



Inspection Report

John Doe

Property Address:
1234 Anywhere Street
Anytown WI 65432



BK Home Inspections

Bob Beisbier
S95W32855 Hickorywood Trl
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Date: 11/23/2011	Time: 01:30 PM	Report ID: 113211-8
Property: 1234 Anywhere Street Anytown WI 65432	Customer: John Doe	Real Estate Professional: Jane Doe Shoreast Realty

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.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

Single Family

Age Of Home:

Unknown

Home Faces:

East

Client Is Present:

No

Radon Test:

No

Weather:

Clear

Temperature:

40, 45

Rain in last 3 days:

Yes

Snowfall amount:

N/A

Occupied:

No

Present at inspection:

Client's father

Soil Condition:

Normal

1. Grounds

The home inspector shall observe: Decks, balconies, stoops, steps, areaways, porches and applicable railings; vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

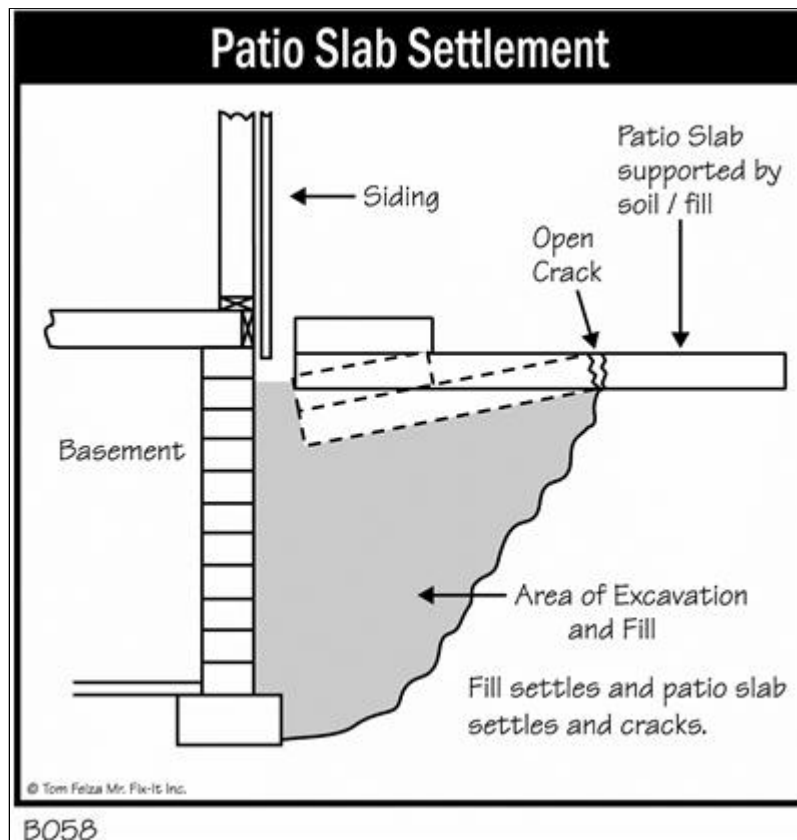
		IN	NI	NP	RR	Styles & Materials
1.0	DRIVEWAY	X				DRIVEWAY: Concrete
1.1	SIDEWALKS	X				SIDEWALKS: Concrete
1.2	RETAINING WALLS			X		RETAINING WALLS: N/A
1.3	PATIO				X	PATIO: Concrete
1.4	DECK/PORCH/COVER			X		DECK/PORCH/COVER: N/A
1.5	FENCES AND GATES				X	FENCES AND GATES: Wood
1.6	GRADING, DRAINAGE, AND VEGETATION	X				DRAINAGE OF SITE: Level Site (poor)

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Comments:

1.3 Patio settled and slopes drainage towards home. This can cause foundation or moisture problems in basement. Recommend a contractor to give buyer options and pricing of corrective action.

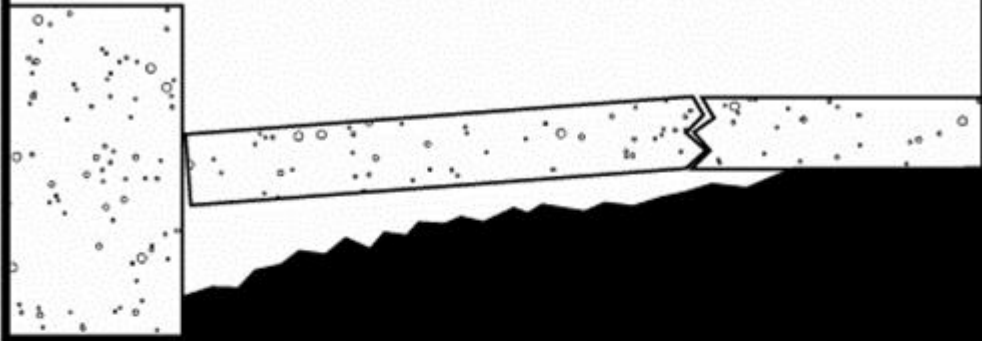
Mud jacking may be an option.



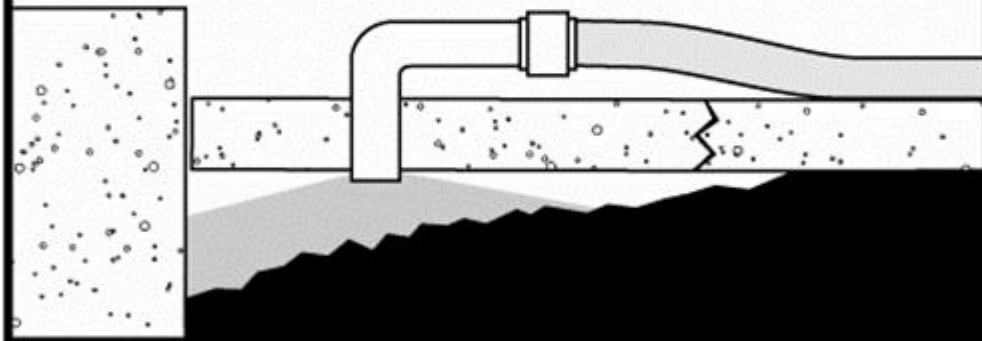
1.3 Picture 1

Mudjacking

1. Typical broken concrete slab as a result of settling:

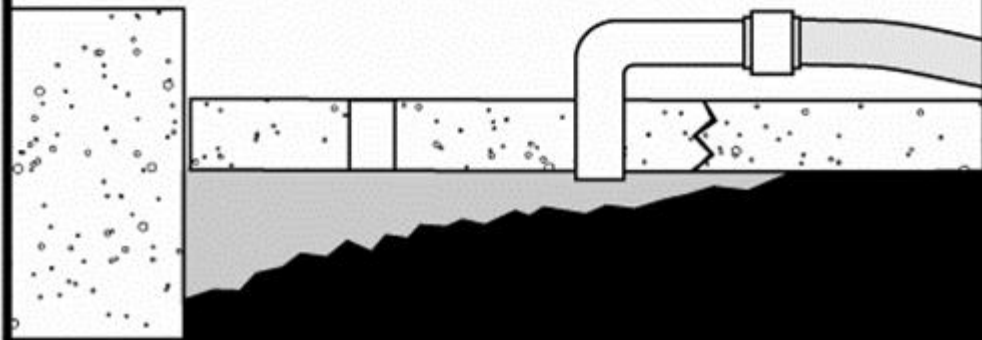


2. Pressure lifts the slab above a cone of "mud" forced through a drilled hole:



© Tom Feiza Mr. Fix-It Inc.

3. Additional holes are drilled to fill voids as needed to support the slab:



1.3 Picture 2



1.3 Picture 3

1.5 Repairs needed to fences and gates in various areas.

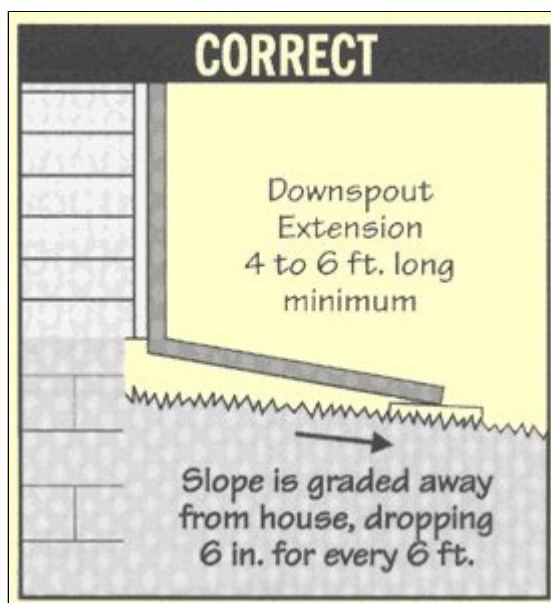


1.5 Picture 1

1.6

FYI: Grading, clean gutters, and downspout extensions are an important part of a home maintenance plan. If proper grade is not maintained, water can saturate the earth and create pressure against the foundation wall, and damage the wall.

Recommendation: The drainage grade away from the foundation should be not less than 6%. (One inch of decline per lineal foot away from the foundation for 6 feet if possible).



1.6 Picture 1

The grounds 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. Areas may be blocked by vegetation or snow. 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 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.

		IN	NI	NP	RR	Styles & Materials
2.0	EXTERIOR STAIRS/STEPS/STOOP	X				EXTERIOR STAIRS: Concrete stoop
2.1	EXTERIOR WALLS				X	STRUCTURE: Wood Frame
2.2	EXTERIOR TRIM				X	WALL COVERING: BRICK and Board and batten
2.3	PLUMBING WATER FAUCETS (hose bibs)	X				TRIM MATERIAL: Metal and Wood APPURTENANCE: CONCRETE STOOP and PATIO HOSE FAUCETS: Frost free type (no need to winterize) and Not frost free type (need to winterize)

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Comments:

2.1 Some wood siding is aged and major deterioration is noted. Replacement is imminent. All wood exterior cladding has a life span and the end of it's life span is near. I recommend to consult a qualified contractor for an expert opinion and advise buyer of options.



2.1 Picture 1

2.2 Noted trim missing around patio door.

2.3 The exterior faucet did not operate. Many people turn the exterior faucet off in the fall of the year to prevent freezing. The inspector does not turn on a water faucet that is turned off.

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. 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.

		IN	NI	NP	RR	Styles & Materials
3.0	ROOF COVERINGS				X	ROOF COVERING: AGED
3.1	FLASHINGS				X	3-TAB FIBERGLASS OR ASPHALT
3.2	CHIMNEYS AND ROOF PENETRATIONS				X	SHINGLE (1 LAYER)
3.3	Skylight(s)			X		VIEWED ROOF COVERING FROM: WALKED ROOF
3.4	ROOFING DRAINAGE SYSTEMS				X	SKY LIGHT (S): NONE

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CHIMNEY (exterior):
BRICK

ESTIMATED AGE OF ROOF:
OVER 20 YEARS

Comments:

3.0 (1) The roof covering is old, and the life of covering has expired. The covering does need to be replaced. Areas of leakage noted today. Replacement is needed. Some of roof sheathing needs replacement also because of mold and water damage.



3.0 Picture 1 roof leak



3.0 Picture 2 roof leak by chimney



3.0 Picture 3



3.0 Picture 4

(2) Large hole discovered above garage service door.



3.0 Picture 5



3.0 Picture 6

3.1 Recommend replacing flashings with next roof covering.

3.2 Moderate deterioration noted to chimney. Recommend a qualified chimney specialist to further evaluate and quote repairs.



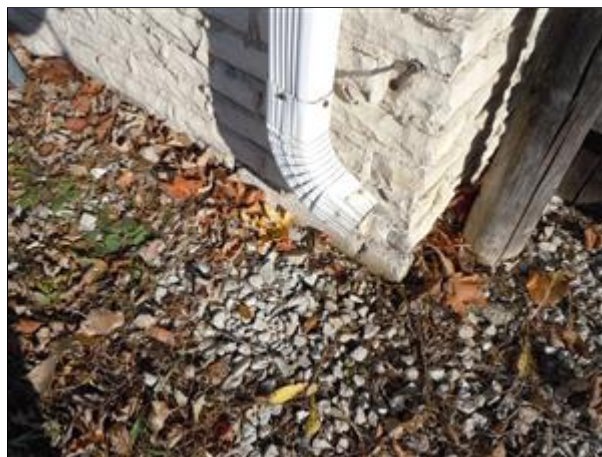
3.2 Picture 1

3.4 Debris in gutters. Gutters will not drain properly unless periodically cleaned. Proper management of rain water and snow melt is very important.

Extensions recommended to route water away from building.



3.4 Picture 1



3.4 Picture 2

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.

4. 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.

		IN	NI	NP	RR	Styles & Materials
4.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				X	FOUNDATIONS: MASONRY BLOCK
4.1	WALLS (Structural)				X	METHOD USED TO OBSERVE CRAWLSPACE: CRAWLED
4.2	COLUMNS OR PIERS	X				FLOOR STRUCTURE: WOOD JOISTS
4.3	FLOORS (Structural)				X	WALL STRUCTURE: WOOD FRAME
4.4	CEILINGS (structural)	X				COLUMNS OR PIERS: WOOD BEAM MASONRY BLOCK
4.5	ROOF STRUCTURE AND ATTIC				X	CEILING STRUCTURE: TRUSS ROOF STRUCTURE: ENGINEERED WOOD TRUSS ROOF-TYPE: GABLE METHOD USED TO OBSERVE ATTIC: VIEWED FROM ACCESS OPENING ATTIC ACCESS LOCATION: Attic access in laundry room Observations in basement: Moisture or seepage found today

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Comments:

4.0 Noted foundation wall along patio out of plumb by an unacceptable amount possibly from improper grading, drainage, or expansive soil conditions. Horizontal and step cracks or walls tilting are often indicative of movement from the as-built condition. Recommend further evaluation by foundation consultant to determine course of remedial action.

Evidence of flooding noted. Much moisture in crawlspace. This has done structural damage already. Much fungal growth found also.



4.0 Picture 1

4.1 Noted wood evidence of destroying pests, mold and water damage in areas. Major repairs may be required. Recommend further evaluation and repairs as necessary.



4.1 Picture 1



4.1 Picture 2



4.1 Picture 3

4.3 Signs of mold is present on floor system in crawlspace in several areas. We did not inspect, test or determine if this mold is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

Structural deficiencies from moisture damage noted in floor framing system that needs further evaluation by a structural engineer.



4.3 Picture 1



4.3 Picture 2



4.3 Picture 3



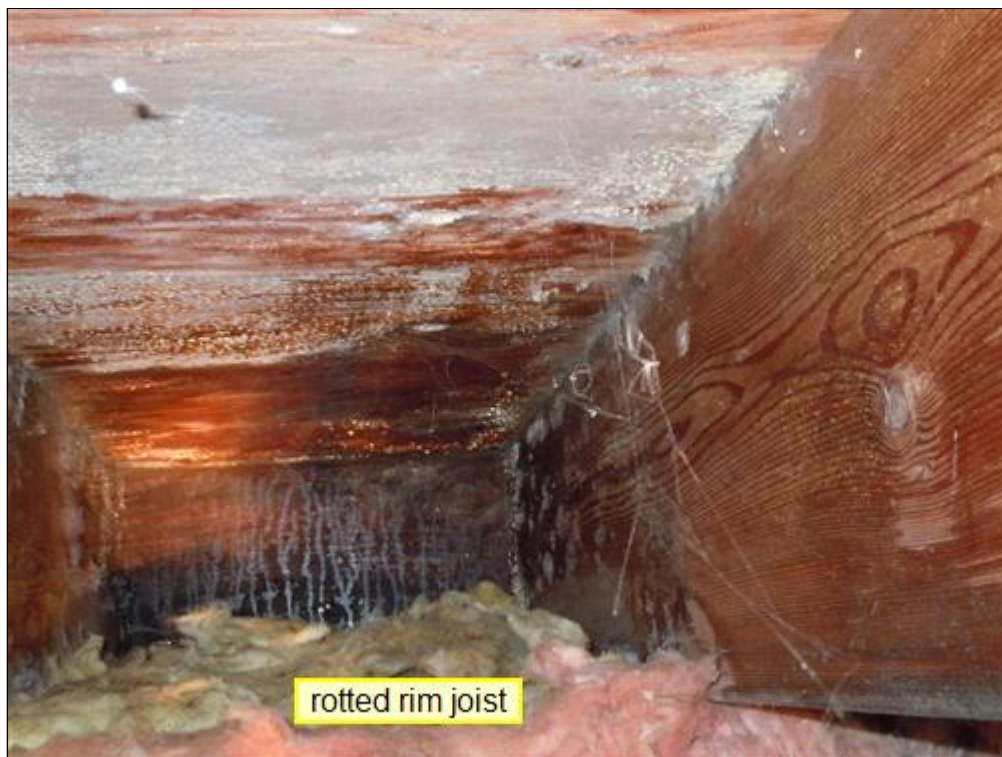
4.3 Picture 4



4.3 Picture 5



4.3 Picture 6



4.3 Picture 7



4.3 Picture 8



4.3 Picture 9

4.5 Roof sheathing is "blackened" in areas. Mold signs indicate that moisture inside attic may be contributing or causing the mold possibly from air leakage. The appearance may indicate mold, but this is not conclusive. No mold tests were performed by me or my company. If desired, I recommend you contact a mold inspection company for any test or considerations.



4.5 Picture 1

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.

5. 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.

		IN	NI	NP	RR	Styles & Materials
5.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS		X			WATER SOURCE: WELL
5.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES		X			WATER FILTERS: NONE
5.2	HOT WATER HEATER, CONTROLS, CHIMNEYS, FLUES AND VENTS				X	MAIN SUPPLY: NOT FULLY VISIBLE
5.3	MAIN WATER SHUT-OFF DEVICE	X				MAIN SHUTOFF LOCATION: BY PRESSURE TANK
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				PLUMBING DISTRIBUTION: AGED GALVANIZED
5.5	SUMP PUMP	X				PLUMBING WASTE: AGED GALVANIZED PIPE CAST IRON and PVC
5.6	LAUNDRY AREA	X				WATER HEATER POWER SOURCE: GAS (QUICK RECOVERY) CAPACITY: 40 GAL (3-4 PEOPLE) Age of water heater(s): 1995 MAIN FUEL SYSTEM SHUT OFF LOCATION: GAS METER OUTSIDE

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Comments:

5.1 Hot water not inspected today. Water was shut off. Faucets and drains were not inspected for leaks.

Some water supply lines have rust and corrosion and may need replacing in the near future. Advise to monitor for leaks.

5.2 (1) Water heater is near end of life span. Typical life span is 8 - 15 years. This one is 17 years old.

(2) T&P (Temperature and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Recommend repair by a qualified person.



5.2 Picture 1

(3) Problem with water heater such as an improper gas line installed. Recommend a proper gas line installation by someone qualified.



5.2 Picture 2

5.3 The main water shut off is located by the water pressure tank in crawl space. This is for your information only.



5.3 Picture 1

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.

6. 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. 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. It is always wise to check with the local building inspection department for permit information especially if recent remodeling has been done.

		IN	NI	NP	RR	Styles & Materials
6.0	SERVICE ENTRANCE CONDUCTORS (MAIN SERVICE CABLE)	X				ELECTRICAL SERVICE
6.1	SERVICE, MAIN AND DISTRIBUTION PANELS (BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE)				X	CONDUCTORS: OVERHEAD SERVICE 220V and 110V COPPER SERVICE WIRE
6.2	OUTLETS 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)	X				PANEL CAPACITY: 100 AMP
6.3	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				PANEL TYPE: CIRCUIT BREAKERS
6.4	OPERATION OF AFCI AND GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				BRANCH WIRE (15 and 20 AMP): COPPER
6.5	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				BRANCH WIRE (APPLIANCE): COPPER
6.6	SMOKE AND CO DETECTORS	X				WIRING METHODS: NM CABLE METAL CONDUIT
		IN	NI	NP	RR	DOORBELL: Not operational
						SMOKE DETECTORS: BATTERY UNITS TESTED

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Comments:

6.1 Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.

Problem(s) discovered in panel such as doubled wiring at circuit(s), and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.



6.1 Picture 1

6.4 GFCI recommended for safety in the following places: Bathroom(s), kitchen, garage, and exterior.



6.4 Picture
1

6.5 Disconnect located in main panel in the laundry room. (FYI)

6.6 Current standards require a carbon monoxide detector on each level installed per state law as of February 1st 2011.

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. All electrical repairs should be considered to be important safety items as they present risk of fire or shock. These items should receive high priority for action. Unsafe electrical conditions represent a shock hazard. ONLY a qualified, licensed electrician should undertake electrical repairs. Install working smoke and carbon monoxide detectors on every level and in every bedroom for increased safety.

7. Heating System

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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.



		IN NI NP RR				Styles & Materials
7.0	HEATING EQUIPMENT		X			HEAT TYPE: HYDRONIC
7.1	NORMAL OPERATING CONTROLS		X			ENERGY SOURCE: NATURAL GAS
7.2	AUTOMATIC SAFETY CONTROLS		X			NUMBER OF HEAT SYSTEMS (excluding wood): ONE
7.3	CHIMNEYS, FLUES AND VENTS				X	DISTRIBUTION: PIPES AND CONVECTORS
7.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, air filters, registers, radiators, and convectors)		X			FILTER TYPE: Missing
7.5	FIREPLACE OR WOOD STOVE	X				FILTER SIZE: 20x25x1
7.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		X			NUMBER OF FIREPLACES: ONE
		IN NI NP RR				TYPES OF FIREPLACES: CONVENTIONAL MASONARY
						NUMBER OF WOODSTOVES: NONE
						Approximate age of system: 1993
						CO READING: UNABLE TO TEST

Comments:

7.0 Boiler not operational today. Recommend a complete evaluation by a qualified HVAC contractor. Distribution system not pressurized. Unable to determine if frost damage exists.

7.3 Cap and possibly vent pipe needs replacement for boiler.

Recommend a qualified licensed heat contractor inspect further and repair as needed.



7.3 Picture 1

7.5 Gas not operational. May be shutoff in crawlspace.

The heating 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.

8. Cooling System

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	COOLING AND AIR HANDLER EQUIPMENT		X			COOLING EQUIPMENT TYPE: SPLIT SYSTEM
8.1	NORMAL OPERATING CONTROLS		X			COOLING EQUIPMENT ENERGY SOURCE: 240V ELECTRIC
8.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				NUMBER OF A/C UNITS: ONE
8.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				Approximate age: 1995

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Comments:

8.0 Outside condenser was not tested for proper operation due to the outside air temperature is below 65 degrees. We did not operate this unit because damage can occur if unit is operated in cold weather.

Compressor outside (AC unit) is very old and may last a few years more, but maybe not. I cannot determine how long your AC will last before a replacement is necessary. Typical life span of an AC unit is 15-20 years. New units are far better in energy efficiency. Please be aware that due to the new efficiency standards effective in 2006, the replacement of the air conditioning system can be double the normal replacement cost. I strongly urge you to budget accordingly

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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. 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.



		IN	NI	NP	RR
9.0	CEILINGS	X			
9.1	WALLS	X			
9.2	FLOORS	X			
9.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			X	
9.4	DOORS (REPRESENTATIVE NUMBER OF INTERIOR AND EXTERIOR)				X
9.5	WINDOWS (REPRESENTATIVE NUMBER)				X
9.6	Misc.				X

IN NI NP RR

Styles & Materials

CEILING MATERIALS:

SHEETROCK

WALL MATERIAL:

SHEETROCK

and

PANELING

FLOOR COVERING(S):

VINYL

CARPET

and

TILE

WINDOW TYPES:

AGED

SINGLE PANE

AND

THERMAL/INSULATED (most)

INTERIOR DOORS:

HOLLOW CORE

WOOD

CABINETRY:

WOOD

KITCHEN COUNTERTOP:

LAMINATE

CENTRAL VACUUM:

N/A

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

9.4 Noted doors that won't latch or rub and stick. Adjustments are needed which may include re-squaring the door frame. This may indicate movement to structure. Recommend this further evaluated by a structural engineer.

9.5 Dual pane window is fogged at front. May need replacement.



9.5 Picture 1

9.6 Abnormal wear and tear noted throughout home. Many areas are needing attention and repairs. (too many to list on this report)

The interior of the home was inspected and reported on with the above information allowing for normal wear and tear. 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.

10. 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.

		IN	NI	NP	RR	Styles & Materials
10.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)				X	ATTIC INSULATION:
10.1	VENTILATION OF ATTIC AND FOUNDATION AREAS				X	FIBERGLASS
10.2	VENTING SYSTEMS (Kitchens, baths and laundry)				X	BATT
10.3	VENTILATION FANS AND THERMOSTATIC CONTROLS			X		VAPOR RETARDER:
						NOT INSTALLED
						APPROXIMATE R- VALUE:
						R-19 OR BETTER
						VENTILATION:
						Roof vents (cans)
						and
						SOFFIT VENTS
						EXHAUST FAN TYPES:
						FAN WITH LIGHT
						DRYER POWER SOURCE:
						GAS CONNECTION
						DRYER VENT:
						NONE INSTALLED

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

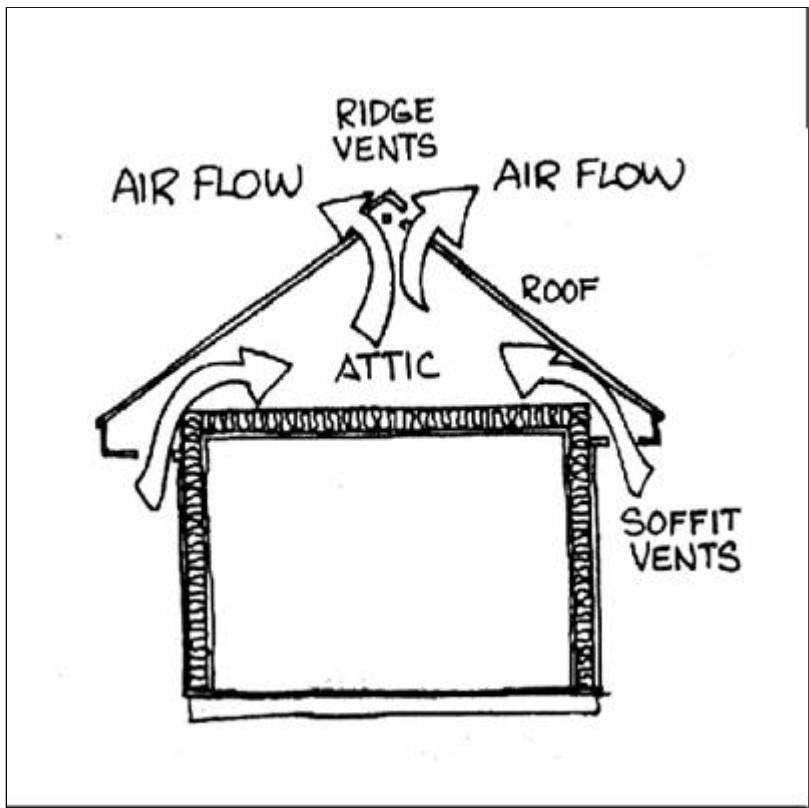
Comments:

10.0 Vapor barrier (plastic) on crawlspace ground is missing. A vapor barrier provides added protection to floor system from moisture or dampness that can enter from ground. Recommend repair.



10.0 Picture 1

10.1 Poor ventilation noted at soffits. Recommend correction by someone qualified. Ventilation in attic is not adequate. A proper balance of ventilation should be calculated.



10.1 Picture 1

10.2 Exhaust fans terminate into the attic. This is not recommended because of the possibility of moisture build up in attic and causing problems such as mold. This was a code change in the late 80's.

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.

11(A). ATTACHED GARAGE

		IN	NI	NP	RR	Styles & Materials
11.0.A	Floor	X				STYLE: ATTACHED
11.1.A	Walls and Ceiling	X				FLOOR: Concrete
11.2.A	Door to living space	X				VEHICLE DOOR: Roll up
11.3.A	Vehicle Door(s)		X			AUTOMATIC OPENER: One unit
11.4.A	EXTERIOR DOOR (service door)	X				NOT TESTED
11.5.A	Automatic Opener		X			
11.6.A	Electrical				X	
11.7.A	ROOF				X	

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

11.6.A GFCI recommended for safety.

Reverse polarity as labeled. This is a safety hazard.



11.6.A Picture 1

11.7.A See roof section 3.0.

The garage 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.

11(B). DETACHED GARAGE

		IN	NI	NP	RR	Styles & Materials
11.0.B	Floor	X				STYLE: DETACHED
11.1.B	Walls and Ceiling				X	FLOOR: Concrete
11.2.B	Door to living space			X		VEHICLE DOOR: Roll up
11.3.B	Vehicle Door(s)		X			AUTOMATIC OPENER: NONE INSTALLED
11.4.B	EXTERIOR DOOR (service door)	X				ROOF: 3-TAB FIBERGLASS OR ASPHALT SHINGLE (1 LAYER)
11.5.B	Automatic Opener			X		
11.6.B	Electrical				X	
11.7.B	ROOF	X				

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

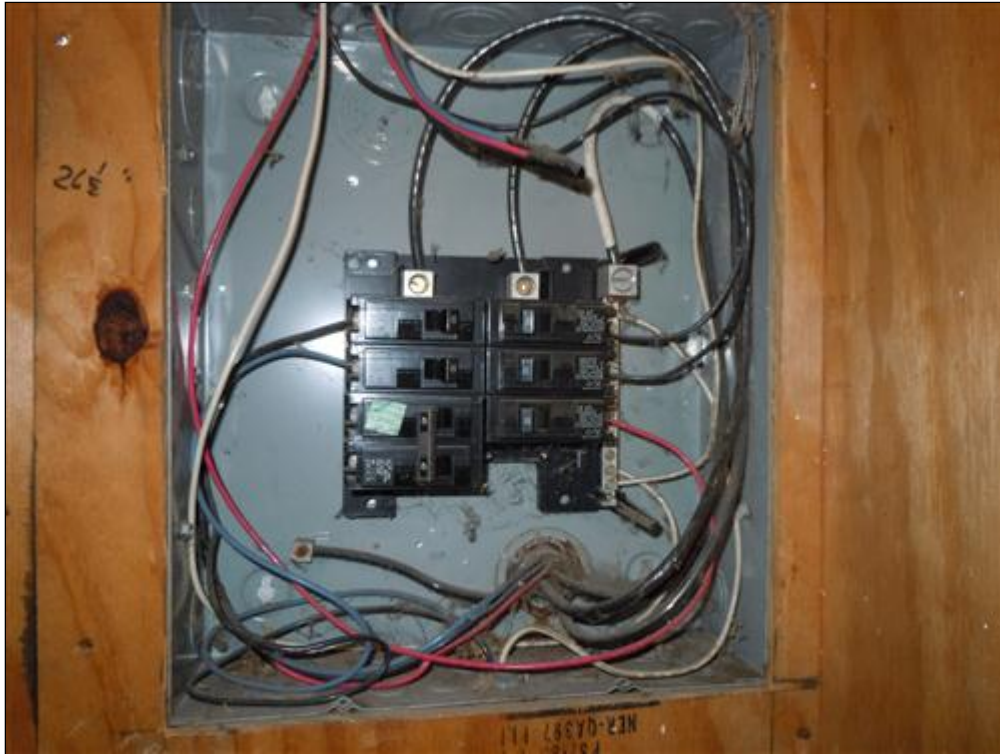
11.1.B Appears that the ceiling is over spanned. Ceiling is sagged. Structural repairs needed.

Recommend a contractor to evaluate and advise buyer of the extent of repairs.



11.1.B Picture 1

11.6.B Neutral and ground is not isolated in sub panel. Also a disconnect is missing. Recommend correction by a licensed electrician.



11.6.B Picture 1

The garage 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.

12. Kitchen

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.

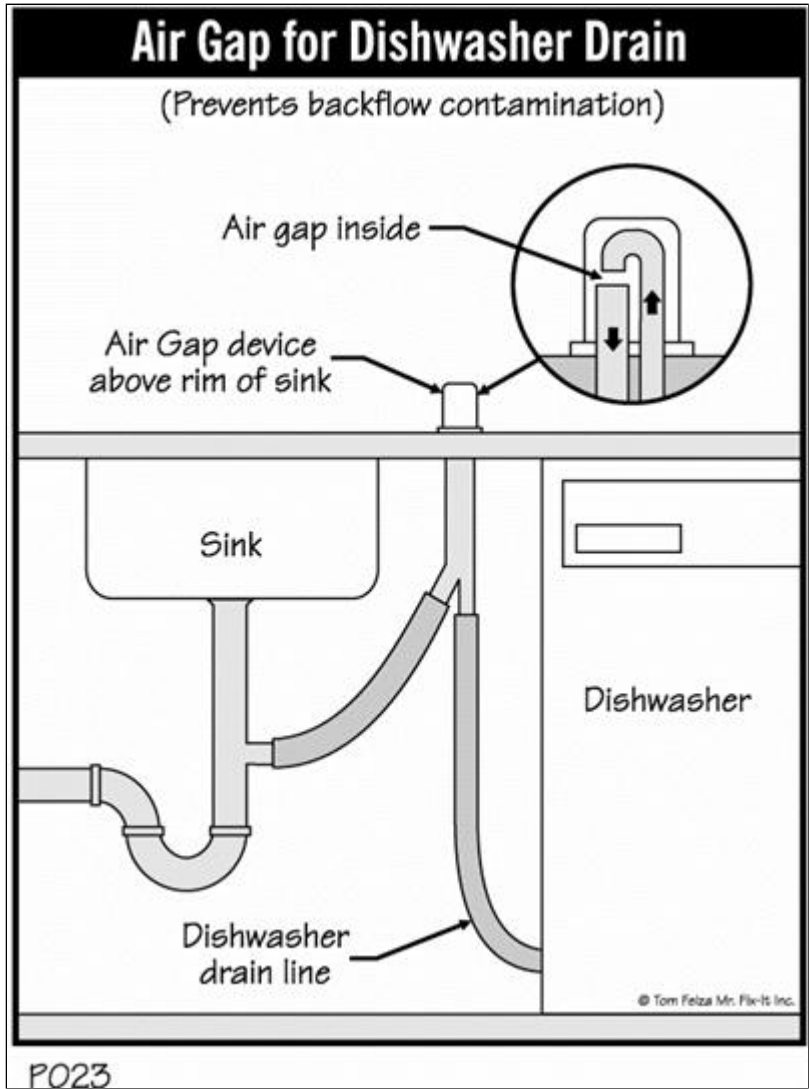


		IN	NI	NP	RR	Styles & Materials
12.0	SINK/FAUCET/DRAIN	X				DISHWASHER: NOT OPERATED
12.1	COUNTER TOPS AND CABINETS	X				DISPOSER: INSTALLED
12.2	RANGES/OVENS/COOKTOPS			X		OPERATED
12.3	DISHWASHER		X		X	EXHAUST/RANGE HOOD: NONE
12.4	VENTILATION			X		RANGE/OVEN: NONE
12.5	FOOD WASTE DISPOSER		X			GAS ONLY
12.6	MICROWAVE COOKING EQUIPMENT			X		BUILT-IN MICROWAVE: NONE
		IN	NI	NP	RR	REFRIGERATOR: NONE

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

12.3 No air gap installed for dishwasher. Recommend installing one. Refer to manufacturers instructions. Air gaps are required by most codes for dishwashers and for water softeners. They are needed to prevent any possible cross-connection between your potable water system and your sewage system. Without an air gap, there is always a chance (however slim) of siphoning contaminants from your sewage system into your drinking water system.



12.3 Picture 1

The kitchen area 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. For instance, the dishwasher may operate fine during the rinse cycle, but fail when filled with dishes. 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.

13. Bath



		IN	NI	NP	RR	Styles & Materials
13.0	TOILET	X				LOCATION: MAIN
13.1	SINK		X			
13.2	VENTILATION	X				COUNTER TOP MATERIAL: Laminate
13.3	BATH TUB				X	
13.4	SHOWER	X				
13.5	GLASS ENCLOSURE OR SURROUND	X				
13.6	WHIRLPOOL PUMP			X		
		IN	NI	NP	RR	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

13.3 Leak noted at drain pipe under tub needing repairs.

Leak noted at faucet needing repairs.



13.3 Picture 1

The bath 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. For instance, the shower may show no signs of leakage when tested, but leaks when someone is standing in the shower. 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.

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General Summary



BK Home Inspections

**S95W32855 Hickorywood Trl
Mukwonago, Wi 53149
262-993-7755**

Customer
John Doe

Address
1234 Anywhere Street
Anytown WI 65432

The following is a summary of the inspection done at the address described above. Per your request, a full inspection was done on the property to pinpoint any structural flaws or deficiencies, and safety hazards. This is not a warranty or an appraisal of the property and grounds. Nationally accepted professional and ethical standards were used. This inspection is to provide a better understanding of the property conditions as observed at the time of the inspection. The information represented here summarizes my best opinion following that visual inspection. Please read the full report and do not rely solely on the summary. Please keep in mind that the inspector does not make the decision of what is a defect or not. This decision should be made by the buyer as every buyer has different comfort levels with different things. Most repairs are minor. No home is perfect. Minor repairs should be expected on a used home. The inspector is happy to discuss and may even give a ballpark quote of a repair needed. The inspector can not be liable for misquoting for this is not what he is hired for.

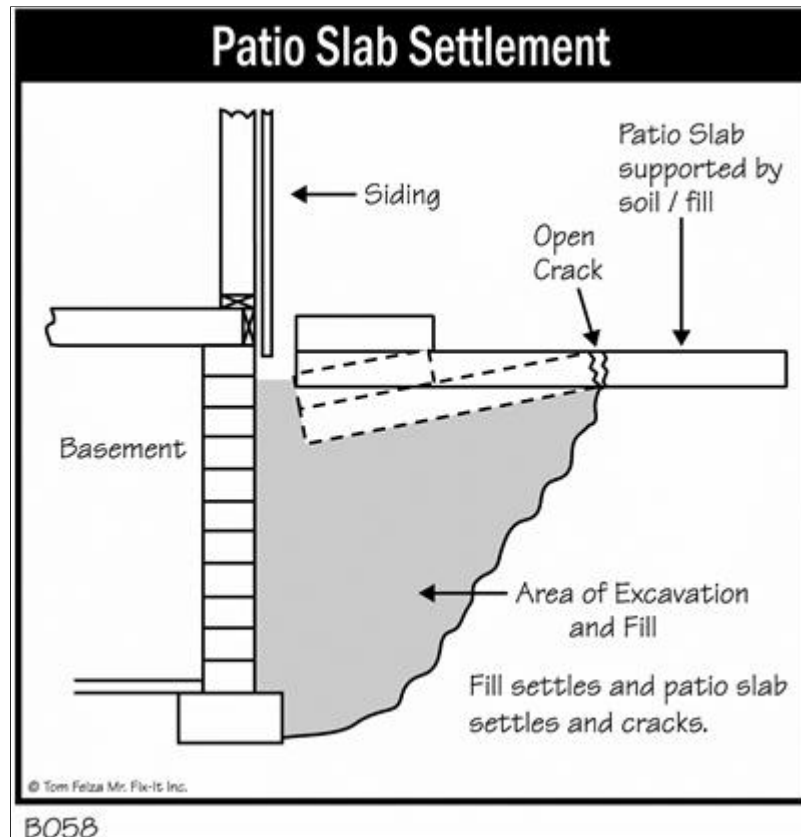
1. Grounds

1.3 PATIO

Repair or Replace

Patio settled and slopes drainage towards home. This can cause foundation or moisture problems in basement. Recommend a contractor to give buyer options and pricing of corrective action.

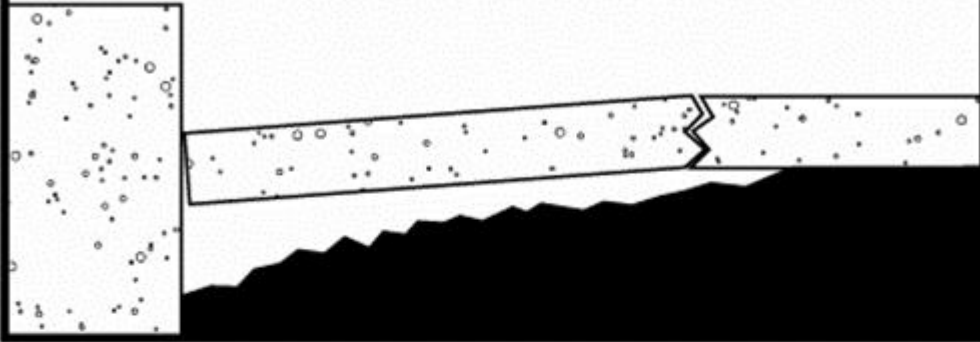
Mud jacking may be an option.



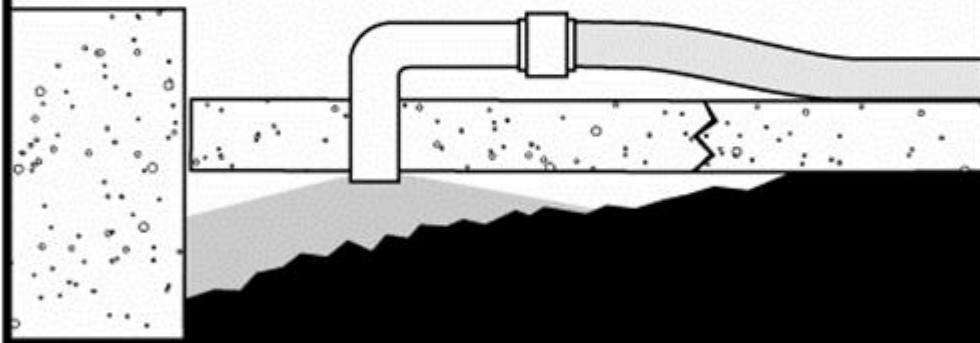
1.3 Picture 1

Mudjacking

1. Typical broken concrete slab as a result of settling:

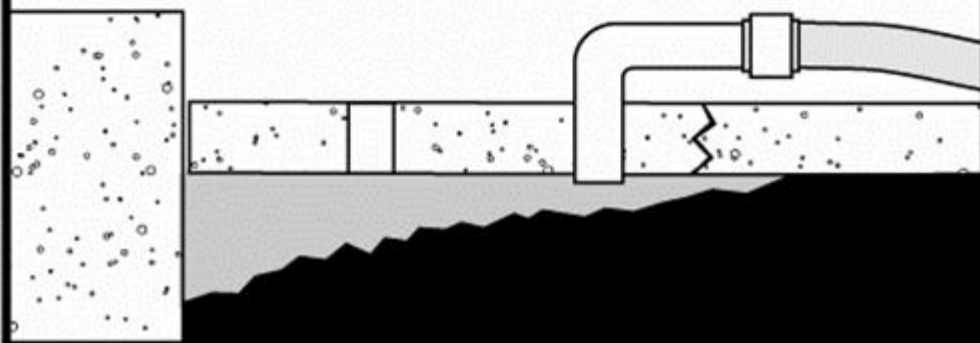


2. Pressure lifts the slab above a cone of "mud" forced through a drilled hole:



© Tom Feiza Mr. Fix-It Inc.

3. Additional holes are drilled to fill voids as needed to support the slab:



1. Grounds



1.3 Picture 3

1.5 FENCES AND GATES

Repair or Replace

Repairs needed to fences and gates in various areas.



1.5 Picture 1

2. Exterior

2.1 EXTERIOR WALLS

Repair or Replace

Some wood siding is aged and major deterioration is noted. Replacement is imminent. All wood exterior cladding has a life span and the end of it's life span is near. I recommend to consult a qualified contractor for an expert opinion and advise buyer of options.

2. Exterior



2.1 Picture 1

2.2 EXTERIOR TRIM

Repair or Replace

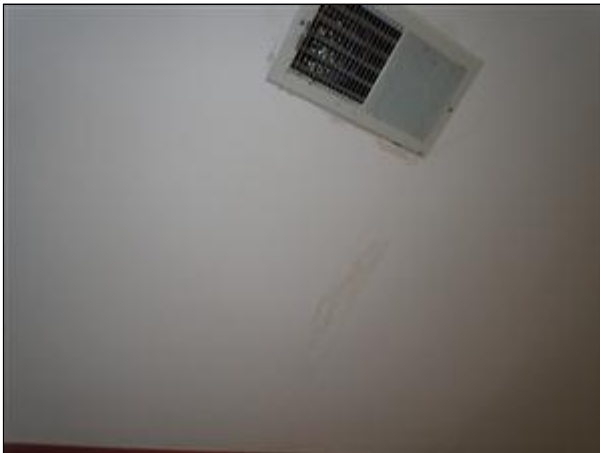
Noted trim missing around patio door.

3. Roofing

3.0 ROOF COVERINGS

Repair or Replace

(1) The roof covering is old, and the life of covering has expired. The covering does need to be replaced. Areas of leakage noted today. Replacement is needed. Some of roof sheathing needs replacement also because of mold and water damage.



3.0 Picture 1 roof leak



3.0 Picture 2 roof leak by chimney

3. Roofing



3.0 Picture 3



3.0 Picture 4

(2) Large hole discovered above garage service door.

3. Roofing



3.0 Picture 5



3.0 Picture 6

3.1 FLASHINGS

Repair or Replace

Recommend replacing flashings with next roof covering.

3.2 CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

Moderate deterioration noted to chimney. Recommend a qualified chimney specialist to further evaluate and quote repairs.



3.2 Picture 1

3.4 ROOFING DRAINAGE SYSTEMS

Repair or Replace

Debris in gutters. Gutters will not drain properly unless periodically cleaned. Proper management of rain water and snow melt is very important.

3. Roofing

Extensions recommended to route water away from building.



3.4 Picture 1



3.4 Picture 2

4. Structural Components

4.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

Noted foundation wall along patio out of plumb by an unacceptable amount possibly from improper grading, drainage, or expansive soil conditions. Horizontal and step cracks or walls tilting are often indicative of movement from the as-built condition. Recommend further evaluation by foundation consultant to determine course of remedial action.

Evidence of flooding noted. Much moisture in crawlspace. This has done structural damage already. Much fungal growth found also.

4. Structural Components



4.0 Picture 1

4.1 WALLS (Structural)

Repair or Replace

Noted wood evidence of destroying pests, mold and water damage in areas. Major repairs may be required. Recommend further evaluation and repairs as necessary.



4.1 Picture 1

4. Structural Components



4.1 Picture 2



4.1 Picture 3

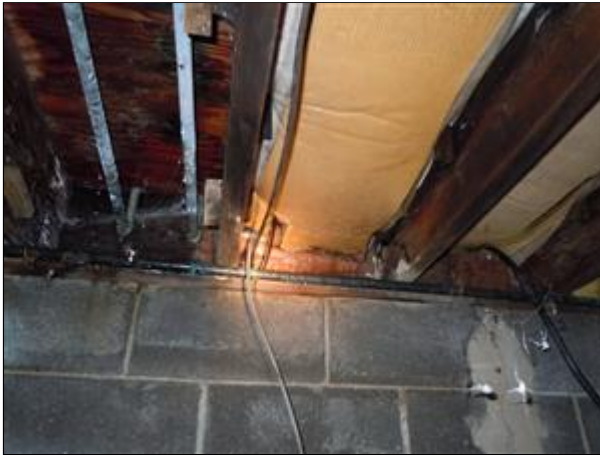
4.3 FLOORS (Structural)

Repair or Replace

Signs of mold is present on floor system in crawlspace in several areas. We did not inspect, test or determine if this mold is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

4. Structural Components

Structural deficiencies from moisture damage noted in floor framing system that needs further evaluation by a structural engineer.



4.3 Picture 1



4.3 Picture 2



4.3 Picture 3



4.3 Picture 4

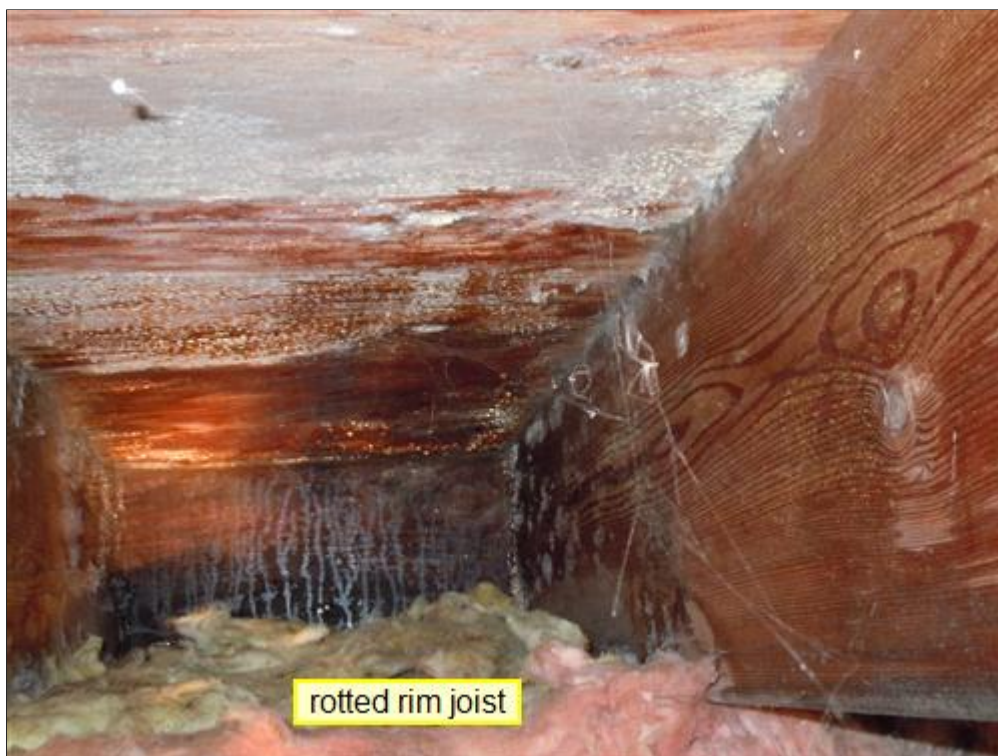


4.3 Picture 5



4.3 Picture 6

4. Structural Components



4.3 Picture 7



4.3 Picture 8



4.3 Picture 9

4.5 ROOF STRUCTURE AND ATTIC

Repair or Replace

Roof sheathing is "blackened" in areas. Mold signs indicate that moisture inside attic may be contributing or causing the mold possibly from air leakage. The appearance may indicate mold, but this is not conclusive. No mold tests were performed by me or my company. If desired, I recommend you contact a mold inspection company for any test or considerations.

4. Structural Components



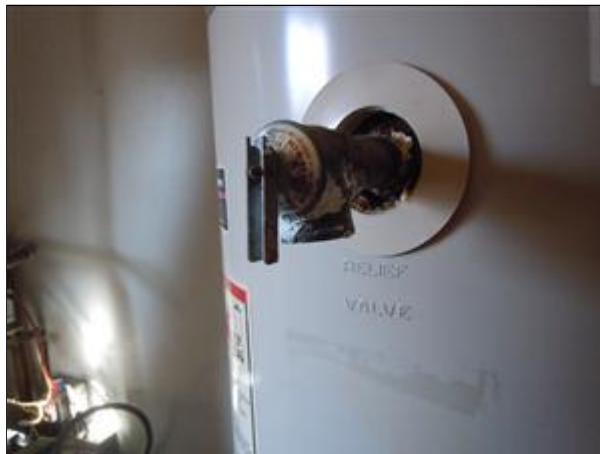
4.5 Picture 1

5. Plumbing System

5.2 HOT WATER HEATER, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(2) T&P (Temperature and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). Recommend repair by a qualified person.



5.2 Picture 1

(3) Problem with water heater such as an improper gas line installed. Recommend a proper gas line installation by someone qualified.

5. Plumbing System



5.2 Picture 2

6. Electrical System

6.1 SERVICE, MAIN AND DISTRIBUTION PANELS (BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE)

Repair or Replace

Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.

Problem(s) discovered in panel such as doubled wiring at circuit(s), and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.



6.1 Picture 1

7. Heating System

7.0 HEATING EQUIPMENT

Not Inspected

Boiler not operational today. Recommend a complete evaluation by a qualified HVAC contractor. Distribution system not pressurized. Unable to determine if frost damage exists.

7.3 CHIMNEYS, FLUES AND VENTS

Repair or Replace

Cap and possibly vent pipe needs replacement for boiler.

Recommend a qualified licensed heat contractor inspect further and repair as needed.



7.3 Picture 1

9. Interiors

9.4 DOORS (REPRESENTATIVE NUMBER OF INTERIOR AND EXTERIOR)

Repair or Replace

Noted doors that won't latch or rub and stick. Adjustments are needed which may include re-squaring the door frame. This may indicate movement to structure. Recommend this further evaluated by a structural engineer.

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Dual pane window is fogged at front. May need replacement.

9. Interiors



9.5 Picture 1

9.6 Misc.

Repair or Replace

Abnormal wear and tear noted throughout home. Many areas are needing attention and repairs. (too many to list on this report)

10. Insulation and Ventilation

10.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Repair or Replace

Vapor barrier (plastic) on crawlspace ground is missing. A vapor barrier provides added protection to floor system from moisture or dampness that can enter from ground. Recommend repair.

10. Insulation and Ventilation



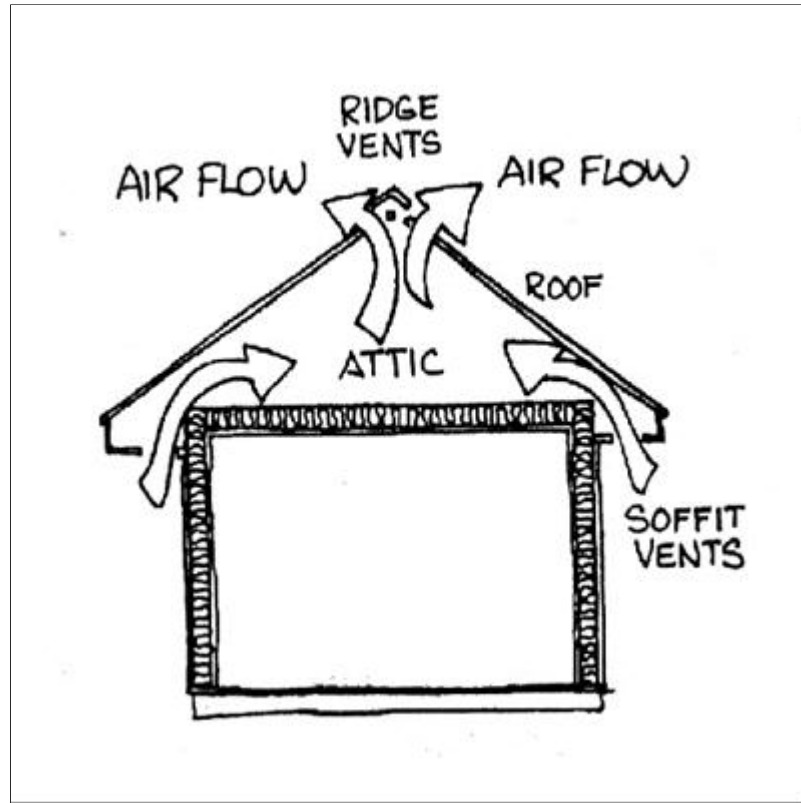
10.0 Picture 1

10.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

Poor ventilation noted at soffits. Recommend correction by someone qualified. Ventilation in attic is not adequate. A proper balance of ventilation should be calculated.

10. Insulation and Ventilation



10.1 Picture 1

10.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

Exhaust fans terminate into the attic. This is not recommended because of the possibility of moisture build up in attic and causing problems such as mold. This was a code change in the late 80's.

11(A). ATTACHED GARAGE

11.6.A Electrical

Repair or Replace

GFCI recommended for safety.

Reverse polarity as labeled. This is a safety hazard.



11.6.A Picture 1

11(A). ATTACHED GARAGE

11.7.A ROOF

Repair or Replace

See roof section 3.0.

11(B). DETACHED GARAGE

11.1.B Walls and Ceiling

Repair or Replace

Appears that the ceiling is over spanned. Ceiling is sagged. Structural repairs needed.

Recommend a contractor to evaluate and advise buyer of the extent of repairs.



11.1.B Picture 1

11.6.B Electrical

Repair or Replace

Neutral and ground is not isolated in sub panel. Also a disconnect is missing. Recommend correction by a licensed electrician.

11(B). DETACHED GARAGE



11.6.B Picture 1

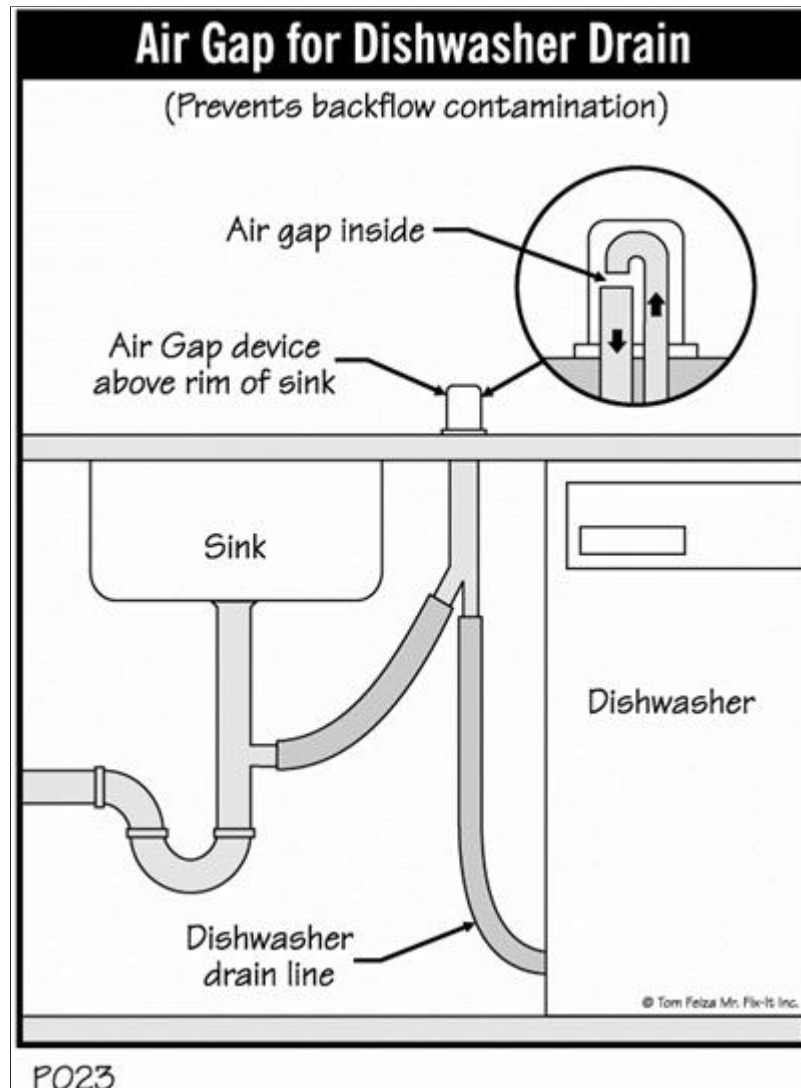
12. Kitchen

12.3 DISHWASHER

Not Inspected, Repair or Replace

No air gap installed for dishwasher. Recommend installing one. Refer to manufacturers instructions. Air gaps are required by most codes for dishwashers and for water softeners. They are needed to prevent any possible cross-connection between your potable water system and your sewage system. Without an air gap, there is always a chance (however slim) of siphoning contaminants from your sewage system into your drinking water system.

12. Kitchen



12.3 Picture 1

13. Bath

13.3 BATH TUB

Repair or Replace

Leak noted at drain pipe under tub needing repairs.

Leak noted at faucet needing repairs.

13. Bath



13.3 Picture 1

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.