



**Jim Weyenberg State Lic# 979-106
920-850-5890**

Inspection Report April 17, 2024

Shannon Sloan



Property Address:
N522 34th Dr
Berlin WI 54923



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Date: 4/17/2024	Time: 02:00 PM	Report ID: 2404172
Property: N522 34th Dr Berlin WI 54923	Customer: Shannon Sloan	Real Estate Professional: Nikki Kapellen

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Functional (F) = Performing its function and its condition is appropriate for its age and/or use.

Maintenance/Preservation (MP) = The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor does it rise to the level of Defect. Currently functioning, but condition and/or age indicates that limited remaining life is expected.

Defect (D) = 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 life of the component of the improvement.

Further Evaluation (FE) = Item is not functioning as intended, needs further evaluation by a qualified contractor

Not Inspected (NI)= Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.

Not Present (NP) = This item, component or unit is not in this home or building.

Standards of Practice:

WAHI Wisconsin Association of Home Inspectors

In Attendance:

Client, Buyers Agent, Owner

Type of Structure:

Raised Ranch

Approximate age of building:

25 to 30 years

Home Faces:

South

Temperature:

50 to 60 degrees

Weather:

Light Rain, Windy

Ground/Soil surface condition:

Wet

Precipitation in last 3 days:

Yes

Radon Test:

Yes

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roofing:

Laminated Fiberglass

Roofing Est Age:

4 to 6 years

Inspection Method:

Walked On

Chimney (s):

Metal Vent
with enclosure

Items

1.0 ROOFING

Comments: Functional

(1) Roof views



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

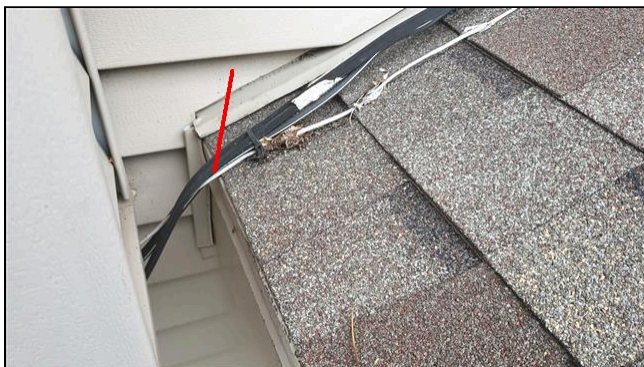


1.0 Item 6(Picture)

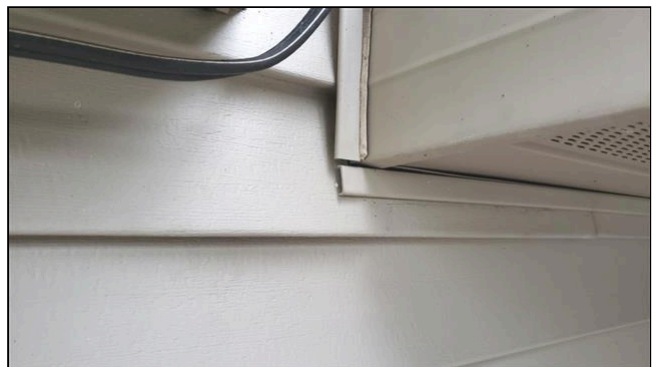
1.1 FLASHING

Comments: Maintenance/Preservation

(1) Lacking a kick out flashing at the roofing to siding joint.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

(2) Sealant separation apparent.



1.1 Item 3(Picture)

1.2 CHIMNEY(S)

Comments: Maintenance/Preservation

(1) Rust on the crown will stain the siding below, suggest applying EndRust then Rustolium To prevent this.



1.2 Item 1(Picture)

(2) Water heater vent



1.2 Item 2(Picture)

1.3 ROOF DRAINAGE

Comments: Functional

(1) The most important concern with roof drainage is keeping the gutters clear and the **discharge directed well away from the foundation.**

(2) If you consider gutter guards DON'T!

All gutter guards require regular maintenance to keep debris from plugging the intakes. You won't have to clean the gutters but you'll have to clean the gutter guards and much of the water flows over the gutter guards. Gutter guards also promote ice damming. They can work OK at keeping the leaves out though they also keep much of the rain out. Better to just maximize the opening to the downspout to a funnel and clean once in a while if needed.

The problem is the tiny hole in the gutter gets plugged. Maximize this to a funnel and allow the

debris to flow out with the water.

Check out Gutterworks.com Maxx Flo Outlet Oversize Downspout Outlet

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding:

- Vinyl
- Brick veneer

Exterior Entry Doors:

- Steel
- Composite
- Wood & Glass

Porches Decks Stoops Balconies:

- Deck with steps
- Stoop/s

Driveways Walkways Patios

Stoops:

- Asphalt

Items

2.0 SIDING, FLASHING AND TRIM

Comments: Maintenance/Preservation

(1) Gaps under the windows to the brick sills should be sealed.



2.0 Item 1(Picture)

(2) Buckled siding due to the grill to close at the rear.



2.0 Item 2(Picture)

2.1 DOORS (Exterior)

Comments: Maintenance/Preservation

(1) Window trim is coming off the front door.

(2) The storm door at the rear needs maintenance.



2.1 Item 1(Picture)

(3) Anderson patio doors of this type are prone to delamination at the bottom section due to finish surface deterioration at the horizontal edges.



2.1 Item 2(Picture)

2.2 WINDOWS

Comments: Maintenance/Preservation

Anderson windows of this type, age and color are prone to cracking at the base of the mullions, they do have a repair kit for this.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.3 EAVES, SOFFITS AND FASCIAS

Comments: Defective

 Loose and damaged fascia at the front gable end.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Maintenance/Preservation

(1) The deck is not up to todays standards.

Lag bolts or screws are required through the ledgerboard into the rim joists.

The deck rim joist should be doubled or blocked together, especially at a railing post.

There is a bit of sag in the footings for the columns and some columns are out of plumb.

The combination railing and seat at the north end is less than safe and could ne better secured.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(2) The asphalt driveway and walk way are significantly unmaintained which caused the cracking and heaving in many areas.

Pavement must be kept well sealed to keep water out from under it, that causes frost heave.



2.4 Item 5(Picture)



2.4 Item 6(Picture)

**2.5 GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS
(With respect to their effect on the condition of the building)**

Comments: Maintenance/Preservation

(1) The single most important concern with any and every home is to KEEP ALL WATER WELL AWAY FROM THE FOUNDATION, through proper roof drainage and grading at the foundation.

(2) WATER ALWAYS WINS ALWAYS EVERYTIME!

(3) Negative grading at the foundation is apparent in many areas around the foundation. This can cause significant damage to the foundation. The grading at the foundation should slope down and away from the foundation at at least an inch per foot out 4' or better or to a point at which the water can keep flowing away. Best practice is to then cover the dirt with heavy mil plastic sheeting tucked up under the siding starter strip, then some sort of landscape material, fist size (3") round river rock works best. THEN NO EDGING!

With that done, after one good dry summer, the back fill will dry so much that it will shrink and take pressure off the foundation wall and stop any moisture from permeating through the wall, drying off into the bsmt as water vapor, that would have to be removed by a dehumidifier.

The then dry clay acts as a water barrier.

Grading at the foundation should be looked at as a preservation related improvement to protect the foundation.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)

2.6 SITE GRADING

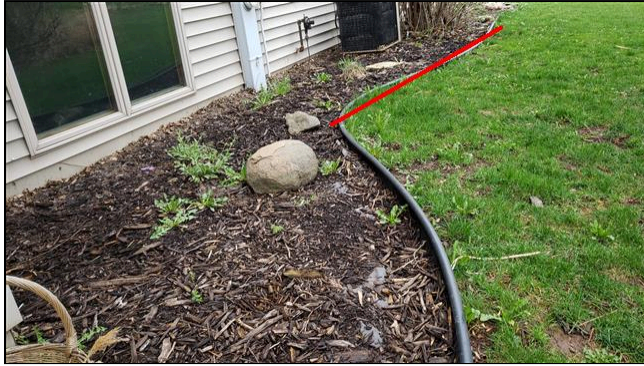
Comments: Functional

The site grading is low enough in most areas to drain the "at foundation grading" away from the foundation.

2.7 RETAINING WALLS

Comments: Not Present

Edging of any depth to close to the foundation will actually act as a dam holding water from draining away from the foundation. Water needs to flow quickly well away from the foundation.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

2.8 ADDITIONAL BUILDINGS ON PROPERTY

Comments: Functional

The shed is level and in good condition.



2.8 Item 1(Picture)



2.8 Item 2(Picture)

2.9 MISCELLANEOUS

Comments: Maintenance/Preservation

(1) There are a number of ash trees on the property that are affected by the emerald ash borer.



2.9 Item 1(Picture)

(2) Shrubs contacting the siding.



2.9 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Type:

Attached
3 car plus

Garage Roofing:

Same as the House
Laminated Fiberglass

LIMITATIONS:

Storage
finished walls and ceiling

Items

3.0 GARAGE ROOFING

Comments: Functional

Same as the house



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

3.1 GARAGE EXTERIOR

Comments: Functional

3.2 GARAGE FRAMING


Comments: Functional

3.3 GARAGE FLOOR

Comments: Functional

3.4 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Defective

 The fire separation on the garage ceiling is compromised by the wood trim holding up the hatch cover, suggest placing 2" drywall strips vertically around the access tunnel to complete the fire separation. Then add wire hold downs so fire pressures can't lift the cover.



3.4 Item 1(Picture)

3.5 GARAGE DOOR (S)

Comments: Functional

Doors could use some lube, a white lithium and synthetic blend works best. Applied to the hinges, axles, chains, wheels and the springs. Also apply 303 Protectant to the weather stripping in the fall to keep it from freezing to the slab. 3 in One Oil, WD-40 and LPS now make a specific lube for garage doors, available at Ace and Tru-Value, Lowes, HD, Menards and most hardware stores.

3.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Maintenance/Preservation

Auto retraction will need adjustment. Lessen the down force.

3.7 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Functional

3.8 SERVICE DOOR(S) / WINDOWS

Comments: Maintenance/Preservation

The front service door will need some repair or maintenance.

3.9 GARAGE HEAT

Comments: Not Present

With insulated walls, attic and doors, you could keep the garage above freezing for the winter just with the heat off the cars everyday.



3.9 Item 1(Picture)



3.9 Item 2(Picture)



3.9 Item 3(Picture)



3.9 Item 4(Picture)



3.9 Item 5(Picture)



3.9 Item 6(Picture)

3.10 MOISTURE AND MOLD STAINING

Comments: Not Present

3.11 GARAGE ELECTRICAL

Comments: Functional

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Loose Fill
Fiberglass
10-12"

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Bathroom exhaust terminates at the exterior
Kitchen exhaust is to the exterior

Dryer Venting and Power Source: Limitations:

To the exterior
220 Electric
Insulation Depth
Cathedral/vaulted ceilings

Items

4.0 INSULATION IN ATTIC

Comments: Maintenance/Preservation

(1) Attic views



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)



4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)

(2) Batt insulation falling off the vertical wall I was able to replace and it's holding.

Missing insulation on the access cover at the south attic access.



4.0 Item 9(Picture)

4.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Functional

4.2 BATH VENTING

Comments: Functional

Outstanding, the bath exhaust is ducted through the roof in insulated ducting as is the kitchen exhaust.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 INSULATION UNDER FLOOR SYSTEM

Comments: Functional

Fiberglass batt insulation in the sill boxes.

4.4 MAKE UP AIR PROVISION

Comments: Not Present

Not present though recommend adding. With such good quality doors, windows, siding and tightly sealed home, the benefits to be had with a make-up air provision are worth while. Air will come in someplace to replace the exhaust air from the bath vents, kitchen vent and mostly the dryer. Better that it comes in where we want it to rather than places we do not want it to such as down drafting at the fireplaces or the water heater vent. This allows the dryer and exhaust fans to work better.

4.5 DRYER VENT

Comments: Functional

4.6 MOISTURE AND MOLD

Comments: Not Present

4.7 RODENT EVIDENCE

Comments: Maintenance/Preservation

Mouse tunnels and trails apparent in the insulation. However no feces were apparent, this indicates a past occurrence and not an ongoing thing.



4.7 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Roof-Type: Gable	Roof Structure: Wood trusses	Attic info: Attic hatch Multiple Areas
Method used to observe attic: Entered	Foundation: Poured concrete	Method used to observe Crawlspace: From entry
Floor Structure: Wood joists Engineered floor trusses	Columns/Beams: Wood frame supporting walls	Limitations: Insulation Cathedral/vaulted ceilings

Items

5.0 ROOF STRUCTURE AND ATTIC

Comments: Functional

5.1 CEILINGS (structural)


Comments: Functional

5.2 WALLS (Structural)

Comments: Functional

5.3 FLOORS (Structural)

Comments: Futher Evaluation

 At the north hallway the floor sags off to the north bathroom and the newer laminated flooring is separating.

This points to the wall possibly not directly over a floor truss.

Could not see this area due to the finished ceiling in the lower level.



5.3 Item 1(Picture)

5.4 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Functional

(1) Finished areas in the lower level limit viewing of portions of the walls, those areas are evaluated by viewing the exterior and the interior surfaces and any adverse affects that may be

caused by a foundation issue, such as movement, buckling, crushing or moisture evidence.

(2) Concrete does 2 things, it gets hard and it cracks. Cracks are generally expected in concrete, though small and shrinkage related. Cracks that are horizontal, or are vertical and widen at the top, or show surface plane differential, or are diagonal at the ends of a long wall, pose a concern, usually due to water issues. " Water always wins" keep the water away from the foundation to preserve and protect the foundation.

(3) Foundations are made to hold the house up, not to keep water out. The only way to keep water out of the bsmt and protect the foundation wall is to keep all water away in the first place, with good roof drainage, grading at the foundation and site grading directing all water well away from the foundation.

The drain tile and sump pump are a fail safe. These do not keep water away from the walls as proper roof drainage and grading at the foundation does. They deal with water that is already at the walls. Keep the water away in the first place, if water isn't at the foundation, it can't harm the foundation or come in.

5.5 COLUMNS and BEAMS

Comments: Functional

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Range/Oven:

Electric

Ventilation:

Exhausting

Items

6.0 DISHWASHER

Comments: Functional

6.1 RANGES/OVENS/COOKTOPS

Comments: Functional

6.2 VENTILATOR

Comments: Maintenance/Preservation

The kitchen exhaust was quite loud possibly or partially due to the plugged filter.



6.2 Item 1(Picture)

6.3 REFRIGERATOR

Comments: Functional

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Material:

Drywall

Wall Material:

Drywall

Window Types:

Casement

Thermal/Insulated

Items

7.0 CEILINGS

Comments: Functional

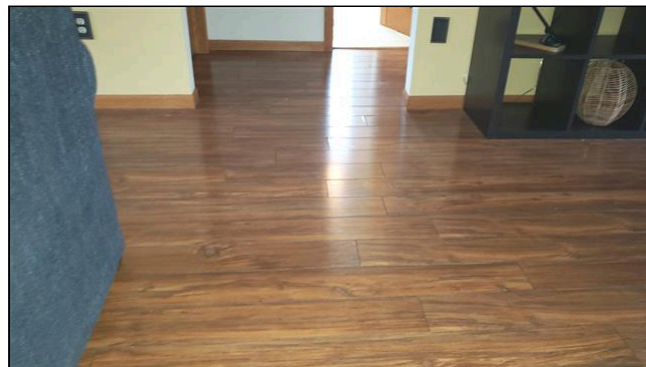
7.1 WALLS

Comments: Functional

7.2 FLOORS

Comments: Maintenance/Preservation

(1) The laminate flooring in the upper shows delamination occurring in many areas.

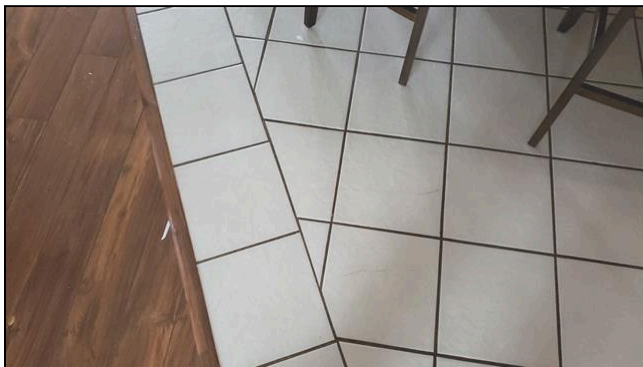


7.2 Item 1(Picture)

(2) Cracked tiles apparent in the kitchen.



7.2 Item 2(Picture)



7.2 Item 3(Picture)

7.3 STEPS, STAIRWAYS, BALCONIES, STOOPS AND RAILINGS

Comments: Functional

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Functional

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Functional

7.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Functional

Missing window latch at the lower east



7.6 Item 1(Picture)

7.7 MOISTURE EVIDENCE

Comments: Not Present

7.8 RODENT/INSECT/PET

Comments: Maintenance/Preservation

Mouse feces under the fireplace.



7.8 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Well	Plumbing Water Supply (into home): Poly	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC	Water Heater Power Source: Propane Natural draft	Water Heater cap & age: 40 Gallon 1 yr
Water Heater Brand: RHEEM	Water Heater Location: Utility Room Lower Level	Gas Line Type: Black pipe Copper CSST Branch Runs
Gas Line Ground or Bond: Grounded through the gas line from the tank	Water Softener: Present Whole House Filter	Limitations: Finish materials

Items

8.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Functional

At the tank and in the service panel



8.0 Item 1(Picture)

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Maintenance/Preservation

The kitchen faucet will not pivot.



8.1 Item 1(Picture)

8.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Functional

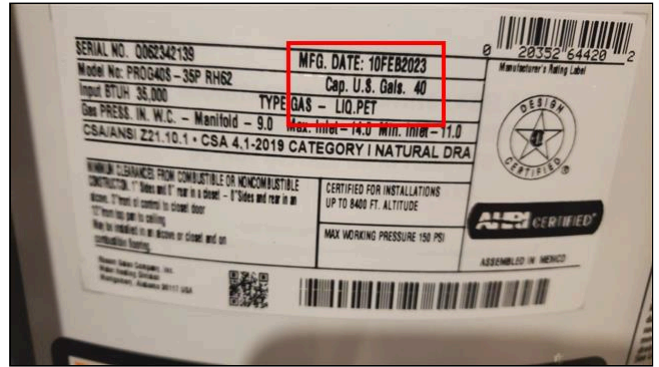
8.3 WATER HEATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Functional

Water heater



8.3 Item 1(Picture)



8.3 Item 2(Picture)

8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Futher Evaluation

 The LP tank is leaning over significantly.

This may be caused by the low wet saturated soil under it.



8.4 Item 1(Picture)

8.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Functional

The main fuel shut off is at gas meter outside

8.6 SUMP PUMP

Comments: Maintenance/Preservation

Flex piping is not recommended in our climate.

Suggest changing to ABS black plastic discharge piping with an air gap at the exterior to prevent siphoning.



8.6 Item 1(Picture)

8.7 RADON SYSTEM

Comments: Not Present

What ever the radon comes in at , can be drastically reduced by replacing the pedestal sump pump with a submersible and sealing the pit.



8.7 Item 1(Picture)

8.8 WATER SOFTENER

Comments: Not Inspected

Not inspected



8.8 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Underground Service	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex	

Items


9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Not Inspected

Under ground and not accessible

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

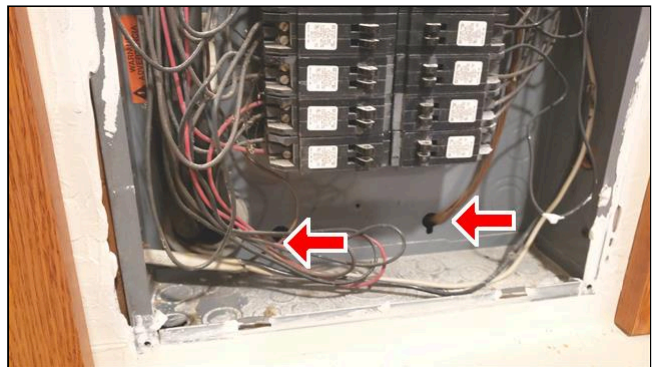
Comments: Defective

 (1) The panel cover does not fit tight to the box as it is designed to. This can allow arc flash to access combustible materials in the wall. Suggest removing the screws in the sides of the box to pull it out enough to protrude from the drywall so the cover fits tight to the box.

Also knock outs in the box should be sealed.

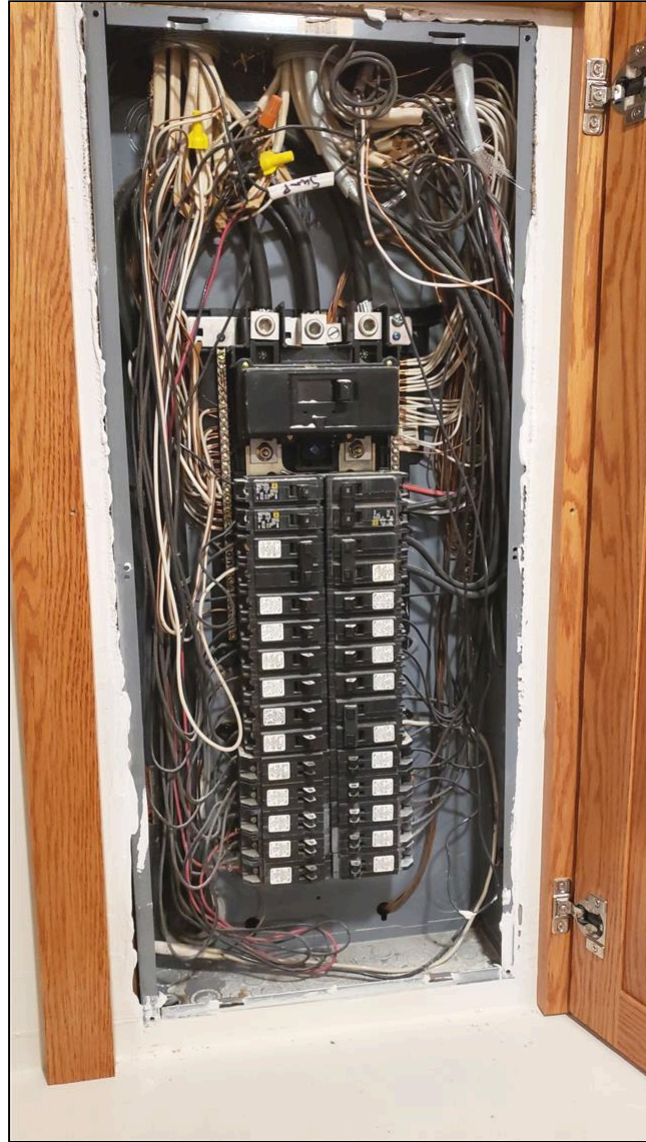


9.1 Item 1(Picture)



9.1 Item 2(Picture)

(2) Panel view



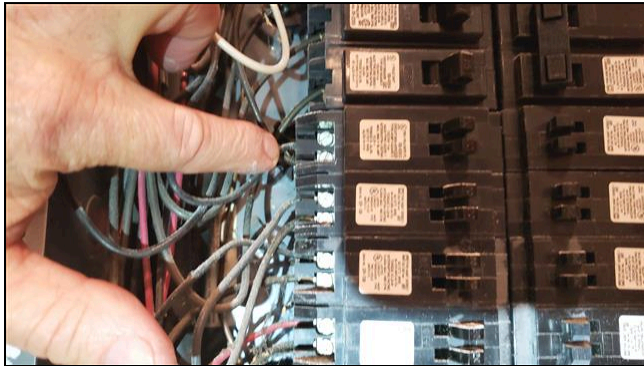
9.1 Item 3(Picture)

9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

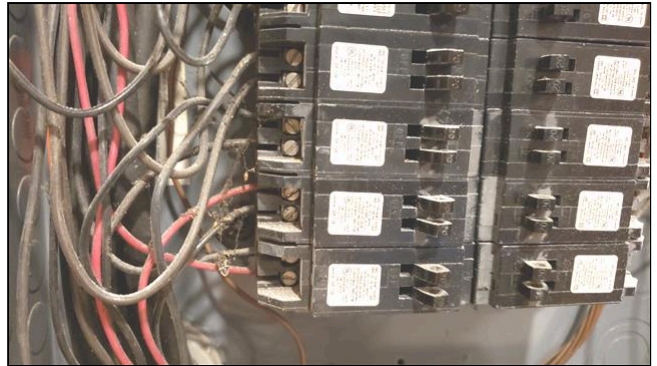
Comments: Defective

⚡ Multiple 14 GA conductors on 20 amp breakers poses a fire hazard. Change the breakers out to 15 amp.

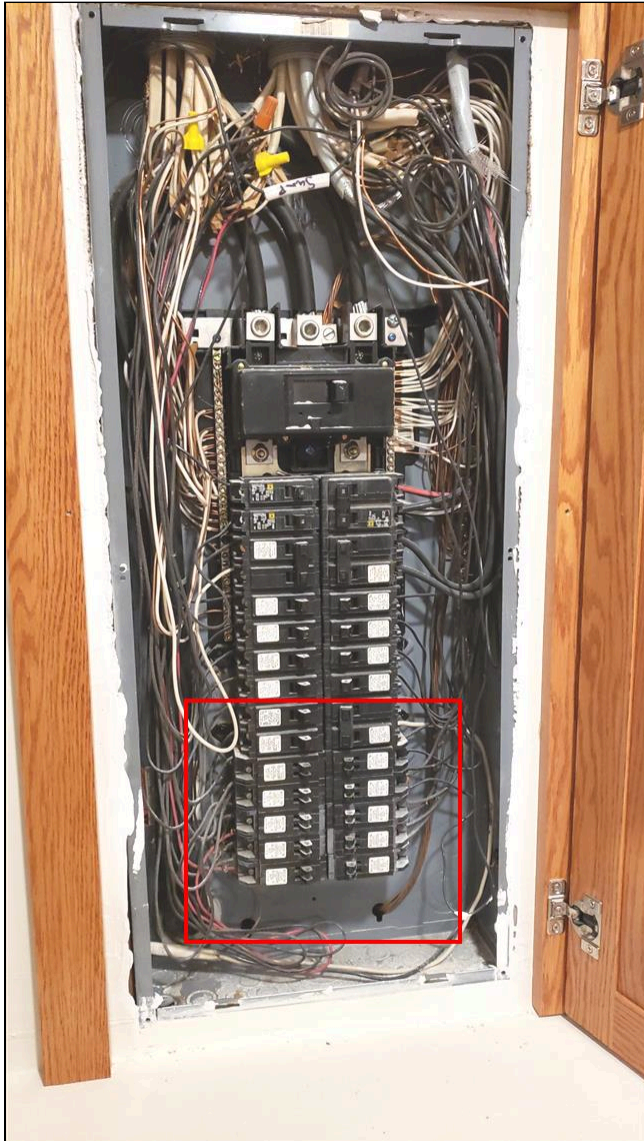
This points to less than professional work.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



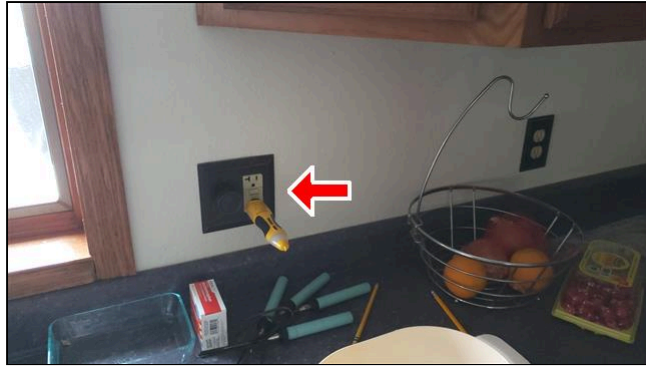
9.2 Item 3(Picture)

9.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation

of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Defective

⚡ (1) Faulty GFCI receptacle at the west side of the kitchen.



9.3 Item 1(Picture)

⚡ (2) Missing junction box cover in the south attic.



9.3 Item 2(Picture)

⚡ (3) Incandescent bulbs in a closet pose a fire safety concern.



9.3 Item 3(Picture)

9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Functional

9.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Functional

Utilityroom

9.6 SMOKE DETECTORS

Comments: Functional

9.7 CARBON MONOXIDE DETECTORS

Comments: Functional

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Propane

Heat System Est. Age:

5 yrs

Distribution:

Ducted Registers

Types of Fireplaces:

Gas Insert
Pellet stove

Cooling Equipment Type:

Central Air

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

ARMSTRONG

Cooling System Age:

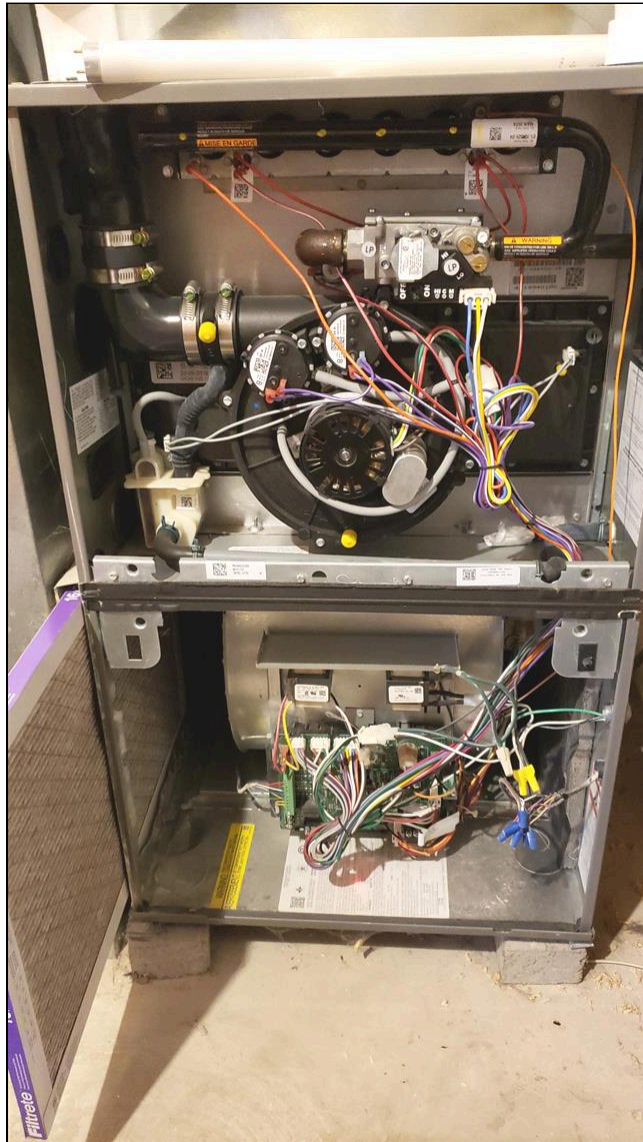
20+ yrs

Items

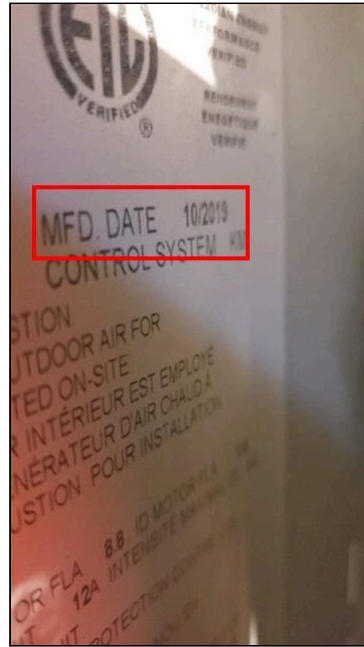
10.0 HEATING EQUIPMENT

Comments: Functional

Furnace view



10.0 Item 1(Picture)



10.0 Item 2(Picture)

10.1 NORMAL OPERATING CONTROLS

Comments: Functional

10.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Functional

10.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Functional

10.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Functional

As relates to the furnace

10.5 GAS/LP FIRELOGS AND FIREPLACES

Comments: Functional

(1) The LP fireplace has not seen maintenance for some time.



10.5 Item 1(Picture)

(2) For Gas fireplace Repair and tune up, call Les Kasten 920-585-4442

10.6 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

(1) The A/C was not tested for proper operation due to the outside air temperature being less than 65 degrees.



10.6 Item 1(Picture)



10.6 Item 2(Picture)



10.6 Item 3(Picture)

(2) The compressor/condenser at the exterior should be maintained in a level position and the use of winter covers is not recommended.

10.7 NORMAL OPERATING CONTROLS

Comments: Not Inspected

10.8 AUXILIARY HEATING

Comments: Futher Evaluation

📌 The pellet stove has not been cleaned for some time and the poor flashing at the exterior of the vent piping points to less than professional installation.



10.8 Item 1(Picture)

10.9 CONDENSATE DRAIN

Comments: Functional

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



PRO Inspect

920-850-5890

Customer
Shannon Sloan

Address
N522 34th Dr
Berlin WI 54923

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

General Summary

2.3 EAVES, SOFFITS AND FASCIAS

Defective

Loose and damaged fascia at the front gable end.

3.4 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Defective

The fire separation on the garage ceiling is compromised by the wood trim holding up the hatch cover, suggest placing 2" drywall strips vertically around the access tunnel to complete the fire separation. Then add wire hold downs so fire pressures can't lift the cover.

10.8 AUXILIARY HEATING

Futher Evaluation

The pellet stove has not been cleaned for some time and the poor flashing at the exterior of the vent piping points to less than professional installation.

Electrical Summary

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Defective

(1) The panel cover does not fit tight to the box as it is designed to. This can allow arc flash to access combustible materials in the wall. Suggest removing the screws in the sides of the box to pull it out enough to protrude from the drywall so the cover fits tight to the box.

Also knock outs in the box should be sealed.

9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Defective

Multiple 14 GA conductors on 20 amp breakers poses a fire hazard. Change the breakers out to 15 amp.

This points to less than professional work.

9.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Defective

(1) Faulty GFCI receptacle at the west side of the kitchen.

(2) Missing junction box cover in the south attic.

(3) Incandescent bulbs in a closet pose a fire safety concern.

Plumbing Summary

8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Futher Evaluation

The LP tank is leaning over significantly.

This may be caused by the low wet saturated soil under it.

Structural Summary

5.3 FLOORS (Structural)

Futher Evaluation

At the north hallway the floor sags off to the north bathroom and the newer laminated flooring is separating.

This points to the wall possibly not directly over a floor truss.

Could not see this area due to the finished ceiling in the lower level.

Maintenance/Preservation

1.0 ROOFING

Functional

(2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

1.1 FLASHING

Maintenance/Preservation

(1) Lacking a kick out flashing at the roofing to siding joint.

(2) Sealant separation apparent.

1.2 CHIMNEY(S)

Maintenance/Preservation

(1) Rust on the crown will stain the siding below, suggest applying EndRust then Rustolium To prevent

this.

(2) Water heater vent

2.0 SIDING, FLASHING AND TRIM

Maintenance/Preservation

(1) Gaps under the windows to the brick sills should be sealed.

(2) Buckled siding due to the grill to close at the rear.

2.1 DOORS (Exterior)

Maintenance/Preservation

(1) Window trim is coming off the front door.

(2) The storm door at the rear needs maintenance.

(3) Anderson patio doors of this type are prone to delamination at the bottom section due to finish surface deterioration at the horizontal edges.

2.2 WINDOWS

Maintenance/Preservation

Anderson windows of this type, age and color are prone to cracking at the base of the mullions, they do have a repair kit for this.

2.4 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Maintenance/Preservation

(1) The deck is not up to today's standards.

Lag bolts or screws are required through the ledgerboard into the rim joists.

The deck rim joist should be doubled or blocked together, especially at a railing post.

There is a bit of sag in the footings for the columns and some columns are out of plumb.

The combination railing and seat at the north end is less than safe and could be better secured.

(2) The asphalt driveway and walk way are significantly unmaintained which caused the cracking and heaving in many areas.

Pavement must be kept well sealed to keep water out from under it, that causes frost heave.

2.5 GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Maintenance/Preservation

(1) The single most important concern with any and every home is to KEEP ALL WATER WELL AWAY FROM THE FOUNDATION, through proper roof drainage and grading at the foundation.

(2) WATER ALWAYS WINS ALWAYS EVERYTIME!

(3) Negative grading at the foundation is apparent in many areas around the foundation. This can cause significant damage to the foundation. The grading at the foundation should slope down and away from the foundation at at least an inch per foot out 4' or better or to a point at which the water can keep flowing away. Best practice is to then cover the dirt with heavy mil plastic sheeting tucked up under the siding starter strip, then some sort of landscape material, fist size (3") round river rock works best. THEN NO EDGING!

With that done, after one good dry summer, the back fill will dry so much that it will shrink and take pressure off the foundation wall and stop any moisture from permeating through the wall, drying off into the bsmt as water vapor, that would have to be removed by a dehumidifier.

The then dry clay acts as a water barrier.

Grading at the foundation should be looked at as a preservation related improvement to protect the foundation.

2.9 MISCELLANEOUS**Maintenance/Preservation**

- (1) There are a number of ash trees on the property that are affected by the emerald ash borer.
- (2) Shrubs contacting the siding.

3.8 SERVICE DOOR(S) / WINDOWS**Maintenance/Preservation**

The front service door will need some repair or maintenance.

4.0 INSULATION IN ATTIC**Maintenance/Preservation**

- (2) Batt insulation falling off the vertical wall I was able to replace and it's holding.

Missing insulation on the access cover at the south attic access.

4.7 RODENT EVIDENCE**Maintenance/Preservation**

Mouse tunnels and trails apparent in the insulation. However no feces were apparent, this indicates a past occurrence and not an ongoing thing.

6.2 VENTILATOR**Maintenance/Preservation**

The kitchen exhaust was quite loud possibly or partially due to the plugged filter.

7.2 FLOORS**Maintenance/Preservation**

- (1) The laminate flooring in the upper shows delamination occurring in many areas.
- (2) Cracked tiles apparent in the kitchen.

7.8 RODENT/INSECT/PET**Maintenance/Preservation**

Mouse feces under the fireplace.

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Maintenance/Preservation**

The kitchen faucet will not pivot.

8.6 SUMP PUMP**Maintenance/Preservation**

Flex piping is not recommended in our climate.

Suggest changing to ABS black plastic discharge piping with an air gap at the exterior to prevent siphoning.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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