



Next Level Home Inspection, LLC  
Oconomowoc, WI 53066  
glenn@next-level-insp.com  
414-550-2341

# Your Inspection Report



Some Place Nice  
Your Town, Wisconsin

This inspection is a confidential document and is not to be shared with anyone without the express permission of the client



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## General Information

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### SCOPE OF THE HOME INSPECTION

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

When "amateur work" is identified in the report it indicates that the work was not done to industry standards. This type of work may need correction or repairs in the future even though it may be functioning at the time of the inspection.

ALL DEFECTS MAY NOT BE IDENTIFIED DURING THE INSPECTION AS THIS IS A LIMITED VISUAL PROCESS.

THIS INSPECTION IS A CONFIDENTIAL DOCUMENT AND IS NOT TO BE SHARED WITH ANYONE WITHOUT THE EXPRESS PERMISSION OF THE CLIENT

### Property Information

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Property Address **Some Place Nice**  
City **Your Town** State **Wisconsin** Zip  
Client Name **Best Client Ever**  
Contact Name **Best Realtor Ever**

### Client Information

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### Inspection Company

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## General Information (Continued)

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Inspector Name **Glenn Borucki**

Company Name **Next Level Home Inspection, LLC**

Address **W383N9009 MILL ST**

City **Oconomowoc, Wi** State Zip **53066**

Phone **414-550-2341**

Email **glenn@next-level-insp.com**

Inspection and Report by: **Glenn Borucki** Wi Lisc. #**2905-106** Member- (WAHI) Wisconsin  
**Association of Home Inspectors**

File Number: **2024 Sample Report** Report Date: **2/21/2024** Revised Date: **-----**

### Conditions

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Utilities: Electric On Gas On Water On

Others Present **Buyer's Agent and Buyer** Property Occupied

Estimated Age **Less Than 1 yr** Entrance Faces

Temperature (Degrees) **60**

Inspection Date **02/21/2024**

Start Time **0800** End Time **1130**

Weather **Partly cloudy** Soil Conditions **Wet**

Building Type **Single family** Garage **Attached**

## Views

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1. views **views**



## Definitions

### Definitions

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

The Rating Summary pages are located at the end of the report.

THE SUMMARY PAGES ARE PROVIDED AS A CONVENIENCE, NOT A SUBSTITUTE FOR READING THE ENTIRE REPORT AND SHOULD NOT BE RELIED UPON AS A COMPLETE LIST FOR REFERENCE. ITEMS IN THE REPORT ARE NOT ALL ON THE SUMMARY

Satisfactory	Item appears to function properly. There may be signs of normal wear and tear
Defect	A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of 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.
Repair	The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.
Further Evaluation	Item is not functioning as intended, needs further evaluation by a qualified contractor.
Improvements	Improvements that are recommended to enhance performance, are upgrades or prevent future problems
Maintenance	Maintenance of the item is recommended to prevent premature failure or to maintain its functionality
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.

## Smoke and CO alarms

1. **Satisfactory** Smoke and C.O. Alarms **Excellent the Home is up to the current standard for Smoke and CO detectors**

## Roof

ROOFS. (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL THE FOLLOWING: 1. Roof coverings, including type. 2. Roof drainage systems. 3. Flashings. 4. Skylights, chimneys and roof penetrations. 5. Signs of leaks or abnormal condensation on building components.

(b) A HOME INSPECTOR SHALL DESCRIBE THE METHODS USED TO OBSERVE THE ROOF.

(c) A HOME INSPECTOR IS NOT REQUIRED TO DO ANY OF THE FOLLOWING: 1. Walk on the roofing. 2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors. 3. Observe internal gutter and downspout systems and related underground drainage piping.

Roof leaks are dependent on many forces such as wind, direction, intensity, temperature and can happen at any time. Roof leaks may be hidden by interior finishes and may not be apparent until after the inspection

### General - Roof Surface

1. Method of Inspection: **On roof**





## Roof (Continued)

2. **Further Evaluation** Material: **Architectural Shingle.....** **There is a visible tear in the roofing, Suggest immediate repair to prevent water entry, The roof is older, Suggest evaluation by a roofer to estimate the remaining life and replacement cost**



3. Type: **Gable**  
4. Approximate Age: **10 to 15 years**  
5. **Satisfactory** Flashing: **Metal**





## Roof (Continued)

6. **Satisfactory**

Valleys: **Pre-formed metal**



7. **Satisfactory**

Skylights: **Insulated glass**

8. **Satisfactory**

Plumbing Vents: **PVC Piping**



9. **Maintenance**

Gutters: **Aluminum..... Gutters need cleaning**



10. **Satisfactory**

Downspouts: **Aluminum**

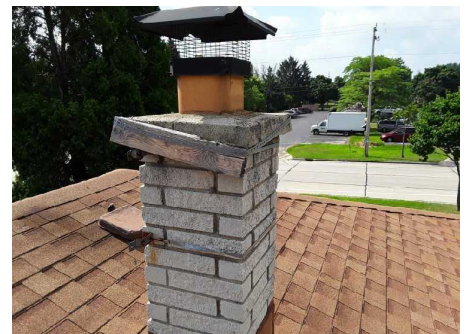
11. **Satisfactory**

Downspout Extension: **Underground Drainage system**

Main - Chimney

12. **Satisfactory**

Chimney: **Brick**







## Roof (Continued)

### 13. Defect

Flue / Cap: **Clay Tile with Concrete cap..... The chimney cap has cracked is loose and needs replacing or repair**



### 14. Repair

Chimney Flashing: **Metal..... The flashing has been roofed over and is dependent upon sealant to be waterproof, Suggest having a professional repair the flashing or maintaining the sealant and monitor for future leakage**



## Lots and Grounds

(a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: 1. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. 2. Decks, balconies, stoops, steps and porches including railings.  
(b) A HOME INSPECTOR IS NOT REQUIRED TO OBSERVE THE FOLLOWING: 1. Geological or soil conditions. 2. Recreational facilities. 3. Out-buildings other than garages and carports. 4. Trees, shrubs and other vegetation. 5. Fences or privacy walls.

1. **Satisfactory**
2. **Repair**

Driveway: **Concrete**  
Walks: **Concrete**



### 3. Maintenance

Vegetation: **Trees..... Shrubs or trees are rubbing on the house, Suggest trimming to allow at least 12 inches of clear space**



## Lots and Grounds (Continued)

### 4. Satisfactory

Grading: **Moderate slope**



### 5. Repair

Retaining Walls: **Block..... Wall has shifted and the earth behind it has settled, Suggest further review by a qualified professional**

## Exterior

EXTERIORS (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: 1. Wall claddings, including type. 2. Flashings and trim observable from the ground. 3. Entryway doors and at least one window per side of a dwelling unit. 4. Eaves, soffits and fascias.

(b) A HOME INSPECTOR SHALL OPERATE ALL OF THE ENTRYWAY DOORS, GARAGE DOORS AND AT LEAST ONE WINDOW PER SIDE OF THE DWELLING UNIT.

(c) A HOME INSPECTOR IS NOT REQUIRED TO OBSERVE THE FOLLOWING: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches or other security devices or systems. 3. Intercom systems. 4. insulation or vapor barriers in exterior walls. 6. Safety glazing.

General - Exterior Surface \_\_\_\_\_

1. **Satisfactory** Type: **Brick veneer**

General - Exterior Surface \_\_\_\_\_



## Exterior (Continued)

2. **Repair**

Type: **Vinyl siding**..... **Siding needs to be re-attached**



3. **Satisfactory**

Exterior Electric Outlets: **120 Volt GFCI**

4. **Satisfactory**

Exterior Lighting: **Surface mount**

5. **Satisfactory**

Gas Meter: **Side of home**



6. **Satisfactory**

Main Gas Valve: **Located at gas meter**

7. **Satisfactory**

Dryer Vent **Plastic**

8. **Satisfactory**

Hose Bibs: **Frost proof with Vacuum breaker**

9. **Satisfactory**

Trim: **Aluminum**

10. **Satisfactory**

Fascia **Aluminum**

11. **Repair**

Soffits: **Aluminum**..... **Aluminum trim is loose and needs reattachment and sealing**



12. **Satisfactory**

Entry Doors: **Metal**

## Air Conditioning

**CENTRAL AIR CONDITIONING.** (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: 1. Cooling and air handling equipment, including type and energy source. 2. Normal operating controls. 3. The presence of an installed cooling source in each room.

(b) A HOME INSPECTOR SHALL OPERATE THE SYSTEMS, USING NORMAL OPERATING CONTROLS, AND OPEN READILY ACCESSIBLE ACCESS PANELS PROVIDED BY THE MANUFACTURER OR INSTALLER FOR ROUTINE HOMEOWNER MAINTENANCE.

(c) A HOME INSPECTOR IS NOT REQUIRED TO DO ANY OF THE FOLLOWING: 1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage. 2. Observe non-central air conditioners. 3. Observe the uniformity or adequacy of cool-air supply to the various rooms. 4. Operate electronic air filters. 5. Observe the pressure of the system coolant or determine the presence of leakage. 6. Test the electrical current drawn by the unit.

The air conditioning system cannot be safely tested if the outdoor temperature was at or below 65 degrees F for the previous 24 hours

### Combined with Furnace AC System

#### 1. Not Inspected

A/C System Operation: **Not inspected.... To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not operated**



#### 2. Satisfactory

Condensate Removal: **Tubing to floor drain**

#### 3. Satisfactory

Exterior Unit: **Pad mounted**

#### 4. Manufacturer: Reem

#### 5. Model Number: RA1330AJINA Serial Number: W221620111

#### 6. Voltage: 208-230 Volts, 30 Amp max Temp. Differential (Degrees F):

#### 7. Area Served: Entire Home Approx. Age: 2016(8yrs)

#### 8. Type: Central A/C Capacity: 2.5 Ton

#### 9. Satisfactory Refrigerant R 410A

#### 10. Satisfactory Electrical Disconnect: Non-Fused





## Electrical

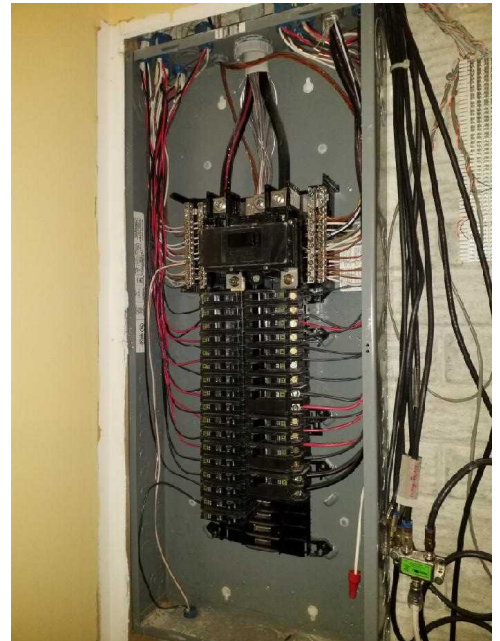
**ELECTRICAL SYSTEMS.** (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: 1. Service entrance conductors. 2. Service equipment, grounding equipment, main over current device. 3. Main and distribution panels, including their location. 4. Amperage and voltage ratings of the service, including whether service type is overhead or underground. 5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring. 6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls. 7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures. 8. The operation of ground fault circuit interrupters. 9. The functionality of the power sources for smoke detectors.

(b) A HOME INSPECTOR IS NOT REQUIRED TO OBSERVE THE FOLLOWING: 1. Insert any tool, probe or testing device inside the panels. 2. Test or operate any over current device except ground fault circuit interrupters. 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. 4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems. 5. Measure amperage, voltage or impedance. Inspect or test a built in vacuum system.

1. Service Feed **Underground** - Location **South Wall** - Service Size: **120/240 volts, 200 Amps**
2. **Satisfactory** Service Entrance Conductors : **Aluminum..... 4/0**
3. **Satisfactory** Ground: **Appears Grounded**

Basement Electric Panel

4. **Satisfactory** Manufacturer: **Square D**



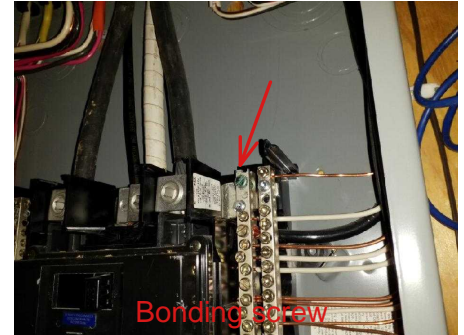
5. Maximum Capacity: **200 Amps**
6. **Satisfactory** Main Breaker Size: **200 Amps**
7. **Satisfactory** 120 VAC Branch Circuits: **Copper**
8. **Satisfactory** 240 VAC Branch Circuits: **Copper**
9. **Satisfactory** Conductor Type: **Non-metallic sheathed cable (Romex)**
10. **Satisfactory** Breakers: **Single Pole, Two Pole..... AL/Cu**





## Electrical (Continued)

11. Is the panel bonded? **Yes**



## Attic

ATTIC INSULATION AND VENTILATION. (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: 1. The presence or absence of insulation in unfinished spaces. 2. Ventilation of attics and foundation areas. 3. Kitchen, bathroom, and laundry venting systems.

(b) A HOME INSPECTOR IS NOT REQUIRED TO OBSERVE THE FOLLOWING: 1. Concealed insulation. 2. Venting equipment which is integrated with household appliances. 3. Concealed kitchen, bathroom, and laundry venting systems

### General - Attic

1. Method of Inspection: **From the Attic Access, No walkway available to safely prevent disruption and compaction of the Insulation**
2. **Satisfactory** Attic Access: **Scuttle, In Hall**
3. **Satisfactory** Bathroom/Kitchen Fan Venting: **Insulated Flex duct**
4. **Satisfactory** Roof Framing: **Engineered Truss**
5. **Satisfactory** Sheathing: **OSB Panels**
6. **Satisfactory** Insulation: **Blown in Fiberglass**





## Attic (Continued)

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Insulation: (continued)



7. **Satisfactory**

Insulation Depth: **16"**

## Fireplace/Wood Stove

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FIREPLACES / WOOD STOVES. (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: 1.Heating equipment and distribution systems.

2. Exterior surfaces of chimneys, flues and vents.3.Solid fuel heating devices.

(b) A HOME INSPECTOR IS NOT REQUIRED TO OBSERVE THE FOLLOWING: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Ignite or extinguish fuel fires. 3. Observe the interior of flues. 3. Fireplace insert flue connectors.

Fire screens, fireplace doors, appliance gaskets and seals, combustion make-up air devices, and heat distribution assists are not inspected.

The inspection does not involve igniting or extinguishing fires nor the determination of draft. The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite a fire.

1. A LEVEL TWO INSPECTION PERFORMED BY A FIREPLACE PROFESSIONAL IS HIGHLY RECOMMENDED WHEN BUYING OR SELLING A HOME. THIS INVOLVES CLEANING AND OBSERVING THE INTERIOR FLUE WITH A CAMERA.

1st Floor - Fireplace

2. **Satisfactory**

Fireplace Construction: **Manufactured Insert**



3. Type: **Gas log- Sealed Unit**



## Structure

STRUCUTRAL: (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE TYPE AND CONDITION OF THE FOUNDATION.

(b) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE TYPE AND CONDITION OF COLUMNS. (c) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE TYPE AND CONDITION OF FLOORING SYSTEMS.

- |                        |   |
|------------------------|---|
| 1. <b>Satisfactory</b> | Structure Type: <b>Wood frame</b>         |
| 2. <b>Satisfactory</b> | Foundation: <b>Concrete Block</b>         |
| 3. <b>Satisfactory</b> | Beams: <b>Steel I-Beam</b>                |
| 4. <b>Satisfactory</b> | Columns: <b>Tube Steel</b>                |
| 5. <b>Satisfactory</b> | Floor Structure: <b>Solid wood Lumber</b> |
| 6. <b>Satisfactory</b> | Subfloor: <b>Wood boards</b>              |

## Living Space

INTERIORS. (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

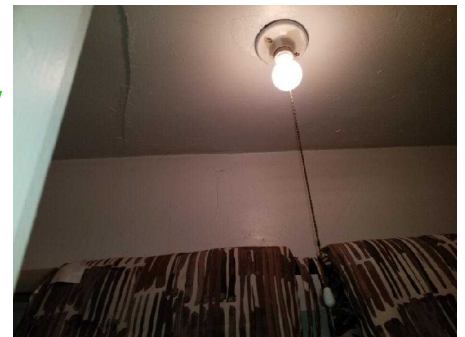
(b) A HOME INSPECTOR IS NOT REQUIRED TO OBSERVE THE FOLLOWING: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit.

1. THESE COMPONENTS APPLY TO ALL INTERIOR ROOMS AND SPACES UNLESS OTHERWISE NOTED

### General - Living Space

#### 2. Improvements

Closet: **Standard..... Exposed light bulbs in closets can be hot or easily shattered, Suggest putting in a light fixture with in a low temperature bulb and a protective globe**



- |                        |  |
|------------------------|--|
| 3. <b>Satisfactory</b> | Ceiling: <b>Drywall/Plaster</b>                              |
| 4. <b>Satisfactory</b> | Walls: <b>Drywall/Plaster</b>                                |
| 5. <b>Satisfactory</b> | Floor: <b>Hardwood, Carpet, Ceramic tile</b>                 |
| 6. <b>Satisfactory</b> | Doors: <b>Solid wood</b>                                     |
| 7. <b>Satisfactory</b> | Electrical: <b>110 Volt Outlet..... Three prong grounded</b> |
| 8. <b>Satisfactory</b> | HVAC Source: <b>Heating system register</b>                  |



## Living Space (Continued)

- 9. Satisfactory
- 10. Repair

Stairs/Railings: **Wood Stair and Handrail**  
Windows: **Wood casement..... Bare wood showing on the window or frame, Varnish or paint to prolong its useful life**

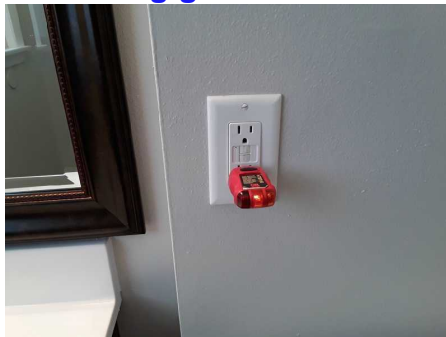


## Bathroom

### 1st floor - Bathroom

- 1. Satisfactory
- 2. Repair

Toilets: **Standard**  
Bath Electrical: **110 Volt GFCI Outlet..... The Three prong outlet has an Open or missing ground wire**



- 3. Satisfactory
- 4. Satisfactory
- 5. Satisfactory

Ventilation: **Electric ventilation fan**  
Counter/Cabinet: **Composite and wood**  
Sink/Basin: **Molded single bowl**



- 6. Satisfactory

Faucets/Traps: **Single lever**





## Bathroom (Continued)

7. **Satisfactory** Shower/Surround: **Ceramic tile**

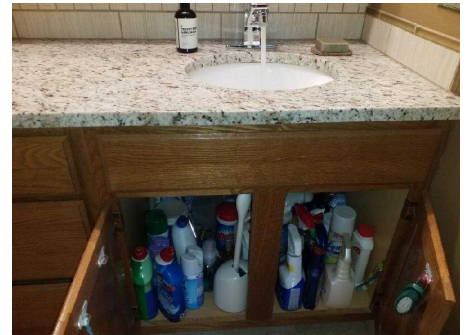


8. **Satisfactory** Floor: **Ceramic tile**

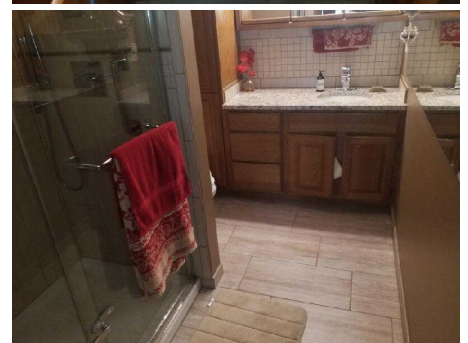
9. **Satisfactory** HVAC Source: **Heating system register**

1st floor - Bathroom

10. **Satisfactory** Toilets: **Standard**



11. Bath Electrical: **110 Volt GFCI**



12. **Satisfactory** Ventilation: **Electric ventilation fan**

13. **Satisfactory** Counter/Cabinet: **Composite and wood**

14. **Satisfactory** Sink/Basin: **Molded single bowl**

15. **Satisfactory** Faucets/Traps: **Single lever**

16. **Satisfactory** Shower/Surround: **Ceramic tile**

17. **Satisfactory** Floor: **Ceramic tile**

18. **Satisfactory** HVAC Source: **Heating system register**



## Bathroom (Continued)

### Half Bathroom

- 19. **Satisfactory**
- 20. **Satisfactory**
- 21. **Satisfactory**
- 22. **Satisfactory**

Toilets: **Standard**  
Ventilation: **Electric ventilation fan**  
Counter/Cabinet: **Composite and wood**  
HVAC Source: **Heating system register**

## Kitchen

### 1st Floor Kitchen

- 1. **Satisfactory**

Electrical: **110 Volt GFCI Outlet**



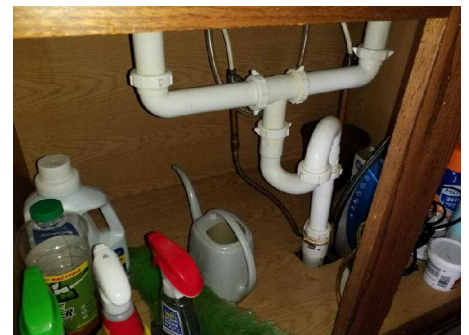
- 2. **Satisfactory**
- 3. **Satisfactory**
- 4. **Satisfactory**
- 5. **Satisfactory**
- 6. **Satisfactory**
- 7. **Satisfactory**

Cooking Appliances: **Tested briefly, Appeared to function**  
Disposal: **Continuous Feed**  
Microwave: **Tested briefly, Appeared to function**  
Dishwasher: **The dishwasher cycle was run briefly to check for leaks only**  
Sink: **Stainless Steel**  
Fixtures: **Two handle, With sprayer**



- 8. **Repair**

Plumbing: **Trap..... An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Fixtures should be monitored for sewer odor.**





## Kitchen (Continued)

9. **Satisfactory** Cabinets: **Wood and composite materials**  
10. **Satisfactory** HVAC Source: **Heating system register**

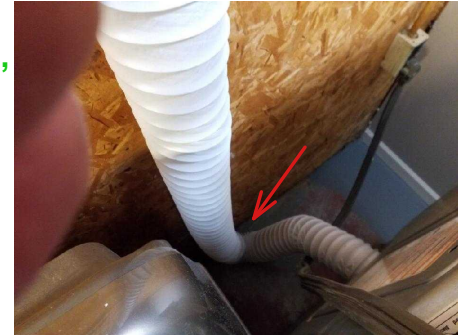
## Laundry Room

### Basement - Laundry Room/Area

1. **Repair** Electrical: **110 Volt Outlet..... Suggest that Laundry Room outlets be upgraded to GFCI for a better protection**



2. **Improvements** Dryer Vent: **Plastic flex..... Recommend replacing the vinyl flex hose with solid piping, The dryer vent Piping has sharp turns, This can encourage lint to accumulate, Suggest shortening to remove the sharp turns**



3. **Satisfactory** Dryer Electrical: **240 Volt Outlet**  
4. **Satisfactory** Washer Drain: **Stand Pipe**  
5. **Satisfactory** Laundry Tub: **Plastic/Fiberglass**  
6. **Satisfactory** Floor: **Concrete**

## Basement

A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: 1. Walls, ceilings and floors. 2. Steps, stairways, and railings. 3. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

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, or certify against, future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. Structural components concealed behind finished surfaces are not inspected. Furniture and/or storage may have restricted access to some areas.

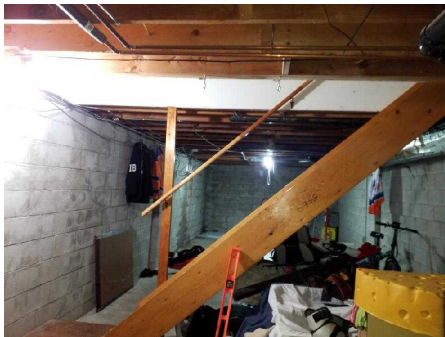




## Basement (Continued)

### General - Basement

1. **Further Evaluation** Moisture Location: **Multiple areas.....** **Stains on wall but no water visible, Maintain a positive grade away from the house and keep gutters clean and downspouts extended in this area to help keep surface water away from the house, Suggest evaluation by a Foundation / Waterproofing Contractor to determine if repairs are necessary**



2. **Satisfactory**  
3. **Satisfactory**

Basement Electrical **110 Volt GFCI Outlet**  
Sump Pump: **Pedestal**



4. **Satisfactory**  
5. **Satisfactory**  
6. **Improvements**

Walls: **Concrete Block**  
Insulation: **Fiberglass Batting in the Box Sill**  
Basement Stairs/Railings: **Wood stairs, Wood Handrail.....** **Open railing with no Fall Protection, Suggest that Guard rails or panels be added to the sides of the stairs to prevent falls**

7. **Satisfactory**  
8. **Satisfactory**

Floor: **Concrete**  
Windows: **Wood casement**





## Basement (Continued)

### 9. Repair

Radon System An existing Radon mitigation system is present..... Radon mitigation standards require that the fan to be placed outside of the living space of the home

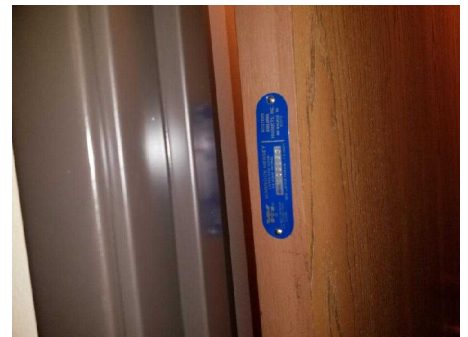


## Garage

GARAGES (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: ( If detached) 1. Wall claddings, including type. 2. Flashings and trim. 3. Eaves, soffits and fascias. (all) 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing.  
(b) A HOME INSPECTOR SHALL OPERATE ALL OF THE ENTRYWAY DOORS AND GARAGE DOORS.  
(c) A HOME INSPECTOR IS NOT REQUIRED TO OBSERVE THE FOLLOWING.1.Out-buildings other than garages and carports.(2). Garage door operator remote control transmitters.

### Attached - Garage

1. Type of Structure: **Wood Frame** Car Spaces: **2**
2. **Satisfactory** Garage Electrical **110 Volt GFCI Outlets**
3. **Satisfactory** Service Doors: **Metal..... Fire Rated Door**



4. **Satisfactory** Garage Doors: **Metal**
5. **Satisfactory** Door Opener: **Lift Master..... Light beam and auto reverse worked as required**
6. **Satisfactory** Floor/Foundation: **Poured concrete**



## Heating System

HEATING SYSTEMS. (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING WITHIN A PERMANENTLY INSTALLED HEATING SYSTEM: 1. Heating equipment and distribution systems. 2. Normal operating controls and energy source. 3. Automatic safety controls. 4. Exterior surfaces of chimneys, flues and vents. 5. Solid fuel heating devices. 6. The presence of an installed heat source in each room.

(b) A HOME INSPECTOR SHALL OPERATE THE SYSTEMS USING NORMAL OPERATING CONTROLS AND OPEN READILY ACCESSIBLE ACCESS PANELS PROVIDED BY THE MANUFACTURER OR INSTALLER FOR ROUTINE HOMEOWNER MAINTENANCE.

(c) A HOME INSPECTOR IS NOT REQUIRED TO DO ANY OF THE FOLLOWING: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish fuel fires. 4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. 5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

### Basement - Heating System

1. **Satisfactory** Heating System Operation: **Operational**



2. Manufacturer: **Goodman**



3. Model Number: **UKB97070BXKC** Serial Number: **1105459214**

4. Type: **Forced air** Capacity: **80,000 BTU**

5. Area Served: **Entire Home** Approximate Age: **2005(19yrs)**

6. Fuel Type: **Natural gas**

7. **Satisfactory** Heat Exchanger:

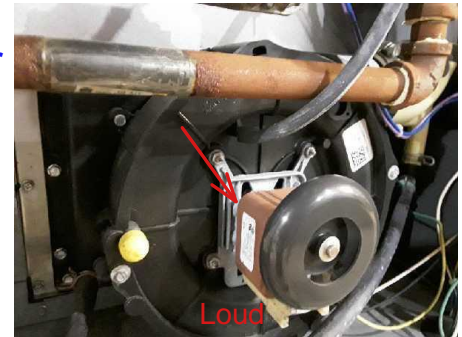
8. **Satisfactory** Exhaust CO: **Less than 25ppm**



## Heating System (Continued)

### 9. Repair

Blower Fan/Filter: **Draft Inducer Motor.....**  
**Inducer fan makes noise and may need repair or replacement**



### 10. Satisfactory

Distribution: **Metal duct**

### 11. Satisfactory

Flue Pipe: **PVC piping**

### 12. Satisfactory

Gas Service Lines: **Black Iron Pipe**

### 13. Satisfactory

Thermostats: **Programmable**

## Plumbing

PLUMBING SYSTEMS. (a) A HOME INSPECTOR SHALL OBSERVE AND DESCRIBE THE CONDITION OF ALL OF THE FOLLOWING: (1).Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections. Interior drain, waste and vent systems, including traps, drain, waste, and vent piping, piping supports and leaks. (2). Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. (3).Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports, and leaks. (4).Sump pumps. (5). A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

(b) A HOME INSPECTOR IS NOT REQUIRED TO DO ANY OF THE FOLLOWING: State the effectiveness of anti-siphon devices. Determine whether the water supply and waste disposal systems are public or private. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches. Operate any valve except water closet flush valves, fixture faucets and hose faucets. Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas. Observe the interior of flues, chimneys and vents, or solar water heating systems. Observe any exterior plumbing components such as water mains or swimming pools. Determine water temperature. Determine the proper size, design or use of plumbing materials.

### 1. Satisfactory

Main Water Supply & Shutoff: **Basement.....**  
**Copper Supply Piping**



### 2. Satisfactory

Water Lines: **Copper**

### 3. Satisfactory

Drain Pipes: **PVC, Cast iron**

### 4. Satisfactory

Gas Service Lines: **Black Iron Pipe**



## Plumbing (Continued)

### Basement Water Heater

5. **Further Evaluation** Water Heater Operation: **Operational at the time of inspection.....** **The water heater Back Drafted (Exhaust gases are entering the home) continuously during operation, Suggest evaluation by a professional to determine the method of repair**



6. Manufacturer: **Reliance**  
7. Model Number: **640G0RT 300** Serial Number: **921197800**  
8. Type: **Natural gas** Capacity: **40 Gal.**  
9. Approximate Age: **2012(12yrs)** Area Served: **Entire Home**  
10. **Satisfactory** Gas Service Lines: **Black Iron Pipe**  
11. **Satisfactory** Flue Pipe: **Single wall metal**  
12. **Satisfactory** TPRV and Drain Tube: **Copper Piping**

## CO and Smoke Detectors, Radon and Lead

1. **CO and Smoke Alarms, Radon and Lead**  
2. **Smoke and CO Alarms:**

Carbon Monoxide (CO) is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

Smoke Kills more people in residential fires than the flames. Smoke alarms detect the presence of smoke even before you can see it or smell it, especially when flames might not be in your line of sight.

As of February 1, 2011, there are Wisconsin requirements for both smoke alarms and carbon monoxide alarms in almost all one- and two-family dwellings, regardless of the buildings age.

Smoke and CO alarms are required on every floor and outside sleeping areas with an additional smoke alarm within each sleeping area. They should be interconnected and have building power with battery backup. For Complete details go to the website <http://dsps.wi.gov/sb/docs/SB-UdcAlarmsFeb11.pdf>

Radon:





## CO and Smoke Detectors, Radon and Lead (Continued)

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Radon is a colorless, tasteless, and odorless gas that comes from the decay of uranium found in nearly all soils. Levels of radon vary throughout the country. Radon is found all over the United States and scientists estimate that nearly one out of every 15 homes in this country has radon levels above recommended action levels.

Radon usually moves from the ground up and migrates into homes and other buildings through cracks and other holes in their foundations. The buildings trap radon inside, where it accumulates and may become a health hazard if the building is not properly ventilated.

When you breathe air containing a large amount of radon, the radiation can damage your lungs and eventually cause lung cancer. Scientists believe that radon is the second leading cause of lung cancer in the United States. It is estimated that 7,000 to 30,000 Americans die each year from radon-induced lung cancer. Only smoking causes more lung cancer deaths and smokers exposed to radon are at higher risk than nonsmokers. Testing your home is the only way to know if you and your family are at risk from radon.

The U.S. Environmental Protection Agency (EPA) and the Surgeon General Strongly recommend taking further action when the homes radon test results are 4.0 pCi/L or greater.

The higher a homes radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk. There are straightforward ways to fix a homes radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems.

### Lead:

In 1978, the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to 0.06% (a trace amount).

In general, the older your home, the more likely it has lead-based paint. Lead-based paint that is in good condition is usually not a hazard. Lead dust can form when lead-based paint is dry-scraped, dry-sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch.

You can get your home checked in one of two ways (or both):

A paint inspection tells you the lead content of every different type of painted surface in your home. It won't tell you whether the paint is a hazard or how you should deal with it.

A risk assessment tells you if there are any sources of serious lead exposure, such as peeling paint and lead dust. It also tells you what actions to take to address these hazards.



## Average Usefull Life

1. APPLIANCE	YEARS	DOORS AND WINDOWS	YEARS
Air Conditioner (window)	5 to 7	Sliding Glass/Patio (exterior)	20
Dehumidifier	8	Garage Door	20 to 25
Dishwasher	9	Garage Door Openers	10 to 15
Disposal (food waste)	12	Aluminum/Aluminum-Clad	15 to 20
Microwave Oven	9	Window Glazing	10+
Range/Oven Hood	14	Vinyl/Fiberglass Windows	20 to 40
Refrigerator	9 to 13		
Washing Machine	5 to 15	SIDING, FLASHING & ACC	
Gas Oven	10 to 18	Aluminum Gutters, Downspouts	20 to 40+
Exhaust Fans	10	Soffet and Fascia	20 to 40+
Dryer (clothes)	13	Aluminum Siding	25 to 40+
		Fiber Cement	100+
ROOFING		Galvanized Steel Gutters	20
Asphalt Shingles (3-tab)	20	Caulking (interior & exterior)	5 to 10
Asphalt (architectural)	30	Stucco/EIFS	50
Bur (built-up roofing)	30		
Metal	40 to 80	PLUMBING & FIXTURES	
		Cast Iron Waste Pipe	60
HVAC		Copper Water Lines	70
Air Conditioner (central)	7 to 15	PEX Tubing	40
Condenser	8 to 10	Water Heater (conventional)	6 to 12
Furnace	15 to 25	Water Heater (on demand)	10
Heat Exchanger	10 to 15	Water Softener	20
Heat Pump	10 to 15	Well Pump	15
Heat-Recovery Ventilator	20	Sewer Grinder Pump	10
Hot-Water Boiler	40	Shower Enclosure/Module	50
		Shower Doors	20
		Sump Pump	7
		Vent Fan (ceiling)	5 to 7



## Summary Statement

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### Summary Statement:

THIS SUMMARY PAGE(s) IS PROVIDED FOR CONVENIENCE AND IS NOT A SUBSTITUTE FOR READING THE ENTIRE REPORT AND SHOULD NOT BE RELIED UPON AS THE COMPLETE LIST FOR THE CLIENT'S REFERENCE.

For the purposes of the report, Defect, as defined in section 440.97 (2m), Wis. Stats., means: A CONDITION OF ANY COMPONENT OF AN IMPROVEMENT THAT A HOME INSPECTOR DETERMINES, ON THE BASIS OF THE HOME INSPECTOR'S JUDGMENT ON THE DAY OF AN INSPECTION, WOULD SIGNIFICANTLY IMPAIR THE HEALTH OR SAFETY OF 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.

The contract of sale may define Defect to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.



## Defect Summary

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A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of 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.

### Roof

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1. Main - Chimney Flue / Cap: **Clay Tile with Concrete cap..... The chimney cap has cracked is loose and needs replacing or repair**





## Repair Summary

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The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.

### Roof

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1. Main - Chimney Chimney Flashing: **Metal.....** The flashing has been roofed over and is dependent upon sealant to be waterproof, Suggest having a professional repair the flashing or maintaining the sealant and monitor for future leakage

### Lots and Grounds

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2. Walks: **Concrete**
3. Retaining Walls: **Block.....** Wall has shifted and the earth behind it has settled, Suggest further review by a qualified professional

### Exterior

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4. General - Exterior Surface Type: **Vinyl siding.....** Siding needs to be re-attached
5. Soffits: **Aluminum.....** Aluminum trim is loose and needs reattachment and sealing

### Living Space

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6. General - Living Space Windows: **Wood casement.....** Bare wood showing on the window or frame, Varnish or paint to prolong its useful life

### Bathroom

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7. 1st floor - Bathroom Bath Electrical: **110 Volt GFCI Outlet.....** The Three prong outlet has an Open or missing ground wire

### Kitchen

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8. 1st Floor Kitchen Plumbing: **Trap.....** An "S" trap has been used. S traps should be replaced during any new plumbing work as they are subject to siphoning problems. Fixtures should be monitored for sewer odor.

### Laundry Room

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9. Basement - Laundry Room/Area Electrical: **110 Volt Outlet.....** Suggest that Laundry Room outlets be upgraded to GFCI for a better protection

### Basement

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10. General - Basement Radon System **An existing Radon mitigation system is present.....** Radon mitigation standards require that the fan to be placed outside of the living space of the home

### Heating System

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11. Basement - Heating System Blower Fan/Filter: **Draft Inducer Motor.....** Inducer fan makes noise and may need repair or replacement



## Further Evaluation Summary

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Item is not functioning as intended, needs further evaluation by a qualified contractor.

### Roof

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1. General - Roof Surface Material: **Architectural Shingle.....** There is a visible tear in the roofing, Suggest immediate repair to prevent water entry, The roof is older, Suggest evaluation by a roofer to estimate the remaining life and replacement cost

### Basement

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2. General - Basement Moisture Location: **Multiple areas.....** Stains on wall but no water visible, Maintain a positive grade away from the house and keep gutters clean and downspouts extended in this area to help keep surface water away from the house, Suggest evaluation by a Foundation / Waterproofing Contractor to determine if repairs are necessary

### Plumbing

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3. Basement Water Heater Water Heater Operation: **Operational at the time of inspection.....** The water heater Back Drafted (Exhaust gases are entering the home) continuously during operation, Suggest evaluation by a professional to determine the method of repair



## Improvements Summary

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Improvements that are recommended to enhance performance, are upgrades or prevent future problems

### Living Space

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1. General - Living Space Closet: **Standard..... Exposed light bulbs in closets can be hot or easily shattered, Suggest putting in a light fixture with in a low temperature bulb and a protective globe**

### Laundry Room

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2. Basement - Laundry Room/Area Dryer Vent: **Plastic flex..... Recommend replacing the vinyl flex hose with solid piping, The dryer vent Piping has sharp turns, This can encourage lint to accumulate, Suggest shortening to remove the sharp turns**

### Basement

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3. General - Basement Basement Stairs/Railings: **Wood stairs, Wood Handrail..... Open railing with no Fall Protection, Suggest that Guard rails or panels be added to the sides of the stairs to prevent falls**



## Maintenance Summary

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Maintenance of the item is recommended to prevent premature failure or to maintain its functionality

### Roof

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1. Gutters: **Aluminum..... Gutters need cleaning**

### Lots and Grounds

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2. Vegetation: **Trees..... Shrubs or trees are rubbing on the house, Suggest trimming to allow at least 12 inches of clear space**





## Not Inspected Summary

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Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, not present or disconnected at time of inspection.

### Air Conditioning

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1. Combined with Furnace AC System A/C System Operation: **Not inspected..... To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not operated**