



HOMEWRX INSPECTIONS

(920) 207-5110

Dan@homewrxinspections.com

<https://www.homewrxinspections.com/>



RESIDENTIAL REPORT

1712 S 12th St
Sheboygan, WI 53081

08/13/2024



Inspector

Dan Wolf

WAHI Member, AHIT Certified, WI Home

Inspector Lic # 3130-106

(920) 207-5110

Dan@homewrxinspections.com

TABLE OF CONTENTS

1: Inspection Details	7
2: Electrical	8
3: Exterior	17
4: Roof	22
5: Detached Garage	25
6: Attic	27
7: Bedroom	29
8: Bedroom 2	30
9: Bedroom 3	31
10: Bedroom 4	32
11: Bathroom	33
12: Bathroom 2	34
13: Living Room	35
14: Living Room 2	36
15: Dining Room	37
16: Dining Room 2	38
17: Additional Room	38
18: Kitchen	39
19: Kitchen 2	40
20: Laundry Area	42
21: Stairs/Handrails/Guardrails	43
22: Smoke & CO	43
23: Basement	44
24: Plumbing	47
25: Water Heater	48
26: Heating System	50

FULL REPORT

Note: There is a button (above) for summary section

Unless otherwise noted, this report has been prepared on the date of the inspection by the inspector listed on this report.

Homewrx Inspections, LLC is pleased to present your Home Inspection Report! We like to keep things clear and concise...and get right to the important stuff that you want! But first...the following paragraphs are required by the state of WI. Enjoy :)

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.

1. The summary page 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.

2. 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.

Color Key:



RED items meet the criteria for Electrical "Defects."

ORANGE items meet the criteria for any other "Defects" (separated from electrical for your convenience) as outlined in the State's definition above. (i.e. Safety Hazards and/or items that could potentially cause further damage to the component or related components of the house if not addressed)

BLUE items fall into one of the following categories:

- 1. "Further Evaluation" - item(s) could turn into a "defect" depending on the findings of the qualified contractor doing the further evaluation.**
- 2. "Repair" - item(s) should ideally be repaired, but do not appear significant enough at time of inspection to be considered a "defect"**
- 3. "Maintenance" - item(s) should undergo normal maintenance to ensure safe and proper functionality so that they do not become a "defect".**
- 4. "Monitor" - item(s) do not appear to meet the definition of "defect" at time of inspection but could turn into a "defect" in the future. Components and mechanicals that are still functioning but are nearing/beyond normal life expectancy are included in this category as a reminder to budget for whenever the need arises.**

SUMMARY

REPORT SUMMARY

Unless otherwise noted, this report has been prepared on the date of the inspection by the inspector listed on this report.

Homewrx Inspections, LLC is pleased to present your Home Inspection Report! We like to keep things clear and concise...and get right to the important stuff that you want! But first...the following paragraphs are required by the state of WI. Enjoy :)

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.

1. The summary page 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.

2. 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.

Color Key:



RED items meet the criteria for Electrical "Defects."



ORANGE items meet the criteria for any other "Defects" (separated from electrical for your convenience) as outlined in the State's definition above. (i.e. Safety Hazards and/or items that could

potentially cause further damage to the component or related components of the house if not addressed)

BLUE items fall into one of the following categories:

1. "Further Evaluation" - item(s) could turn into a "defect" depending on the findings of the qualified contractor doing the further evaluation.
2. "Repair" - item(s) should ideally be repaired, but do not appear significant enough at time of inspection to be considered a "defect"
3. "Maintenance" - item(s) should undergo normal maintenance to ensure safe and proper functionality so that they do not become a "defect".
4. "Monitor" - item(s) do not appear to meet the definition of "defect" at time of inspection but could turn into a "defect" in the future. Components and mechanicals that are still functioning but are nearing/beyond normal life expectancy are included in this category as a reminder to budget for whenever the need arises.

-
- ⚠ 2.2.1 Electrical - Wiring: Handyman Wiring
 - ⚠ 2.2.2 Electrical - Wiring: Live Knob and Tube Wiring
 - ⚠ 2.2.3 Electrical - Wiring: Open Junction Box(s)
 - ⚠ 2.2.4 Electrical - Wiring: Light(s)/Switch(es) Not Working
 - ⚠ 2.3.1 Electrical - Receptacles: Ungrounded 3-Prong Receptacle(s)
 - ⚠ 2.3.2 Electrical - Receptacles: GFCI Protection Not Present In Recommend Location(s)
 - ⚠ 2.3.3 Electrical - Receptacles: Receptacle(s) Not Working
 - ⚠ 2.4.1 Electrical - Main Electric Panel: Double tapped neutral(s) at upper unit electric panel
 - ⚠ 2.5.1 Electrical - Main Electric Panel 2: Double tapped neutral(s)
 - 🔧 2.6.1 Electrical - Sub Panel: Further evaluation - Electrical sub panel in garage is not accessible due to fridge in the way.
 - ⊖ 3.1.1 Exterior - Walkways: Trip Hazard(s) Observed At Walkways
 - ⊖ 3.2.1 Exterior - Driveway/Parking: Trip Hazard(s) Observed at Driveway
 - ⊖ 3.6.1 Exterior - Patio: Area(s) At Patio Are Pitched Toward Home
 - ⊖ 3.8.1 Exterior - Balcony Porch: Railing At Balcony Porch Is Loose/Wobbly
 - 🔧 3.11.1 Exterior - Soffit: Peeling paint at exterior wooden soffit/facia. (Painting in progress at time of inspection)
 - ⊖ 3.16.1 Exterior - Windows: Cracked Glass Observed At Basement Window(s)
 - ⊖ 3.16.2 Exterior - Windows: Cracked Glass Observed At Window(s)
 - 🔧 3.17.1 Exterior - Exterior Doors: Fogged Window Pane(s) Observed At Exterior Door(s)

- ⊖ 4.2.1 Roof - Coverings: Cracks observed at slate shingles. (Some areas of roof not visible for inspection)
- ⊖ 5.14.1 Detached Garage - Automatic Opener: Recommend Proper Installation Of Photo Eyes
- ⊖ 6.3.1 Attic - Framing: Cracked cross member observed in attic
- 🔧 8.3.1 Bedroom 2 - Floors: Heaved flooring observed in 2nd floor west bedroom and in basement area(s)
- 🔧 11.8.1 Bathroom - Sink(s): Second floor bathoom sink Drained Slowly
- ⊖ 12.8.1 Bathroom 2 - Sink(s): Handyman plumbing observed below first floor bathroom sinks
- ⊖
- 19.2.1 Kitchen 2 - Walls & Ceiling: Moisture stains/discoloration observed on wall below 1st floor kitchen sink and in basement below that area. (Moisture meter indicates some Moisture content present in wall)
- ⊖ 19.11.1 Kitchen 2 - Appliances: Range exhaust hood is located <18" Above Stovetop
- ⊖
- 20.1.1 Laundry Area - General Information: Clothes chute is a potential fall hazard for children/small pets
- ⊖ 21.1.1 Stairs/Handrails/Guardrails - Stairs/Handrails/Guardrails: Basement stairs are slanted.
- ⊖ 23.1.1 Basement - Foundation Walls: Loose bricks/damaged area observed at foundation wall
- ⊖ 23.2.1 Basement - Support Structure: Modified/damaged floor joist(s) observed
- ⊖ 23.2.2 Basement - Support Structure: Temporary/unanchored columns observed in basement.
- 🔧
- 24.2.1 Plumbing - Water Supply & Drain Piping: Further Evaluation -or- Monitor/Budget Item - Galvanized And/Or Cast Iron Plumbing Pipes Are Beyond Normal Life Expectancy
- 🔧
- 25.1.1 Water Heater - Water Heater: Monitor/Budget Item - Water Heater Is Nearing Or Beyond Normal Life Expectancy
- 🔧
- 25.2.1 Water Heater - Water Heater 2: Monitor/Budget Item - Water Heater Is Nearing Or Beyond Normal Life Expectancy
- 🔧 26.1.1 Heating System - Furnace: Monitor/Budget Item - Nearing Or Beyond Normal Life Expectancy
- 🔧
- 26.2.1 Heating System - Boiler : Further evaluation/ Monitor/Budget Item - Nearing Or Beyond Normal Life Expectancy
- ⊖ 26.2.2 Heating System - Boiler : Missing/Improper Extension Pipe At Pressure Relief Valve

1: INSPECTION DETAILS

Information

Overview: Introduction Video

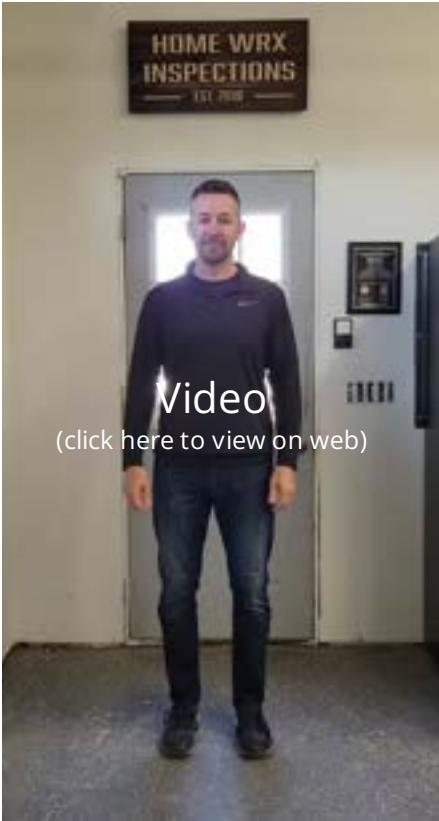
Introduction Video

Overview: Occupancy

Upper is vacant. Lower is occupied.

Overview: Type of Building

Two-Family



Overview: Style

2 Story

Overview: Weather Conditions

Sunny/Clear

Overview: Approximate Temperature (Degrees Fahrenheit)

80's

Overview: Ground Cover

Dry

2: ELECTRICAL

Information

Electric Meter / Electric Service Entrance: Type

Overhead

Electric Meter / Electric Service Entrance: Condition

Satisfactory

Wiring: Condition

Recommend Evaluation/Repair



Light in garage is disconnected

Receptacles: Condition
Recommend Evaluation/Repair

Main Electric Panel: Amperage/Voltage
100 AMP, 240V

Main Electric Panel: Appears Bonded
Yes

Main Electric Panel: Main Wires
Copper

Main Electric Panel 2: Main Panel Location
Basement

Main Electric Panel 2: Breakers/Fuses
Circuit Breakers

Main Electric Panel 2: GFCI Breaker(s) Present
No

Main Electric Panel 2: Branch Wires
Copper

Sub Panel: Adequate Clearance to Panel
No

Main Electric Panel: Main Panel Location
Upper unit

Main Electric Panel: Breakers/Fuses
Circuit Breakers

Main Electric Panel: GFCI Breaker(s) Present
No

Main Electric Panel: Branch Wires
Copper

Main Electric Panel 2: Adequate Clearance to Panel
Yes

Main Electric Panel 2: Appears Grounded
Yes

Main Electric Panel 2: AFCI Breaker(s) Present
No

Main Electric Panel 2: Panel Condition
Recommend Evaluation/Repair By Qualified Electrician

Sub Panel: Panel Condition
Recommend further evaluation

Main Electric Panel: Adequate Clearance to Panel
Yes

Main Electric Panel: Appears Grounded
Yes

Main Electric Panel: AFCI Breaker(s) Present
No

Main Electric Panel: Panel Condition
Recommend Evaluation/Repair By Qualified Electrician

Main Electric Panel 2: Amperage/Voltage
100 AMP, 240V

Main Electric Panel 2: Appears Bonded
Yes

Main Electric Panel 2: Main Wires
Copper

Sub Panel: Sub Panel Location
Garage

Sub Panel 2: Sub Panel Location
Basement

Sub Panel 2: Adequate Clearance to Panel

Yes

Sub Panel 2: Breakers/Fuses
Circuit Breakers

Sub Panel 2: Appears Grounded
Yes

Sub Panel 2: Branch Wires
Copper

Sub Panel 2: Panel Condition
Satisfactory

Electric Meter / Electric Service Entrance: General
Photo(s)



Main Electric Panel: General
Photo(s)



Main Electric Panel 2: General
Photo(s)



Sub Panel 2: General
Photo(s)



De ciencias

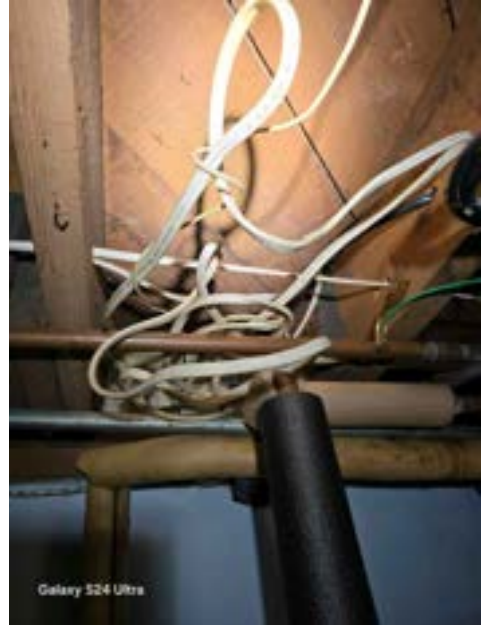
2.2.1 Wiring



Electrical Defects

HANDYMAN WIRING

Handyman wiring describes any wiring that does not appear professionally installed by a qualified electrician. Some examples of handyman wiring include: Extension cord wiring in place of permanent wiring, exposed wires run below ceiling joists and not in conduit, wires spliced outside of junction boxes, etc. Recommend evaluation/repair(s) by qualified electrician.



2.2.2 Wiring



Electrical Defects

LIVE KNOB AND TUBE WIRING

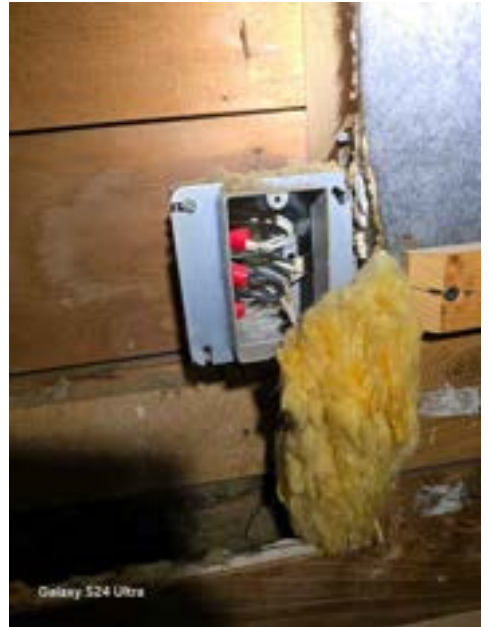
Live Knob and Tube wiring observed. Knob and Tub wiring is an older form of wiring and can pose a safety hazard in some circumstances. Recommend evaluation/repair as recommended by qualified electrician.



2.2.3 Wiring

OPEN JUNCTION BOX(S)

Open junction box(es) observed. Recommend boxes be properly stuffed and covered by qualified electrician.



In first floor closet near back entry area

2.2.4 Wiring

LIGHT(S)/SWITCH(ES) NOT WORKING

1ST FLOOR WEST BEDROOM, BASEMENT

One or more light(s)/switch(es) were not working at time of inspection. Recommend replacing bulb(s). If light(s) are still not working properly, recommend evaluation/repair by qualified electrician.



2.3.1 Receptacles

 Electrical Defects

UNGROUNDED 3-PRONG RECEPTACLE(S)

SEVERAL THROUGHOUT

Ungrounded 3-prong electrical receptacle(s) were observed throughout the home. Only a sampling of electrical receptacles were tested. Recommend evaluation/repair by qualified electrician.



2.3.2 Receptacles

 Electrical Defects

GFCI PROTECTION NOT PRESENT IN RECOMMEND LOCATION(S)

GARAGE, 2ND FLOOR KITCHEN, 1ST FLOOR KITCHEN

Receptacle(s) without GFCI protection were observed in locations where GFCI protection is recommended. For enhanced safety, recommend evaluation/repair by qualified electrician.



2.3.3 Receptacles

RECEPTACLE(S) NOT WORKING

EXTERIOR, 2ND FLOOR LIVING ROOM, 1ST FLOOR EAST BEDROOM, BASEMENT

Electrical receptacle(s) not working. Recommend verifying if outlet is operated by a switch or recommend evaluation/repair by qualified electrician.



2.4.1 Main Electric Panel

DOUBLE TAPPED NEUTRAL(S) AT UPPER UNIT ELECTRIC PANEL

Double tapped neutral(s) observed at electric panel. Recommend evaluation/repair by qualified electrician.

 Electrical Defects

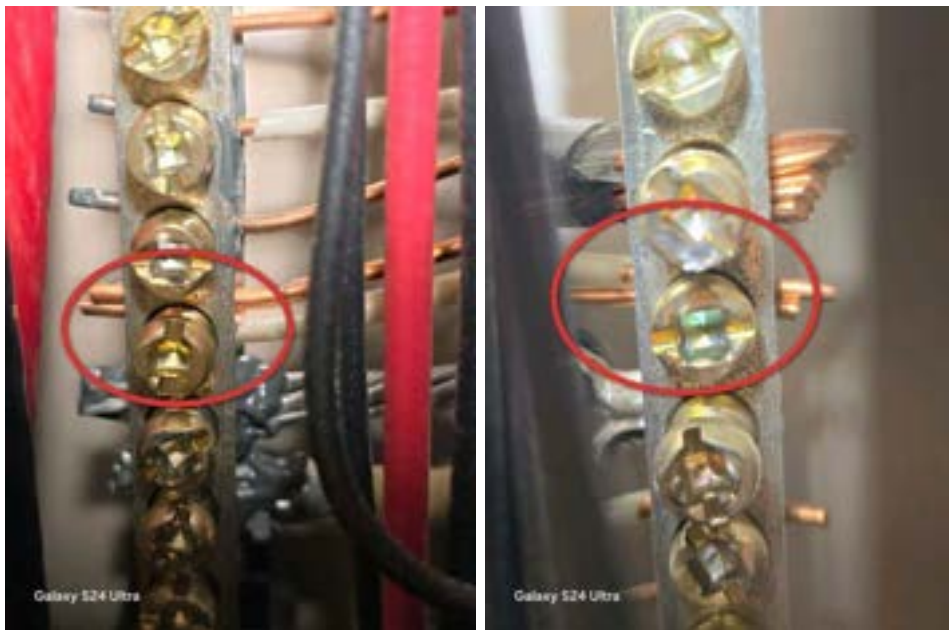


2.5.1 Main Electric Panel 2

DOUBLE TAPPED NEUTRAL(S)

Double tapped neutral(s) observed at electric panel. Recommend evaluation/repair by qualified electrician.

 Electrical Defects



2.6.1 Sub Panel



Repair/Evaluate/Maintenance/Monitor

FURTHER EVALUATION - ELECTRICAL SUB PANEL IN GARAGE IS NOT ACCESSIBLE DUE TO FRIDGE IN THE WAY.

Recommend further evaluation and repairs as needed by qualified contractor.



3: EXTERIOR

Information

Walkways: Material

Concrete

Walkways: Condition

Recommend Evaluation/Repair

Driveway/Parking: Material

Concrete

Driveway/Parking: Condition

Recommend Evaluation/Repair

Stoop/Steps: Material

Concrete, Wood

Stoop/Steps: Condition

Satisfactory

Grading Affecting Foundation: Condition

Areas with negative grade observed. Recommend evaluation and repair by qualified contractor.

Hose Bib(s): Present/None**Observed**

Present

Patio: Material

Pavers

Patio: Condition

Recommend Evaluation/Repair

Porch: Walking Surface

Wood

Porch: Walking Surface Condition

Satisfactory

Porch: Porch Supports

Wood

Porch: Porch Supports Condition

Satisfactory

Balcony Porch: Walking Surface

Rubber

Balcony Porch: Walking Surface Condition

Satisfactory

Balcony Porch: Porch Supports

Framed walls

Balcony Porch: Porch Supports Condition

Satisfactory

Siding: Material**Siding: Condition****Trim: Material**

Vinyl	Satisfactory	Vinyl
Trim: Condition Satisfactory	Soffit: Material Wood	Soffit: Condition Peeling paint
Facia: Material Wood	Facia: Condition Peeling paint	Gutters: Material Metal
Gutters: Condition Satisfactory	Flashings (windows/doors/sills/ledges): Material Vinyl	Flashings (windows/doors/sills/ledges): Condition Satisfactory
Caulking: Exterior Caulking Recommend caulking gaps around windows/doors/ledges/corners/utility penetrations	Windows: Type Vinyl, Wood	Windows: Condition Recommend Evaluation/Repair
Exterior Doors: Main Entrance Door Condition Satisfactory	Exterior Doors: Rear Door Condition Satisfactory	Exterior Doors: Other Door Condition Fogged pane
GFCI: GFCI Protection One or more exterior outlets not on/powerd at time of inspection. Recommend verifying if outlet is operated by a switch or recommend repair if needed.	Gas Meter: Gas Meter & Main Fuel Shutoff Location: Side of house	Air Conditioning Unit: Location NA



Hose Bib(s): Condition
One or more hose bibs were not on



Damaged handle



Covered

Deficiencies

3.1.1 Walkways

Other Defects

TRIP HAZARD(S) OBSERVED AT WALKWAYS

Trip hazard(s) observed at walkway. Recommend evaluation/repair by qualified contractor.



3.2.1 Driveway/Parking

Other Defects

TRIP HAZARD(S) OBSERVED AT DRIVEWAY

Trip hazard(s) observed at driveway. Recommend evaluation/repair by qualified contractor.



3.6.1 Patio

AREA(S) AT PATIO ARE PITCHED TOWARD HOME

 Other Defects

Areas of patio are pitched toward the home. Recommend establishing and maintaining a positive drainage slope away from home. Recommend evaluation/repair by qualified contractor.

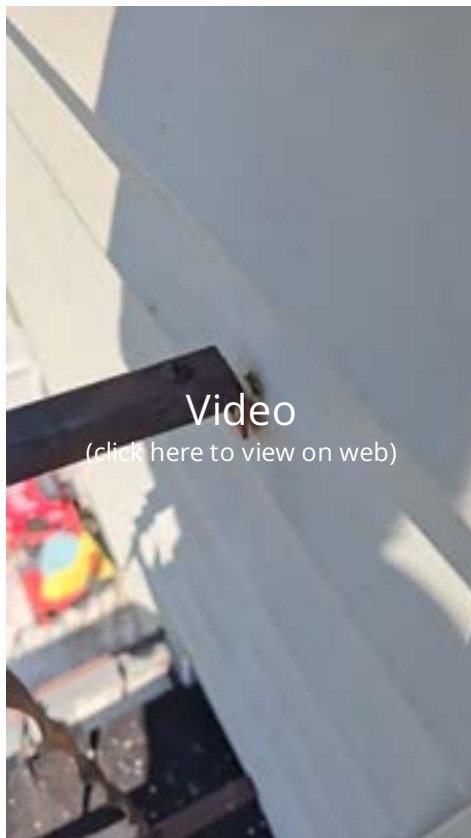
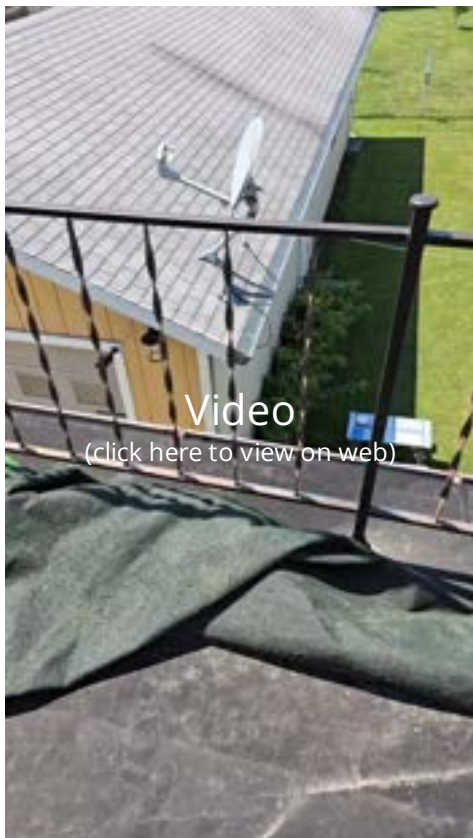


3.8.1 Balcony Porch

RAILING AT BALCONY PORCH IS LOOSE/WOBBLY

 Other Defects

The railing at the balcony porch is loose/wobbly. Recommend evaluation/repair by qualified contractor.



3.11.1 Soffit

 Repair/Evaluate/Maintenance/Monitor

PEELING PAINT AT EXTERIOR WOODEN SOFFIT/FACIA. (PAINTING IN PROGRESS AT TIME OF INSPECTION)

Recommend ensuring completion of project by qualified contractor and recommend obtaining any paperwork/lien waiver information.



3.16.1 Windows

 Other Defects

CRACKED GLASS OBSERVED AT BASEMENT WINDOW(S)

Cracked glass observed at basement window(s). Recommend evaluation/repair by qualified contractor.



3.16.2 Windows

Other Defects

CRACKED GLASS OBSERVED AT WINDOW(S)

Cracked glass observed at windows. Recommend evaluation/repair by qualified contractor.



3.17.1 Exterior Doors

Repair/Evaluate/Maintenance/Monitor

FOGGED WINDOW PANE(S) OBSERVED AT EXTERIOR DOOR(S)

REAR DOOR

Fogged window pane(s) in door. Recommend evaluation/repair by qualified contractor.



4: ROOF

Information

Visibility

Inspected From

Style

Hip, Low slope

Visibility limited due to roof height and/or pitch

Ground, Ladder At Eaves, Lower Portion Of Roof

Ventilation Systems

Not visible

Skylights

N/A

Flashings: Material

Not Visible

Flashings: Condition

Not visible

Coverings: Material

Rubber Roofing, Slate, Asphalt Shingles

Coverings: Estimated Number of Layers

2+, (Wood Shingles/Shakes Visible From Attic)

Coverings: Estimated Age (years)

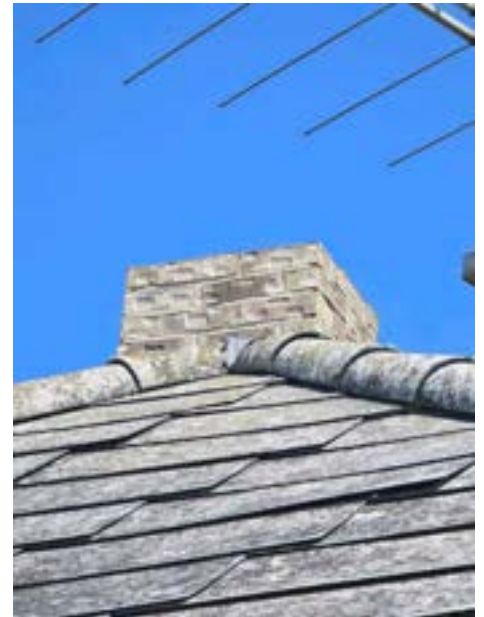
Rubber roofing and asphalt shingles estimated 20+ years old. Slate roofing estimated 50+ years old.

Coverings: Condition

Recommend Evaluation/Repair

Chimney(s): Viewed From

Ladder at eaves



Chimney(s): Rain Cap/Spark Arrestor Present?

No

Chimney(s): Flue Type (Visible Portion)

Not Visible

Chimney(s): Chase Type

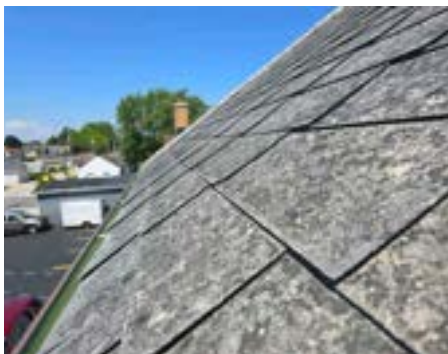
Brick

Chimney(s): Condition

Visible Areas Appear Satisfactory. Some areas of chimney chase not visible due to roof pitch/height

General

Photo(s)



Roof



Roof



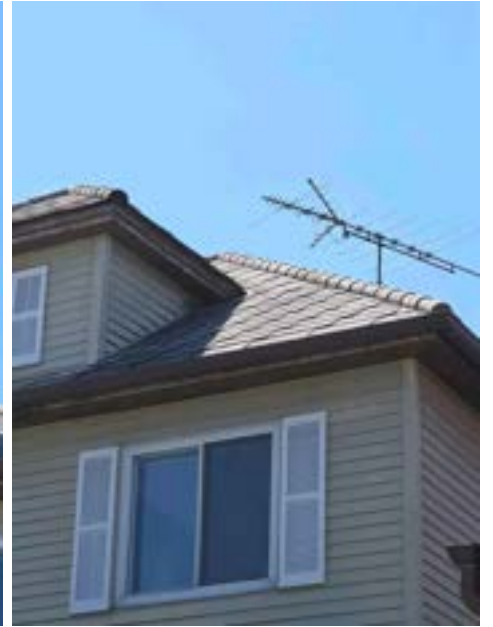
Roof



Roof



Roof



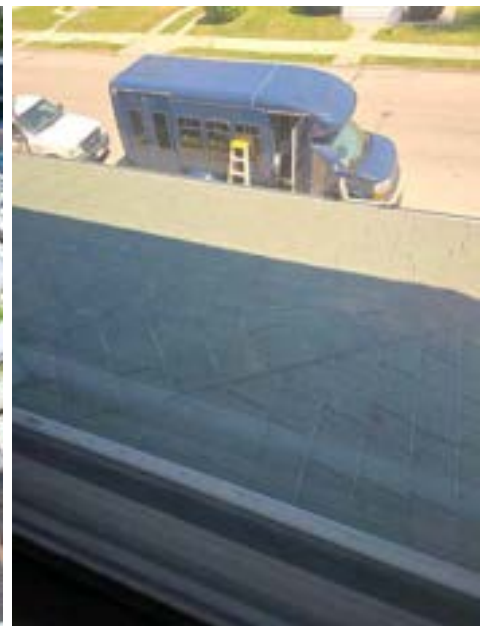
Roof



Rubber roof at balcony porch



Rubber roof at balcony porch



Asphalt roof



Asphalt roof

Deficiencies

4.2.1 Coverings

CRACKS OBSERVED AT SLATE SHINGLES. (SOME AREAS OF ROOF NOT VISIBLE FOR INSPECTION)

Other Defects

Recommend evaluation and repair by qualified contractor



5: DETACHED GARAGE

Information

Type: Garage Type Detached	Roof: Material Asphalt Shingles	Roof: Estimated Number of Layers 1+
Roof: Estimated Age (years) 15-20+	Roof: Condition Satisfactory	Gutters: Material Metal
Gutters: Condition Satisfactory	Siding: Material Vinyl, Wood	Siding: Condition Satisfactory
Trim: Material Vinyl, Wood	Trim: Condition Satisfactory	Soffit: Material Wood
Soffit: Condition Satisfactory	Facia: Material Wood	Facia: Condition Satisfactory
Framing: Framing Type Rafters	Framing: Condition Satisfactory	Windows: Type Wood
Windows: Condition Satisfactory	Exterior Service Door: Exterior Service Door Side door is satisfactory. Front door is blocked.	Floor: Material Concrete
Floor: Condition Satisfactory	GFCI: GFCI Protection Recommend GFCI Protection For Enhanced Safety (See Electrical Section Of Report)	Overhead Garage Door: Material Metal
Overhead Garage Door: Condition Satisfactory	Automatic Opener: Operable Yes	Automatic Opener: Safety Reverse Recommend Adjusting Pressure Reverse For Enhanced Safety, Recommend installing photo eyes/safety reverse system for enhanced safety.

De ciencias

5.14.1 Automatic Opener

Other Defects

RECOMMEND PROPER INSTALLATION OF PHOTO EYES

Photo eyes were not present or were not properly positioned at 2" to 6" above floor at garage door threshold. Recommend evaluation/repair by qualified contractor.



6: ATTIC

Information

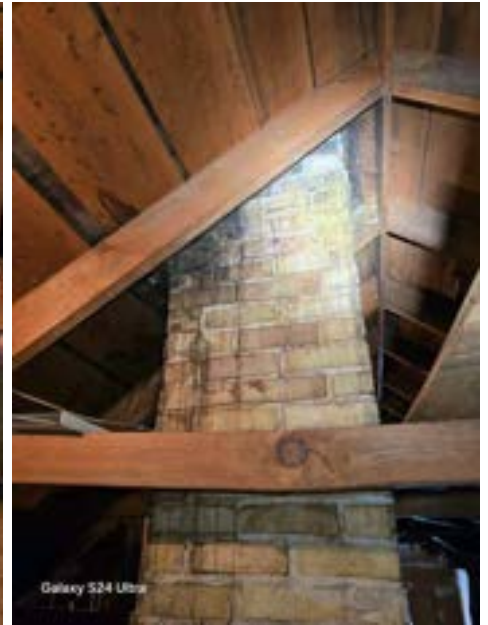
General Information: Access Type Stairs	General Information: Access Location Closet	General Information: Inspected From In The Attic
General Information: Flooring Mostly floored	General Information: Vapor Barrier Not Visible	Attic Insulation: Type Blown Cellulose
Attic Insulation: Condition Satisfactory	Framing: Type Rafters	Framing: Condition Cracked cross member
Sheathing: Material Planking	Sheathing: Condition Satisfactory	Ventilation: Condition Not Vented
General Information: General Photo(s)		



Attic



Attic



Attic/chimney



Attic/ chimney



Attic



Attic



Attic



Attic



Attic



Attic

Deficiencies

6.3.1 Framing

CRACKED CROSS MEMBER OBSERVED IN ATTIC

 Other Defects

Recommend evaluation and repair by qualified contractor



7: BEDROOM

Information

Room: Location

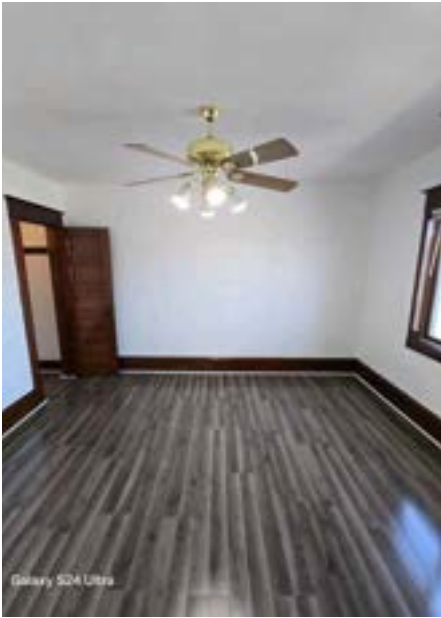
Second Floor, East

Walls & Ceiling: Condition

Satisfactory

Floors: Condition

Satisfactory



Door(s): Condition

Doesn't Latch Properly.
Recommend Adjustment/Repair.

Windows: Condition

Satisfactory

Heat Source: Heat Source Present?

Yes

Ceiling Fan: Condition

Satisfactory

Bedroom Egress: Egress

Satisfactory

8: BEDROOM 2

Information

Room: Location

Second Floor, West

Walls & Ceiling: Condition

Satisfactory

Floors: Condition

Heaved



Door(s): Condition

Windows: Condition

Satisfactory

Satisfactory

Heat Source: Heat Source Present?

Yes

Ceiling Fan: Condition
Satisfactory

Bedroom Egress: Egress
Satisfactory

Deficiencies

8.3.1 Floors

HEAVED FLOORING OBSERVED IN 2ND FLOOR WEST BEDROOM AND IN BASEMENT AREA(S)

 Repair/Evaluate/Maintenance/Monitor

Recommend evaluation and repair by qualified contractor



9: BEDROOM 3

Information

Room: Location
First Floor, East

Walls & Ceiling: Condition
Satisfactory

Floors: Condition
Satisfactory



Door(s): Condition
Satisfactory

Windows: Condition
Satisfactory

Heat Source: Heat Source Present?
Yes

Ceiling Fan: Condition
Satisfactory

Bedroom Egress: Egress
Satisfactory

10: BEDROOM 4

Information

Room: Location
First Floor, West

Walls & Ceiling: Condition
Satisfactory

Floors: Condition
Satisfactory



Door(s): Condition

Windows: Condition

Satisfactory

Cracked glass

Heat Source: Heat Source Present?

Yes

Ceiling Fan: Condition

Satisfactory

Bedroom Egress: Egress

Satisfactory

11: BATHROOM

Information

General Information: Location

Second Floor

Walls & Ceiling: Condition

Satisfactory

Floors: Condition

Satisfactory



Door(s): Condition

Satisfactory

Windows: Condition

N/A

Heat Source: Heat Source Present?

Yes

Bath Fan: Present?

Yes

Bath Fan: Operable?

Yes

Sink(s): Sink Base Cabinet & Countertop

Satisfactory

Sink(s): Plumbing Condition

Drained slowly, S-trap observed. Recommend installation of p-trap by qualified plumber.

Toilet: Condition

Satisfactory

GFCI: GFCI Protection

Satisfactory

Tub/Shower: Material

Fiberglass

Tub/Shower: Condition

Satisfactory

De ciencias

11.8.1 Sink(s)

 Repair/Evaluate/Maintenance/Monitor

**SECOND FLOOR
BATHROOM SINK DRAINED SLOWLY**

Sink drained slowly. Recommend evaluation/repair by qualified plumber.



12: BATHROOM 2

Information

Walls & Ceiling: Condition

Satisfactory

Floors: Condition

Slopes

Door(s): Condition

Doesn't Latch Properly.
Recommend Adjustment/Repair.

Windows: Condition

Satisfactory

Heat Source: Heat Source Present?

Yes

Bath Fan: Present?

Yes

Bath Fan: Operable?

Yes

Sink(s): Sink Base Cabinet & Countertop

Satisfactory

Sink(s): Plumbing Condition

Recommend Evaluation/Repair

Toilet: Condition

Satisfactory

GFCI: GFCI Protection

Satisfactory

Tub/Shower: Material

Fiberglass

Tub/Shower: Condition

Drain Stopper Missing/Damaged

General Information: Location

First Floor



Deficiencies

12.8.1 Sink(s)

HANDYMAN PLUMBING OBSERVED BELOW FIRST FLOOR BATHROOM SINKS

 Other Defects

Recommend evaluation and repair by qualified contractor



13: LIVING ROOM

Information

Room: Location

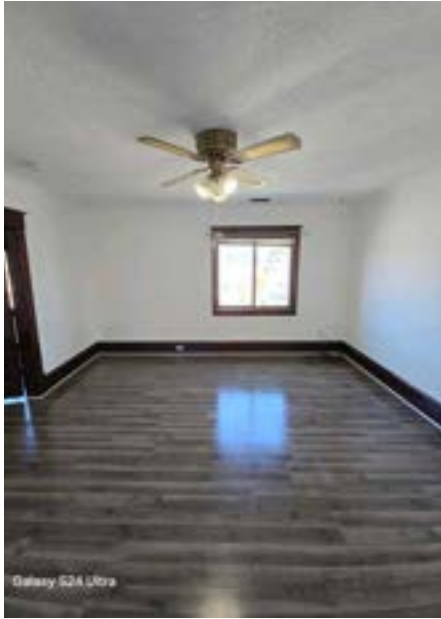
Second Floor

Walls & Ceiling: Condition

Satisfactory

Floors: Condition

Satisfactory



Door(s): Condition

Satisfactory

Windows: Condition

Satisfactory

Heat Source: Heat Source Present?

Yes

Ceiling Fan: Condition

Satisfactory

14: LIVING ROOM 2

Information

Room: Location

First Floor

Walls & Ceiling: Condition

Satisfactory

Floors: Condition

Satisfactory



Door(s): Condition
Satisfactory

Windows: Condition
Cracked glass

Heat Source: Heat Source Present?
Yes

Ceiling Fan: Condition
No Fan Present

15: DINING ROOM

Information

Room: Location
Second Floor

Walls & Ceiling: Condition
Satisfactory

Floors: Condition
Satisfactory



Door(s): Condition

Windows: Condition

Satisfactory

Satisfactory

Heat Source: Heat Source Present?

Yes

Ceiling Fan: Condition

No Fan Present

16: DINING ROOM 2

Information

Room: Location

First Floor

Walls & Ceiling: Condition

Satisfactory

Floors: Condition

Satisfactory



Door(s): Condition

Satisfactory

Windows: Condition

Satisfactory

Heat Source: Heat Source Present?

Yes

Ceiling Fan: Condition

Satisfactory

17: ADDITIONAL ROOM

Information

Room: Type

Rec Room

Room: Location

Basement

Walls & Ceiling: Condition

Satisfactory



Floors: Condition

Slopes

Heat Source: Heat Source Present?

Yes, Fins only. No radiator observed

Door(s): Condition

Doesn't Latch Properly.
Recommend Adjustment/Repair.

Ceiling Fan: Condition

No Fan Present

Windows: Condition

Cracked glass

18: KITCHEN

Information

Walls & Ceiling: Condition

Satisfactory

Windows: Condition

Satisfactory

Countertops & Cabinets:

Countertops

Satisfactory

Sink(s): Plumbing Condition

Satisfactory

Appliances: Oven/Range

Operable

Room: Location

Second Floor

Floors: Condition

Satisfactory

Heat Source: Heat Source Present?

Yes

Countertops & Cabinets: Cabinets

Satisfactory

Appliances: Disposal

N/A

Appliances: Fridge/Freezer

Operable

Door(s): Condition

Satisfactory

Ceiling Fan: Condition

No Fan Present

GFCI: GFCI Protection

Recommend GFCI Protection For Enhanced Safety (See Electrical Section Of Report)

Appliances: Dishwasher

N/A

Appliances: Exhaust Fan

N/A



2nd Floor Kitchen



Oven & Range Heated!



Cold Fridge & Freezer!

Appliances: Note

The Wisconsin Standards of Practice (SOP) do not require an inspector to report on the condition of household appliances. Any comments about appliances are for informational purposes only.

19: KITCHEN 2

Information

Walls & Ceiling: Condition

Moisture stains

Floors: Condition

Satisfactory

Door(s): Condition

Satisfactory

Windows: Condition

Satisfactory

Heat Source: Heat Source Present?

Yes

Ceiling Fan: Condition

Satisfactory

Countertops & Cabinets:

Countertops

Satisfactory

Countertops & Cabinets: Cabinets

Satisfactory

GFCI: GFCI Protection

Recommend GFCI Protection For Enhanced Safety (See Electrical Section Of Report)

Sink(s): Plumbing Condition

Moisture stains observed below sink

Appliances: Disposal

N/A

Appliances: Dishwasher

N/A

Appliances: Oven/Range

Operable

Appliances: Fridge/Freezer

Operable

Appliances: Exhaust Fan

Operable

Room: Location

First Floor



1st Floor Kitchen



Cold Fridge & Freezer!



Oven & Range Heated!

Appliances: Note

The Wisconsin Standards of Practice (SOP) do not require an inspector to report on the condition of household appliances. Any comments about appliances are for informational purposes only.

De ciencias

19.2.1 Walls & Ceiling

Other Defects

MOISTURE STAINS/DISCOLORATION OBSERVED ON WALL BELOW 1ST FLOOR KITCHEN SINK AND IN BASEMENT BELOW THAT AREA. (MOISTURE METER INDICATES SOME MOISTURE CONTENT PRESENT IN WALL)

Recommend evaluation and repair by qualified contractor



19.11.1 Appliances

RANGE EXHAUST HOOD IS LOCATED <18" ABOVE STOVETOP

Other Defects

The range exhaust hood is located less than 18 inches above the stovetop. Recommend evaluation/repair by qualified contractor.



20: LAUNDRY AREA

Information

Laundry Sink: Plumbing Condition
N/A

Washer: Washer Hookup Valves
Satisfactory

Dryer: 240V Receptacle Present?
Yes

Dryer: Gas Line Present?
No

Dryer: Dryer Vented Through Wall
Wall

General Information: Location
Basement



Deficiencies

20.1.1 General Information

CLOTHES CHUTE IS A POTENTIAL FALL HAZARD FOR CHILDREN/SMALL PETS

Recommend evaluation and repair by qualified contractor

Other Defects



21: STAIRS/HANDRAILS/GUARDRAILS

Information

Stairs/Handrails/Guardrails: Stairs

Basement stairs are slanted

Handrail(s)

Satisfactory

Stairs/Handrails/Guardrails:

Guardrail(s)

Satisfactory

Deficiencies

21.1.1 Stairs/Handrails/Guardrails

BASEMENT STAIRS ARE SLANTED.

Recommend evaluation and repair by qualified contractor

Other Defects



22: SMOKE & CO

Information

Detectors: Condition

Alarm(s) Sounded When Test Button(s) Were Pressed

It is recommended to maintain working smoke and CO detectors on each level of the home and in hallway/common area near sleeping areas. Recommend replacing expired detectors and recommend installing new batteries in existing detectors prior to occupying the property. It is also recommended to maintain working combustible gas detectors on each level of the home where gas lines or combustion appliances are present.

23: BASEMENT

Information

Foundation Walls: Material

Brick

Foundation Walls: Walls That Are Fully or Partially Covered

North, South, East, West

Foundation Walls: Cracks Observed

Yes

Foundation Walls: Movement Observed

Yes

Foundation Walls: Indication Of Moisture

Old Stains

Foundation Walls: Condition

Recommend Evaluation/Repair

Support Structure: Basement Floor Material

Concrete, Finished Flooring In Areas

Support Structure: Basement Floor Condition

Heaved flooring. Recommend repair.

Support Structure: Girder Beam Material

Brick Wall In Lieu Of Girder Beam

Support Structure: Girder Beam Condition

Satisfactory

Support Structure: Column Material

Brick Wall

Support Structure: Column Condition

Temporary Columns -
Recommend Anchoring

Support Structure: Joist Material

Wood

Support Structure: Joist Condition

Recommend Evaluation/Repair

Support Structure: Sub-Floor Material

Wood

Support Structure: Sub-Floor Condition

Satisfactory

Foundation Walls: General

Basement/Foundation Photo(s)



Foundation Photos



Foundation Photos



Foundation Photos



Foundation Photos



Foundation Photos/cracks



Foundation Photos/ old moisture stains



Deficiencies

23.1.1 Foundation Walls

LOOSE BRICKS/DAMAGED AREA OBSERVED AT FOUNDATION WALL

Recommend evaluation and repair by qualified contractor

Other Defects



23.2.1 Support Structure

MODIFIED/DAMAGED FLOOR JOIST(S) OBSERVED

Recommend evaluation and repair by qualified contractor

Other Defects



TEMPORARY/UNANCHORED COLUMNS OBSERVED IN BASEMENT.

Recommend anchoring/repair by qualified contractor.



24: PLUMBING

Information

Water Entry & Main Water Shutoff: Water Entry Pipe Material
Plastic

Water Entry & Main Water Shutoff: Pressure Tank
N/A

Water Supply & Drain Piping: Water Distribution Piping Material
Copper, Galvanized

Water Supply & Drain Piping: Water Distribution Piping Condition
Marginal - Based On Age

Water Supply & Drain Piping: Drain, Waste & Vent Piping Material
PVC, Cast Iron

Water Supply & Drain Piping: Condition
Corroded Areas - Recommend Monitoring For Leaks, Marginal - Based On Age

Fuel Line: Fuel Line Material
Black Iron

Fuel Line: Condition
Satisfactory

Water Entry & Main Water Shutoff: Location
Basement



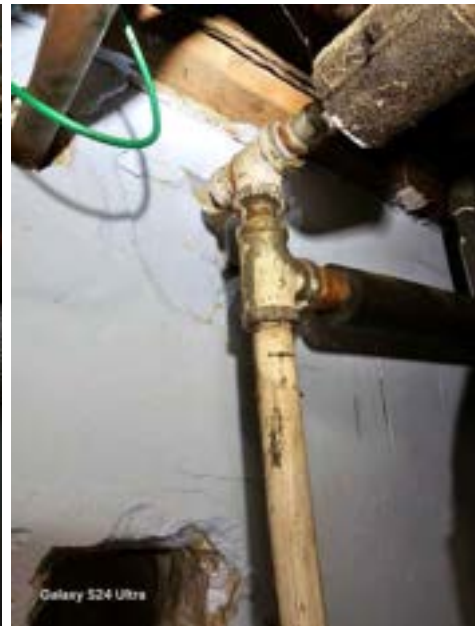
Deficiencies

24.2.1 Water Supply & Drain Piping

 Repair/Evaluate/Maintenance/Monitor

FURTHER EVALUATION -OR- MONITOR/BUDGET ITEM - GALVANIZED AND/OR CAST IRON PLUMBING PIPES ARE BEYOND NORMAL LIFE EXPECTANCY

Galvanized and/or cast iron plumbing pipes are beyond normal life expectancy. Recommend monitoring for leaks/blockages and recommend budgeting for repairs or replacement at any time. Inspector cannot determine the condition of pipes under the concrete and the underground lateral. Recommend further evaluation and sewer scoping by qualified plumber.



25: WATER HEATER

Information

Water Heater: Brand

GE

Water Heater: Approximate Age/Year Built

2008

Water Heater: Capacity

50 Gallons

Water Heater: Type

Gas

Water Heater: Relief Valve/Extension

Satisfactory

Water Heater: Vent Pipe

Satisfactory

Water Heater: Condition

Marginal - Based On Age

Water Heater 2: Brand

Rheem

Water Heater 2: Approximate Age/Year Built

2014

Water Heater 2: Capacity

40 Gallons

Water Heater 2: Type

Gas

Water Heater 2: Relief Valve/Extension

Satisfactory

Water Heater 2: Vent Pipe

Satisfactory

Water Heater 2: Condition

Marginal - Based On Age

Deficiencies

25.1.1 Water Heater



Repair/Evaluate/Maintenance/Monitor

MONITOR/BUDGET ITEM - WATER HEATER IS NEARING OR BEYOND NORMAL LIFE EXPECTANCY

MANUFACTURED IN 2008

The water heater is nearing (within 5 years of) or beyond normal life expectancy (based on 10-year average life expectancy). Recommend monitoring the water heater and recommend budgeting for repairs or replacement at any time.



25.2.1 Water Heater 2

 Repair/Evaluate/Maintenance/Monitor

**MONITOR/BUDGET
ITEM - WATER HEATER IS NEARING OR BEYOND
NORMAL LIFE EXPECTANCY**

MANUFACTURED IN 2014

The water heater is nearing (within 5 years of) or beyond normal life expectancy (based on 10-year average life expectancy). Recommend monitoring the water heater and recommend budgeting for repairs or replacement at any time.



26: HEATING SYSTEM

Information

Furnace: Approximate Age/Year Built
Estimated 20+ Years

Furnace: Energy Source
Gas

Furnace: Heat Exchanger
Not Readily
Observable/Accessible - Not Inspected

Furnace: Electric Disconnect (In Same Room & Within 6' of Heating System)
Screw out fuse present

Furnace: Fuel Shutoff (In Same Room & Within 6' of Heating System)
Present

Furnace: Distribution System
Metal Duct

Furnace: Exhaust/Flue Piping
Satisfactory

Furnace: Filter
Standard, 14x20x1

Furnace: Operation
Fired when turned on by thermostat

Furnace: Condition
Marginal (Based on Age)

Boiler : Brand
Burnham

Boiler : Approximate Age/Year Built
Estimated 1987 to 1993 based on ansi date of 1987

Boiler : Energy Source
Gas

Boiler : Heat Exchanger
Not Readily
Observable/Accessible - Not Inspected

Boiler : Electric Disconnect (In Same Room & Within 6' of Heating System)
Present

Boiler : Fuel Shutoff (In Same Room & Within 6' of Heating System)
Present

Boiler : Distribution System
Hot Water

Boiler : Circulator
Pump

Boiler : Pressure Relief

Recommend Evaluation/Repair

Boiler : Exhaust/Flue Piping

Satisfactory

Boiler : Operation

Fired when turned on by thermostat

Boiler : Condition

Marginal (Based on Age)

Deficiencies

26.1.1 Furnace

MONITOR/BUDGET ITEM - NEARING OR BEYOND NORMAL LIFE EXPECTANCY

 Repair/Evaluate/Maintenance/Monitor

The furnace is nearing (within 5 years of) or beyond normal life expectancy (based on 18-year average life expectancy). Recommend monitoring the operation of the furnace and recommend budgeting for repairs or replacement at any time.



Furnace



Furnace



Heating

26.2.1 Boiler

 Repair/Evaluate/Maintenance/Monitor

FURTHER EVALUATION/ MONITOR/BUDGET ITEM - NEARING OR BEYOND NORMAL LIFE EXPECTANCY

The boiler is nearing (within 5 years of) or beyond normal life expectancy (based on 15-year average life expectancy for high efficiency boilers and based on 25-year average life expectancy for atmospheric vented boilers). Recommend monitoring the operation of the boiler and recommend budgeting for repairs or replacement at any time. Debris was observed inside of burner chamber. Recommend clean/tune by qualified contractor.



Boiler



Boiler



Burners Engaged



Debris observed in burner cabinet. Recommend clean/tune by qualified HVAC technician

26.2.2 Boiler

**MISSING/IMPROPER EXTENSION PIPE
AT PRESSURE RELIEF VALVE**

Other Defects

Missing/Improper extension pipe at pressure relief valve.
Recommend evaluation/repair by qualified plumber.

