

# *Top Choice Home Inspections, LLC*

## Property Inspection Report



Sample , Richland Center , WI 53581

Inspection prepared for: Sample

Date of Inspection: 1/14/2014 Time: 9:00 a.m.

Age of Home: Approximately 40 years old Size: Approximately 1,800 square feet

Weather: Clear 30F

Inspector: John Allbaugh

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# Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



# Inspection Details

## 1. Attendance

In Attendance: Client was present • Buyer Agent was present

## 2. Home Type

Home Type: 1Story • Single Family Home • Partially Finished Basement • 2 Car • Attached Garage

## 3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

## 4. Recent Weather

Materials: Snow on ground

## 5. House Faces

Faces: For the purpose of the report the house faces east



# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway and Walkway Condition

Type:



Concrete driveway noted.

Concrete walkway noted.

Observations:

- Cracks were noted in the walkway. Recommend monitoring. If cracks become large enough to be a trip area, repair is recommended.
- Cracks were noted in the driveway. Recommend monitoring. If cracks become large enough to be a trip area, repair is recommended.



## 2. Grading Observations

Type: Level Grade • Grade sloped away from house • Only partially visible due to snow/ice.

## 3. Deck/Porch/Balcony

Observations:



- **MAINTENANCE:** Whether treated or not it is important to keep a wooden deck free of all forms of fungal growth and/or debris that retains moisture and could promote rot. Recommend cleaning when needed and sealing or staining the deck as needed, possibly annually.
- Rot/deterioration was noted. Recommend identifying and eliminating any moisture source and repairing or replacing any damaged areas and sealing or staining as needed.



#### 4. Vegetation Observations



##### Observations:

- Recommend tree branches and vegetation are kept trimmed away from the house. Vegetation can hold excess moisture against the house, possibly causing damage to the sheathing below the siding and/or making a pathway for insects. Tree branches can deposit debris on the roof which can shorten roof covering life or cause physical damage to the roof. This will be a recurring maintenance item.







#### 5. Main Gas Valve Condition

Valve Location: Natural gas shut off is located at the outside meter. • North side.



#### 6. Outside Lawn Faucet Condition

Location: North side of home. • West side of home.

Observations:

- The outside lawn faucet was tested and appeared to work properly at that time.



# Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashings, trim, exterior doors, stoops, steps, porches, attached decks and balconies including the railings. Eaves, soffits and fascias accessible from ground level.

## 1. Siding Condition

Type: Vinyl siding was noted.

## 2. Door Observations

Type: Steel Exterior Door • Storm Door

## 3. Fascia and Soffit Observations

Type: Metal

## 4. Trim Observations

Type: Vinyl Covered • Metal Covered

## 5. Step Observations

Type: Wood



# Roof

## 1. Roof Condition



Method: Inspected from a ladder at the eaves.

Materials: Asphalt/Fiberglass shingles noted.

Observations:

- The roof was snow/ice covered which limited or prevented observation.
- The roofing appears to be nearing the end of its useful or expected life. Recommend a qualified roofing contractor evaluate further as determining when leakage will likely begin is very difficult.
- The next time the roof covering is replaced it is recommended all layers (at least 2 were noted) of roofing material is removed to the roof sheathing, with the sheathing being evaluated at this time. This will add to the project cost.

## 2. Flashings

Type: Metal Flashing. • Not Visible Due to Snow or Ice • Not Visible

## 3. Gutter Observations

Type: Metal • Above Grade

## 4. Chimney Observations

Type: Metal Chimney

## 5. Other Roof Penetrations

Observations:

- Plumbing Vent





# Garage

## 1. Roof Condition

Method: Roofing is the same as the main structure. • Inspected from a ladder at the eaves.  
Materials: Asphalt/Fiberglass shingles noted.

## 2. Interior Observations

Materials: Plywood

## 3. Firewall



Observations:

• While a house is to be built to the standards in place at the time of construction, recommend considering upgrading to more current fire separation practices. An example of typical fire separation of today would include 5/8" fire rated (type X) drywall with at least 1 coat of drywall compound on all seams and screw/nail heads on any wall or ceiling between the garage and living area and a fire rated door and door frame.



## 4. Floor Condition

Type: Concrete

## 5. Garage Door Condition

Type: One, two car overhead garage door. • Metal

## 6. Door Opener Type

Type:

- Overhead Garage Door Opener Noted
- Chain drive opener noted.

## 7. Door Reverse Status

Observations:

• The photo eye and pressure safety reverse systems were both present and appeared to operate properly when testing at the time of the inspection.

## 8. Garage Exterior Observations

Materials: Vinyl siding noted.



# Attic

This report describes accessible insulation and ventilation used in unfinished spaces when readily accessible. The inspector is not required to report on concealed insulation or venting equipment that is integrated with household appliances.

## 1. Access Observations

Location: Garage

## 2. Structure Observation

Materials: Wooden Rafters • Plywood Sheathing

## 3. Insulation Condition



Area/Type: Main Attic Insulation. • Loose fill insulation noted.

Depth: Insulation averages approximately 4"-6"

Observations:

• Recommend considering the addition of more insulation. Check local standards for insulation requirements in new construction if interested, but standard energy efficiency is reported to be at least R-50 and high energy efficiency is reported to be at least R-60 in the attic.



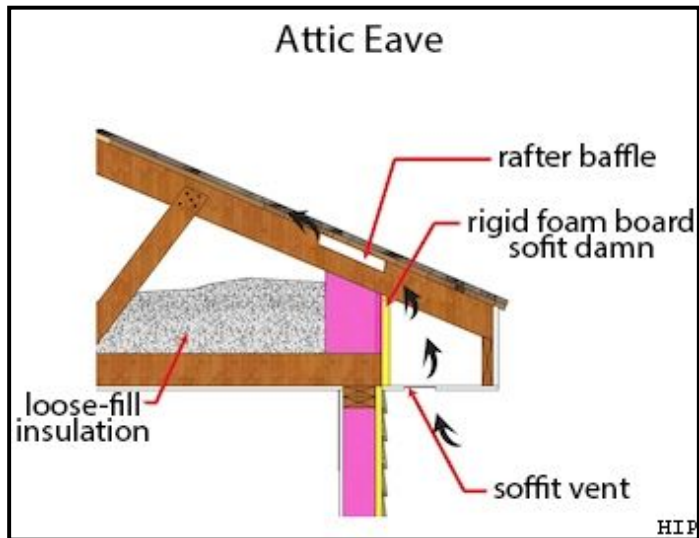
## 4. Roof Venting Observations



Type: Ridge venting noted.

Observations:

• The air passage between the soffit vent and attic space appears blocked. Recommend using a baffle (often called proper venting) to hold the space open.



## 5. Exhaust Observations

Type: Kitchen • Dryer



# Interior Areas

Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Door Observations

Type: Hollow Core

## 2. Window Observations



Style: Double hung window noted. • Stationary(fixed) window noted. • Casement windows noted.

Type: Double Pane

Observations:

- The window seal or seals appear to have failed. The most common signs that the glass unit has failed are: 1) Condensation is visible between the two (inner and outer) panes of glass. 2) It looks like a white powdery substance is coating the inside of the window. 3) The windows have a foggy appearance. 4) There appears to be a scum on the window that cannot be washed off. Failed seals prevent a cosmetic issue and are difficult to look through as well as lowering the energy efficiency of the window. Recommend considering repair or replacement as needed.
- Screens were missing at the time of the inspection. Recommend consulting the current owner regarding any screens that may be in storage.



## 3. Wall Condition

Materials: Drywall

#### 4. Ceiling Condition



Materials: Drywall • Suspended Tile

Observations:

- Cracking in the ceiling was noted. Recommend monitoring for changes or additions. Small cracks are not uncommon, especially if near a cathedral or vaulted ceiling area.
- Apparent water staining was noted. The area appeared dry at the time of the inspection according to a moisture meter. Recommend consulting the current owner for information regarding the stains. Recommend monitoring and if any active leakage is noted, repairing as needed.



#### 5. Floor Observations

Type: Carpet • Vinyl/linoleum • Laminate • Concrete

#### 6. Ceiling Fan Observations



Location: Ceiling fans were noted in a number of rooms.

Observations:

- The ceiling fans appeared to operate properly when tested at time of inspection.
- The ceiling fan in the 3 season room had been removed, leaving the wires hanging. Recommend properly terminating the wires or installing a new fixture.



### 7. Smoke & C.O. Observations



Type: Smoke Alarm/Detector

Power Source: Appears to be battery operated.

Observations:

- The smoke alarm/detector appeared to operate when tested at the time of the inspection.
- Recommend adding additional smoke alarms/detectors in all appropriate locations.
- Recommend adding carbon monoxide alarms/detectors in all appropriate locations.

### 8. Counter and Cabinet Observations

Type: Laminate

Type: Wood

### 9. Fireplace Observations



Location: Family Room (basement)

Type: Freestanding stove. • Gas

Observations:

- Recommend the fireplace and chimney is cleaned and inspected by a specialist regularly.







# Bathroom

Bathrooms can consist of many features. An inspector is to operate plumbing fixtures (flush toilets etc.), including their faucets and accessible exterior faucets attached to the home.

## 1. Exhaust Fan



### Observations:

- No bathroom exhaust fan was observed in the 1st floor bathroom. Recommend adding in all bathrooms for ventilation and moisture control. The exhaust fans are to be properly vented to the exterior.



# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the visible portions of the service drop from the utility to the house, the service entrance conductors, the service equipment and main disconnects, the service grounding, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Electrical Service Observations

Type: There is an underground service lateral noted.

Location: Main Breaker Location: • Main Panel

## 2. Electrical Panel

Location: The main electrical panel was located in the basement.

Location: Garage.

## 3. Main Shut Off Amp/Volt

Amp/Volt:

- 120 Volt and 240 Volt Power Was Noted
- 200 amp

## 4. Breakers in off position

Off:

- 0

## 5. Service Conductor Observations

Type: Copper

## 6. Breakers Observations

Type: Breakers

## 7. Distribution Wiring Observations

Type: Copper • Non-metallic Sheathed Romex

Observations:

- Improper electrical connections should be repaired. Recommend a proper junction box with a fitted cover.
- Wires that are exposed on the walls, whether interior or exterior, should be relocated within the wall or protected in conduit. Recommend considering improvement.





#### 8. Grounding Observations

Type: Copper

#### 9. Outlet Observations

Condition: Grounded

#### 10. GFCI Observations



Location: Exterior • Kitchen

Observations:

• Recommend **GFCI** (Ground Fault Circuit Interrupter) outlets on the exterior, in the garage and bathroom.



# Heat/AC

The heating, ventilation, and air conditioning (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants comfortable. The HVAC system is often powered by electricity and natural gas, but can also be powered by other sources such as oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat (outdoor temperature permitting). For a more thorough investigation of the system please contact a licensed HVAC technician.

## 1. Heating Condition



Location: Basement

Type: Natural gas fired forced air. • Brand: Armstrong • Serial Number: 8499B39652 • Model Number: GUK075D10-3A

Observations:

- The furnace was running throughout the time of the inspection and it appeared to run properly during that time.
- Annual service of the heating system, especially as it ages, by a qualified HVAC technician is recommended.
- The furnace was manufactured in 1999 making it approximately 15 years old and it may be nearing the end of its expected or useful life. If needed, you may want to start a "furnace fund" to be ready to purchase a new furnace when the time comes.

## 2. Heat Distribution Observations

Method: Ducts

## 3. A/C Condition Observations



Type: Electric • Brands: Armstrong • Serial Number: 8499A42697 • Model Number: SCU10E30A-1A

Location: The outside unit is located on the west side.

Observations:

- If the serial number is being deciphered correctly, the outside unit of the air conditioning system was manufactured in 15 making it approximately 1999 years old. Being older, it may require a higher level of maintenance and will be more prone to a major breakdown. Determining breakdown or when a system will need replaced would be very difficult.
- Annual service of the air conditioning system, especially as it ages, by a qualified HVAC technician is recommended.
- Operating the air conditioning system when the outside temperature is below 65 degrees F can cause damage to the outside unit of the system. The air conditioning system was not operated during the inspection due to the cooler outside temperature.
- The outside unit of the air conditioning system was dirty. Recommend cleaning as needed.
- The power wire for the exterior electrical disconnect box was exposed. Recommend repair or replacement as needed.



#### 4. Observations



Component: Humidifier

Observations:

- It is unknown if the humidifier is working as very specific conditions are needed to observe the humidifier in operation.

#### 5. Filters



Location: Located inside the cold air return next to the furnace.

Observations:

- The filter system is a Space Gard brand, model 2200 which takes a #201 replacement media.

#### 6. Gas Observations

Shut off location: At the Furnace • Gas Meter Outside

Type: Natural Gas

#### 7. Thermostat Observations

Location: Living Room

Type: Digital Type

Observations:

- The thermostat appeared functional at the time of the inspection.



## 8. Venting Observations

Type: **PVC**





# Water Heater

## 1. Water Heater Condition



Heater Type: Natural Gas

Location: Basement

Observations:

- If the serial number is being deciphered correctly, the water heater was manufactured in December of 1998 making it approximately 15 years old.
- Water heaters have a typical life expectancy of approximately 12 to 14 years. The existing unit is approximately 15 years old. One cannot predict with certainty when replacement will become necessary.

## 2. Number Of Gallons

Capacity:

- 40 gallons

## 3. Water Heater Brand

Brand: Bradford White • Serial Number: SM4056822 • Model Number: M4403T6EN12

## 4. Vent Observations

Type: Metal

## 5. Observations

Type: Copper

# Plumbing

## 1. Water Source Observations

Source: Public Water Supply

## 2. Service Observations

Type: Copper

## 3. Water Valve Observations

Location: Basement West wall



## 4. Water System Observations

Materials: Copper • Not Visible

## 5. Drain/Waste/Vent Observations

Type: PVC • Not Visible

## 6. Water Pressure Observations

Pressure: Water pressure appeared typical/adequate at the time of the inspection.

## 7. Trap Observations

Type: \*\*Visible Plumbing Traps Were\*\* • P-traps



# Foundation

This report describes the foundation type as well as floor and roof structures. Inspectors observe and report the structural components of the home, including the foundation, floor and roof structures. Inspectors are not required to offer a warranty or guarantee of any kind or calculate the strength, adequacy or efficiency of any structural system or component or provide architectural, engineering or structural analysis of future performance of any kind.

## 1. Structure Observations

Type: Basement • Partially Finished Basement

## 2. Foundation Wall Observations

Type: Poured Concrete • Not Visible

Observations:

- Finished areas in the basement limited or prevented observation of much of the interior foundation walls, as well as the underside of the main level flooring system.

## 3. Floor Structure Observations

Type: Wood Joists • Not Visible

Size: 2" x 10"

## 4. Sub Flooring

Observations:

- Plywood sheathing sub-floor.
- Not Visible

## 5. Post and Beam Observations

Type: Steel • Not Visible • Beam Material: Wood

## 6. Basement Floor Observations

Type: Concrete • Carpet • Not Visible (Covered)

## 7. Sump Pump

Observations:



- Sump pump and pit (basin) were noted in the basement. The pump was tested and appeared to run properly at that time. Sump pumps should be tested periodically to try to ensure they are operating properly when needed.
- Recommend a proper cover for the sump pit (basin). During the inspection a trash can lid was used as a cover. Recommend repair as needed.





# Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

**All components designated for inspection in the Wisconsin State Standards of Practice, Chapter SPS 131 are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.**

**It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.**

**Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.**

## **LIMITATIONS**

A home inspector is not required to report on any of the following:

The life expectancy of an improvement to residential real property or a component of an improvement to residential real property.

The cause of the need for any major repair to an improvement to residential real property or a component of an improvement to residential real property.

The method of making any repair or correction, the materials needed for any repair or correction or the cost of any repair or correction.

The suitability for any specialized use of an improvement to residential real property.

Whether an improvement to residential real property or a component of an improvement to residential real property complies with applicable regulatory requirements.

The condition of any component of an improvement to residential real property that the home inspector was not required to inspect under the rules promulgated under s. 440.974 (1) (b)

**A home inspector may not report, either in writing or verbally, on any of the following:**

**The market value or marketability of a property.**

**Whether a property should or should not be purchased.**

**A home inspector may not do any of the following:**

**Perform or offer to perform any act or service contrary to law.**

**Deliver a home inspection report to any person other than the client without the client's consent.**

A home inspector is not required to report on any of the following:

The life expectancy of an improvement to residential real property or a component of an improvement to residential real property.

The cause of the need for any major repair to an improvement to residential real property or a component of an improvement to residential real property.

The method of making any repair or correction, the materials needed for any repair or correction or the cost of any repair or correction.

The suitability for any specialized use of an improvement to residential real property.

Whether an improvement to residential real property or a component of an improvement to residential real property complies with applicable regulatory requirements.

This section does not require a home inspector to do any of the following:

Offer a warranty or guarantee of any kind.

Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.

Enter any area or perform any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property, or enter any area or perform any procedure that may be dangerous to the home inspector or to other persons.

Operate any component of an improvement to residential real property that is inoperable.

Operate any component of an improvement to residential real property that does not respond to normal operating controls.



Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris that obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.

Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.

Predict future conditions, including the failure of a component of an improvement to residential real property.

Project or estimate the operating costs of a component of an improvement to residential real property.

Evaluate acoustic characteristics of a component of an improvement to residential real property.

Inspect for the presence or absence of pests, including rodents, insects and wood-damaging organisms.

Inspect cosmetic items, underground items or items not permanently installed.

Inspect for the presence of any hazardous substances.

## **ROOFS**

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.

## **EXTERIORS**

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.
9. Recreational facilities.
10. Out-buildings other than garages and carports.
11. Trees, shrubs and other vegetation.

## **PLUMBING SYSTEMS**

A home inspector is not required to do any of the following:

1. State the effectiveness of anti-siphon devices.
2. Determine whether the water supply and waste disposal systems are public or private.
3. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches.
4. Operate any valve except water closet flush valves, fixture faucets and hose faucets.
5. 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.
6. Observe the interior of flues, chimneys and vents, or solar water heating systems.
7. Observe any exterior plumbing components such as water mains or swimming pools.
8. Determine water temperature.
9. Determine the proper sizing, design or use of plumbing materials.

## **ELECTRICAL SYSTEMS**

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.

## **INTERIORS**

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.

## **HEATING SYSTEMS**

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.

## **CENTRAL AIR CONDITIONING**

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.

## **INSULATION AND VENTILATION**

A home inspector is not required to observe any of the following:

1. Concealed insulation.
2. Venting equipment which is integrated with household appliances.