

# Inspection Report



Inspection Date February 8, 2017  
Client  
Inspector Pat Skettington

State of Wisconsin 729-106



**Inspection360pros**

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## Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

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## Significant Concerns

### Safety Concerns

#### Balconies, Decks and Porches

1. Balcony, Deck or Porch(Exterior: Ground View): Guardrail is too low

#### Electrical

2. GFCI(Partial Bathroom): Missing GFCI at outlet.

#### Room Components

3. Stair(Hallway and Stairs): Handrail is missing

### Items Not Operating

#### Electrical

4. Switch(Kitchen): Not working

### Major Concerns

None

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## Budget to Replace

#### Appliances

5. Refrigerator(Kitchen): Nearing the end of its useful life
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## Needs Further Evaluation

None

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## Items to Monitor

None

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## Maintenance Items

#### Appliances

6. Refrigerator(Kitchen): Minor damaged observed

#### Building Exterior

7. Eave(Exterior: Ground View): Paint is worn or peeling
8. Siding(Exterior: Ground View): peeling paint and loose and damaged boards

#### Room Components

9. Wall(Basement): Common type cracks



## General Information

- # Of Stories: 2
- Present During Inspection: Buyer's agent, Buyer
- Water Source: Public
- Year Built: 1926
- Price Of Home: 463868
- Method To Inspect Roof: From ground with binoculars
- Cooling System: Central
- Weather Conditions: Cloudy, Rain
- Foundation Design: Basement
- Square Footage: 1592
- Sewer System: Public
- Ground Conditions: Snow
- Occupancy: Occupied

## Scope of Inspection

- This home inspection is being conducted in accordance with the state Standard of Practice guidelines.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.

## Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

**Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

**Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

**Defect**

Is operating, but has at least one major concern with its operation.

**Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

**Not working**

Was not working at the time of the inspection.

**Not Inspected**

Was not inspected. The reason is typically indicated.

# Appliances

Save money on appliances and appliance repair

## Descriptions:

### Dryer

- Energy Source: Gas
- Venting Location: Wall

### Oven/Range

- Energy Source: Gas

### Washer

- Energy Source: Electric

### Refrigerator

- Manufacturer Name: Frigidaire
- Year Built: 2003

## Concerns and Observations:

- ✓ Dishwasher
- ✓ Dryer
- ✓ Garbage Disposal
- ✓ Microwave Oven
- ✓ Oven/Range
- ✓ Refrigerator

### Minor Concern

#### Minor damaged observed

Location Kitchen





Old

### Nearing the end of its useful life

Location	Kitchen
Suggested Action	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

✓ Washer

## Balconies, Decks and Porches

### Descriptions:

#### Balcony, Deck or Porch

- Material: Wood

### Concerns and Observations:

! Balcony, Deck or Porch

#### Safety Concern

#### Guardrail is too low

Location	Exterior: Ground View
Impact	A low guardrail reduces protection from falling
Suggested Action	Repair or replace the guardrail to meet the modern code
Other Information	A guardrail is the barrier that prevents you from falling off a deck, porch, mezzanine, or the side of stairs



## Building Exterior

[Find deals on siding and gutters](#)

### Descriptions:

#### Eave

- Fascia Material: Wood
- Soffit Material: Wood

#### Gutter

- Material: Aluminum

**Downspout**

- Drainage Location: Below grade, Above grade
- Material: Aluminum

**Concerns and Observations:**✓ **Downspout**— **Eave****Moderate Concern****Paint is worn or peeling**

Location	Exterior: Ground View
Suggested Action	Suggest review by a qualified professional.

✓ **Exhaust Vent**✓ **Exterior Trim**✓ **Gutter**— **Siding****Moderate Concern****peeling paint and loose and damaged boards**

Location	Exterior: Ground View
Suggested Action	Suggest review for repair by a qualified professional.

**Building Structure****Descriptions:****Beam**

- Material: Wood

**Column / Pier**

- Material: Wood

**Joist**

- Material: Wood
- Size: 2x10

**Roof Structure**

- Framing Type: Rafter
- Roof Pitch: Medium
- Roof Style: Gable, Hip

**Foundation Wall**

- Material: Concrete Block

- Type: Solid board

## Concerns and Observations:

- ✓ Basement / Crawl Space Ventilation
- ✓ Beam
- ✓ Column / Pier
- ✓ Foundation Wall
- ✓ Joist
- ✓ Rafter
- ✓ Roof Sheathing
- ✓ Roof Structure

## Electrical

### Descriptions:

#### Electric service panel

- Panel Type: Circuit breakers
- Wiring Type - Main: Copper
- Location: Basement

#### Electric service panel

- Panel Type: Circuit breakers
- Wiring Type - Main: Copper
- Location: Utility Room

#### Wiring

- Wiring Method: Conduit

#### Electrical service

- Location Of Main Disconnect: Basement
- Rating: 100 amps
- Service Entry Style: Overhead
- Location: Exterior: Ground View

## Concerns and Observations:

- ✓ CO Alarm
- ✓ Ceiling Fan
- ✓ Door Bell
- ✓ Electric service panel
- ✓ Electrical service
- ⚠ GFCI

### Safety Concern

#### Missing GFCI at outlet.

Location	Partial Bathroom
Impact	GFCI's outlets are suggest near sinks.
Suggested Action	Suggest review for repair by a qualified professional.



- ✓ Kitchen / Bath Exhaust
- ✓ Light Fixture
- ✓ Outlet
- ✓ Smoke Alarm
- ✗ Switch

#### Not Working

#### Not working

Location	Kitchen
Suggested Action	Replace the switch



- ✓ Wiring

## Fireplace and Chimney

### Descriptions:

#### Fireplace

- Energy Source: Gas
- Firebox Material: Metal Insert
- Location: Living Room

#### Chimney / Flue

- Chimney Chase Material: Brick
- Location Inspected Chimney: Exterior, Basement
- Viewed From: From Ground

### Concerns and Observations:

- ✓ Chimney / Flue
- ✓ Fireplace

## HVAC

Find deals on heating and cooling equipment and repair

## Descriptions:

### Furnace

- Location: Basement

### Air Conditioner

- Air Conditioner Type: Split
- Air Distribution Method: Ductless
- Capacity: 2 Ton
- Condensing Type: Air
- Energy Source: Electric
- Type: Cased
- Year Built: 2008
- Location: Exterior: Ground View

### Air Conditioner

- Location: Utility Room

### Thermostat

- Location: Living Room

### Air Conditioner

- Location: Basement

### Furnace

- Location: Utility Room

### Boiler

- Circulator: Gravity fed
- Circulator Zones: Single
- Distribution: Steam
- Energy Source: Gas
- Manufacturer Name: Dunkirk
- Model Number: PSB-5D
- Serial Number: 020100277
- Temperature Gauge: True
- Year Built: 2001
- Location: Basement
- [Manual](#)

## Disclaimers:

- Air Conditioner - The air conditioner could not be tested because the temperature was below 65 when it it unsafe to run the air conditioner.

## Concerns and Observations:

- ✓ [Air Conditioner](#)
- ✓ [Boiler](#)
- ✓ [Boiler Pipes](#)
- ✓ [Ductwork](#)
- ✓ [Furnace](#)
- ✓ [HVAC Venting](#)
- ✓ [Humidifier](#)
- ✓ [Thermostat](#)

## Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

## Descriptions:

**Driveway**

- Material: Asphalt

**Concerns and Observations:**

- ✓ Drainage and Grading
- ✓ Driveway
- ✓ Fence
- ✓ Landscape Feature
- ✓ Patio and walkway
- ✓ Stair and Stoop

**Plumbing****Descriptions:****Water Pipe**

- Water Service Piping Material: Copper
- Water Supply Piping Material: Copper

**Water Heater**

- Type: Recovery
- Location: Basement

**Main water valve**

- Main Water Supply Valve Location: Basement
- Water Meter Location: Basement
- Location: Utility Room, Basement

**Cleanout**

- Location: Basement

**Waste discharge pipe**

- Plumbing Waste Piping Material: PVC

**Water Heater**

- Type: Recovery
- Location: Utility Room

**Disclaimers:**

- Hose Bibb - The exterior faucets are not rested due to cold weather.

**Concerns and Observations:**

- ✓ Cleanout
- ✓ Floor drain
- ✓ Foundation drainage system
- ✓ Fuel lines
- ✓ Hose Bibb
- ✓ Main fuel supply
- ✓ Main water valve
- ✓ Plumbing Vent
- ✓ Shower / Tub
- ✓ Sink
- ✓ Toilet
- ✓ Waste discharge pipe
- ✓ Water Heater
- ✓ Water Pipe

**Roof**

Save money on roofing material and repair

## Descriptions:

## Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Roof Flashing
- ✓ Roof Material

## Room Components

Save money on windows, doors and flooring and repair

## Descriptions:

### Exterior door

- Materials: Metal

### Countertop

- Material: Quartz

### Window

- Window Frame Type: Wood
- Window Glass Type: Single pane
- Window Type: Single hung

### Floor

- Floor Cover: Hardwood
- Sub Floor Material: Planking

### Ceiling

- Material: Wood, Plaster

### Insulation

- Approximate Depth: 4-7
- Insulation Style: Spray foam

### Wall

- Material: Wood

### Overhead Door

- Material: Steel

## Concerns and Observations:

- ✓ Attic Entry
- ✓ Cabinet
- ✓ Ceiling
- ✓ Countertop
- ✓ Exterior door
- ✓ Floor
- ✓ Insulation
- ✓ Interior Door
- ✓ Interior Trim
- ✓ Overhead Door
- ✓ Register / Return
- ✓ Screen
- ⚠ Stair

### Safety Concern

#### Handrail is missing

Location	Hallway and Stairs
Impact	A missing handrail could hinder the stair user an opportunity to stop or reduce the extent of a fall
Suggested Action	Install a handrail



- ✔ Storm door
- ✔ Vanity
- ✔ Wall

Minor Concern

Common type cracks

Location	Basement
Suggested Action	Suggest monitoring condition.

- ✔ Window