5	Tub(s)	Serviceable.
12.6	Tub Faucet(s)	Serviceable.
12.7	Shower Base(s)	Serviceable.
12.8	Shower Faucet(s)	Serviceable.
12.9	Sinks	Serviceable.
12.10	Sink Faucets	Serviceable.
12.11	Traps / Drains / Supply	Serviceable.
12.12	Toilet(s)	Comment. The base of the toilets are caulked in the bathrooms; although it is not considered to be improper to caulk the base of a toilet, the client should be advised that a caulked toilet base prevents the home owner (and inspector) from being able to identify if the toilet wax ring has started to leak. A leak in the wax ring can deteriorate the subfloor around the toilet. A home inspector checks for leaks around the base of the toilet; because this toilet base is caulked the inspector cannot determine if the wax ring is properly sealed. Professional plumbers in this area typically do not caulk the base of the toilet.
12.13	Counters / Cabinets	Serviceable.

Basement Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is very limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Laundry Tub / Sink:

Fiberglass

Dryer Hookups:

Gas

Electrical:

GFCI Present

Washer Hookups:

Laundry Tub

Step #	Component	Comment
13.0	Laundry Tub / Sink	Serviceable.
13.1	Electrical	Serviceable. Ground Fault Circuit Interrupter (GFCI) protection present.

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- 13.2 Washer Hookups Serviceable. Laundry Tub. Laundry tub includes washer hook-ups above the tub faucet. The washer drains in the laundry tub. Inspecting (operating) washers is not within the scope of this inspection, suggest verify operation with owners prior to close.
- 13.3 Dryer Hookups Serviceable. Inspecting dryers is not within the scope of this inspection, suggest verify operation with owners prior to close.

Entry Way / Stairs

The Entry Way / Stairs section refers to the main entry way or Foyer, and the stairway to the second floor (if present). Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that anything larger than a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Floors: Ceramic tile, Wood	Main Entrance Door: Fiberglass Clad
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Step #	Component	Comment
14.0	Floor	Serviceable.
14.1	Main Entrance Door	Serviceable.
14.2	Electrical	Serviceable.

Living Area Rooms

Living Area Rooms include Living, Family and Dining Rooms; this section also includes Parlors, Libraries, Sun Rooms, Offices and Dens. Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Stains or burn marks in/on the carpet are a cosmetic issue, and will not be called out in this report. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, closets, and flooring.

Floors:	Windows:
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Wood Same Type as House

Step #	Component	Comment
15.0	Floors	Serviceable.
15.1	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior window category.
15.2	Electrical	Serviceable.

Finished Basement Areas

Finished Basement Areas include all finished areas in the basement level except for bedrooms that have an egress window, and/or finished laundry areas and bathrooms. Bedrooms with an egress window will be included in the Bedroom section of this report; rooms in the basement level that are being used as a bedroom without an egress window will be included in this section, because although the room may be presently used as a bedroom it is not considered to be a bedroom by industry standards. The overview for this section is the same as the overview for Living Area Rooms above.

Floors: Carpet	Ceiling: Drop Tile Ceiling	Windows: Same Type as House
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Step #	Component	Comment
16.0	Floors	Serviceable.
16.1	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior window category.
16.2 (1)	Electrical	 Review. Ungrounded 3-prong receptacles (8) observed at the finished basement areas. Ungrounded 3-prong receptacles were not allowed when this home was built. It is required that these types of receptacles be grounded. Suggest review by licensed electrical contractor for repairs/replacement as needed to ensure safety.
16.2 (2)	Electrical	 Review. GFCI protection observed at one finished basement outlet receptacle. This is not required by industry standards in basement finished rooms; only finished areas with bare concrete floors are required to be GFCI protected. Adding GFCI protection to an area where it is not required is not wrong, it is only unnecessary. This GFCI outlet did not respond to test; which is required even though this does not have to be a GFCI protected outlet; all GFCI receptacles must be in good working order even if they are located in an area where they are not required. Recommend review by licensed electrician for repairs/replacement as necessary.

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- 16.3 Room Comments Comment. This inspection does not review permits or determine if they exist. That determination should be made by the client/agent through the local building officials, or with the sellers prior to closing, to ensure all remodeling/additions were built with permits and within the industry standards of that time.

Bedrooms

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit; this will not be called out in this report. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, closets, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage. Stains or burn marks in/on the carpet are a cosmetic issue, and will not be called out in this report.

Number of Bedrooms: Three	Floors: Carpet	Windows: Same Type as House
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Step #	Component	Comment
17.0	Floors	Serviceable.
17.1	Windows	Serviceable. Same type/material as house exterior windows, please refer to exterior window category.
17.2	Electrical	Serviceable.

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Attic

Our evaluation of the attic is limited by lighting, personal storage and accessibility. If an attic is heavily insulated as is typical in Wisconsin homes, the inspector will have a difficult time accessing the attic, and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Attics with loose or blown-in insulation cannot be walked, and will be viewed from the access hatch only. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

Access Location: Master Bedroom Closet Ceiling	Framing: Trusses	Sheathing: OSB (Waferboard)
Insulation: Blown-in insulation		

Step #	Component	Comment
18.0	Access	Comment. There are basically two types of attics: full & crawl. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and has restricted access. Limits of review are determined by the type of attic, insulation and owner's belongings. Attics without a secured walkway (flooring) are not entered (walked or crawled) by home inspectors.
18.1	Method Used to Inspect	Comment. Did not enter, viewed from the hatch only. Inspector viewed from the hatch, and took pictures for review from the hatch opening. Entering attics that are heavily insulated can cause damage to the insulation (compressing the insulation reduces the R-factor) and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk (when loose fill or blown insulation is present the attic should only be entered when necessary for servicing/repairs). Pathways that are not secured are not walked/crawled on. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to themselves or that they might damage the attic insulation, drywall or framing. Only attics with secured flooring walkways are entered. This is a limited review of the attic area viewed from the hatch only; items marked "serviceable" are serviceable as viewed from the access only.

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- 18.2 Framing Serviceable. Wood truss construction noted. Trusses are often used to provide additional headroom and wider spans than is common with wood rafter/joist systems. This is a specialized system which is intended for site-specific engineering. The integrity of a truss system depends on the builder following a truss engineer's instructions, which we do not have. Verifying appropriate installation is beyond the scope of this inspection. Trusses should not be cut or notched as this will damage their structural integrity.
- 18.3 Sheathing Serviceable.
- 18.4 Insulation Serviceable. 14"+ of insulation present.





SUMMARY REPORT

AmeriSpec of Waukesha, LLC
N6W30041 Bryn Dr
Waukesha, WI 53188
262-442-1005

SUMMARY

Doc #:	M041119	Client Name:	XXXXX XXXXX
Dwelling Address:	XXXXXXXXXXXX Mukwonago WI 53149	Inspector:	Scott Raymond

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. This summary does not contain all items that may have some deficiencies and/or discoveries of interest. This summary is only part of the inspection report; the entire inspection report should be reviewed by all interested parties prior to close. We do not have access to individual sales contracts and condition reports; we suggest the client review the sales contract/condition report/inspection report with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

General Summary

4.9 Fire Barrier

Review

Fire rating is compromised due to the ridge vent carrying through from the home to the garage. This is a safety concern. Industry standards allow no more than a 1/20" gap anywhere in a fire wall/ceiling. This ridge vent area should be filled (blocked off) as required. Recommend review by qualified professional drywaller for repairs as necessary.

5.3 Walls

Review

(2) The exposed Styrofoam sheathing on the walls in the basement does not meet industry standards which require that all foam plastics MUST be covered with a 15 minute thermal barrier. Gypsum board, 1/2" thick is a common covering. The reason for this is that in the event of a fire foam board gives off toxic gases. Recommend covering the Styrofoam sheathing with a 15 minute thermal barrier, or removal, as required.

Electrical Summary

2.6 Electrical

Review

(2) GFCI located at front porch did not respond to test; this outlet appears to be on the garage circuit. Suggest review by licensed electrician for repairs/replacement as needed for safety.

4.11 Electrical

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Review

(2) GFCI located at garage did not respond to test; suggest review by licensed electrician for repairs/replacement as needed for safety.

5.10 Electrical Continued

Review

(1) Exposed/unprotected electrical wires (Romex/NM) observed at several locations in the unfinished basement. This is a safety concern because the wires could be subject to physical damage. The industry standard for Romex/NM wires is they are not allowed to be visible in a finished area, and in an unfinished area they are not allowed outside of framing unless they are covered/protected. These/this electrical wires were required to be protected at the time this wiring was performed. All romex wiring that drops below the sides of the joist spaces and/or is not inside a framed wall is required to be run through conduit or protected (Romex "NM" should not be run through conduit for long runs; long runs should use an alternative method of protection, or be separated and run on running boards), and is considered exposed/unprotected if it is not (Romex wire cannot exit the inside of a framed area unless mounted on Running Boards). On basement walls (outside of framing, if present) industry standards require: "NM cable installed on the wall shall be permitted to be installed in a listed conduit or tubing" (must be in conduit). Recommend review by a licensed electrician for removal/relocation or encasing in conduit for safety.

(2) Improperly secured romex wiring (several) observed in the unfinished areas of the basement (wiring added for the finished areas of the basement). It appears that a lot of the wiring between the foundation and the finished walls is also not properly secured. It was required when this wiring was installed to secure the wiring with fasteners at least every 4 1/2' (and within 12" of each electrical box), and where necessary to keep the wiring taut. Hanging wiring observed. Recommend review by licensed electrician for repairs/corrections as necessary.

7.2 Main Electrical Panel

Review

Exposed electrical wires observed at the right side and left side of the main service box. This is a safety concern because the wires could be subject to physical damage. Exposed electrical wires are required to be encased in a conduit (or otherwise protected) to prevent damage. All romex wiring that drops below the joist spaces and is not INSIDE a framed wall is required to be run through conduit. The only exception to this is any wiring exiting the main service box at the top of the box and running straight up into the joist space, where protection is not required; any wiring exiting the main service box at the sides, bottom or top (not running straight up) must be encased in conduit. Recommend review by licensed electrician for removal or encasing in conduit for safety.

7.6 Electrical Comments

Review

There is an excessive amount of what appears to be homeowner/handyman electrical work performed in the finished basement. Whenever the inspector observes an excessive amount of improperly installed wiring/receptacles in an area, it is recommended that a licensed electrician review this entire area. A licensed electrician should review this entire basement and make corrections as needed for safe and proper operation of the electrical system.

7.8 AFCI Protection

Review

AFCI (Arc Fault Circuit Interrupter) protection was required when this home was built and is present in this home. An AFCI is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An arc fault is a high power discharge of electricity between two or more conductors. This discharge translates into heat, which can break down the wire's

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insulation and possibly trigger an electrical fire. Today's industry standards require that all 15 and 20 amp branch circuits have protection for the entire branch circuit when that circuit has receptacles in dwelling family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. The AFCI breaker protection required when this home was built is present in all circuits EXCEPT for the finished basement. The finished basement was required to have AFCI protect at the time of construction. Recommend review by a licensed electrician for adding AFCI protection in this/these area(s).

12.3 Electrical

Review

(2) Ungrounded 3-prong GFCI receptacle observed at the basement bathroom. This was not allowed when this home was built. Recommend review by licensed electrician for repairs/replacement as necessary.

16.2 Electrical

Review

(1) Ungrounded 3-prong receptacles (8) observed at the finished basement areas. Ungrounded 3-prong receptacles were not allowed when this home was built. It is required that these types of receptacles be grounded. Suggest review by licensed electrical contractor for repairs/replacement as needed to ensure safety.

(2) GFCI protection observed at one finished basement outlet receptacle. This is not required by industry standards in basement finished rooms; only finished areas with bare concrete floors are required to be GFCI protected. Adding GFCI protection to an area where it is not required is not wrong, it is only unnecessary. This GFCI outlet did not respond to test; which is required even though this does not have to be a GFCI protected outlet; all GFCI receptacles must be in good working order even if they are located in an area where they are not required. Recommend review by licensed electrician for repairs/replacement as necessary.

**Stairways/Rails**

2.16 Stairs / Steps

Review

Missing handrail(s) on the rear deck stairway and steps down to the lake. This is a "Safety Concern". Proper handrails were required when this stairway was built, we recommend installing handrails as was required. All stairways/steps with 4 or more rises are required by industry standards to have a handrail. Flat boards do not qualify as a handrail (a hand must be able to fit around the board). Industry standards at the time when this home was built required: Handrails with a rectangular cross sectional gripping surface shall have a maximum perimeter of 6 1/4" with a maximum cross sectional dimension of 2 7/8"; the top of these guardrails have 2x6's installed, which have a perimeter of 14" and a cross section of 5 1/2". Recommend review by a qualified carpenter for the installation of a handrail, as was required.

**Windows/Doors Summary**

4.4 Door Openers

Review

(2) When the beam for the photo eyes is broken the garage door does not reverse up. This is a very unusual situation, because garage door openers are designed to only operate when the photo eyes are installed and operating. When photo eyes are defective or inoperable the door opener should only work with the button pushed in (held in). The inspector did not find another set of photo eyes installed

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outside of the opening (not allowed), but it seems that this may be the case, because this should be the only way that this opener would operate without holding the button down. Recommend review by qualified garage door specialist for repairs/replacement as necessary.

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