

# HOME INSPECTION SERVICES, S.C.,

SERVING SOUTHEAST WISCONSIN

December 18, 2008

Mr. Joe Smith  
xxxx W xxxxxx  
xxxxxx, WI xxxxx

RE: xxxx W. xxxxx Ave.  
xxxxxx, WI xxxxxx



Dear Mr. Smith

At your request, a visual inspection of the above referenced property was conducted on December 18, 2008 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

## SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report and the pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of defects that may or may not need further evaluation or repair (by appropriately Licensed Contractors). Please feel free to discuss the best way to address these issues with your real estate agent and or your lawyer or both.

## GENERAL INFORMATION

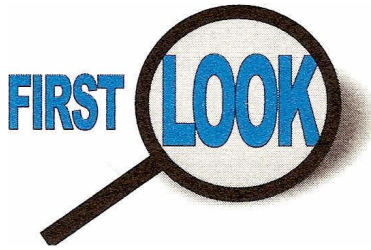
### Client & Site Information:

### Comments:

Dear Mr. Fisher,

Attached please find a copy of your home inspection report. Review this report completely and if you have any questions regarding this report or the home inspection process please call me. I would also like to thank you for selecting First Look Home Inspection Services S.C. for allowing us to do your home inspection. The following are just a few issues that may need to be addressed:

1. Add rain cap to chimney.
2. Re-attach gutter extension.



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3. Add cover plate to garage outlet - exposed-safety.
4. Correct electrical box - replace with pull box.
5. Add railing at front of house side walk.
6. Plumbing pipe should be extended through roof from bath room in basement.
7. Replace insulation in crawl space attic as needed.
8. Add weather stripping to front door as needed.
9. Monitor all rusted pipes for future leaks.
10. Repair outlet in up stairs bed room- reverse polarity.
11. Repair leak in stationary tub as needed.
12. Anticipate replacement of furnace in next 5 years.
13. Monitor any moisture stains on exposed basement walls.

Once again, thank you for allowing us to do your home inspection. Please make sure you read the entire report for other issues you may feel need to be addressed.

Thank You

Keith Fisher  
First Look Home Inspection Services S.C.,  
[www.firstlookwi.com](http://www.firstlookwi.com)  
[keithfis@msn.com](mailto:keithfis@msn.com)  
262-363-0993.

## HEATING - AIR CONDITIONING

### Heating Equipment:

#### *Type & Location:*

Forced Air, The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe. Basement.

#### *Capacity / Approx. Age:*

**1993 The typical service life for a forced air natural gas furnace is 18 - 20 years. Plan to replace in the near future.**

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your (buyers) home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Keith Fisher  
First Look Home Inspection Services S.C.



# HOME INSPECTION SERVICES, S.C.,

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## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**

December 18, 2008 11:00 AM.

**Client:**

Mr. Joe Smith  
xxxx w. xxxxx  
xxxxx, WI.

**Inspection Site:**

xxxx W. xxx Ave.  
West Allis, WI 53227

**House Occupied?**

No.

**People Present:**

The following people were present at the time of our inspection Purchaser, Selling agent and friends of Kevin's.

**Comments:**

Dear Mr. Joe Smith

Attached please find a copy of your home inspection report. Review this report completely and if you have any questions regarding this report or the home inspection process please call me. I would also like to thank you for selecting First Look Home Inspection Services S.C. for allowing us to do your home inspection. The following are just a few issues that may need to be addressed:

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2. Re-attach gutter extension.
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Once again, thank you for allowing us to do your home inspection. Please make sure you read the entire



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report for other issues you may feel need to be addressed.

Thank You

Keith Fisher  
First Look Home Inspection Services  
S.C.,  
[www.firstlookwi.com](http://www.firstlookwi.com)  
[keithfis@msn.com](mailto:keithfis@msn.com)  
262-363-0993.

## Building Characteristics:

**Main Entry Faces:**  
The Front of the house faces north.

**Estimated Age:**  
61-100 years.

**Building Type:**  
Cape Cod.

**Stories:**  
1 1/2.

**Space Below Grade:**  
Basement.

## Climatic Conditions:

**Weather:**  
Partly Cloudy.

**Soil Conditions:**  
Frozen, Snow covered.

**Outside Temperature (f):**  
20-30.

## Utility Services:

**Water Source:**  
Public.

**Sewage Disposal:**  
Public.

**Utilities Status:**  
All utilities on.

## Payment Information:

**Total Fee:**  
200.00.

**Paid By:**  
Cash.

## About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**SAT = "SATISFACTORY"**-Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

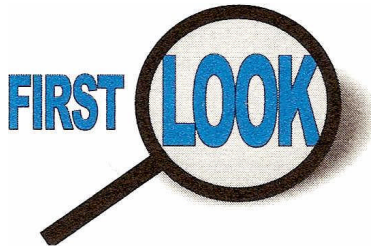
**MARG = "MARGINAL"** = Indicates the component will probably require repair or replacement anytime within five years.

**POOR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**MAJ/C = "MAJOR CONCERN"** = A system or component that is considered significantly deficient or is unsafe.

**S/HAZ = "SAFETY HAZARD"** = Denotes a condition that is unsafe and in need of prompt attention.

### REPORT LIMITATIONS



# HOME INSPECTION SERVICES, S.C.,

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This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## GROUNDS

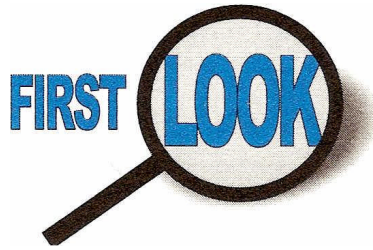
This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

SAT MARG POOR MAJ/C S/HAZ

#### Driveway:

.. .. . Unable to view due to snow cover.



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## Walks:

.. p .. .. ..

Service walk only, Cracks noted are typical, Surface raised/settled, Tripping hazards.



SAT MARG POOR MAJ/C S/HAZ  
.. p .. .. ..

Hand rail suggested.



## Exterior Steps / Stoops:

p .. .. ..



## Patio - Side Of House

### Slab:

p .. .. ..

Unable to view due to snow cover.

## Fences & Gates:



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### Condition:

p .. .. . Type: Wood.



### Grading:

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### Site:

.. .. . Snow covered- Unable to fully view. **Informational** - Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation, Lower soil below siding. Grade should be 6 inches below any wood materials.

### Landscaping:

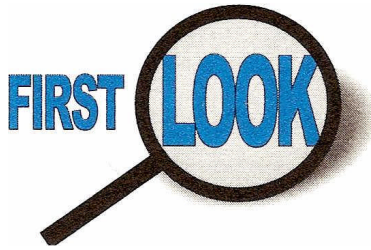
### Condition:

p .. .. .

## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:



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### Materials & Condition:

Walls are constructed with: Vinyl siding.



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### Flashing & Trim:

Metal materials.

### Chimney:

#### Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

### Chimney Exterior:

Brick materials.



### Flue:

The inspector was unable to determine the condition of the flue liner due to limited visibility.

### Flashing:

### Chimney Cap:

The chimney cap is made of mortar. Its function is to keep water from entering the brick stack causing deterioration. This cap appears to be functioning as intended. There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

### Height & Clearance:

.



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## Foundation:

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### Materials & Condition:

The exterior view of the foundation is limited to the portions visible above grade.

### Recent Movement:

There is no evidence of any recent movement.

## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

## Basement:

### Access:

Basement is fully accessible, Basement is partially finished, Stairs and handrail serviceable, This inspection does not cover the presence or lack of wood destroying insects.

### Walls:

Walls are concrete block. Exposed portions of the interior foundation perimeter walls appear to be satisfactory. Typical cracks are noted.

### Foundation Bolts:

No - This inspection was unable to locate foundation bolts or brackets installed.

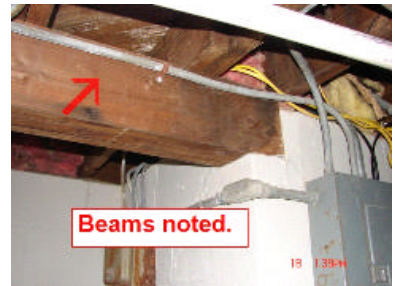
### Moisture:

Staining was observed: Evidence of prior water penetration is noted- Seen at the east wall and south wall. Efflorescence seen on walls indicates the presence of periodic moisture.



### Beams:

Prefabricated floor trusses are in use, The main beam is a single large dimension wood board. Under floor insulation restricts viewing.



### Posts & Piers:

Satisfactory - There is at least one post supporting an overhead beam. It appears to be adequately installed. No engineering analysis was completed. The post installed is solid wood. Cracks noted are typical.



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**Floor:**

p " " " " Concrete.

**Windows:**

p " " " " The windows installed in the basement level appear to be egress accessible in case of an emergency. I was unable to determine if drains exist on windows - Observe when raining to prevent water entry.

**Other Observations:**

Plumbing pipes have been repaired with plastic and some piping is rusty and needs to be monitored for future leaking.



## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Roof:**

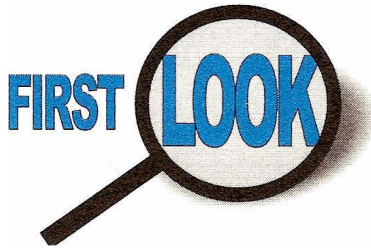
**Style:**

Gable.

**Roof Access:**

View was obstructed by snow, Please make arrangements with our office to re-schedule the roof inspection when snow cover is gone.





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## Roof Covering:

.. .. .. ..

Composition shingles./ **Informational only-** TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

## Flashings:

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.. .. .. ..

Unable to view - snow.

## Valleys:

.. .. .. ..

Unable to view - snow.

## Eaves - Soffits - Fascias:

p .. .. .. ..

## Gutters & Downspouts:

p .. .. .. ..

Route downspouts away from the building



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Attic & Insulation:

### Access:

Viewing was limited, to observing from hatch areas only. Access is restricted by low headroom or stored goods.



## Structure:

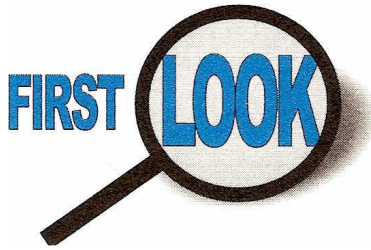
p .. .. .. ..

A rafter system is installed in the attic cavity to support the roof decking.

## Ventilation:

p .. .. .. ..

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There are ridge vents installed. There are soffit vents installed.



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### Insulation:

.. p .. .. ..

Fiberglass batts, Insulation is installed between roof rafters - in crawl spaces.



Attic noted and insulation.

### Depth & R-factor:

11 inches??

## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### Service:

#### Type & Condition:

p .. .. ..

110/220 Volt, Circuit breakers, Appears serviceable.

#### Grounding Equipment:

p .. .. ..

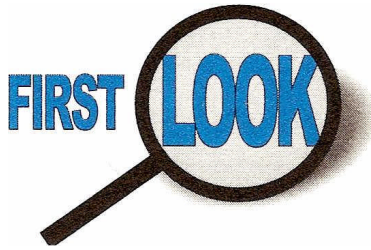
### Electrical Distribution Panels:

#### Main Panel:

p .. .. ..

Appears serviceable, 100 amp main panel. Basement.





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Grounding system is present, Circuit and wire sizing correct so far as visible. There is a old fuss box that is used as a junction box - you may want to correct this in the near future - its functional but not correctly done.

### Conductors:

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#### Entrance Cables:

p " " " " " Copper.

#### Branch Wiring:

p " " " " " Appears serviceable, Copper.

### Switches & Fixtures:

#### General:

p " " " " " A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition. Lights are not operational in some areas, possibly due to bad bulbs.

### Electrical Outlets:

#### General:

p " " " " " A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. **Reverse polarity is noted**, GFCI protection recommended for safety. Reverse polarity noted in upper bed room.- safety issue.

### Exterior Walls:

None noted outside but if present should be Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations.

### Basement:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations.



### Kitchen Interior:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

### Master Bath:

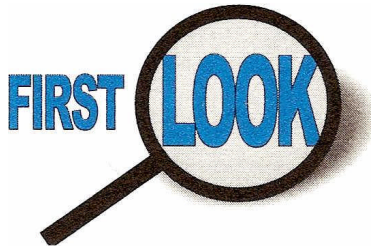
A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

### Basement Bath Room.

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

### Living Room:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Satisfactory - 2-prong ungrounded outlets.



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## Master Bedroom: Upstairs.

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. **Reverse polarity is noted.**



## Bedroom #2: Lower Level

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Satisfactory - 2-prong ungrounded outlets.

## Office/Bed Room - Upstairs

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

## Basement Recreation Room With Regress Window.

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

## Laundry:

Electrical outlet is grounded.

## Garage Walls:

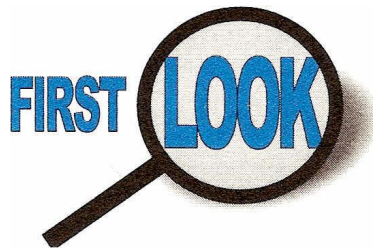
A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. **Missing or damaged cover plates viewed.**



## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil



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tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## Heating Equipment:

### Type & Location:

Forced Air, The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe. Basement.

### Fuel Source:

Natural Gas, Electronic ignition is provided.

### Capacity / Approx. Age:

**1993 The typical service life for a forced air natural gas furnace is 18 - 20 years. Plan to replace in the near future.**

SAT MARG POOR MAJ/C S/HAZ

### General Operation &

#### Cabinet:

p " " " "

#### Burners / Heat

#### Exchangers:

" p " " "

Closed System - Unable to inspect, The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.

#### Pump / Blower Fan:

" p " " "

#### Combustion Air:

p " " " "

#### Flues, Vents, Plenum:

p " " " "

The flue pipe is plastic from the furnace to the exterior. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

#### Air Filters:

" " " " "

A higher efficiency media type reusable filter is installed. Follow the manufacturer's instructions for maintenance.

#### Normal Controls:

p " " " "

Thermostat is located in the living room. Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

## Air Conditioning:

### Primary Type:

Central, Outside air temperature was below 65 degrees. Unable to test system at this time.

### Fuel Source:

Electrical disconnect present, 220 Volt.

### Capacity / Approx. Age:

1993.



# HOME INSPECTION SERVICES, S.C.,

SERVING SOUTHEAST WISCONSIN

## Ductwork / Distribution:

SAT MARG POOR MAJ/C S/HAZ

### Ducts / Air Supply:

b

### Kitchen Interior:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

### Living Room:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

### Master Bedroom: Upstairs.

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

### Bedroom #2: Lower Level

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

### Office/Bed Room - Upstairs

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

### Basement Recreation Room With Regress Window.

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

## Serial Number / Model Number

### Heating Equipment:

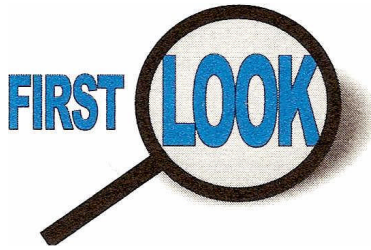
Serial # 3593A03497 Model # 350MVA036060AAKA.

## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.



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## Main Line:

### Shut Off:

Water meter is located, at the north side of the house. Valve not tested.



### Material:

Copper, Main line is 3/4 inch diameter, Water pressure appears adequate.

### Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

## Supply Lines:

### Material:

Combination of materials, Copper, Galvanized.

SAT MARG POOR MAJ/C S/HAZ

### Condition:

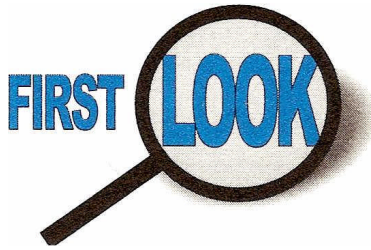
.. p .. ..

Minor corrosion is noted, No leakage is noted, but monitor in the future.



## Waste Lines:

### Material:



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Cast Iron, Plastic, Galvanized.



SAT MARG POOR MAJ/C S/HAZ

**Condition:**

p " " " " " Lines not fully visible, Rust/Corrosion noted, Unable to fully view pipes.

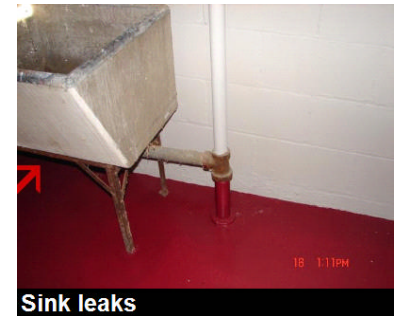
**Hose Bibs / Hookups:**

**General:**

" " " " " DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE. NOT TESTED.

**Laundry:**

p " " " " Sink leaks - repair needed.



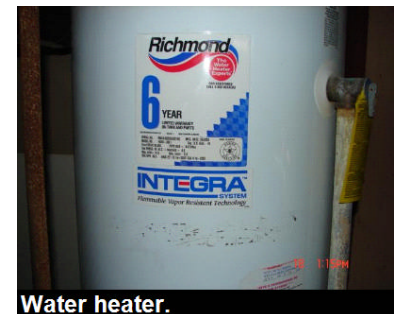
Sink leaks

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

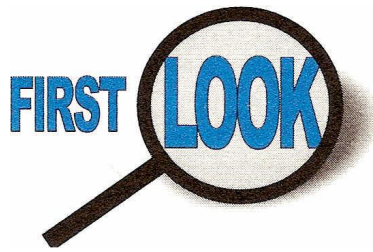
**Water Heater:**

**Power Source:**

Gas.



Water heater.



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**Capacity:**

40 Gallons.

**Location:**

Basement.

SAT MARG POOR MAJ/C S/HAZ

**Condition:**

p .. .. Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact.

**Fuel System:**

**Meter / Tank:**

p .. .. Meter located at exterior - east side of home, System appears serviceable.

**Sump Pump:**

.. .. No sump pump present.

**Basement:**

.. .. None installed. One should be considered for installation due to the amount of moisture noted in the crawlspace or evidence of prior moisture condition.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Fixtures & Drain**

**Kitchen Sink:**

p .. .. Faucet is serviceable, Hand sprayer is serviceable.

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**Range/ Cooktop / Oven:**

**Type & Condition:**

p .. .. Gas.

**Ventilation:**

**Type & Condition:**

p .. .. Internal, Fan/Hood operational.

**Refrigerator:**

**Type & Condition:**

p .. .. Electric.



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### Dishwasher:

SAT MARG POOR MAJ/C S/HAZ

#### Condition:

p .. .. Air gap device or high-loop is present on drain line- Proper. Not tested - newer.

### Garbage Disposal:

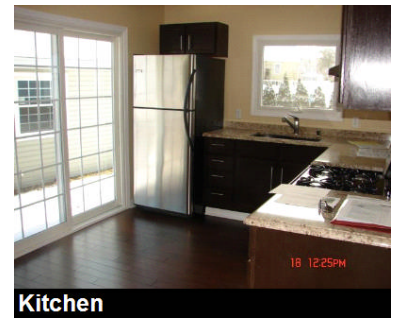
#### Condition:

.. .. None installed.

### Kitchen Interior:

#### Counters & Cabinets:

p .. .. Granite counter tops. Cabinets appear serviceable.



Kitchen

## BATHROOMS

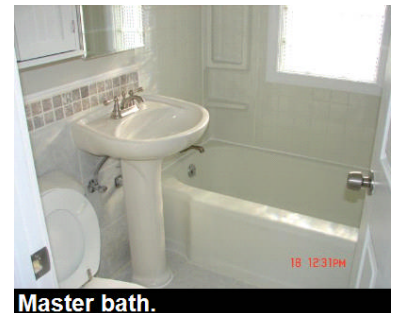
In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Sink & Cabinetry:

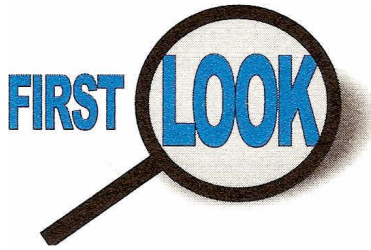
#### Master Bath:

p .. .. Counters/cabinets appear serviceable.



Master bath.

#### Basement Bath Room.



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Ⓟ .. .. .

Counters/cabinets appear serviceable, Satisfactory.



Bath room in basement.

### Toilet:

SAT MARG POOR MAJ/C S/HAZ

#### Master Bath:

Ⓟ .. .. .

#### Basement Bath Room.

Ⓟ .. .. .

### Tub/Shower Fixtures:

#### Master Bath:

Ⓟ .. .. .

#### Basement Bath Room.

Ⓟ .. .. .

### Tub/Shower And Walls:

#### Master Bath:

Ⓟ .. .. .

Shower walls appear serviceable. **Informational only**- Caulk and seal all tub and shower areas as a precaution.

#### Basement Bath Room.

Ⓟ .. .. .

Shower walls appear serviceable, Enclosure appears serviceable. **Informational only**: Caulk and seal all tub and shower areas as a precaution.:

### Bath Ventilation:

#### Master Bath:

Ⓟ .. .. .

Only a window is provided for ventilation.

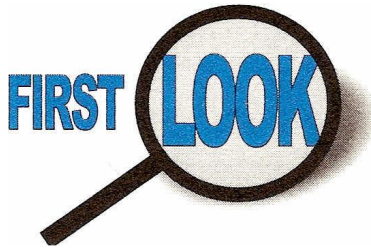
#### Basement Bath Room.

Ⓟ .. .. .

Venting should exit the side of the home.



Venting trough roof recommended.



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## INTERIOR ROOMS

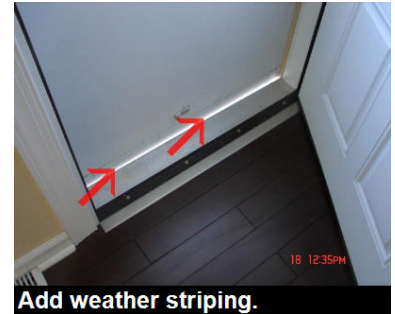
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Doors:

SAT MARG POOR MAJ/C S/HAZ

#### Main Entry Door:

p " " " " " Add weather striping for exterior storm door.  
Hardware operational.



Add weather striping.

#### Other Exterior Doors:

p " " " " " Appears serviceable, Hardware operational.

#### Overall Interior Door Condition:

p " " " " " Normal wear and tear noted.

#### Kitchen Interior:

Hardware operational.

#### Master Bath:

Hardware operational.

#### Basement Bath Room.

Hardware operational.

#### Entry / Foyer / Hall:

Hardware operational.

#### Living Room:



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Hardware operational.

## Master Bedroom: Upstairs.

Hardware operational.

## Bedroom #2: Lower Level

Hardware operational.

## Office/Bed Room - Upstairs

Hardware operational.

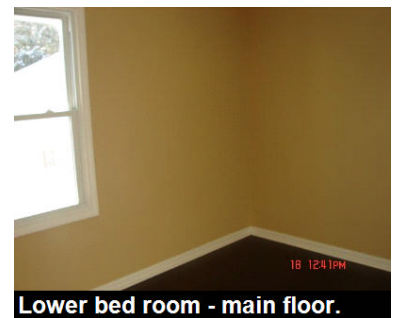
## Basement Recreation Room With Regress Window.



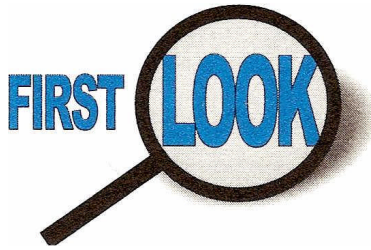
Living room.



Master bath room



Lower bed room - main floor.



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Hardware operational.



### Laundry:

Hardware operational.

### Windows:

SAT MARG POOR MAJ/C S/HAZ

#### General Type & Condition:

p " " " " Aluminum, Sliding, Casement, Double hung, A representative sampling was taken. Windows as a grouping are generally operational.

### Walls:

#### General Material & Condition:

p " " " " Holes and patch work are noted throughout. General condition appears serviceable, Typical cracks noted.

### Ceilings:

#### General Type & Condition:

p " " " " Drywall, General condition appears serviceable, Typical cracks noted.

### Floors:

#### General:

p " " " " Rugs and floor coverings prevent viewing of primary floor materials.

### Kitchen Interior:

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

### Master Bath:

The floor covering material is ceramic or glazed tile.

### Basement Bath Room:

The floor covering material is vinyl. Good - The floor covering is newer, and it should provide years of service.

### Living Room:

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

### Master Bedroom: Upstairs:

The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service. Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.



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### Bedroom #2: Lower Level

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

### Office/Bed Room - Upstairs

The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service. Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.

### Basement Recreation Room With Regress Window.

The floor covering material is concrete floor.

### Laundry:

Concrete floor - freshly painted.

### Closets:

SAT MARG POOR MAJ/C S/HAZ

#### General:

p .. .. .

### Master Bedroom: Upstairs.

missing hanging rod.

### Bedroom #2: Lower Level

Missing hanging rods.

### Office/Bed Room - Upstairs

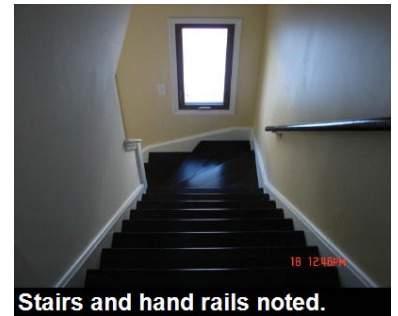
Missing hanging rod / storage bends.

### Stairs & Handrails:

#### Condition:

p .. .. .

Interior stairs serviceable.



Stairs and hand rails noted.

### Smoke / Fire Detector:

#### General:

p .. .. .

Noted, but not tested, We suggest additional smoke detectors be installed in appropriate locations.

### Kitchen Interior:

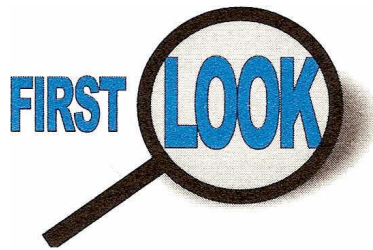
There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

### Entry / Foyer / Hall:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

### Living Room:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.



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### Master Bedroom: Upstairs.

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

### Bedroom #2: Lower Level

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

### Office/Bed Room - Upstairs

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

### Basement Recreation Room With Regress Window.

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

### Laundry:

#### Location:

Basement.

SAT MARG POOR MAJ/C S/HAZ

#### Fuel System:

Gas check ?

#### Clothes Washer:

N/A.

#### Clothes Dryer:

N/A.

### Dryer Vent:

Make sure you use a solid metal vent system when installing a dryer.

## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

### Type:



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Detached, Two car.



**Roof:**

SAT MARG POOR MAJ/C S/HAZ

**Condition:**

Ⓟ " " " " "

**Ceilings:**

**Condition:**

Ⓟ " " " " "

**Garage Door:**

**Material - Condition:**

Ⓟ " " " " "

**Door Operator:**

Ⓟ " " " " "

Automatic reverse feature is, operational. Photo eye(s) present.

**Service Doors:**

Ⓟ " " " " "

Hardware operational.

**Windows:**

**Condition:**

Ⓟ " " " " "

**Garage Walls:**

**Type & Condition:**

Ⓟ " " " " "

Drywall, Wood, General condition appears serviceable.

**Floor:**

**Condition:**

Ⓟ " " " " "