



Next Level Home Inspection, LLC
W383N9009 Mill Street
Oconomowoc, Wisconsin 53066

Your Home Inspection Report



123 Someplace Nice



Summary

Lots and Grounds

1. Driveway: Concrete - **Heaves in concrete causing trip hazard**
2. Walks: **Minor spalling at joint**
3. Egress well: Precast Poly - **some heaving from frost causing visible cracks**

Exterior

4. West, North and East Exterior Surface Type: Vinyl siding - **The top row of vinyl siding needs to be slid back to its original position and secured with clear caulk. Otherwise the siding is in good condition with no chips or cracks.**
5. Hose Bibs: Freeze proof - **All the hose bibs are missing a backflow preventer at the hose connection.**

Air Conditioning

6. Main AC System A/C System Operation: Not inspected - **To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.**

Electrical

7. Ground: Not visible
8. Basement Electric Panel Manufacturer: Cutler-Hammer - **labeling not complete**
9. Basement Electric Panel 120 VAC Branch Circuits: Copper - **Lower right 20 Amp breaker connected to a 14Ga wire. Wire is undersized for the capacity of the breaker.**
10. Basement Electric Panel 240 VAC Branch Circuits: Copper - **15 amp two pole breaker connected to a 12 ga wire. Someone could possibly connect to the 12 Ga wire downstream thinking the breaker has extra capacity.**
11. Basement Electric Panel GFCI: No GFCI breakers within the panel. At GFCI receptacles only

Plumbing

12. RO water system Visible

Kitchen

13. Kitchen Cooking Appliances: Not inspected
14. Kitchen Disposal: **a little loud**
15. Kitchen Refrigerator: Not inspected
16. Kitchen Ceiling: Texture paint - **Minor movement at ceiling inside corners**
17. Kitchen Doors: Solid wood - **Loose upper hinge on pantry door**

Living Space

18. Living Space Doors: Solid wood - **Align/adjust closet doors by entrance**

Laundry Room

19. 1st Floor Laundry Room/Area Dryer Vent: Metal flex - **Needs cleaning as observed from the outside**

Basement

20. Basement Windows: Vinyl slider - **Monitor Egress well**



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Satisfactory	Item is function properly.
Major Concern	An item that appears to be significantly defective and is likely to involve significant expense.
Safety Issue	A condition that is unsafe and needs prompt attention
Repair	An item is not fully functional and requires repair or servicing.
Monitor	An item that needs further investigation or monitoring to determine if repairs are needed.
Improvements	Improvements that are recommended but not required.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, not present or disconnected at time of inspection.

General Information

Property Information

Property Address 1234 Perfect Place Lane
City Oconomowoc State Wi Zip 53066

Client Information

Client Name Best Buyer Ever

Inspection Company

Inspector Name Glenn Borucki
Company Name Next Level Home Inspection, LLC
Address W383N9009 Mill Street
City Oconomowoc State Wisconsin Zip 53066
Phone 414-550-2341
E-Mail glenn@next-level-insp.com

Conditions

Others Present Buyer's Agent Property Occupied yes
Estimated Age 5 yrs Entrance Faces South
Inspection Date 09/01/2016
Start Time 9:00 am End Time 11:30 am
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 60
Weather Clear
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service



Inspection Agreement

Inspector Name: Glenn Borucki
Company Name: Next Level Home Inspection, LLC
Address: W383N9009 Mill Street
City State Zip: Oconomowoc, Wisconsin 53066

Client Name: Best Buyer Ever
Address:
City, State Zip:

Property Address: 1234 Perfect Place Lane
City State Zip: Oconomowoc, WI 53066

Next Level Home Inspection- Inspection Agreement

The address of the property is:

Fee for the inspection is \$_____.

THIS AGREEMENT made this 2nd _____ day of
September _____, 2016_____.

(hereinafter INSPECTOR) and the undersigned (CLIENT), collectively referred to herein as the parties. The Parties understand and voluntarily agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the sellers disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI) posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTORS inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log



Inspection Agreement (Continued)

construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorneys fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR'S relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorneys fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption



Inspection Agreement (Continued)

that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR CLIENT OR REPRESENTATIVE



Roof

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Roof Surface

Method of Inspection: Ladder at eaves

Satisfactory Unable to Inspect: 25% - N/A

Satisfactory Material: Archectural Shingle

Approximate Age: 5yrs

Satisfactory Valleys:

Satisfactory Plumbing Vents:

Satisfactory Gutters: Aluminum - better 4 inch downspouts instead of the standard 3 inch

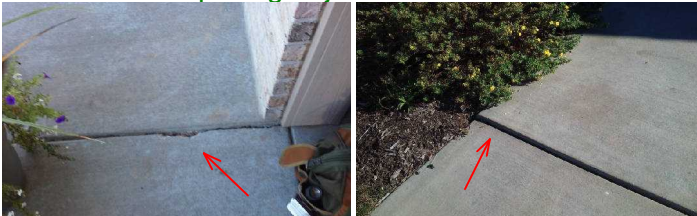
Lots and Grounds

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Safety Issue Driveway: Concrete - Heaves in concrete causing trip hazard

Monitor Walks: Minor spalling at joint



Satisfactory Grading: Moderate slope - Good direction of the water away from the foundation



Lots and Grounds (Continued)

Monitor Egress well: Precast Poly - some heaving from frost causing visible cracks



Satisfactory Egress well Drain: Surface drain



Exterior

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West, North and East Exterior Surface

Repair Type: Vinyl siding - The top row of vinyl siding needs to be slid back to its original position and secured with clear caulk. Otherwise the siding is in good condition with no chips or cracks.





Exterior (Continued)

Type: (continued)



Satisfactory
Satisfactory
Repair

Windows: Vinyl double hung - All windows appeared to be functioning
Window Screens: Vinyl mesh - No rips or tears
Hose Bibs: Freeze proof - **All the hose bibs are missing a backflow preventer at the hose connection.**



Satisfactory Gas Meter: Exterior surface mount at side of home

Air Conditioning

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Main AC System

Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.



Satisfactory Condensate Removal: Plastic tubing
Satisfactory Exterior Unit: Suspended
Manufacturer: West Columbia DC29170
Model Number: 2AC13B24P-2B Serial Number: 4609G59531
Area Served: Whole building Approximate Age: 5YRS
Fuel Type: 220-240 VAC Temperature Differential:
Type: Central A/C Capacity:



Air Conditioning (Continued)

Satisfactory Visible Coil: Aluminum
Satisfactory Refrigerant Lines:
Satisfactory Electrical Disconnect:

Attic

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Attic

Method of Inspection: In the attic through the garage scuttle

Satisfactory Roof Framing: 2x4 Truss
Satisfactory Sheathing: Strand board
Satisfactory Ventilation: Roof and soffit vents
Improvements Insulation: Cellulose - **The insulation has compressed over time to an average of 10 inches. Additional insulation could be added.**



Satisfactory Insulation Depth: 10"
Satisfactory Bathroom Fan Venting: Electric fan



Garage

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Attached Garage

Type of Structure: Attached Car Spaces: 2

Satisfactory	Garage Doors: Insulated aluminum
Satisfactory	Door Operation: Mechanized
Satisfactory	Door Opener: Sears - worked as required
Satisfactory	Ceiling: Texture paint - scuttle present to attic space

Electrical

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Service Size Amps: 200 Volts: 220 VAC

Satisfactory Service: Aluminum - Aluminum connections were properly greased



Not Inspected Ground: Not visible

Basement Electric Panel

Repair	Manufacturer: Cutler-Hammer - labeling not complete
Maximum Capacity: 200 Amps	
Satisfactory	Main Breaker Size: 200 Amps

Electrical (Continued)

Safety Issue 120 VAC Branch Circuits: Copper - Lower right 20 Amp breaker connected to a 14Ga wire. Wire is undersized for the capacity of the breaker.



Repair 240 VAC Branch Circuits: Copper - 15 amp two pole breaker connected to a 12 ga wire. Someone could possibly connect to the 12 Ga wire downstream thinking the breaker has extra capacity.

Satisfactory AFCI: Tripped when tested

Not Inspected GFCI: No GFCI breakers within the panel. At GFCI receptacles only
Is the panel bonded? Yes

Fireplace/Wood Stove

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Fireplace

Satisfactory Fireplace Construction: Prefab - Worked as expected

Type: Gas log

Satisfactory Flue: Metal direct vent





Plumbing

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Satisfactory Service Line: Polybutelene
Satisfactory Main Water Shutoff: Basement



Satisfactory Water Lines: Pex
Satisfactory Drain Pipes: PVC
Not Inspected RO water system Visible



Satisfactory Future toilet room plumbing



Satisfactory Gas Service Lines: Csst (corrugated stainless steel) - Bonding wire present



Plumbing (Continued)

Water Heater

Satisfactory Water Heater Operation: Functional at time of inspection
Type: Natural gas Capacity: 40 Gal.
Approximate Age: 5YRS Area Served: Whole building
Satisfactory Flue Pipe: PVC

Bathroom

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All Bathrooms Bathroom

Satisfactory Electrical:
Satisfactory Counter/Cabinet:
Satisfactory Sink/Basin:
Satisfactory Water Pressure: Observed flow with every fixture operating
Satisfactory Faucets/Traps:
Satisfactory Toilets:

Kitchen

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Kitchen

Not Inspected Cooking Appliances: Not inspected
Monitor Disposal: a little loud
Satisfactory Dishwasher: Bosch - Worked as expected
Air Gap/Standpipe Present? Yes
Not Inspected Refrigerator: Not inspected



Kitchen (Continued)

Satisfactory Sink: Stainless Steel



Satisfactory Electrical: 110 VAC GFCI
Satisfactory Counter Tops: Granite
Satisfactory Cabinets: Wood
Monitor Ceiling: Texture paint - **Minor movement at ceiling inside corners**



Repair Doors: Solid wood - **Loose upper hinge on pantry door**





Living Space

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Living Space

Satisfactory Closet:



- Repair Doors: Solid wood - **Align/adjust closet doors by entrance**
- Satisfactory Smoke Detector: Hard wired with battery back up - Tested one in the bedroom and the other interconnected ones alarmed.

Living Space

Laundry Room

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1st Floor Laundry Room/Area

Monitor Dryer Vent: Metal flex - **Needs cleaning as observed from the outside**

Heating System

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Main Heating System



Heating System (Continued)

Satisfactory Heating System Operation: Appears functional



Manufacturer: Lennox
Model Number: G43UF-368-070-08 Serial Number: 5910C37214
Type: Forced air Capacity:
Area Served: Whole building Approximate Age: 5YRS
Fuel Type: Natural gas

Basement

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Basement

Monitor Windows: Vinyl slider - **Monitor Egress well**
Satisfactory C.O. monitor Plug-In