



Home Inspection Report

Prepared for: ~~Client Name~~

~~_____~~

Vernon, WI 53189



Inspected by:
Ryan Eigenfeld
National Property Inspections
Inspection Date: 6/22/2023



Defective Summary

This 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.

For the purposes of the report, "Defect," as defined in section 440.97 (2m), Wis. Stats., means: "A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement." The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

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

Exterior Surface and Components

Trim: Wood, Aluminum There is dry rot present at the North exterior door wood trim. Recommend a qualified contractor inspect and repair/ replace as needed

Roof

Flashing: Metal, Rubber Recommend add proper kick out flashings where missing. Recommend a qualified contractor inspect and repair/ replace as needed.

Garage

Attached Attached Garage Overhead Door Operation/Opener: Lift Master Recommend lower light beam safety sensor eyes to within 6" of the ground for safety.

Attached Attached Garage Fire Break Ceiling/Walls: Fire rated material There are penetrations in the fire break wall to the home that should be properly repaired.

Electrical

Electrical Outlets/Components: 110 V, 110 V GFCI The Basement electrical room light switch has a broken cover plate.

The Laundry room West outlet has an open ground present.

The Kitchen island GFCI did not properly trip when tested.

The outlets in the 1/2 Bathroom, Garage and Exterior are not GFCI protected at locations which today's standards require, which is common for a property of this age. Consider updating to GFCI protected outlets for current standards and safety.

The 2nd floor NW and SE Bedroom has loose outlets.

Note: The Garage electrical switch and lights were not operable. Suspect burned out bulbs. Recommend a licensed, qualified electrician inspect and repair/ replace as needed.

Bathroom

1st Floor - 1/2 Bathroom Toilets: Standard The toilet is loose at the floor. Recommend a qualified, licensed plumbing contractor inspect and repair/ replace as needed.

2nd Floor - Full Bathroom Toilets: Standard The toilet is loose at the floor. Recommend a qualified, licensed plumbing contractor inspect and repair/ replace as needed.

Environmental

Environmental Mildew/Microbial Growth: Attic Sheathing Recommend proper cleaning and removal of mildew. Mildew/ microbial growth may pose a health hazard and should be properly re-mediated. Lab testing of suspected mildew/ microbial growth is required to determine the presence of mildew/ microbial growth. Recommend a qualified



Defective Summary (Continued)

Mildew/Microbial Growth: (continued)
contractor inspect and repair/ replace as needed.



Further Evaluation Summary

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

Further Evaluation Definition: Item is not functioning as intended, needs further evaluation by a qualified contractor.

Attic

- Main Attic Sheathing: OSB, Plywood There is mildew present that should be properly cleaned and removed. See Environmental section.
- Main Attic Ventilation: Ridge and soffit vents The intake vents appear to be covered or blocked. Recommend add insulation chutes to ensure proper air flow in attic space. There is evidence of discoloration present. See Environmental section. Recommend a qualified contractor inspect and repair/ replace as needed.
- Main Attic Bathroom/Kitchen Fan Venting: Electric fan The duct work is covered with insulation and not visible for inspection. Recommend verify the fan duct work is properly secured and exhausting the the exterior. Recommend a qualified, licensed contractor inspect and repair/ replace as needed.



Needs Repair Summary

This 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.

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

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

Exterior Surface and Components

Shutter: Plastic The shutter is damaged.

Attic

Main Attic Roof Framing: Rafters There are sistered 2x6 boards attached to several of the rafters. A sistered board on the North side is warped/twisted and should be properly secured as needed. It was stated the additional 2x6's were installed to help support the possible installation of solar panels at a later date. Recommend a qualified contractor inspect and repair/ replace as needed.



Monitor Summary

This 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.

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

Monitor Definition: Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

Attic

Main Attic Moisture Penetration: Not visible There was no visible evidence of active moisture penetration into the attic space at the time of inspection.

Structure

Interior Foundation: Block where visible The visible North wall is plumb to leaning in approx 1/2".
The visible East wall is leaning in approx 1/4".
The visible South wall is plumb to leaning in approx 1/4".
The West wall is covered with finish materials.

Basement

Main Basement Moisture Location: Not visible There was no visible evidence of active moisture penetration into the basement at the time of inspection.

Heating System

Basement Heating System Heating System Operation: Functioning Monitor due to age.

Air Conditioning

Main AC System A/C System Operation: Appears serviceable Monitor due to age.



Maintenance Summary

This 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.

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

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

Lots and Grounds

Grading: Minor slope [Recommend maintain dirt as needed to provide proper drainage away from the building.](#)
 Window Wells/Egress: Metal [Recommend clean debris from window wells.](#)
 Trees/Shrubs at Building: Bushes, Vegetation [Recommend trim bushes away from the house.](#)

Exterior Surface and Components

Entire Exterior Surface Type: Aluminum siding, Brick veneer [Tuck point maintenance is required.](#)
 Soffit/ Fascia: Aluminum, Wood [There is loose trim present on the South side.](#)

Roof

Leaders/Extensions: Aluminum, Corrugated plastic [Recommend add proper aluminum leaders where missing and ensure all leaders extend 6 feet beyond the foundation perimeter.](#)
 Middle of roof Chimney Chimney Chase/Cap/Flue: Brick chase, Concrete cap, Clay flue, Metal cap
[There are cracks present in the mortar joints which require tuck point maintenance.](#)

Plumbing

Sump Pump / Exterior Discharge: Pedestal [The sump pump motor was noisy when operated. The unit maybe nearing the end of its functional life.](#)

Air Conditioning

Main AC System Refrigerant Lines: Serviceable condition [There is torn/ missing insulation observed.](#)

Finished Rooms

Living Room, Kitchen, Dining Areas, Bedrooms, Bathrooms, Basement Rec Room Finished
 Room Doors: Wood [The 2nd floor NW bedroom door has minor damage present.](#)

Living Room, Kitchen, Dining Areas, Bedrooms, Bathrooms, Basement Rec Room Finished
 Room Windows: Vinyl casement, Fixed, Vinyl double hung [Several of the window sashes do not properly operate. Maintenance is required. This is common with casement type windows that are not continually utilized. Recommend a qualified contractor inspect and repair/ replace as needed.](#)

Bathroom

2nd Floor - Full Bathroom Fixtures/Plumbing: PVC, Brush Nickel faucet [The shower diverter is not functioning properly, all water is not flowing to showerhead. Caulk tub diverter and/ or faucet as needed.](#)

Laundry Room/ area

Basement Laundry Room/Area Laundry Tub/Sink: Plastic [Recommend remove hose attached to faucet to prevent possible cross contamination.](#)
 Basement Laundry Room/Area Dryer Vent: Rigid metal [Recommend clean dryer vent prior to first use of appliance.](#)



Maintenance Summary (Continued)

Environmental

Environmental Peeling Paint: Exterior Components
components.

There is minor peeling paint present on the exterior wood



Not Inspected Summary

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

Not Inspected Definition: 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.

Lots and Grounds

Shed: Wood Not inspected.

Attic

Main Attic Unable to Inspect: 50% Approx 50% not visible, entering attic space is restricted due to undisturbed, batt insulation. Attic components beneath insulation are not visible for inspection.

West Addition Over Dining/Living Room Area Attic Unable to Inspect: 100% There is no visible access or entry from within the home. Be advised that because we could not enter the attic space, hidden problems may exist that are not documented in this report. It is recommended that if/ after access is made available a full examination of the space be made prior to commitment.

Structure

Unable to Inspect: 90% The basement/structure is approx 90% covered with finished materials, contents, appliances, insulation, and storage items. Not all components are inspected, only the visible portions.

Fireplace

Family Room Fireplace Type: Wood burning The wood burning fireplace was not inspected for function. Recommend a Level II inspection be completed by a qualified, licensed chimney contractor prior to first use.

Family Room Fireplace Damper: Not visible Not inspected due to not visible.

Family Room Fireplace Flue: Not visible Not inspected due to not visible.

Basement Rec Room Fireplace Damper: Not visible Enclosed fireplace, damper not visible for inspection.

Basement Rec Room Fireplace Flue: Not visible The interior of flue is not visible for inspection.

Plumbing

Grey Water Crock: Not visible or inspect components inside pit. The grey water crock/pump has a sealed cover, unable to test pump for operation

Well: Basement Not Inspected.

Septic: Exterior Not inspected.

Water Softener/Iron Curtain Basement Not inspected for function.

Water Filter System: Basement Not inspected for function.

Electrical

Low Voltage Wiring: Hard wired Not inspected. Testing of low voltage items, such as smoke detectors, carbon monoxide detectors, alarms, timers, low voltage general lighting, back-up generator systems, antenna's, cell phone towers, door bells, intercom/ entertainment systems, security, pet containment systems, etc. are beyond the scope of this inspection.

Kitchen

1st Floor Kitchen Dishwasher: Bosch Not inspected due to contents inside the appliance. Recommend verify with the seller for proper operation before closing.



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Definitions

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

Functional	(Black) Performing its function and its condition is appropriate for its age and/ or use.
Defective	(Red) 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.
Further Evaluation	(Magenta) Item is not functioning as intended, needs further evaluation by a qualified contractor.
Needs Repair	(Blue) The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.
Monitor	(Brown) Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.
Maintenance	(Blue) Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.
Not Inspected	(Green) 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	(Black) Item not present or not found at time of inspection.

General Information

This Inspection Report and the Inspection Agreement are intended to be the completed inspection report for the use of the client only.

This report is completed by Quality Inspections L.L.C. dba National Property Inspections.

Each office is independently owned.

Member of WAHI - Follows the WI SoP and abides by the WAHI Code of Ethics

SCOPE OF THE INSPECTION

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

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

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



General Information (Continued)

Property Information

Property ~~XXXXXXXXXXXXXXXXXXXX~~
Property City Vernon Property State WI Zip 53189

Client Information

Client Name ~~XXXXXXXXXX~~
Client Phone Number ~~XXXXXXXXXX~~
Client Email ~~XXXXXXXXXX~~

Inspection Company

Inspector Name Ryan Eigenfeld
Company Name National Property Inspections
Inspection Company City Mount Pleasant State WI Zip 53406
Inspection Company Phone (262) 636-9909
Inspection Company Website www.npi-wi.com
Inspectors on Site Ryan Eigenfeld
Inspector E-Mail ryan.eigenfeld@npi-wi.com
Inspectors License Number Ryan: 2992-106
Amount Received \$ 564.00

Conditions

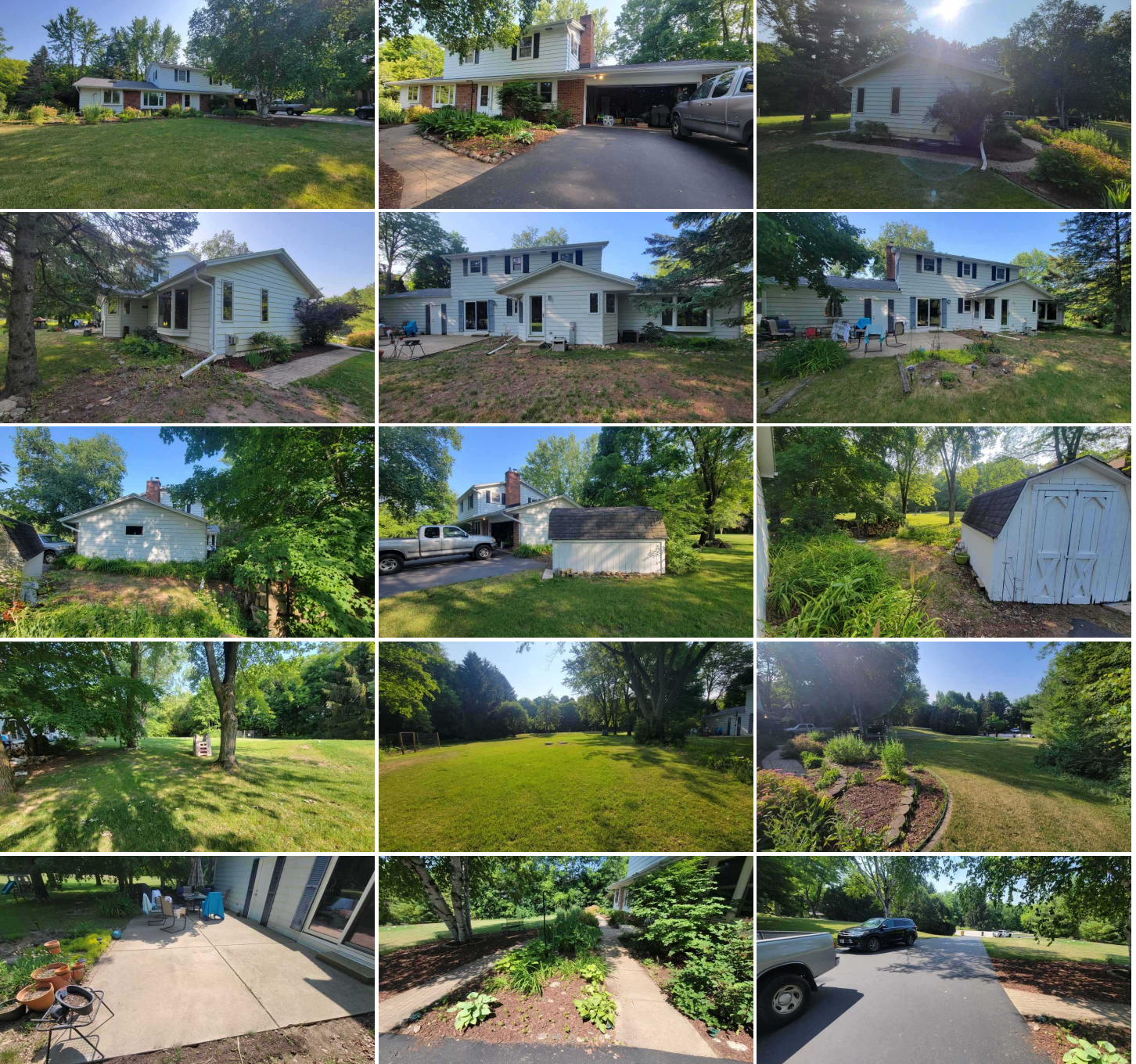
Others Present Buyer's Agent Property Occupied Occupied
Estimated Age 49 years old Entrance Faces South
Inspection Date 6-22-2023
Start Time 8:30 am End Time 11:45 am
Radon Test No
WDO Inspection No
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 84 Degrees
Weather Sunny Soil Conditions Dry
Rain In Last Three Days No
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal Septic
Water Source Private Well



Overview Pictures

The pictures in this section represent the exterior and interior overview of the building at time of inspection.

1. Overview Pictures: Exterior / Lots and Grounds





Overview Pictures (Continued)

Overview Pictures: (continued)



2. Overview Pictures: 1st Floor





Overview Pictures (Continued)

3. Overview Pictures: 2nd Floor

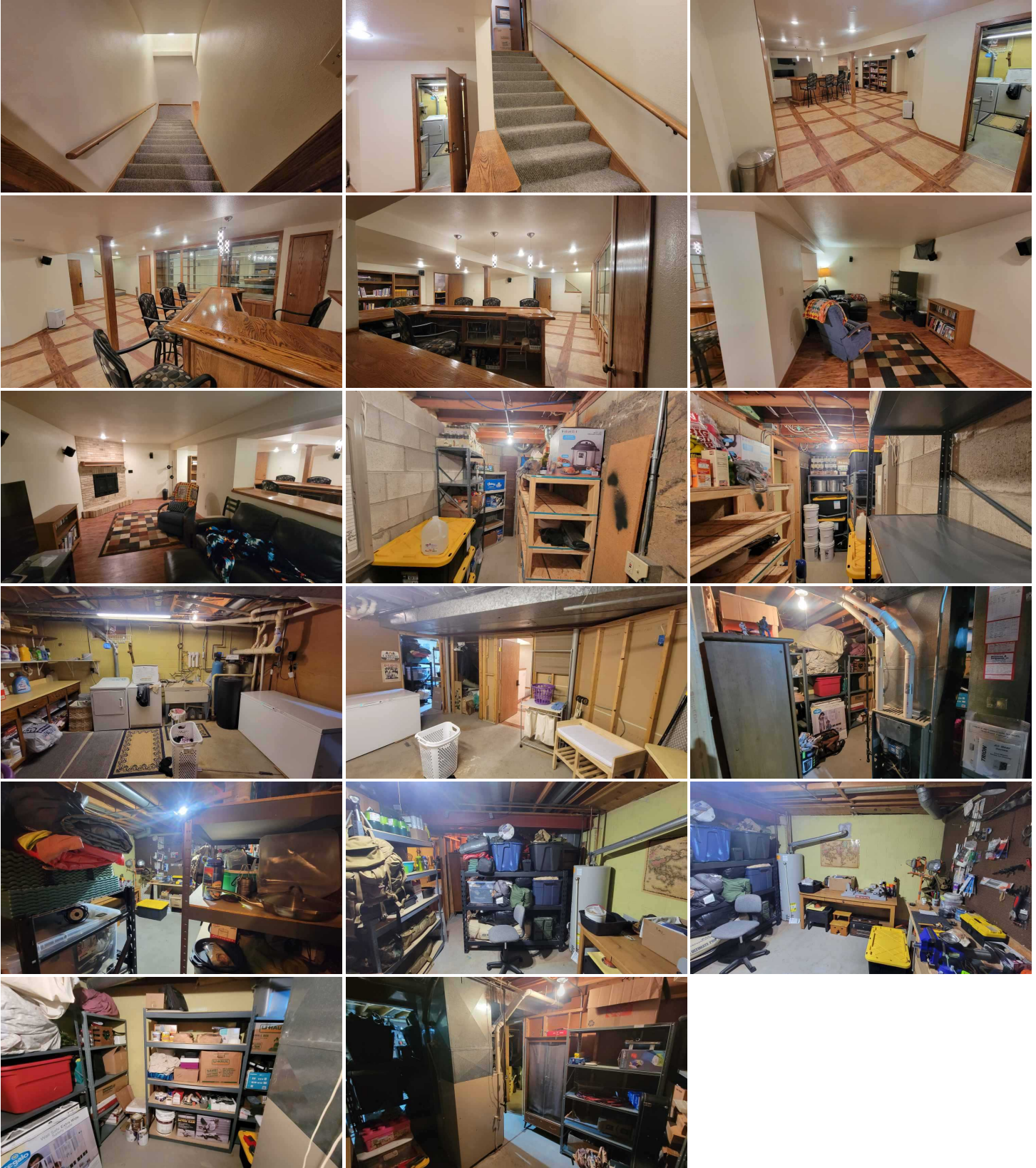


4. Overview Pictures: Basement



Overview Pictures (Continued)

Overview Pictures: (continued)





Overview Pictures (Continued)

5. Overview Pictures: Garage



Lots and Grounds

EXTERIORS - LOTS AND GROUNDS (a) A home inspector shall observe and describe the condition of all of the following: ... 5. Decks, balconies, stoops, steps and porches including railings. ... 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. (c) A home inspector is not required to observe the following: ... 4. Fences or privacy walls. ... 8. Geological or soil conditions. 9. Recreational facilities. 10. Out-buildings other than garages and carports. 11. Trees, shrubs and other vegetation.

Note: Grade should remain a minimum of 6" below existing siding. Promote positive drainage away from the foundation and extend runoff from roofing and downspouts a minimum of 6' from foundation. Building standards have changed throughout the years. The deck / porch / balcony attachment to the structure requires certain construction methods to comply with current standards. It may be common due to the age of the home / structure and current building standards that the deck / porch / balcony may not be attached with proper components. It is common in older deck / porch systems for the vertical wood support posts to be buried below grade. This is no longer a recognized building practice. Not all of the footings maybe visible at the time of inspection. The attached structure(s) are NOT inspected to current code as it is out of the scope of the inspection to do so.

- | | |
|----------------|---------------------------------|
| 1. Functional | Driveway: Asphalt |
| 2. Functional | Walkways: Concrete, Brick |
| 3. Functional | Steps/Stoops/Railings: Concrete |
| 4. Not Present | Porch: Not present |
| 5. Functional | Patio: Concrete |
| 6. Not Present | Deck: Not present |
| 7. Not Present | Balcony: Not present |
| 8. Maintenance | Grading: Minor slope |
| 9. Maintenance | Window Wells/Egress: Metal |

Recommend maintain dirt as needed to provide proper drainage away from the building.

Recommend clean debris



- | | |
|-----------------|--|
| 10. Not Present | Retaining Walls: Not present |
| 11. Maintenance | Trees/Shrubs at Building: Bushes, Vegetation |
- Recommend trim bushes away from the house.





Lots and Grounds (Continued)

12. Not Inspected

Shed: Wood

Not inspected.



Exterior Surface and Components

EXTERIORS - EXTERIOR SURFACE AND COMPONENTS (a) A home inspector shall observe and describe the condition of all of the following: 1. Wall claddings, including type. 2. Flashings and trim. 3. Entryway doors and at least one window per side of a dwelling unit. ... 6. Eaves, soffits and fascias. ... (b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit. (c) A home inspector is not required to observe the following: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches or other security devices or systems. 3. Intercom systems. ... 5. Insulation or vapor barriers in exterior walls. 6. Safety glazing.

Note: Wood siding should be a minimum of 6" above grade. Detection of the presence of concealed moisture, mold or wood decay or wood destroying insects behind the exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, windows and doors and any other penetrations. Buildings built prior to 1978 may contain lead-based paint hazards. Lab testing of suspected lead-based paint is required to determine the presence of lead-based paint .

Window, door, and/ or trim flashing may or may not be visible at the exterior. Flashing underneath siding, tape, and house wrap is not visible for inspection. Missing and/ or improper flashing has the potential to lead to unforeseen deterioration.

EIFS (Exterior Insulated Finish Systems) are out of the scope of a home inspection. There are many different types of EIFS. A certified EIFS inspector is required to perform this type of material / installation inspection. Certified EIFS inspectors may be allowed to perform level 1/2/3 or invasive types of inspections that are out of the scope and not allowed during a home inspection.

Entire Exterior Surface

1. Maintenance

Type: Aluminum siding, Brick veneer
required.

Tuck point maintenance is



2. Defective

Trim: Wood, Aluminum

There is dry rot present at the North exterior door wood trim. Recommend a qualified contractor inspect and repair/ replace as needed





Exterior Surface and Components (Continued)

3. Maintenance

Soffit/ Fascia: Aluminum, Wood

There is loose trim present on the South side.



4. Functional

Entry/Patio Doors: Metal, Wood, Vinyl sliding

5. Functional

Basement Windows: Wood hopper

6. Functional

Exterior Lighting: Surface mount

7. Functional

Hose Bibs: Gate

8. Needs Repair

Shutter: Plastic

The shutter is damaged.



Roof

ROOFS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Roof coverings, including type. 2. Roof drainage systems. 3. Flashings. 4. Skylights, chimneys and roof penetrations. 5. Signs of leaks or abnormal condensation on building components. (b) A home inspector shall describe the methods used to observe the roof. (c) A home inspector is not required to do any of the following: 1. Walk on the roofing. 2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors. 3. Observe internal gutter and downspout systems and related underground drainage piping.

Recommend yearly inspection of roof, skylights, chimneys and any other components for any maintenance that might be needed. Skylights are susceptible to leakage and condensation. Some chimneys due to height may not be fully inspected.

Over the years building standards have changed. A chimney width of 24 or wider on the roof side should have a cricket/ saddle installed to properly divert the roof water. Chimneys installed in the middle of the roof or on an exterior wall side follow the 3-2-10 standard. This requires that the shortest side of a chimney penetration meet a minimum height of 3. The top is required to be 2 higher than any part of the building within 10.

Main Roof Surface

1. Overview Pictures: Pictures





Roof (Continued)

Overview Pictures: (continued)



2. Method of Inspection: On roof, Ground level

3. Type: Gable

4. Functional

Material: Asphalt shingle

The roof was installed in 2023, and appears to be functional at time of inspection. Continued typical seasonal maintenance will be required as the roof ages.

5. Functional

Number of Layers: 1

6. Approximate Age: New

7. Defective

Flashing: Metal, Rubber

Recommend add proper kick out flashings where missing.

Recommend a qualified contractor inspect and repair/ replace as needed.



8. Functional

Valleys: Preformed metal

9. Functional

Skylights: Insulated glass - 4

10. Functional

Plumbing Vents: PVC

11. Functional

Roof Vent: Ridge vent

12. Functional

Gutters: Aluminum

13. Functional

Downspouts: Aluminum

14. Maintenance

Leaders/Extensions: Aluminum, Corrugated plastic

Recommend add proper aluminum leaders where missing and ensure all leaders extend 6 feet beyond the foundation perimeter.





Roof (Continued)

Leaders/Extensions: (continued)



Middle of roof Chimney

15. Method of Inspection: On roof

16. Maintenance

Chimney Chase/Cap/Flue: Brick chase, Concrete cap, Clay flue, Metal cap
cracks present in the mortar joints which require tuck point maintenance.

There are



17. Functional

Chimney Flashing: Metal





Roof (Continued)

Chimney Flashing: (continued)



Garage

EXTERIORS - GARAGE (a) A home inspector shall observe and describe the condition of all of the following: 1. Wall claddings, including type. 2. Flashings and trim. 3. Entryway doors and at least one window per side of a dwelling unit. 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing. 5. Decks, balconies, stoops, steps and porches including railings. 6. Eaves, soffits and fascias. 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. (b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit. (c) A home inspector is not required to observe the following: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches or other security devices or systems. 3. Intercom systems. 4. Fences or privacy walls. 5. Insulation or vapor barriers in exterior walls. 6. Safety glazing. 7. Garage door operator remote control transmitters. 8. Geological or soil conditions. ... 11. Trees, shrubs and other vegetation.

Note: Wood siding should be a minimum of 6" above grade. Detection of the presence of concealed moisture, mold or wood decay or wood destroying insects behind the exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, windows and doors and any other penetrations. Any peeling paint present is not tested for lead paint as part of this inspection. The garage door safety disconnect/ release cord was not released at the time of inspection. It is out of the scope of the inspection due to being invasive, and avoids property damage.

Attached Attached Garage

1. Type of Structure: Attached Car Spaces: 2

2. Functional Overhead Garage Doors: Insulated aluminum

3. Defective Overhead Door Operation/Opener: Lift Master

Recommend lower light beam safety sensor eyes to within 6" of the ground for safety.



4. Functional Home Entry Door: Wood

5. Functional Exterior Service Doors: Metal

6. Defective Fire Break Ceiling/Walls: Fire rated material

There are penetrations in the fire break wall to the home that should be properly repaired.



7. Functional Floor/Foundation: Concrete



Attic

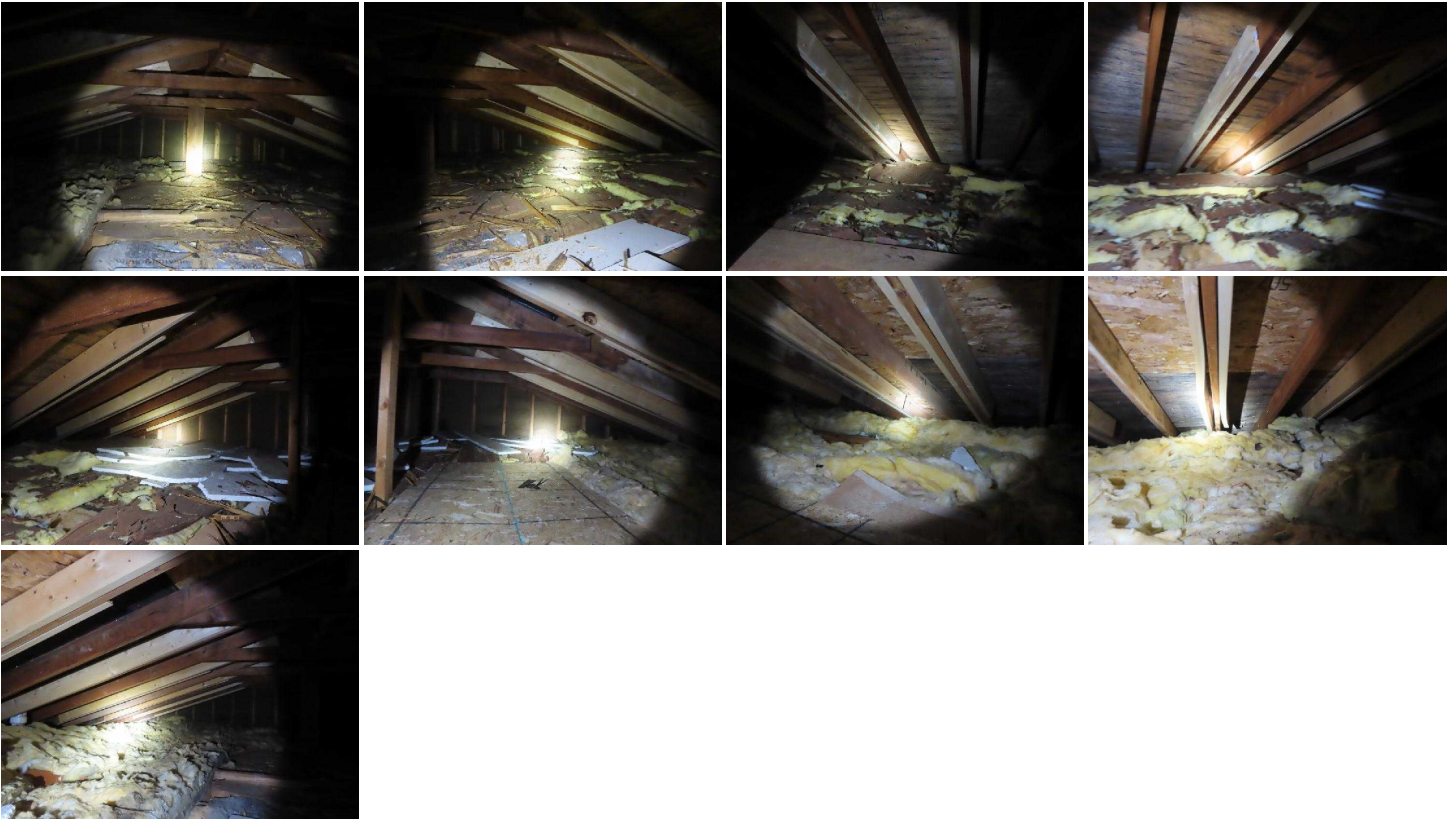
INSULATION AND VENTILATION. (a) A home inspector shall observe and describe the condition of all of the following: 1. The presence or absence of insulation in unfinished spaces. 2. Ventilation of attics and foundation areas. 3. Kitchen, bathroom, and laundry venting systems. (b) A home inspector is not required to observe any of the following: 1. Concealed insulation. 2. Venting equipment which is integrated with household appliances.

Recommend yearly inspection of attic space for any maintenance that might be needed such as mechanical venting issues to roof leaks. Attic components beneath insulation are not inspected.

Note: Vermiculite insulation was a common building product used during building of older homes. Vermiculite has the potential to be an asbestos containing material. Vermiculite may still be present under top layer of insulation.

Main Attic

1. Overview Pictures: Pictures



2. Method of Inspection: From the attic access

3. Not Inspected Unable to Inspect: 50% Approx 50% not visible, entering attic space is restricted due to undisturbed, batt insulation. Attic components beneath insulation are not visible for inspection.

4. Needs Repair Roof Framing: Rafters There are sistered 2x6 boards attached to several of the rafters. A sistered board on the North side is warped/twisted and should be properly secured as needed. It was stated the additional 2x6's were installed to help support the possible installation of solar panels at a later date. Recommend a qualified contractor inspect and repair/ replace as needed.



5. Further Evaluation Sheathing: OSB, Plywood There is mildew present that should be properly cleaned and removed. See Environmental section.

6. Further Evaluation Ventilation: Ridge and soffit vents The intake vents appear to be covered or blocked. Recommend add insulation chutes to ensure proper air flow in attic space. There is evidence of



Attic (Continued)

Ventilation: (continued)

discoloration present. See Environmental section. Recommend a qualified contractor inspect and repair/replace as needed.

- | | | |
|---|---|--|
| 7. Functional | Insulation: Fiberglass batts, Rigid foam present. | There is approx 10 to 12 inches of insulation |
| 8. Not Present | Attic Fan: Not present | |
| 9. Further Evaluation | Bathroom/Kitchen Fan Venting: Electric fan | The duct work is covered with insulation and not visible for inspection. Recommend verify the fan duct work is properly secured and exhausting the the exterior. Recommend a qualified, licensed contractor inspect and repair/ replace as needed. |
| 10. Monitor | Moisture Penetration: Not visible | There was no visible evidence of active moisture penetration into the attic space at the time of inspection. |
| 11. Not Present | Separation Walls: Not present | |
| 12. Functional | Access Panel/Door: Wood with insulation | |
| West Addition Over Dining/Living Room Area Attic | | |
| 13. Not Inspected | Unable to Inspect: 100% | There is no visible access or entry from within the home. Be advised that because we could not enter the attic space, hidden problems may exist that are not documented in this report. It is recommended that if/ after access is made available a full examination of the space be made prior to commitment. |

Structure

FOUNDATIONS. A home inspector shall observe and describe the type and condition of the foundation, columns, and flooring systems.

The basement is approx 75% finished, not all components are inspected, only the visible portions. Any visible foundation walls that are painted may conceal potential cracks that are not visible at time of inspection. Foundation walls with finishes/ wall coverings are not visible for inspection. Painted and unfinished walls should always be monitored for any potential movement/ cracking.

- | | | |
|------------------|--|---|
| 1. Not Inspected | Unable to Inspect: 90% | The basement/structure is approx 90% covered with finished materials, contents, appliances, insulation, and storage items. Not all components are inspected, only the visible portions. |
| 2. Functional | Structure Type: Wood frame where visible | |
| 3. Monitor | Interior Foundation: Block where visible | The visible North wall is plumb to leaning in approx 1/2". |
| | | The visible East wall is leaning in approx 1/4". |
| | | The visible South wall is plumb to leaning in approx 1/4". |
| | | The West wall is covered with finish materials. |
| 4. Functional | Beams: Steel I-Beam where visible | |
| 5. Functional | Piers/Posts: Steel where visible | |
| 6. Functional | Box Sill Insulation: Batting where visible | |
| 7. Functional | Joists/Trusses: Wood joists where visible | |
| 8. Functional | Subfloor: Plywood where visible | |
| 9. Functional | Floor/Slab: Concrete where visible | |



Basement

FOUNDATION, COLUMNS, FLOORING. A home inspector shall observe and describe the type and condition of the foundation, columns, and flooring systems.

Note: To help ensure a dry basement, the gutters, downspouts and extensions, grading, sidewalks, patios and driveways need to have proper pitch away from the foundation.

Main Basement

- | | | |
|---------------|---|---|
| 1. Functional | Ventilation: Present | |
| 2. Monitor | Moisture Location: Not visible | There was no visible evidence of active moisture penetration into the basement at the time of inspection. |
| 3. Functional | Basement Stairs/Railings: Carpet stairs and wood railings | |

Fireplace

FIREPLACE/WOOD STOVE: (a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system: 1. Heating equipment and distribution systems. 2. Normal operating controls and energy source. 3. Automatic safety controls. 4. Exterior surfaces of chimneys, flues and vents. 5. Solid fuel heating devices. 6. The presence of an installed heat source in each room. (b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish fuel fires. 4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. 5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

Note: Recommend the fireplace on an annual schedule should have a cleaning and inspection. The inside of flues are not inspected due to limited and/ or no visibility. Recommend a Level II inspection be completed by a qualified, licensed chimney contractor prior to first use.

Family Room Fireplace

- | | | |
|------------------|--------------------|---|
| 1. Not Inspected | Type: Wood burning | The wood burning fireplace was not inspected for function. Recommend a Level II inspection be completed by a qualified, licensed chimney contractor prior to first use. |
|------------------|--------------------|---|



- | | | |
|------------------|--|-----------------------------------|
| 2. Functional | Fireplace Construction: Prefab metal, Fire brick | |
| 3. Not Inspected | Damper: Not visible | Not inspected due to not visible. |
| 4. Functional | Hearth: Raised brick | |
| 5. Not Inspected | Flue: Not visible | Not inspected due to not visible. |

Basement Rec Room Fireplace

- | | | |
|---------------|------------------------|--|
| 6. Functional | Type: Enclosed gas log | |
|---------------|------------------------|--|





Fireplace (Continued)

- | | |
|-------------------|---|
| 7. Functional | Fireplace Construction: Enclosed prefab metal, Gas log |
| 8. Not Inspected | Damper: Not visible Enclosed fireplace, damper not visible for inspection. |
| 9. Functional | Hearth: Raised brick |
| 10. Not Inspected | Flue: Not visible The interior of flue is not visible for inspection. |

Plumbing

PLUMBING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following: Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections. Interior drain, waste and vent systems, including traps, drain, waste, and vent piping, piping supports and leaks. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports, and leaks. Sump pumps. A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

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

Note: This is a visual inspection only. Concealed portions of the plumbing system including but not limited to: Wells, Main utility lines and Septic systems are excluded. Also exempt from this report are Pools, Saunas & Hot Tubs, Steam Showers, Water Softeners, Sprinkler Systems, Lawn Watering Systems and Solar Powered Systems. Lead water service laterals should be replaced with proper industry standard piping.

Gray water systems are designed to remove interior waste water only. Typically they are not part of the foundation drain tile system. These systems are covered and cannot be fully inspected for function.

In older construction, palmer valves were common as a backflow preventer in the basement floor drain. Palmer valves are known to fail as they age. Palmer valves may not be visible at time of inspection and are not inspected for function. Palmer valves are outside the scope of this inspection. May want to consider further evaluation by a licensed plumber for verification if system is present and functioning properly. Only the visible, accessible gas lines may be tested for leaks at the time of inspection. Gas lines covered with finish materials, or inaccessible were not tested at time of inspection.

Bathtub overflows are not inspected for function. It is out of the scope for the inspection to fill the tub and test this component.

- | | |
|---------------|--|
| 1. Functional | Service Line: Galvanized, Copper |
| 2. Functional | Main Water Shutoff: Basement |
| 3. Functional | Water Lines: Copper |
| 4. Functional | Water Line Supports: Metal |
| 5. Functional | Drain/Vent Pipes: pvc |
| 6. Functional | Drain/Vent Pipe Supports: Metal, Plastic |
| 7. Functional | Floor Drain: Surface drain |
| 8. Functional | Gas Meter: Exterior mount |



- | | |
|---------------|---|
| 9. Functional | Gas Service Lines: Black pipe inspection. |
|---------------|---|

Note: There are no gas leaks observed at time of



Plumbing (Continued)

- 10. Functional
- 11. Maintenance

Gas Service Line Supports: Metal
Sump Pump / Exterior Discharge: Pedestal
operated. The unit maybe nearing the end of its functional life.

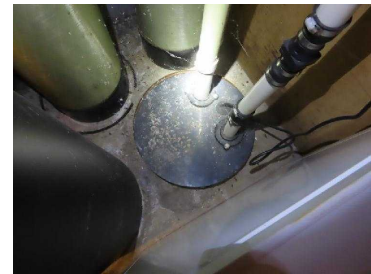
The sump pump motor was noisy when



- 12. Not Inspected

Grey Water Crock: Not visible
has a sealed cover, unable to test pump for operation or inspect components inside pit.

The grey water crock/pump



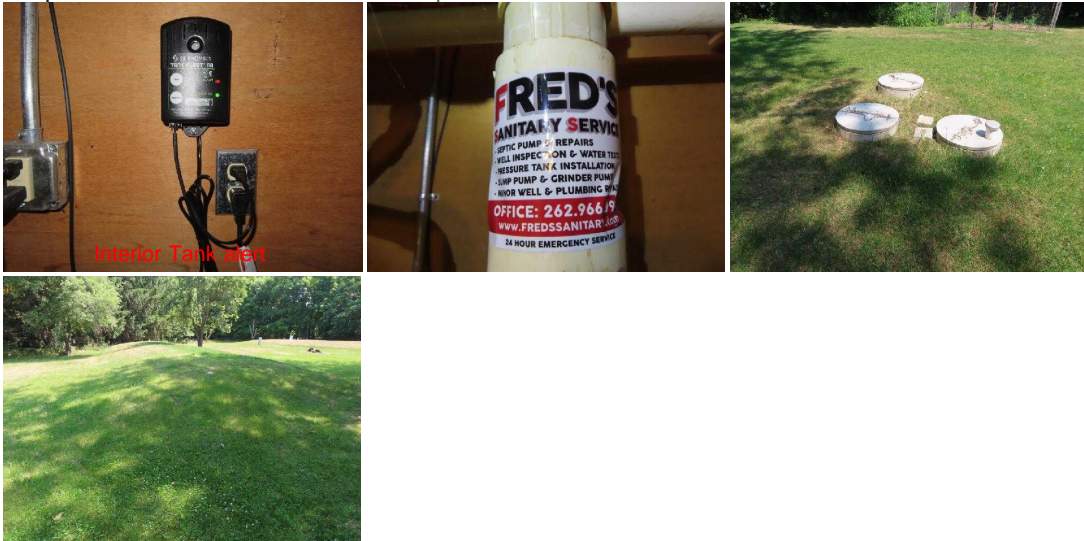
- 13. Functional
- 14. Not Inspected

Lateral Clean-out: Accessible
Well: Basement Not Inspected.



- 15. Not Inspected

Septic: Exterior Not Inspected.



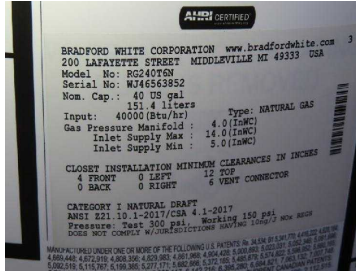
Not inspected for function.



Not inspected for function.



19. Manufacturer: Bradford-White



The water temperature is 120 degrees.



Electrical

ELECTRICAL SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Service entrance conductors. 2. Service equipment, grounding equipment, main over current device. 3. Main and distribution panels, including their location. 4. Amperage and voltage ratings of the service, including whether service type is overhead or underground. 5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring. 6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls. 7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures. 8. The operation of ground fault circuit interrupters. 9. The functionality of the power sources for smoke detectors. (b) A home inspector is not required to do any of the following: 1. Insert any tool, probe or testing device inside the panels. 2. Test or operate any over current device except ground fault circuit interrupters. 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. 4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems. 5. Measure amperage, voltage or impedance. Inspect or test a built in vacuum system.

Note: This is a general, visual inspection of the accessible portions of the buildings electrical system. Recommend grounded and GFCI protected outlets at all exterior, kitchen, bathrooms, wet bar, garage and unfinished basement outlets. Testing of low voltage items, such as smoke detectors, carbon monoxide detectors, alarms, timers, low voltage general lighting, back-up generator systems, antenna's, cell phone towers, door bells, intercom/ entertainment systems, security, pet containment systems, etc. are beyond the scope of this inspection.

Smoke detectors and carbon monoxide detectors should be located within the building per recommended NFPA and manufacturer's guidelines, State of Wisconsin laws and local municipality laws. They should be tested and batteries should be replaced at intervals recommended by manufacture.

1. Service Size Amps: 200 Volts: 110-240 V
2. Functional Service: Aluminum



3. Functional Electrical Mast: Underground utilities
4. Defective Electrical Outlets/Components: 110 V, 110 V GFCI
light switch has a broken cover plate.

The Basement electrical room

The Laundry room West outlet has an open ground present.

The Kitchen island GFCI did not properly trip when tested.

The outlets in the 1/2 Bathroom, Garage and Exterior are not GFCI protected at locations which today's standards require, which is common for a property of this age. Consider updating to GFCI protected outlets for current standards and safety.

The 2nd floor NW and SE Bedroom has loose outlets.

Note: The Garage electrical switch and lights were not operable. Suspect burned out bulbs. Recommend a licensed, qualified electrician inspect and repair/ replace as needed.





Electrical (Continued)

Electrical Outlets/Components: (continued)



5. Functional
6. Functional
7. Functional
8. Functional
9. Not Inspected

120/240 V Branch Circuits: Copper

Conductor Type: Romex

Ground: Water line only visible

Co/ Smoke Detectors: Hardwired

Low Voltage Wiring: Hard wired

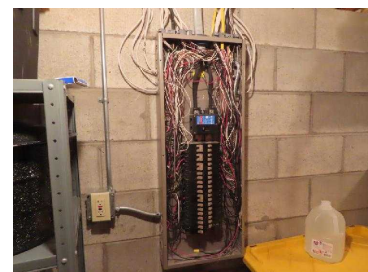
Not inspected. Testing of low voltage items, such as smoke detectors, carbon monoxide detectors, alarms, timers, low voltage general lighting, back-up generator systems, antenna's, cell phone towers, door bells, intercom/ entertainment systems, security, pet containment systems, etc. are beyond the scope of this inspection.



Basement - Main Electric Panel

10. Functional

Manufacturer: Cutler-Hammer





Electrical (Continued)

11. Maximum Capacity: 225 Amps
 12. Functional Main Breaker Size: 200 Amps



13. Functional Breakers: Present
 14. Not Present AFCI: Not present
 15. Not Present GFCI: Not present

Heating System

HEATING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system: 1. Heating equipment and distribution systems. 2. Normal operating controls and energy source. 3. Automatic safety controls. 4. Exterior surfaces of chimneys, flues and vents. 5. Solid fuel heating devices. 6. The presence of an installed heat source in each room. (b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish fuel fires. 4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. 5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

Note: The mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection does not determine the balancing or sizing of the system. The inspection covers only the visible components. Hidden problems may exist that are not documented in this report. Recommend an annual cleaning and servicing for best performance and life expectancy.

Basement Heating System

1. Monitor Heating System Operation: Functioning
 2. Functional Manufacturer: Armstrong

Monitor due to age.





Heating System (Continued)

Manufacturer: (continued)

or - (414) 963-2222

Date	Tech	Service Performed	T E S T	E R R O R	Date Media Changed
4-3-19	Tony	Furn. Maint.			
8-15-19	Tony	AC Maint.			
4-13-20	Tony	Furn. Maint.			New
9-10-20	STEVE	A/C AMP			
10-12-22	Tony	Furn. Maint.			

3. Type: Forced air Capacity: 75,000 BTU

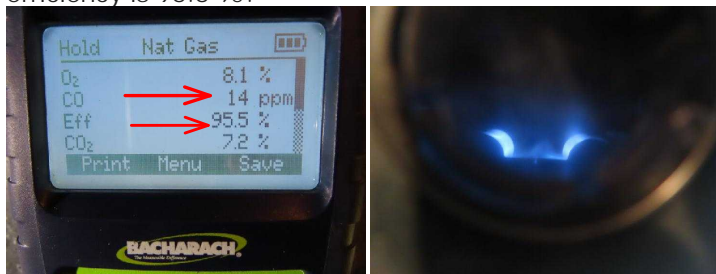
4. Area Served: Whole building Approximate Age: 22 years old

5. Fuel Type: Natural gas

6. Functional Thermostat: Programmable

7. Functional Heat Exchanger/Flame: 3 Burner, Blue efficiency is 95.5 %.

The exhaust carbon monoxide is 14 ppm. The

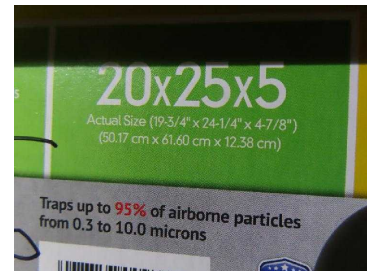


8. Functional

Blower Fan: Direct drive

9. Functional

Filter: Disposable filter



10. Functional

Distribution: Metal duct where visible

11. Not Present

Humidifier: Not present

12. Functional

Flue Pipe: PVC

13. Functional

Condensate Removal: Plastic tubing



Air Conditioning

CENTRAL AIR CONDITIONING. (a) A home inspector shall observe and describe the condition of all of the following: 1. Cooling and air handling equipment, including type and energy source. 2. Normal operating controls. 3. The presence of an installed cooling source in each room. (b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage. 2. Observe non-central air conditioners. 3. Observe the uniformity or adequacy of cool-air supply to the various rooms. 4. Operate electronic air filters. 5. Observe the pressure of the system coolant or determine the presence of leakage. 6. Test the electrical current drawn by the unit.

Note: The mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. The inspection does not determine the balancing or sizing of the system. The inspection covers only the visible components. Hidden problems may exist that are not documented in this report. Recommend an annual cleaning and servicing for best performance and life expectancy.

Main AC System

1. Type: Central A/C
2. Monitor A/C System Operation: Appears serviceable Monitor due to age.
3. Functional Condensate Removal: Plastic tubing
4. Functional Exterior Unit: Pad mounted
5. Area Served: Whole building
6. Manufacturer: Armstrong



7. Approximate Age: 22 years old
8. Fuel Type: 240 VAC
9. Functional Electrical Disconnect: Fused
10. Temperature Differential: 68-51 = 17 Degrees
11. Maintenance Refrigerant Lines: Serviceable condition missing insulation observed.

There is torn/





Finished Rooms

INTERIORS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (b) A home inspector is not required to observe any of the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit.

Note: This section includes all interior spaces, such as entries, hallways, living rooms, dining rooms, bedrooms, bathrooms, offices, dens, finished basements, etc. The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report. Building standards have changed throughout the years; it is common in older homes to have railing heights and spindle distances that do not meet today's standards. Buildings built prior to 1978 may contain lead-based paint hazards. Lab testing of suspected lead-based paint is required to determine the presence of lead-based paint .

Living Room, Kitchen, Dining Areas, Bedrooms, Bathrooms, Basement Rec Room Finished

Room

1. Functional
2. Functional
3. Maintenance

Ceiling/Walls: Drywall, Brick, Wood trim, Cabinets, Tile

Floors: Vinyl floor covering, Wood laminate, Carpet, Ceramic tile

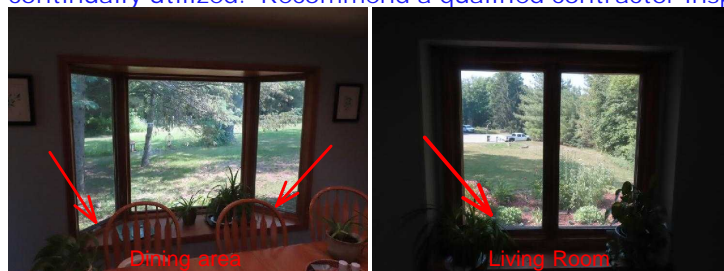
Doors: Wood The 2nd floor NW bedroom door has minor damage present.



4. Maintenance

Windows: Vinyl casement, Fixed, Vinyl double hung

Several of the window sashes do not properly operate. Maintenance is required. This is common with casement type windows that are not continually utilized. Recommend a qualified contractor inspect and repair/ replace as needed.



5. Functional
6. Functional

HVAC Source: Forced air

Stairs/Railings: Carpet stairs and wood railings



Bathroom

INTERIORS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (b) A home inspector is not required to observe any of the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit.

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

Exhaust fans should be present in all baths with tubs/ showers and should be operated long enough to remove humidity to eliminate the potential for mold and mildew.

1st Floor - 1/2 Bathroom

- | | |
|----------------|---|
| 1. Functional | Counter/Cabinet: Solid Surface, Wood |
| 2. Functional | Fixtures/Plumbing: PVC, Brush Nickel faucet |
| 3. Functional | Sink/Basin: One piece sink/counter top |
| 4. Not Present | Tub/Shower/Surround: |
| 5. Not Present | Whirlpool/Surround: |
| 6. Defective | Toilets: Standard The toilet is loose at the floor. Recommend a qualified, licensed plumbing contractor inspect and repair/ replace as needed. |



- | | |
|---------------|--------------------------|
| 7. Functional | Ventilation: Window only |
|---------------|--------------------------|

2nd Floor - Full Bathroom

- | | |
|-----------------|--|
| 8. Functional | Counter/Cabinet: Granite, Wood |
| 9. Functional | Sink/Basin: Under mount sink |
| 10. Maintenance | Fixtures/Plumbing: PVC, Brush Nickel faucet The shower diverter is not functioning properly, all water is not flowing to showerhead. Caulk tub diverter and/ or faucet as needed. |



- | | |
|----------------|---|
| 11. Functional | Tub/Shower/Surround: Porcelain tub and ceramic tile surround |
| 12. Defective | Toilets: Standard The toilet is loose at the floor. Recommend a qualified, licensed plumbing contractor inspect and repair/ replace as needed. |



- | | |
|----------------|---------------------------------------|
| 13. Functional | Ventilation: Electric ventilation fan |
|----------------|---------------------------------------|



Kitchen

INTERIORS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (b) A home inspector is not required to observe any of the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit.

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report.

1st Floor Kitchen

1. Functional
2. Functional

Refrigerator: General Electric
Cooking Appliances: General Electric



3. Functional
4. Functional
5. Not Inspected

Microwave: Panasonic
Ventilator: Allure
Dishwasher: Bosch Not inspected due to contents inside the appliance. Recommend verify with the seller for proper operation before closing.



6. Functional
7. Functional
8. Functional
9. Functional

Air Gap Present: Yes
Counter/Cabinet: Solid Surface, Granite, Wood
Fixtures/Plumbing: PVC, Chrome faucet
Sink/Basin: Molded single bowl



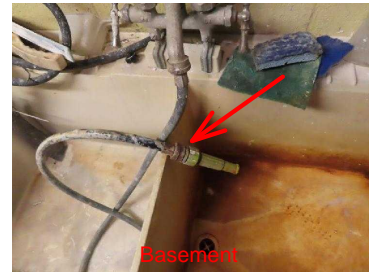
Laundry Room/ area

INTERIORS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (b) A home inspector is not required to observe any of the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit.

Note: The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ ceiling minor cracks/ touch-ups are considered minor and are not included in the report. Recommend clean out laundry vent on a regular yearly interval.

Basement Laundry Room/Area

- | | |
|----------------|---|
| 1. Functional | Washer and Dryer Electrical: 110 V, 220 V |
| 2. Maintenance | Laundry Tub/Sink: Plastic Recommend remove hose attached to faucet to prevent possible cross contamination. |



- | | |
|----------------|---|
| 3. Functional | Washer Drain: Floor drain |
| 4. Maintenance | Dryer Vent: Rigid metal Recommend clean dryer vent prior to first use of appliance. |

Environmental

Abandoned fuel tanks may be used for oil fueled boilers, furnaces, and/ or fireplaces. Inspection of fuel tanks are outside the scope of this home inspection. The presence of buried fuel tank(s) is unknown due to not being visible.

Asbestos was a common building product throughout the years. Asbestos containing materials are only health hazardous when made friable / disturbed into the atmosphere. Encapsulation is recommended to avoid health hazard concerns. Lab testing of suspected asbestos containing materials are required to determine the presence of asbestos.

Mildew/ microbial growth may pose a health hazard and should be properly re-mediated. Lab testing of suspected mildew/ microbial growth is required to determine the presence of mildew/ microbial growth.

Buildings built prior to 1978 may contain lead-based paint hazards. Lab testing of suspected lead-based paint is required to determine the presence of lead-based paint .

- | | |
|----------------|---|
| 1. Not Present | Fuel Tank/Location: Not present |
| 2. Defective | Mildew/Microbial Growth: Attic Sheathing Recommend proper cleaning and removal of mildew. Mildew/ microbial growth may pose a health hazard and should be properly re-mediated. Lab testing of suspected mildew/ microbial growth is required to determine the presence of mildew/ microbial growth. Recommend a qualified contractor inspect and repair/ replace as needed. |





Environmental (Continued)

Mildew/Microbial Growth: (continued)



3. Maintenance

Peeling Paint: Exterior Components
paint present on the exterior wood components.

There is minor peeling





Final Comments

As part of this inspection we did not test for lead paint on premises or test for asbestos containing products on premises.

Thank you for choosing National Property Inspections!

If you have any questions, please feel free to give us a call at 262-636-9909.