

INSPECTION REPORT



For the Property at:
1234 NEW HOME
SE WISCONSIN, WI

Prepared for: EXAMPLE REPORT
Inspection Date: Friday, December 11, 2020
Prepared by: David Gross



Gross Inspection Services LLC
3580 Fiebrantz Dr.
Brookfield, WI 53005
2623953373

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dave@grossinspec.com



December 14, 2020

Dear Example Report,

RE: Report No. 1143, v.5
1234 new Home
SE Wisconsin, WI

Thanks very much for choosing Gross Inspection Services LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

David Gross
on behalf of
Gross Inspection Services LLC

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INVOICE

December 14, 2020

Client: Example Report

Report No. 1143, v.5

For inspection at:

1234 new Home

SE Wisconsin, WI

on: Friday, December 11, 2020

Home inspection :3000-3500 sqft	\$600.00
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Radon test	\$150.00
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Discount	(\$50.00)
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Total	<u>\$700.00</u>
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PAID IN FULL - THANK YOU!

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • Organic growth on north side of roof. Clean with appropriate cleaners to extend roof life

Location: North

Task: Clean

Time: Less than 1 year

Condition: • [Missing, loose or torn](#)

Various shingles have damage to them on West side of roof above flat roof. Have repaired by roofing contractor

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Repair or replace

Time: Immediate

Condition: • Nail Pop Have roofer or handyman correct nail prior to having it back out through the shingle.

Noted various nail pops on roof. Have handyman or roofer repair as needed.

Location: Various

Task: Repair

Time: Less than 1 year

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Damage, loose, open seams, patched](#)

Have mason or reputable handyman correct flashing on bay window. Seal gaps with appropriate sealant, secure flashings and seal nail heads as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: West Exterior Wall

Task: Repair

Time: Immediate

Condition: • [Siding not cut back](#)

Areas of roofing have wood trim and siding in direct contact with roof. Have corrected by having wood cut back 1-2" and painted when replacing roof.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Improve

Time: When remodelling

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • [Kickout flashing - missing](#)

Kick out flashings not present have reputable roofer, handyman, siding or gutter contractor install kickout flashings as

needed.

Please follow the link below to learn more about kickout flashing.

https://www.jlconline.com/how-to/exterior/getting-kickout-flashings-right_o

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Second Floor

Task: Improve

Time: Immediate

FLAT ROOFING \ Metal

Condition: • [Failed caulking](#)

Flat roof has few areas where the caulking has failed. Have roofer point up the areas on parapet to roof flashing, and along chimney.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Repair

Time: Immediate

FLAT ROOFING \ Rubber single ply

Condition: • Clean roofs off of organic growth to extend life of roof.

Location: Various

Task: Service Clean

Time: Regular maintenance

Exterior

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

Have gutters cleaned prior to closing. Clean gutters 2 to 3 times a year. Check downspouts to be sure they are clear too.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Clean

Time: Immediate Ongoing Regular maintenance

ROOF DRAINAGE \ Downspouts

Condition: • [Should discharge 6 feet from building](#)

Extend above grade downspouts to be 6' away from the building on NE side of home.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior Wall

Task: Improve

Time: Less than 1 year

Condition: • Loose

Downspout by front porch is loose. Have new fastener and strap installed to secure downspout.

Location: Exterior

Task: Repair

Time: Less than 1 year

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • [Damage](#)

Fascia on North side of home under scupper is rotted and needs replaced. Noted damage to corner on southside of home. Have carpenter replace or repair wood as necessary on these areas.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Replace

Time: Immediate

Condition: • [Rot or insect damage](#)

Noted areas of rot on soffit under the sidewall roof junctions by kitchen window. Recommend having contractor repairing rotted wood and installing kickout flashing above wood

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various South

Task: Repair or replace

Time: Less than 1 year

WALLS \ Trim

Condition: • [Caulking missing or deteriorated](#)

Apply caulking in gaps and junctions of different wall materials to decrease moisture penetration

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various

Task: Repair

Time: Immediate

Cost: Depends on approach

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Cracked](#)

Minor cracks on North side of home. Have qualified contractor seal cracks with exterior concrete caulking for vertical application.

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Various

Task: Repair

Time: Less than 1 year

Condition: • [Masonry deterioration](#)

Noted motion of archway bricks over front door. Noted loose brick soldiers on West side of house. Have mason evaluate and repair as needed.

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout

Task: Further evaluation

Time: Immediate

Condition: • [Spalling](#)

Have mason repair various spalled bricks on chimney, rear patio and near front porch.

Implication(s): Weakened structure | Chance of structural movement

Location: Various Exterior Wall and chimney

Task: Repair or replace Further evaluation

Time: Immediate

Condition: • [Mortar deterioration](#)

Have mason contractor tuckpoint areas around the house as needed.

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Throughout Exterior Wall

Task: Repair

Time: Less than 2 years

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Caulking loose, missing or deteriorated](#)

Noted minor gaps between bricks and trim around windows and doors. Clean joints and install appropriate caulking to decrease moisture intrusions.

Implication(s): Chance of water damage to structure, finishes and contents | Increased heating and cooling costs

Location: Various

Task: Improve

Time: Less than 1 year

DOORS \ General notes

Condition: • Rear door to storage room has a loose sill. Support to prevent further damage. Contact reputable contractor or handyman for options.

Location: North Exterior Cold Room

Task: Repair or replace

Time: Less than 1 year

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Stair rise too big or not uniform](#)

Rear stairs aren't uniform at landing. Add gravel base to become level with footing blocks. Seal all holes in blocks add pavers at the correct height to match stairs above. Have contractor correct as needed.

Implication(s): Trip or fall hazard

Location: North

Task: Repair

Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Rear stairs going down to backyard are missing railings. Recommend installing one railing at minimum on lower stairs. Contact reputable contractor for options.

Implication(s): Fall hazard

Location: North

Task: Provide Improve

Time: Immediate

LANDSCAPING \ General notes

Condition: • [Trees or shrubs too close to building](#)

Trim bushes and plants back 18"-24" from house to allow for air flow. Trim trees back 5-6' from roof.

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Various

Task: Improve

Time: Less than 1 year

LANDSCAPING \ Patios

Condition: • Improper slope or drainage

Front porch pitched towards home. Seal gaps along home to decrease moisture intrusion. In future have contractor correct porch pitch as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front porch

Task: Repair

Time: Discretionary

GARAGE \ Ceilings and walls

Condition: • Not fireproof

Seal all penetrations with appropriate rated fire blocking and caulking as needed to increase the safety of the wall between the house and garage. Have attic hatch door covered to 5/8" drywall.

Implication(s): Fire hazard

Location: North Garage

Task: Repair or replace

Time: Immediate

GARAGE \ Door into garage / Man-door

Condition: • [Door not fire rated or exterior type](#)

Original door to garage does not have a fire rating on it. It is hollow core metal exterior door and is in sound condition with good weatherstripping. Upgrade when necessary with 20 min fire rated door and jamb.

Implication(s): Increased fire hazard

Location: Laundry to Garage

Task: Upgrade

Time: Immediate

Structure

ROOF FRAMING \ Sheathing

Condition: • Roof decking is planking. Large gaps between boards. When having roof replaced it will need to have new sheathing/decking installed over the existing planks.

Location: Throughout Attic

Task: Replace Improve

Time: When remodelling

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Breaker bridge missing](#)

Noted multiple 2 wire circuits sharing a common neutral in both panels. Each panel had 4-6 circuits sharing the neutrals. Have qualified contractor, or electrician repair as needed.

Implication(s): Electric shock

Location: Basement

Task: Repair or replace Further evaluation

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Double taps](#)

Have electrician correct neutral double tap in main panel.

Implication(s): Fire hazard

Location: Storage area

Task: Repair

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • Auxiliary panel does not have grounds and neutrals separated. Have licensed electrician evaluate and correct as needed.

Location: Basement

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Abandoned wire](#)

Have abandoned cut wire removed. Seal and correct box to be weather tight. Wire was not live during inspection.

Implication(s): Electric shock

Location: Southeast Exterior Wall Garage

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed in attics](#)

Have electrician correct wiring in attic to be terminated in a junction box and disconnect old power vent.

Implication(s): Electric shock

Location: Attic

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Recommend installing in use covers on exterior outlets. If changing the outlet it needs to be weather resistant GFCI.

Location: Various

Task: Improve

Time: Less than 2 years

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Install covers on all boxes as needed in basement and garage.

Implication(s): Electric shock | Fire hazard

Location: Basement First Floor Garage

Task: Repair

Time: Immediate

Condition: • Knock Plug Missing- Install knockout plug in various junction boxes that have them open. Install knockout plugs in junction boxes in boiler room and panel as needed.

Location: Various Basement

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Outlets in NW bedroom, basement, master bath were not grounded. Have electrician correct grounds at these various outlets.

Implication(s): Electric shock

Location: Garage

Task: Repair or replace

Time: Immediate

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

GFCI's are needed in the kitchen and basement. Have qualified contractor install new GFCI's as needed. If exterior the outlets need to be weather resistant rated and have an inuse cover installed on them.

Implication(s): Electric shock

Location: Various Basement and Kitchen left of sink

Task: Repair or replace

Time: Immediate

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Install cover plate as needed in basement by fireplace and on garage LB conduit fitting.

Implication(s): Electric shock

Location: Basement

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Lights

Condition: • [Obsolete](#)

Basement boiler room light fixture is within reach of child. Have fixture and conduit removed or covered as needed to make safer.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Smoke detectors need changed every 10 years.

When moving into your new home. We recommend installing one ten year combination smoke and Carbon monoxide alarm per area of combustible appliance. Additional 10 year smoke and or Combo detectors can be added to meet safety requirements. Current smoke and CO units may be old. Noted few newer smoke detectors.

Task: Improve

Time: Immediate

Heating

FURNACE \ General notes

Condition: • Service Furnace

Have furnace serviced by an HVAC contractor annually for extended service life.

Location: Basement

Task: Service

Time: Ongoing

GAS HOT WATER BOILER \ General

Condition: • Have annual service set up for boiler to have extended service life.

Location: Basement

Task: Service annually

Time: Ongoing Regular maintenance

GAS HOT WATER BOILER \ Isolating valves

Condition: • Evidence of past leaks on radiator valves. Monitor valves during heating season. Have boiler service technician rebuild or replace valves when necessary.

Location: Various

Task: Monitor

Time: Ongoing Regular maintenance

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • [Inspect \(and/sweep if needed\) before using](#)

Have all chimneys cleaned and inspected prior to using. Before lighting any fire in a fireplace know how to operate your fireplace.

Implication(s): Fire hazard

Task: Service annually

Time: Immediate

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [No drip edge on cap \(crown\)](#)

Chimney caps needs to have a drip edge to prevent further damage of brick chimney. Consult with chimney contractor on options for both masonry caps.

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material | Material deterioration

Location: Chimneys

Task: Further evaluation

Time: Immediate

FIREPLACE \ Firebox

Condition: • [Deteriorated, missing or loose masonry or mortar](#)

Have mortar fireplace corrected by reputable chimney company in NW living room and basement fireplace.

Implication(s): Hazardous combustion products entering home | Fire hazard

Location: First Floor

Task: Further evaluation and Repair

Time: Immediate

FIREPLACE \ Hearth and extension

Condition: • Have basement fireplace hearth corrected if planning to use. Carpeting is installed up to fireplace and is unsafe to use.

Location: Basement Family Room

Task: Repair or replace

Time: Immediate

FIREPLACE \ Glass doors

Condition: • Fireplace door frame mounts are missing and loose. Have reputable handyman or fireplace contractor repair or replace as needed at the NW living room.

Location: Northwest

Task: Repair or replace

Time: Less than 2 years

Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • [Out of level](#)

Have HVAC contractor correct level of condensing unit.

Implication(s): Reduced system life expectancy | Damage to equipment

Location: East

Task: Improve

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Roof vents

Condition: • [Inadequate](#)

Have additional soffit vents added to increase air flow into attic Attic needs to have additional vent chutes add for a more balanced air flow. When replacing roof the company should be discussing edge vent intakes to create a more balanced attic.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Throughout

Task: Improve

Time: Less than 2 years

ATTIC/ROOF \ Pull-down stairs/ladder

Condition: • [Unsafe to climb](#)

Attic pull down ladder should be replaced or removed. A scuttle hatch or different stairs can be created for installed. Contract reputable contractor for options.

Implication(s): Physical injury

Task: Repair or replace Further evaluation

Time: Immediate

Plumbing

OPTIONAL \ Plumbing

Condition: • Determine function of copper pipe in work room. May be related to boiler system. Consult licensed plumber or boiler company for further evaluation.

Location: Basement

Task: Further evaluation

Time: If necessary

WATER HEATER \ General notes

Condition: • Unsafe hot water temperature. Turn down thermostat on water heater to be at or around 120F.

Task: Improve

Time: Immediate

WASTE PLUMBING \ Drain piping - performance

Condition: • Old

Home is 90 years old. Sewer line was install in 30's or 40's according to Village Sanitation director Richard Paul Jr. Recommend Sewer scope of lateral line to main to determine condition.

Location: Basement

Task: Further evaluation

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Slow drain](#)

Tub drain was slow. Have drain cleared by handyman, plumber or drain company.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement bathroom

Task: Service Clean

Time: Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Toilet moved when tested. Recommend having reputable plumber pull toilet assess flange and repair as needed.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Second Floor Master Bathroom

Task: Repair

Time: Immediate

Interior

CEILINGS \ General notes

Condition: • Missing

Furnace closet has no ceiling. Recommend having air sealing installed to decrease heat loss into attic. Contact reputable insulation or drywall contractor for options on correct.

Implication(s): Reduced comfort

Location: Second Floor Master Bedroom

Task: Improve

Time: If necessary

WINDOWS \ General notes

Condition: • Difficult to operate

Multiple double hung and casement windows were not able to open due to being painted shut and or lack of use. Have handyman get windows operational and lubricate as needed.

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Improve

Time: Immediate

WINDOWS \ Hardware

Condition: • [Missing](#)

Handles missing for casements on multiple windows. Have current owner locate and install handles on all windows.

Implication(s): System inoperative or difficult to operate

Location: Various First Floor Living Room Dining Room Kitchen

Task: Provide

Time: Immediate

WINDOWS \ Storms and screens

Condition: • [Missing](#)

Request screens for all windows to be located.

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: Throughout First Floor

Task: Provide Request disclosure

Time: Immediate

EXHAUST FANS \ Duct

Condition: • Multiple ducts are combined to a single termination. Each vent should have it's own termination point on the exterior of the house

Correct ducts from combined venting at roof termination point. Have HVAC or roofing contractor install new termination hoods on roof as needed for exhaust fans.

Location: Attic

Task: Repair or replace

Time: Immediate

BASEMENT \ Wet basement - evidence

Condition: • Organic Growth

Noted organic growth on wall under gun cabinet. Mold Control is available at most hardware stores. If treating yourself, be sure to follow all safety precautions by wearing personal protection equipment.

Location: Various Basement

Task: Clean

Time: Less than 1 year

Condition: • [Stains](#)

Correct exterior grading and gutters to decrease water reaching foundation walls.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement under kitchen

Task: Monitor

Time: Discretionary

GARAGE \ Vehicle door operators

Condition: • Sensors poorly located

Sensors are mounted above the 6" maximum height. Move location of sensors to be within 6" of floor.

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Immediate

APPLIANCES \ Dishwasher

Condition: • Loose

Noted mounting screws missing from dishwasher. Have dishwasher installation corrected by qualified person.

Implication(s): Reduced operability

Location: Kitchen

Task: Repair

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

1234 new Home, SE Wisconsin, WI December 11, 2020

Report No. 1143, v.5

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THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • South

Sloped roofing material: • Composition shingles

Sloped roof flashing material: • Metal

Flat roofing material: • [Synthetic rubber](#)

Flat roof flashing material: • Metal

Probability of leakage: • Medium

Typical life expectancy: • 20-25 years

Roof Shape:

- Gable
- Synthetic membrane roof with Parapet NW side of home

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • With a camera on pole

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

Recommendations

RECOMMENDATIONS \ General

1. Condition: • Inspect roof two times a year while cleaning gutters in the spring and fall. Pay close attention to all penetrations and flashings.

SLOPED ROOFING \ Composition shingles

2. Condition: • Aging

3. Condition: • [Missing, loose or torn](#)

Various shingles have damage to them on West side of roof above flat roof. Have repaired by roofing contractor

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Repair or replace

Time: Immediate

ROOFING

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1. Missing, loose or torn



2. Missing, loose or torn

4. Condition: • [Vulnerable to ice damming](#)

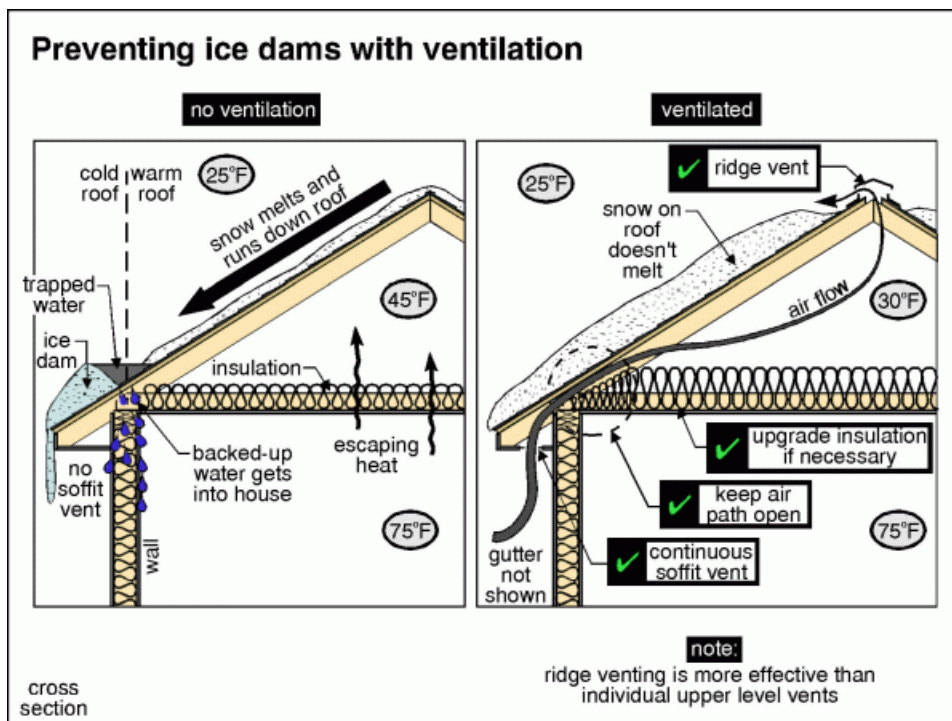
Noted heat tape along NW side of second floor. Roofs may need to be shoveled off periodically after heavy snow events to prevent ice damming.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Southwest

Task: Monitor

Time: Discretionary



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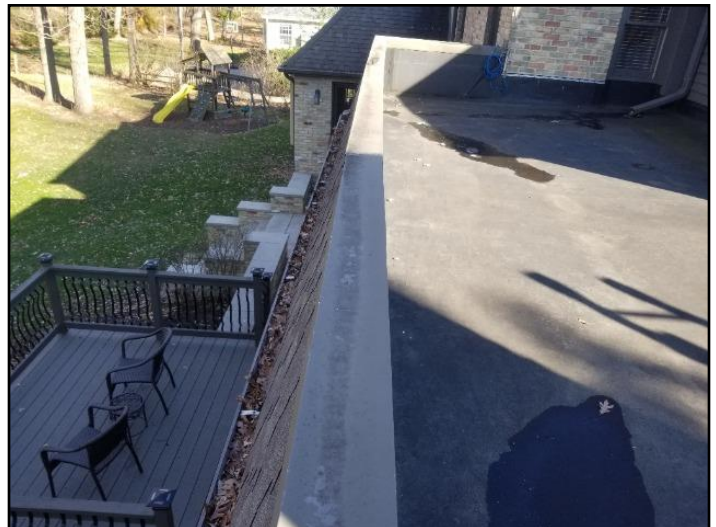
3. Vulnerable to ice damming



4. Vulnerable to ice damming



5. Vulnerable to ice damming



6. Vulnerable to ice damming

5. Condition: • Nail Pop Have roofer or handyman correct nail prior to having it back out through the shingle. Noted various nail pops on roof. Have handyman or roofer repair as needed.

Location: Various

Task: Repair

Time: Less than 1 year

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7. Nail Pop Have roofer or handyman correct...



8. Nail Pop Have roofer or handyman correct...

6. Condition: • Noted multiple areas of previous repairs and shingle replaced. Monitor and inspect after wind and rain events to watch for changes.

Location: Throughout

Task: Monitor

Time: Unpredictable



9.



10.

7. Condition: • Organic growth on north side of roof. Clean with appropriate cleaners to extend roof life

Location: North

Task: Clean

Time: Less than 1 year

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11.



12.

SLOPED ROOF FLASHINGS \ General notes

8. Condition: • Inspect during annual tune-up.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Service annually

Time: Regular maintenance

SLOPED ROOF FLASHINGS \ Roof/wall flashings

9. Condition: • [Damage, loose, open seams, patched](#)

Have mason or reputable handyman correct flashing on bay window. Seal gaps with appropriate sealant, secure flashings and seal nail heads as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: West Exterior Wall

Task: Repair

Time: Immediate



13. Damage, loose, open seams, patched



14. Damage, loose, open seams, patched

ROOFING

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10. Condition: • [Siding not cut back](#)

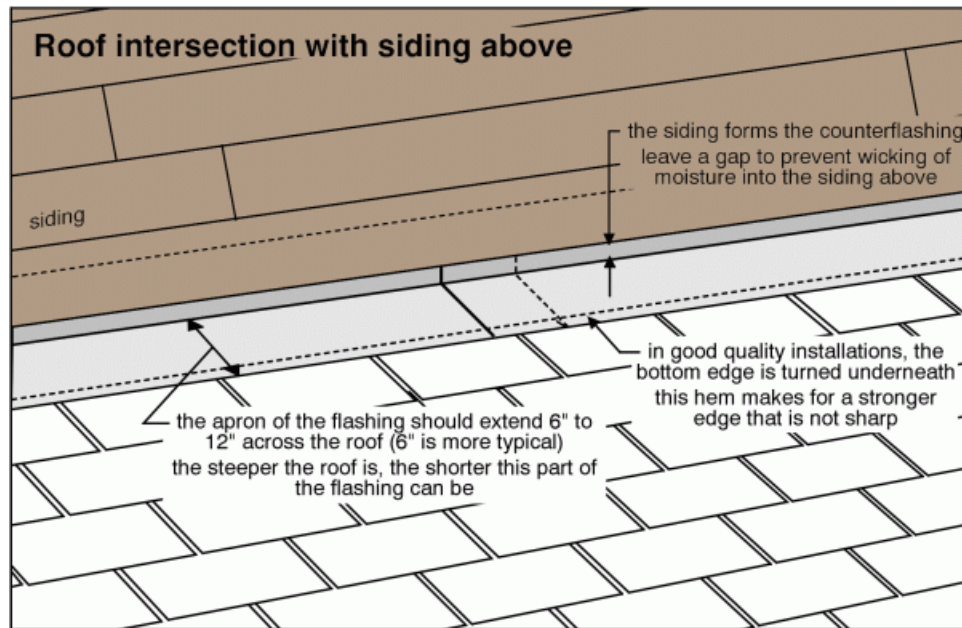
Areas of roofing have wood trim and siding in direct contact with roof. Have corrected by having wood cut back 1-2" and painted when replacing roof.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Improve

Time: When remodelling



15. Siding not cut back



16. Siding not cut back

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

11. Condition: • [Kickout flashing - missing](#)

Kick out flashings not present have reputable roofer, handyman, siding or gutter contractor install kickout flashings as needed.

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Please follow the link below to learn more about kickout flashing.

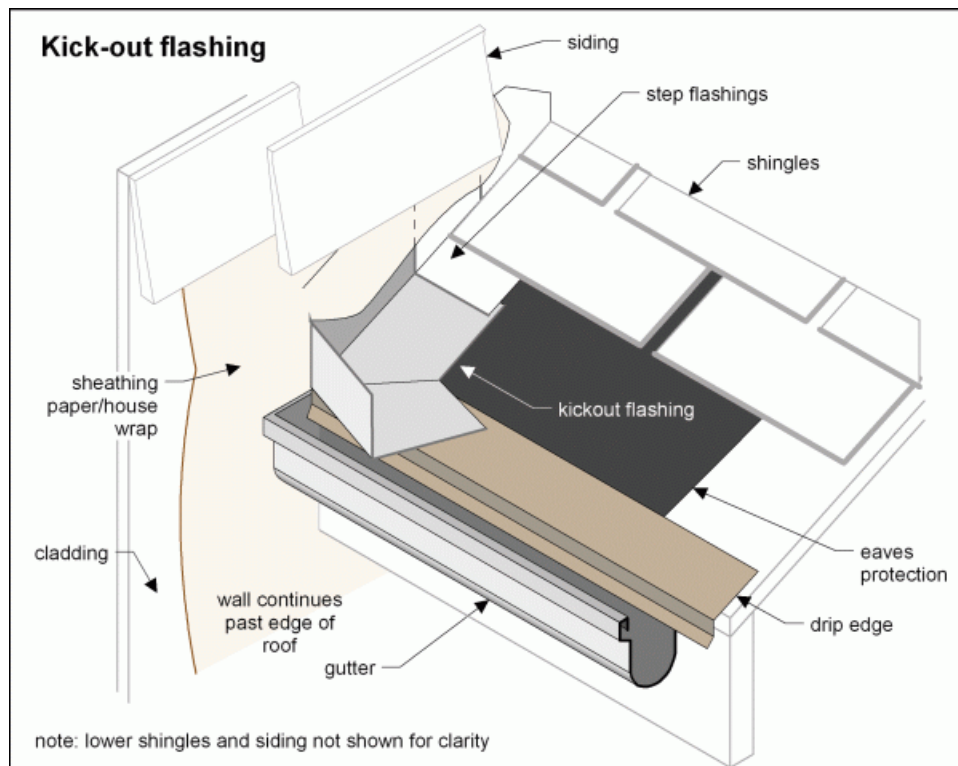
https://www.jlconline.com/how-to/exterior/getting-kickout-flashings-right_o

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Second Floor

Task: Improve

Time: Immediate



ROOFING

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THE BOTTOM

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HEATING

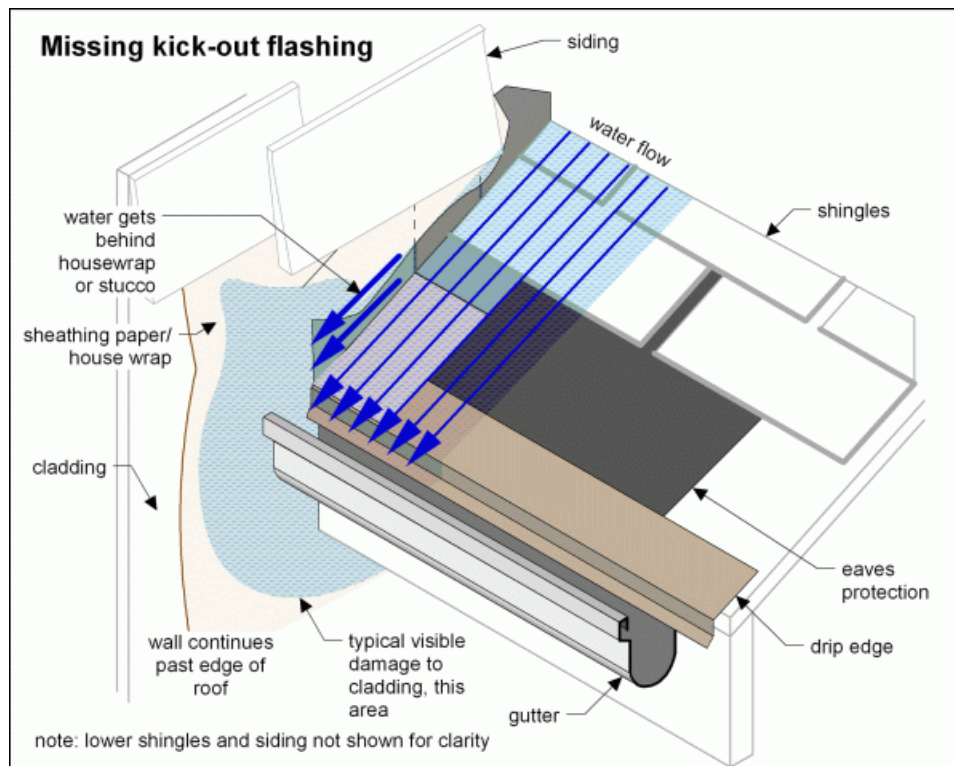
COOLING

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17. Kickout flashing - missing



18. Kickout flashing - missing

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19. Kickout flashing - missing

FLAT ROOFING \ Metal

12. Condition: • [Failed caulking](#)

Flat roof has few areas where the caulking has failed. Have roofer point up the areas on parapet to roof flashing, and along chimney.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Repair

Time: Immediate



20. Failed caulking



21. Failed caulking

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22. Failed caulking

FLAT ROOFING \ Rubber single ply

13. Condition: • Clean roofs off of organic growth to extend life of roof.

Location: Various

Task: Service Clean

Time: Regular maintenance



23.

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Downspout discharge:

• [Below grade](#)

Rear of house. determine exit point

• [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim:

• [Stucco](#)

Tudor style with wood between stucco panels

• [Brick](#)

Lower half

• [Wood](#)

trim

Wall surfaces - wood:

• [Boards](#)

Second floor above flat roof

Driveway: • Blacktop

Walkway: • Concrete

Deck: • Raised • Pressure-treated wood • Railings • No performance issues were noted.

Porch:

• Concrete

Front and rear

Exterior steps: • Concrete

Garage: • Attached

Limitations

Inspection limited/prevented by: • Car/storage in garage • Poor access under steps, deck, porch • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Gutters

14. Condition: • [Clogged](#)

Have gutters cleaned prior to closing. Clean gutters 2 to 3 times a year. Check downspouts to be sure they are clear too.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Clean

Time: Immediate Ongoing Regular maintenance

15. Condition: • Dirty/debris

Clean gutters 1 to 2 times a year. Check downspouts to be sure they are clear too.

Location: Various

Task: Clean

Time: Regular maintenance

ROOF DRAINAGE \ Downspouts

16. Condition: • [Should discharge 6 feet from building](#)

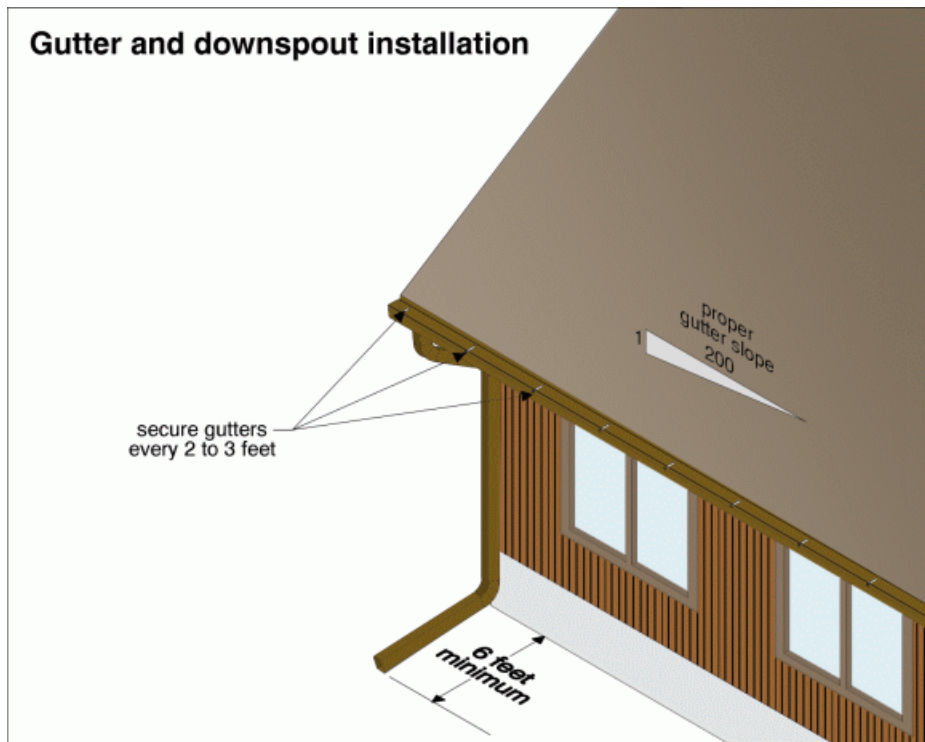
Extend above grade downspouts to be 6' away from the building on NE side of home.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior Wall

Task: Improve

Time: Less than 1 year



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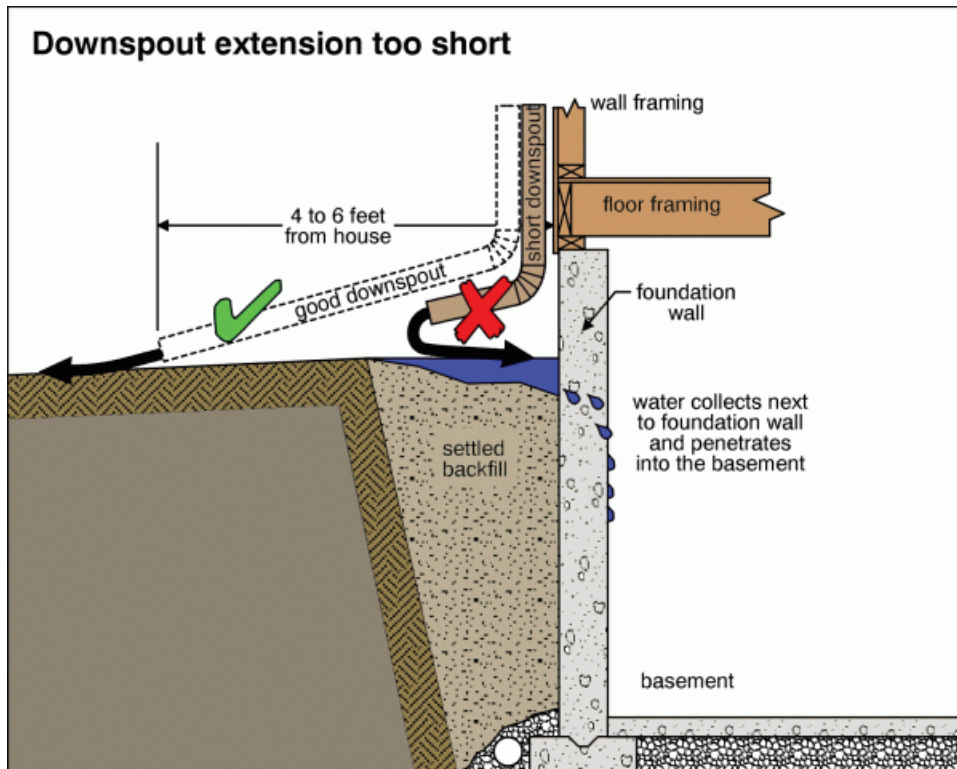
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17. Condition: • [Leak](#)

Check downspouts during rain events to determine if there are leaks or clogs at joints.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Garage

Task: Repair or replace

Time: Immediate

18. Condition: • Loose

Downspout by front porch is loose. Have new fastener and strap installed to secure downspout.

Location: Exterior

Task: Repair

Time: Less than 1 year

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

19. Condition: • [Damage](#)

Fascia on North side of home under scupper is rotted and needs replaced. Noted damage to corner on southside of home. Have carpenter replace or repair wood as necessary on these areas.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Replace

Time: Immediate

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24. Damage



25. Damage

20. Condition: • [Rot or insect damage](#)

Noted areas of rot on soffit under the sidewall roof junctions by kitchen window. Recommend having contractor repairing rotted wood and installing kickout flashing above wood

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various South

Task: Repair or replace

Time: Less than 1 year



26. Rot or insect damage



27. Rot or insect damage

WALLS \ Trim

21. Condition: • [Paint](#)

Scrape and paint trim in areas where paint is peeling.

Implication(s): Shortened life expectancy of material

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Location: Various

Task: Improve Service

Time: Less than 1 year



28. Paint



29. Paint



30. Paint

22. Condition: • [Caulking missing or deteriorated](#)

Apply caulking in gaps and junctions of different wall materials to decrease moisture penetration

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various

Task: Repair

Time: Immediate

Cost: Depends on approach

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31. Caulking missing or deteriorated

WALLS \ Masonry (brick, stone) and concrete

23. Condition: • [Cracked](#)

Minor cracks on North side of home. Have qualified contractor seal cracks with exterior concrete caulking for vertical application.

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Various

Task: Repair

Time: Less than 1 year



32. Cracked



33. Cracked

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34. Cracked

24. Condition: • [Masonry deterioration](#)

Noted motion of archway bricks over front door. Noted loose brick soldiers on West side of house. Have mason evaluate and repair as needed.

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout

Task: Further evaluation

Time: Immediate



35. Masonry deterioration



36. Masonry deterioration

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37. Masonry deterioration



38. Masonry deterioration

25. Condition: • [Spalling](#)

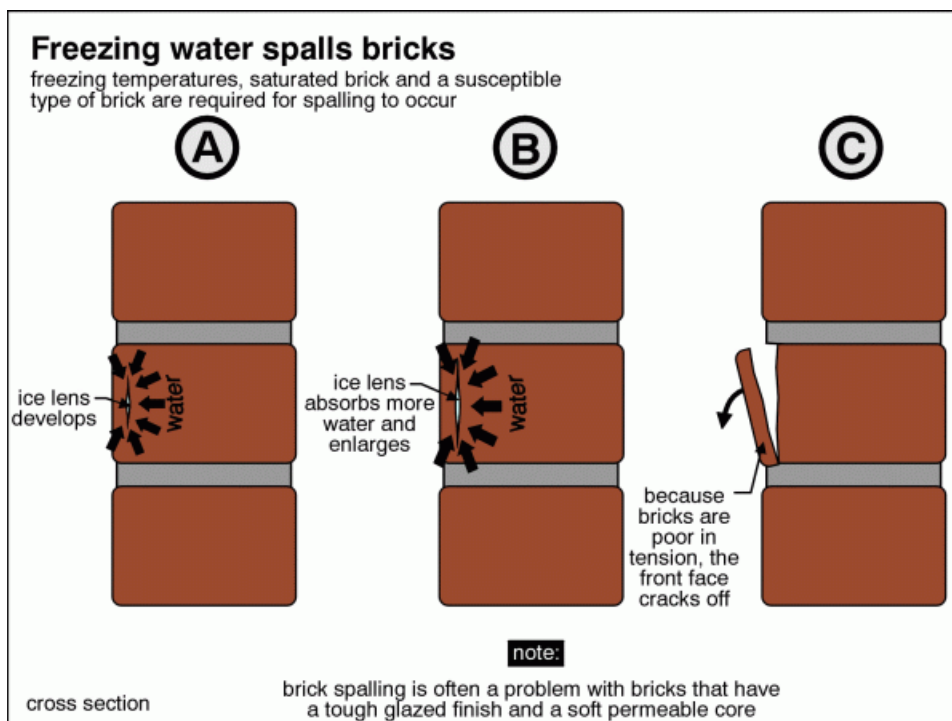
Have mason repair various spalled bricks on chimney, rear patio and near front porch.

Implication(s): Weakened structure | Chance of structural movement

Location: Various Exterior Wall and chimney

Task: Repair or replace Further evaluation

Time: Immediate



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39. Spalling



40. Spalling

26. Condition: • [Mortar deterioration](#)

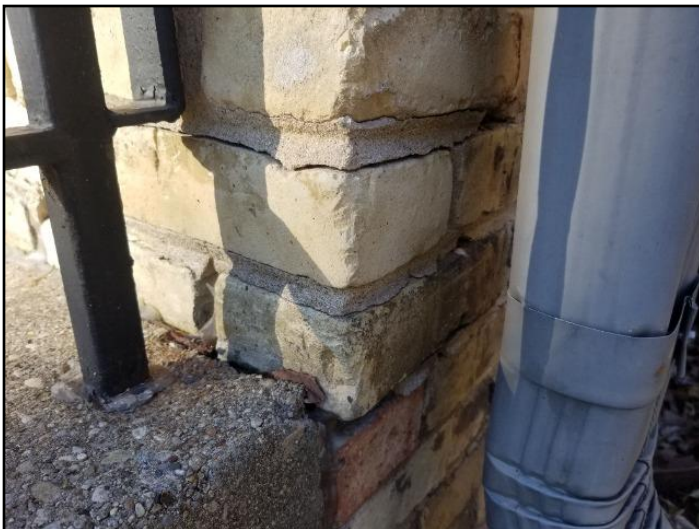
Have mason contractor tuckpoint areas around the house as needed.

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

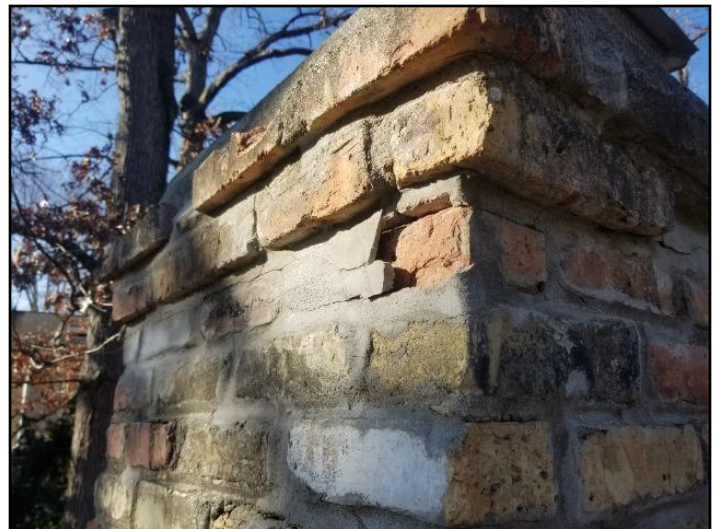
Location: Throughout Exterior Wall

Task: Repair

Time: Less than 2 years



41. Mortar deterioration



42. Mortar deterioration

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43. Mortar deterioration



44. Mortar deterioration

EXTERIOR GLASS/WINDOWS \ General notes

27. Condition: • [Paint or stain needed](#)

Basement windows are rusting and are in need of cleaning and painting. There are many different options for upgrading or replacing the original basement windows. Contact reputable window contractor for options.

Implication(s): Material deterioration

Location: Basement

Task: Repair or replace

Time: Discretionary

EXTERIOR GLASS/WINDOWS \ Exterior trim

28. Condition: • [Damage](#)

Repair damage to front trim. Consult with carpenter.

Implication(s): Chance of water damage to structure, finishes and contents

Location: South

Task: Repair or replace

Time: Less than 1 year

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45. Damage

29. Condition: • [Caulking loose, missing or deteriorated](#)

Noted minor gaps between bricks and trim around windows and doors. Clean joints and install appropriate caulking to decrease moisture intrusions.

Implication(s): Chance of water damage to structure, finishes and contents | Increased heating and cooling costs

Location: Various

Task: Improve

Time: Less than 1 year



46. Caulking loose, missing or deteriorated



47. Caulking loose, missing or deteriorated

EXTERIOR GLASS/WINDOWS \ Window wells

30. Condition: • Clean out window wells of debris and dirt. Dig down 3-4" below window. Place landscape fabric on soil and then install larger stone over fabric.

If choosing to replace wells. Buy plastic wells with matching cover and install as needed to reduce water from reaching original windows.

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Location: Various

Task: Improve

Time: Discretionary



48. Clean out window wells of debris and dirt....

DOORS \ General notes

31. Condition: • Rear door to storage room has a loose sill. Support to prevent further damage. Contact reputable contractor or handyman for options.

Location: North Exterior Cold Room

Task: Repair or replace

Time: Less than 1 year



49.



50.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

32. Condition: • [Stair rise too big or not uniform](#)

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Rear stairs aren't uniform at landing. Add gravel base to become level with footing blocks. Seal all holes in blocks add pavers at the correct height to match stairs above. Have contractor correct as needed.

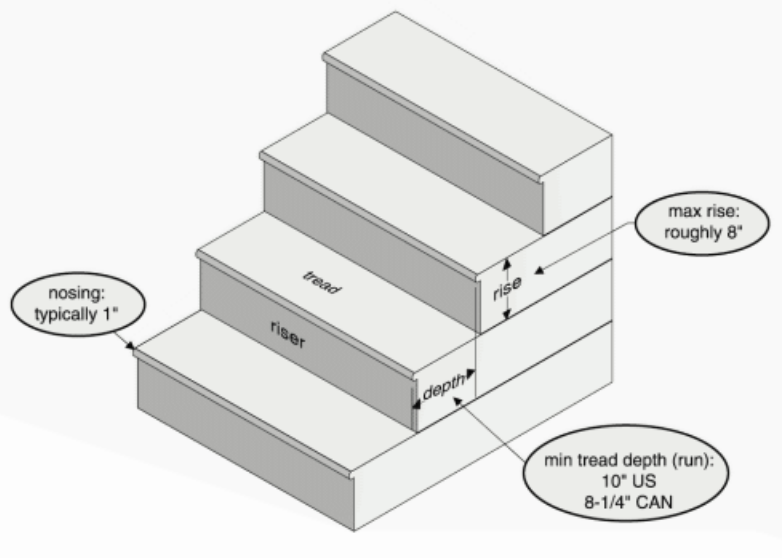
Implication(s): Trip or fall hazard

Location: North

Task: Repair

Time: Immediate

Rise, tread depth (run) and nosing



51. Stair rise too big or not uniform



52. Stair rise too big or not uniform

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

33. Condition: • [Missing](#)

Rear stairs going down to backyard are missing railings . Recommend installing one railing at minimum on lower stairs. Contact reputable contractor for options.

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Implication(s): Fall hazard

Location: North

Task: Provide Improve

Time: Immediate

LANDSCAPING \ General notes

34. Condition: • [Trees or shrubs too close to building](#)

Trim bushes and plants back 18"-24" from house to allow for air flow. Trim trees back 5-6' from roof.

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Various

Task: Improve

Time: Less than 1 year

LANDSCAPING \ Lot grading

35. Condition: • [Improper slope or drainage](#)

Around the house there are some low areas. Raise grading to slope away from the house. On West side of home cut in swale to divert surface water.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior

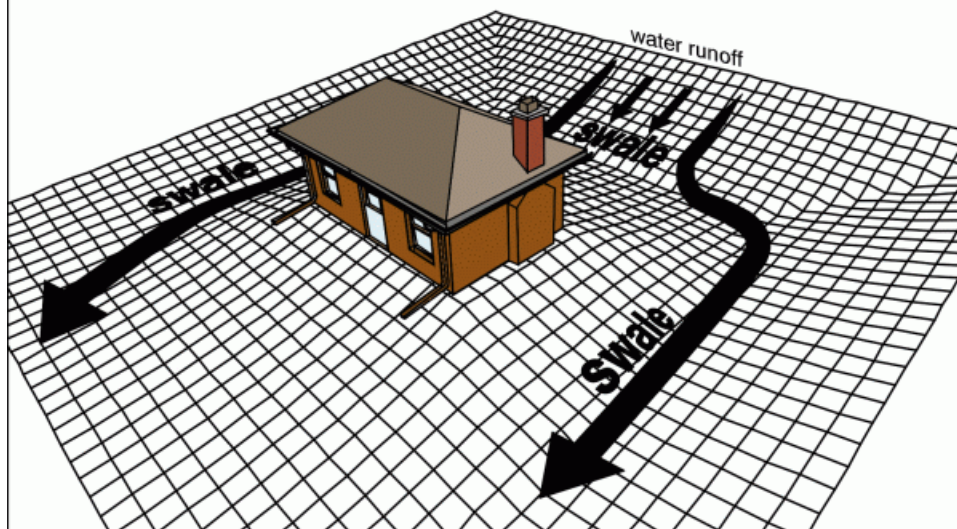
Task: Improve

Time: Less than 1 year

Cost: Depends on approach

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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LANDSCAPING \ Patios

36. Condition: • Improper slope or drainage

Front porch pitched towards home. Seal gaps along home to decrease moisture intrusion. In future have contractor correct porch pitch as needed.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front porch

Task: Repair

Time: Discretionary



53. Improper slope or drainage



54. Improper slope or drainage

GARAGE \ Ceilings and walls

37. Condition: • Not fireproof

Seal all penetrations with appropriate rated fire blocking and caulking as needed to increase the safety of the wall between the house and garage. Have attic hatch door covered to 5/8" drywall.

Implication(s): Fire hazard

Location: North Garage

Task: Repair or replace

Time: Immediate

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55. Not fireproof



56. Not fireproof

GARAGE \ Door into garage / Man-door

38. Condition: • [Door not fire rated or exterior type](#)

Original door to garage does not have a fire rating on it. It is hollow core metal exterior door and is in sound condition with good weatherstripping. Upgrade when necessary with 20 min fire rated door and jamb.

Implication(s): Increased fire hazard

Location: Laundry to Garage

Task: Upgrade

Time: Immediate

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Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction:

- Joists
- Joists
- Steel beams
- Steel columns
- Slab - concrete

NE addition

- [Wood I-joists](#)

Addition on NE side of home

- Masonry columns
- Wood beams
- Subfloor - plank
- Subfloor - plywood
- Spancrete

NE addition

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Rafters/ceiling joists • [Plank sheathing](#) • [Plywood sheathing](#) • [Oriented Strand Board \(OSB\)](#) sheathing

Location of access to under-floor area: • Basement

Limitations

Inspection limited/prevented by: • Insulation • Ceiling, wall and floor coverings • New finishes/paint

Attic/roof space: • Entered but access was limited

Knee wall areas: • Entered but access was limited

Percent of foundation not visible: • 70 %

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

FOUNDATIONS \ Performance opinion

39. Condition: • Acceptable

ROOF FRAMING \ Sheathing

40. Condition: • Roof of addition has a bump between original and addition. Monitor for changes.

Location: East Garage

Task: Monitor



57.

41. Condition: • Roof decking is planking. Large gaps between boards. When having roof replaced it will need to have new sheathing/decking installed over the existing planks.

Location: Throughout Attic

Task: Replace Improve

Time: When remodelling



58.

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Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution panel type and location:

• [Breakers - garage](#)

Main panel in Lower storage area of garage.

Distribution panel rating: • [200 Amps](#)

Electrical panel manufacturers:

• Square D

Main panel

• Crouse-Hinds

Auxiliary

Auxiliary panel (subpanel) type and location: • [Breakers - basement](#)

Auxiliary panel (subpanel) rating: • [200 Amps](#)

Number of circuits installed:

• 32

Main

• 33

Auxiliary panel

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#) •

Copper - conduit

Type and number of outlets (receptacles): • [Grounded and ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • No AFCI

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

Limitations

Inspection limited/prevented by: • Storage

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Determination of the age of smoke and carbon monoxide alarms

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

42. Condition: • [Breaker bridge missing](#)

Noted multiple 2 wire circuits sharing a common neutral in both panels. Each panel had 4-6 circuits sharing the neutrals. Have qualified contractor, or electrician repair as needed.

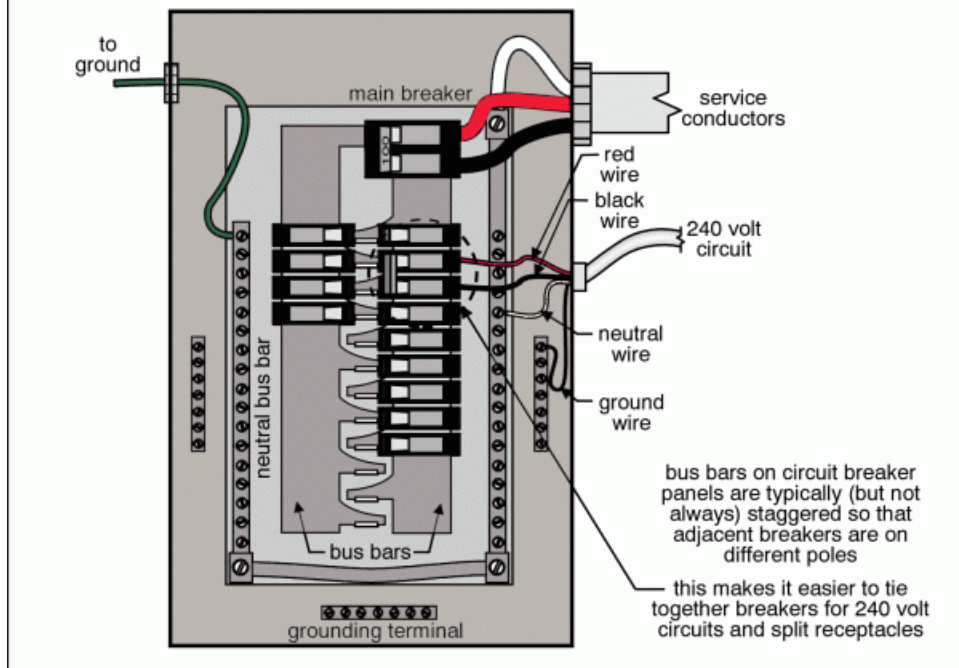
Implication(s): Electric shock

Location: Basement

Task: Repair or replace Further evaluation

Time: Immediate

Staggered bus bars on circuit breaker panels



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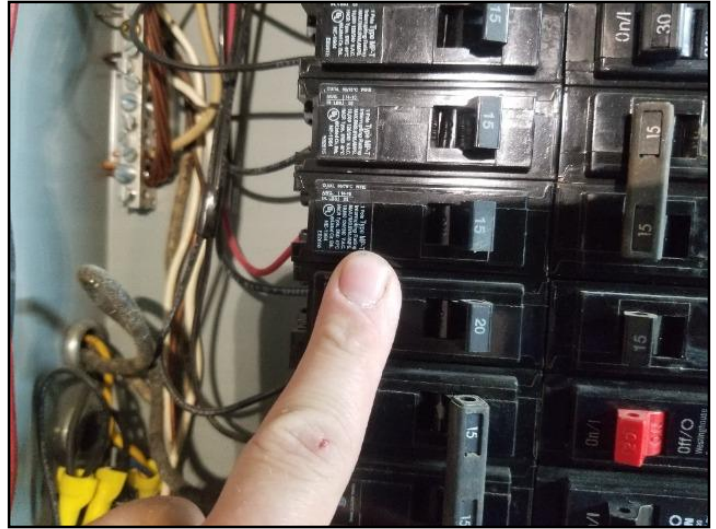
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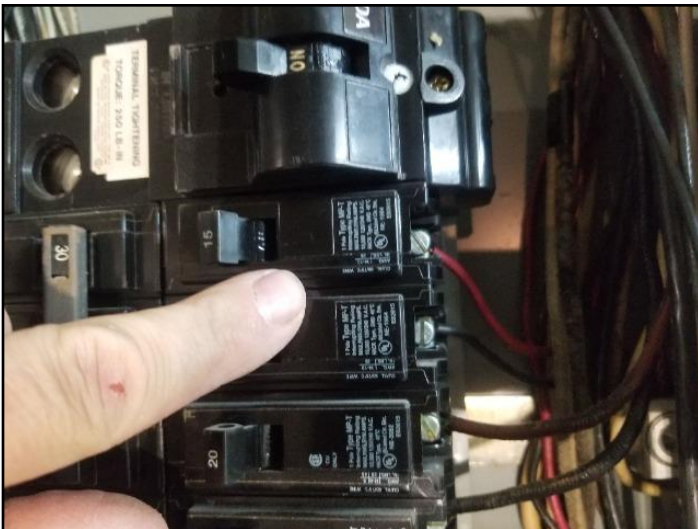
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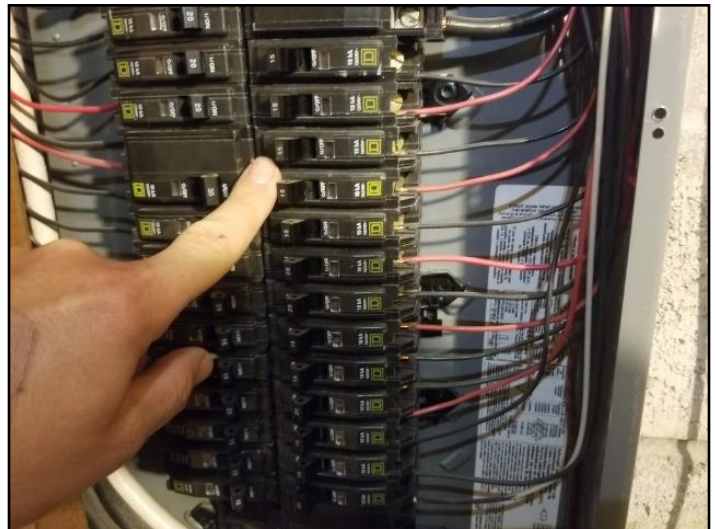
59. Breaker bridge missing



60. Breaker bridge missing



61. Breaker bridge missing



62. Breaker bridge missing

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

43. Condition: • [Double taps](#)

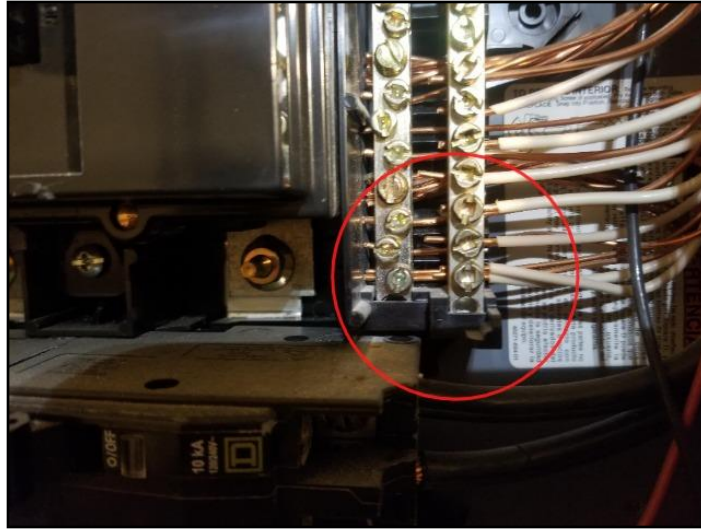
Have electrician correct neutral double tap in main panel.

Implication(s): Fire hazard

Location: Storage area

Task: Repair

Time: Immediate



63. Double taps

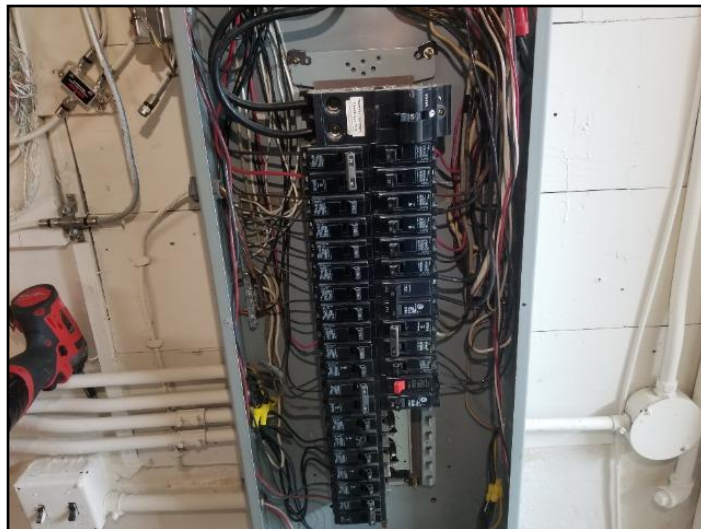
SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

44. Condition: • Auxiliary panel does not have grounds and neutrals separated. Have licensed electrician evaluate and correct as needed.

Location: Basement

Task: Further evaluation

Time: Immediate



64.

DISTRIBUTION SYSTEM \ Wiring - installation

45. Condition: • [Abandoned wire](#)

Have abandoned cut wire removed. Seal and correct box to be weather tight. Wire was not live during inspection.

Implication(s): Electric shock

Location: Southeast Exterior Wall Garage

Task: Repair

Time: Immediate



65. Abandoned wire

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

46. Condition: • [Exposed in attics](#)

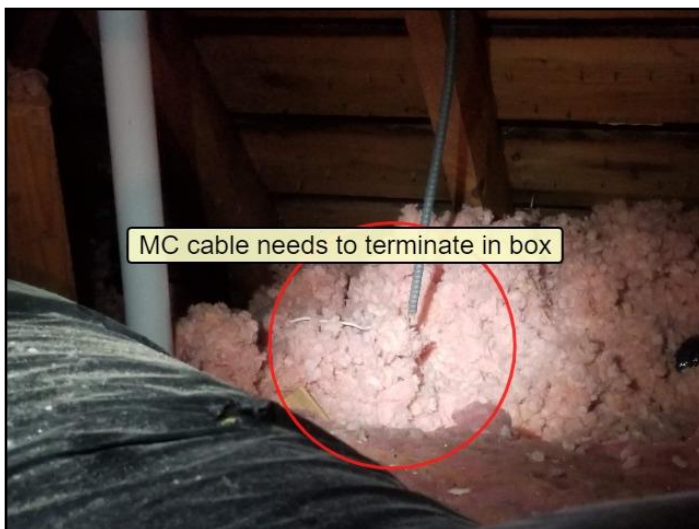
Have electrician correct wiring in attic to be terminated in a junction box and disconnect old power vent.

Implication(s): Electric shock

Location: Attic

Task: Repair

Time: Immediate



66. Exposed in attics



67. Exposed in attics

DISTRIBUTION SYSTEM \ Outdoor wiring

47. Condition: • Recommend installing in use covers on exterior outlets. If changing the outlet it needs to be weather

resistant GFCI.

Location: Various

Task: Improve

Time: Less than 2 years



68.

DISTRIBUTION SYSTEM \ Junction boxes

48. Condition: • [Cover loose or missing](#)

Install covers on all boxes as needed in basement and garage.

Implication(s): Electric shock | Fire hazard

Location: Basement First Floor Garage

Task: Repair

Time: Immediate

49. Condition: • Knock Plug Missing- Install knockout plug in various junction boxes that have them open.

Install knockout plugs in junction boxes in boiler room and panel as needed.

Location: Various Basement

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

50. Condition: • [Ungrounded](#)

Outlets in NW bedroom, basement, master bath were not grounded. Have electrician correct grounds at these various outlets.

Implication(s): Electric shock

Location: Garage

Task: Repair or replace

Time: Immediate

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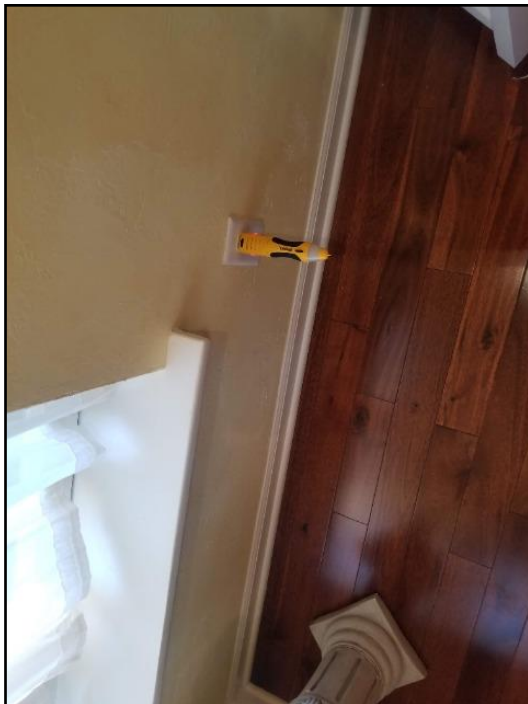
REFERENCE



69. Ungrounded



70. Ungrounded



71. Ungrounded



72. Ungrounded



73. Ungrounded

51. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

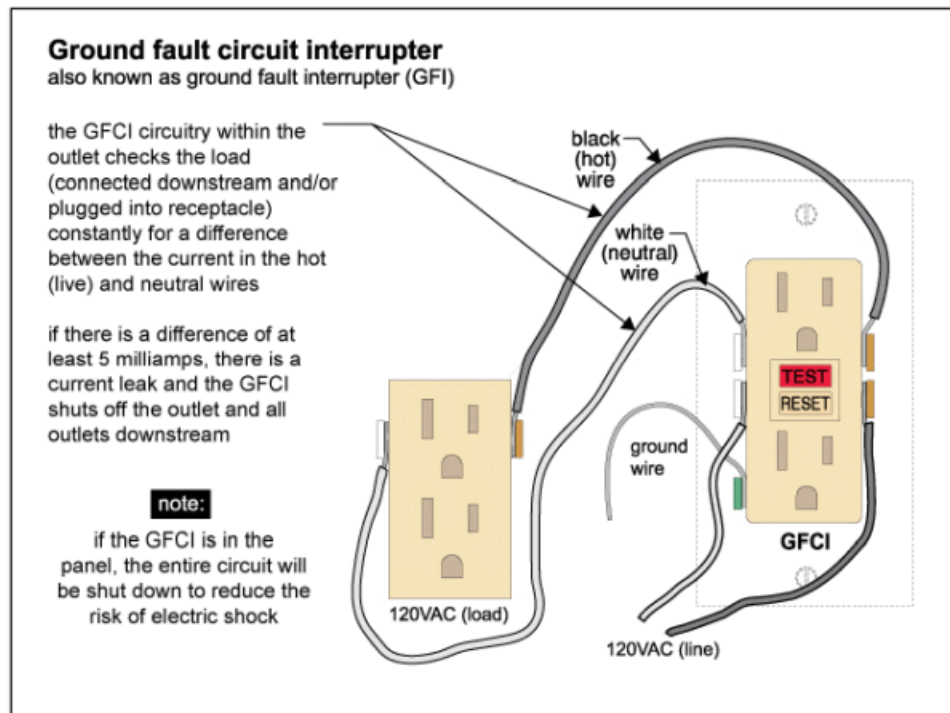
GFCI's are needed in the kitchen and basement. Have qualified contractor install new GFCI's as needed. If exterior the outlets need to be weather resistant rated and have an inuse cover installed on them.

Implication(s): Electric shock

Location: Various Basement and Kitchen left of sink

Task: Repair or replace

Time: Immediate



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74. GFCI/GFI needed (Ground Fault Circuit...



75. GFCI/GFI needed (Ground Fault Circuit...



76. GFCI/GFI needed (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Cover plates

52. Condition: • [Missing](#)

Install cover plate as needed in basement by fireplace and on garage LB conduit fitting.

Implication(s): Electric shock

Location: Basement

Task: Provide

Time: Immediate



77. Missing



78. Missing

DISTRIBUTION SYSTEM \ Lights**53. Condition:** • [Obsolete](#)

Basement boiler room light fixture is within reach of child. Have fixture and conduit removed or covered as needed to make safer.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Correct

Time: Immediate



79. Obsolete

54. Condition: • [Improper closet lighting](#)

Change closet lights to be a concealed bulb or led stripe light in closets. Have handyman or electrician change over the fixtures.

Implication(s): Fire hazard

Location: Various

Task: Repair or replace

Time: Discretionary



80. *Improper closet lighting*

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

55. Condition: • Smoke detectors need changed every 10 years.

When moving into your new home. We recommend installing one ten year combination smoke and Carbon monoxide alarm per area of combustible appliance. Additional 10 year smoke and or Combo detectors can be added to meet safety requirements. Current smoke and CO units may be old. Noted few newer smoke detectors.

Task: Improve

Time: Immediate

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Description

System type:

- [Furnace](#)

Second floor master closet

- [Boiler](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Amana

Boiler manufacturer: • Burnham

Heat distribution: • [Ducts and registers](#) • [Radiators](#) • [Hot water radiant piping](#)

Approximate capacity:

- 175,000 BTU/hr

Boiler

- [70,000 BTU/hr](#)

Efficiency:

- [Conventional](#)

Boiler

- [Mid-efficiency](#)

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Outside

Approximate age: • [7 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years • Boiler (cast iron) 25 to 50 years

Main fuel shut off at: • Meter • Supply line Left of Unit

Failure probability: • [Low](#)

Supply temperature: • 125°

Return temperature: • 65°

Temperature difference: • 60°

Air filter: • Disposable • 16" x 25" • 1" thick

Exhaust pipe (vent connector):

- Double wall

Boiler

- PVC plastic

Furnace second floor

Auxiliary heat: • [Wood fireplace](#)

Fireplace/stove:

- [Wood-burning fireplace](#)

First floor den masonry lining

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81. Wood-burning fireplace



82. Wood-burning fireplace

- Wood-burning fireplace - not in service
Basement

Chimney/vent: • [Masonry](#)

Chimney liner:

- [Not visible](#)

Basement and NW chimney liner were not visible. Have fireplaces inspected and correct any issues prior to using.



83. Not visible

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Location of the thermostat for the heating system: • Hallway • Basement

Condensate system: • Discharges into floor drain

Recommendations

FURNACE \ General notes

56. Condition: • Service Furnace

Have furnace serviced by an HVAC contractor annually for extended service life.

Location: Basement

Task: Service

Time: Ongoing

FURNACE \ Humidifier

57. Condition: • Install new humidifier pad prior to heating season to maintain efficiency of operation.

Location: Second Floor Furnace Room

Task: Service annually

Time: Regular maintenance

GAS HOT WATER BOILER \ General

58. Condition: • Have annual service set up for boiler to have extended service life.

Location: Basement

Task: Service annually

Time: Ongoing Regular maintenance

GAS HOT WATER BOILER \ Isolating valves

59. Condition: • Evidence of past leaks on radiator valves. Monitor valves during heating season. Have boiler service technician rebuild or replace valves when necessary.

Location: Various

Task: Monitor

Time: Ongoing Regular maintenance



84.

CHIMNEY AND VENT \ Inspect/sweep chimney

60. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Have all chimneys cleaned and inspected prior to using. Before lighting any fire in a fireplace know how to operate your fireplace.

Implication(s): Fire hazard

Task: Service annually

Time: Immediate

CHIMNEY AND VENT \ Masonry chimney cap (crown)

61. Condition: • [No drip edge on cap \(crown\)](#)

Chimney caps needs to have a drip edge to prevent further damage of brick chimney. Consult with chimney contractor on options for both masonry caps.

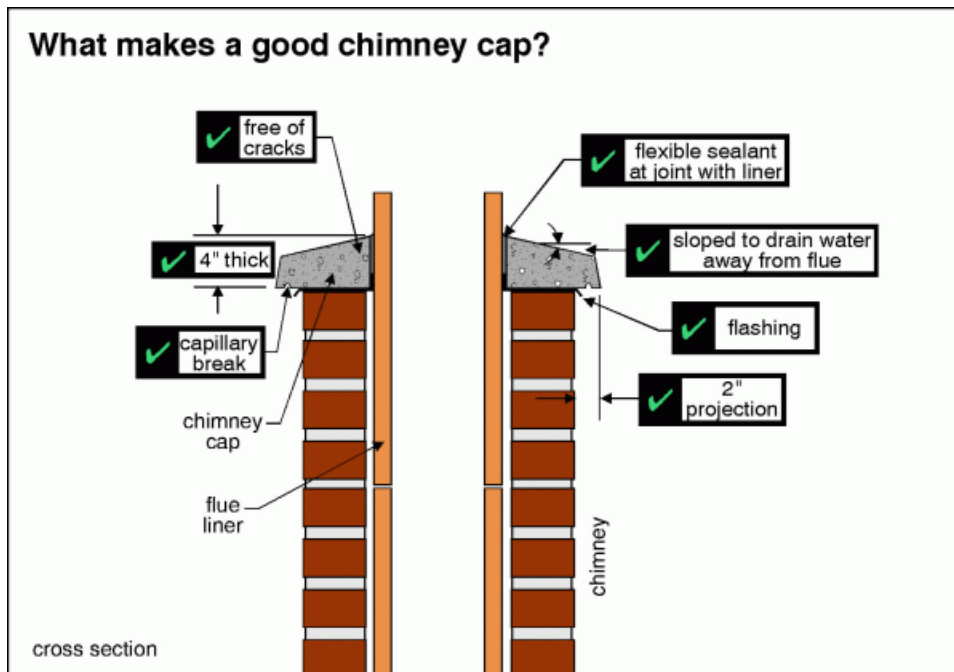
Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material |

Material deterioration

Location: Chimneys

Task: Further evaluation

Time: Immediate



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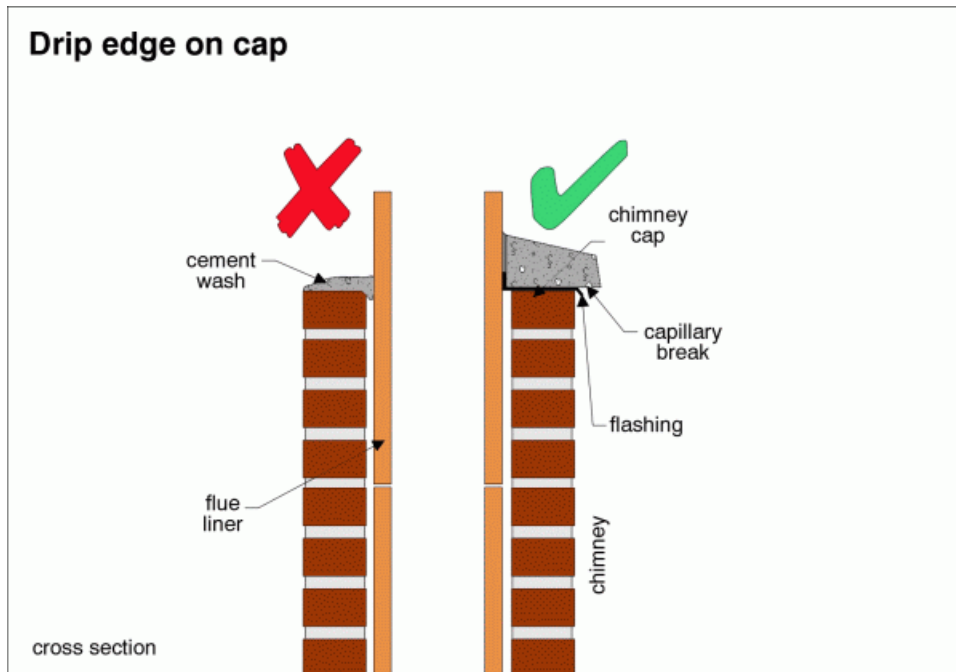
INSULATION

PLUMBING

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Drip edge on cap



85. No drip edge

FIREPLACE \ Firebox

62. Condition: • [Deteriorated, missing or loose masonry or mortar](#)

Have mortar fireplace corrected by reputable chimney company in NW living room and basement fireplace.

Implication(s): Hazardous combustion products entering home | Fire hazard

Location: First Floor

Task: Further evaluation and Repair

Time: Immediate

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86. Deteriorated, missing or loose masonry or...



87. Deteriorated, missing or loose masonry or...

FIREPLACE \ Hearth and extension

63. Condition: • Have basement fireplace hearth corrected if planning to use. Carpeting is installed up to fireplace and is unsafe to use.

Location: Basement Family Room

Task: Repair or replace

Time: Immediate

FIREPLACE \ Glass doors

64. Condition: • Fireplace door frame mounts are missing and loose. Have reputable handyman or fireplace contractor repair or replace as needed at the NW living room.

Location: Northwest

Task: Repair or replace

Time: Less than 2 years



88. Spare photos



89.

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • Amana

Compressor type: • Electric

Typical life expectancy: • 10 to 15 years

Refrigerant type: • R-410A

Location of the thermostat for the cooling system: • Hallway • Second Floor

Condensate system: • Discharges into floor drain

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

AIR CONDITIONING \ General notes

65. Condition: • Service air conditioner

Have A/C serviced annually. Change air filter every month depending on use and filter type

Set up an initial maintenance and future seasonal servicing to have an extended service life of unit.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Service annually

Time: Ongoing Regular maintenance

AIR CONDITIONING \ Life expectancy

66. Condition: • Aging

AIR CONDITIONING \ Compressor

67. Condition: • [Out of level](#)

Have HVAC contractor correct level of condensing unit.

Implication(s): Reduced system life expectancy | Damage to equipment

Location: East

Task: Improve

Time: Immediate

COOLING & HEAT PUMP

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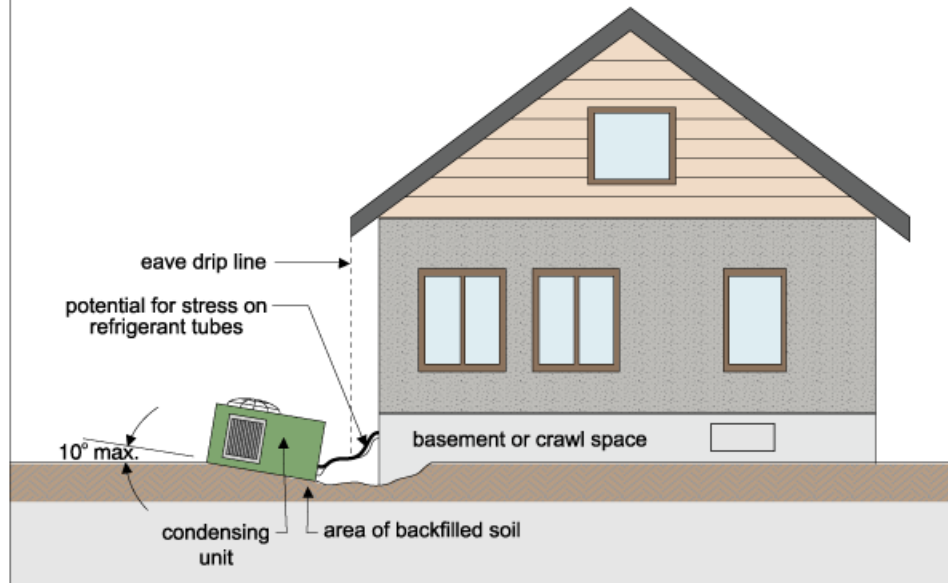
INSULATION

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AC condensing unit out of level (tilted)



90. Out of level

AIR CONDITIONING \ Refrigerant lines

68. Condition: • [Insulation - missing](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Blown Fiberglass

Attic/roof insulation amount/value: • 14 inches

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [Roof vent](#) • [Soffit vent](#) • [Gable vent](#)

Wall insulation amount/value: • Not determined

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • None

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Roof space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Hatch/Door

69. Condition: • [Not insulated](#)

Recommend adding insulation to the attic hatch door that leads over the garage storage area. Add R board or other product to increase thermal efficiency. Do not overload attic with heavy items.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Master Bedroom

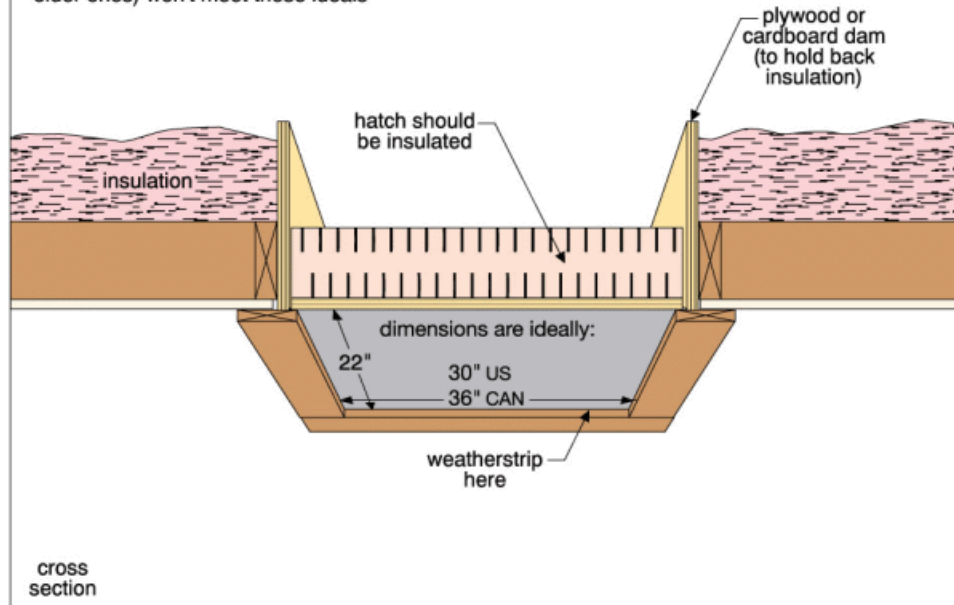
Task: Improve

Time: Discretionary

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



91. Not insulated

70. Condition: • [Not insulated and not weatherstripped](#)

Attic hatch should have an insulated hatch cover of R-20 or more. Install 3/16" compressible weatherstripping around perimeter. This decreases air flow and creates an air buffer. There are various inexpensive hatch covers that are foil and fiberglass. You could build one from foam board, glue and tape. This is an effective hatch cover for \$50.00 to \$75.00. Insulation contractors should correct.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

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Location: Second Floor Attic

Task: Improve

Time: Less than 1 year



92. *Not insulated and not weatherstripped*

ATTIC/ROOF \ Roof vents

71. Condition: • [Inadequate](#)

Have additional soffit vents added to increase air flow into attic Attic needs to have additional vent chutes add for a more balanced air flow. When replacing roof the company should be discussing edge vent intakes to create a more balanced attic.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Throughout

Task: Improve

Time: Less than 2 years

INSULATION AND VENTILATION

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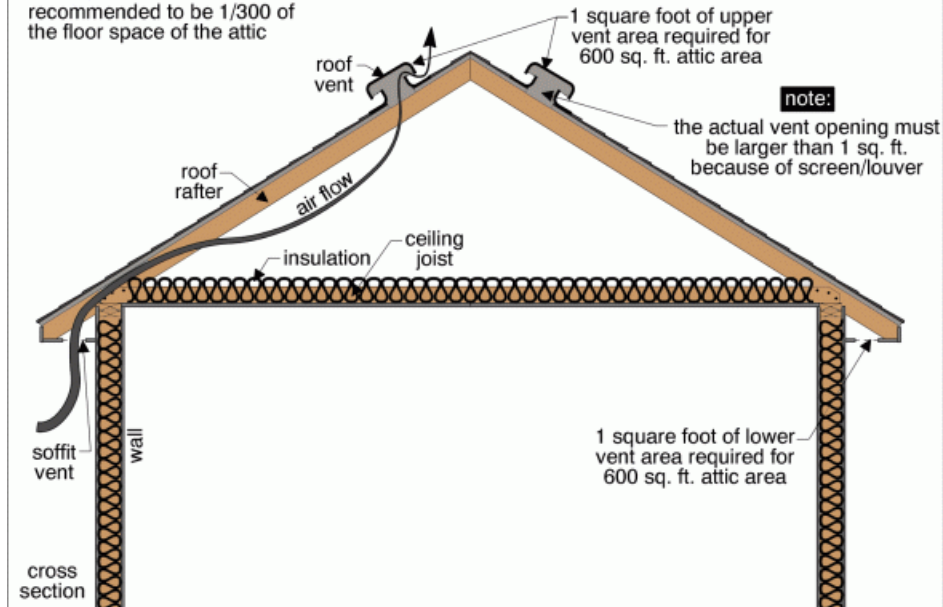
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Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



ATTIC/ROOF \ Pull-down stairs/ladder

72. Condition: • [Unsafe to climb](#)

Attic pull down ladder should be replaced or removed. A scuttle hatch or different stairs can be created for installed. Contract reputable contractor for options.

Implication(s): Physical injury

Task: Repair or replace Further evaluation

Time: Immediate



93. *Unsafe to climb*

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73. Condition: • [Not weatherstripped](#)

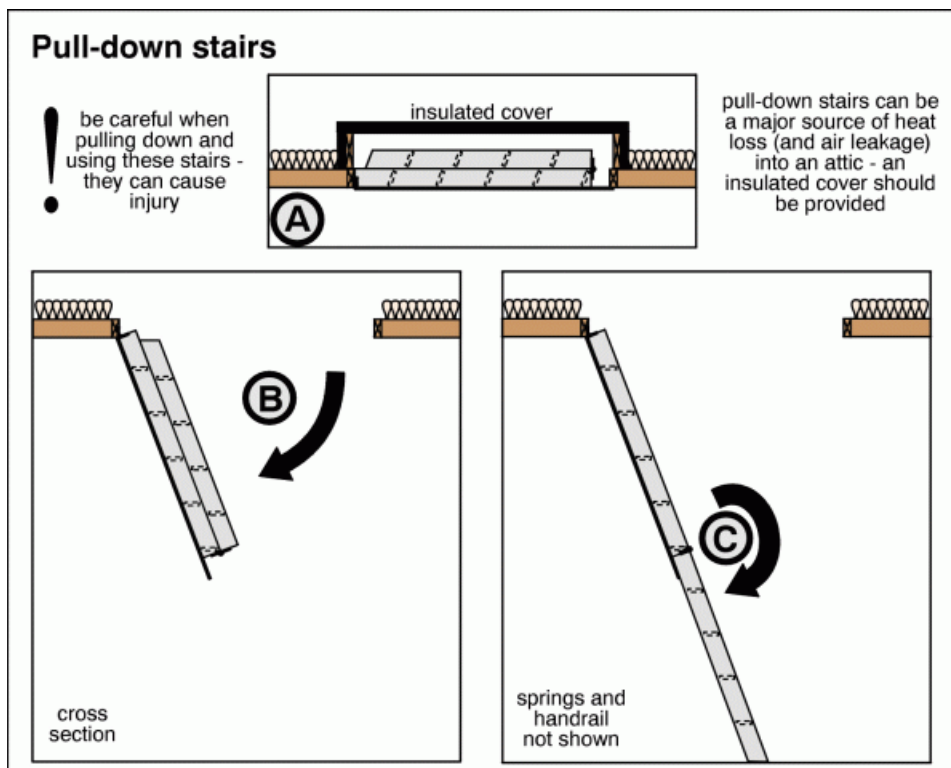
Attic stairs can be upgraded to be more energy efficient. It should have an insulated hatch cover of R-20 or more. Install 3/16" compressible weatherstripping around perimeter. This decreases air flow and creates an air buffer. There are various inexpensive hatch covers that are foil and fiberglass. You could build one from foam board, glue and tape. This is an effective hatch cover for \$50.00 to \$75.00. Insulation contractors should correct and have a carpenter replace stairs.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Second Floor

Task: Improve

Time: Discretionary



Description

Water supply source (based on observed evidence):

- Private



94. Private

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene) • CPVC (Chlorinated PolyVinylChloride) • Galvanized steel

Main water shut off valve at the: • At Pressure Tank

Water flow and pressure: • [Functional](#)

Water heater type: • [Induced draft](#)

Water heater location: • Boiler room

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Induced draft

Water heater manufacturer: • A.O. Smith

Water heater tank capacity: • 50 gallons

Water heater approximate age: • New

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Hot water temperature (Generally accepted safe temp. is 120° F): • 145° F

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#) • [Cast iron](#) • [Galvanized steel](#)

Pumps: • [Sump pump](#)

Floor drain location: • Center of basement

Gas piping: • Steel

Main fuel shut off valve at the:

- Gas meter



95. Gas meter

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet):

- Present
 - Freeze resistant
- Rear lower hose bib

Limitations

Fixtures not tested/not in service:

- Outdoor faucet (hose bibs/bibbs) shut off for winter
- Garage bib

Items excluded from a building inspection: • Well • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • The performance of floor drains or clothes washing machine drains • Water features • Landscape irrigation system

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

OPTIONAL \ Plumbing

74. Condition: • Determine function of copper pipe in work room. May be related to boiler system. Consult licensed plumber or boiler company for further evaluation.

Location: Basement

Task: Further evaluation

Time: If necessary



96.

WATER HEATER \ General notes

75. Condition: • Unsafe hot water temperature. Turn down thermostat on water heater to be at or around 120F.

Task: Improve

Time: Immediate

WASTE PLUMBING \ Drain piping - performance

76. Condition: • Old

Home is 90 years old. Sewer line was install in 30's or 40's according to Village Sanitation director Richard Paul Jr. Recommend Sewer scope of lateral line to main to determine condition.

Location: Basement

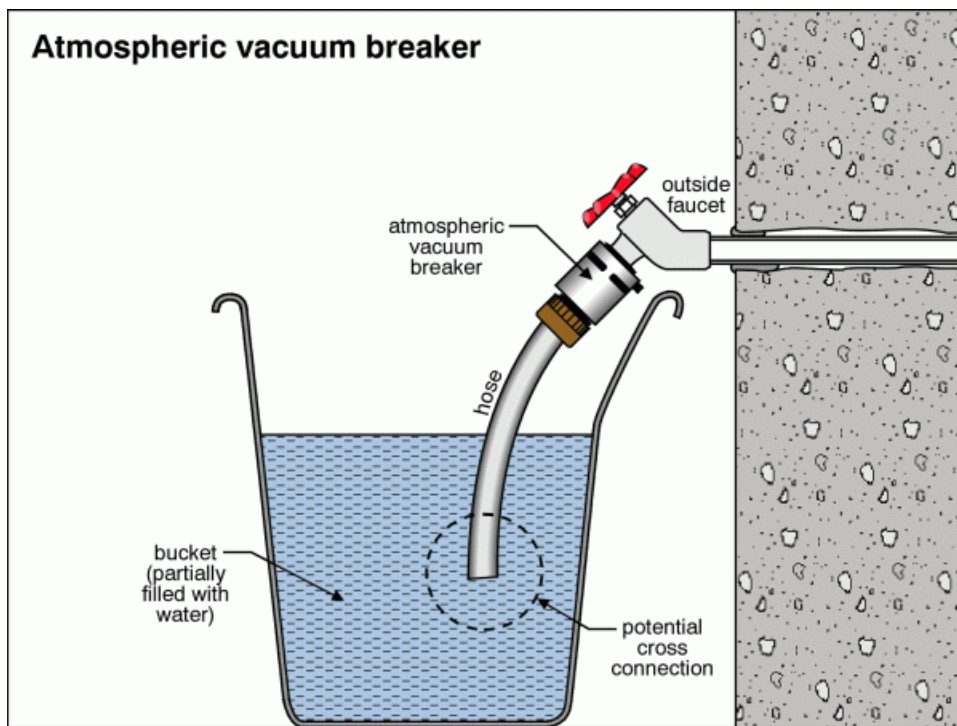
Task: Further evaluation

Time: Immediate

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

77. Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water



78. Condition: • [Not Frost Free](#)

Current hose bibs are not frost free. Turn off valve inside of house in fall, drain the lines and disconnect hoses. Add anti-siphon vacuum breaks to bibs. Recommend upgrading to new exterior hose bibs with frost free with anti-siphon installed on them.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various

Task: Improve

Time: Discretionary

FIXTURES AND FAUCETS \ Faucet

79. Condition: • Faucet handle broken.

Location: Hall Bathroom

Task: Repair

Time: Discretionary

FIXTURES AND FAUCETS \ Bathtub

80. Condition: • [Slow drain](#)

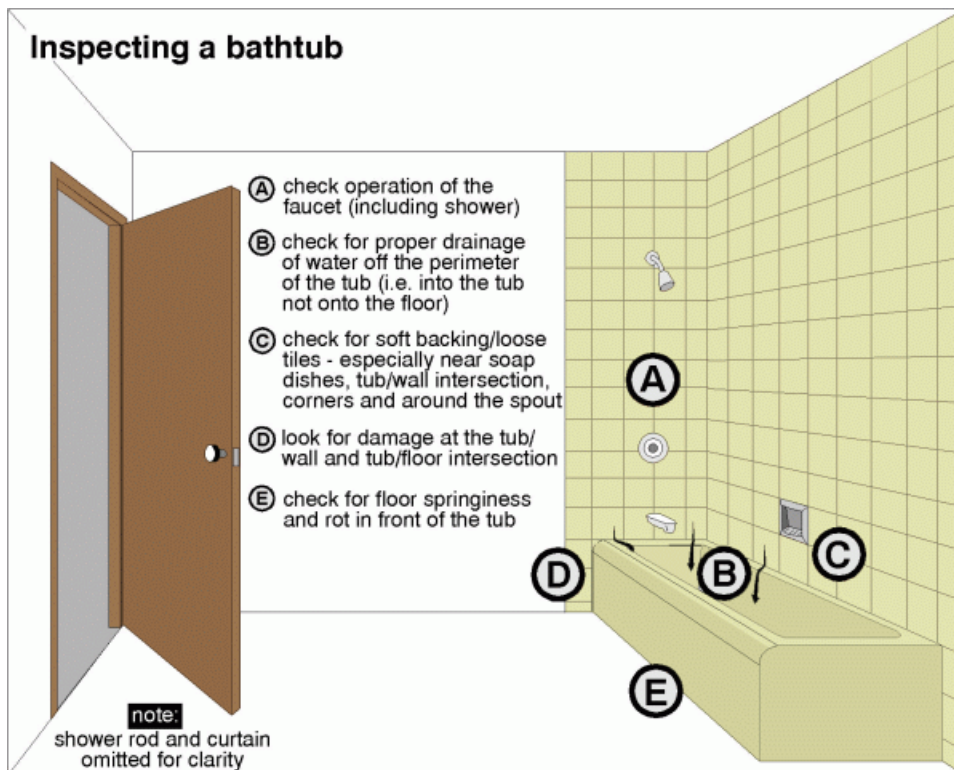
Tub drain was slow. Have drain cleared by handyman, plumber or drain company.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement bathroom

Task: Service Clean

Time: Immediate



97. Slow drain

FIXTURES AND FAUCETS \ Shower stall enclosure

81. Condition: • [Caulking loose, missing or deteriorated](#)

Shower corners and floor junctions do not have caulking installed. The grout will need to be cleaned and caulking installed. Use 100% silicone caulking applied to joints to seal water from getting into walls.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Masterbath

Task: Repair

Time: Within two years

FIXTURES AND FAUCETS \ Toilet

82. Condition: • [Loose](#)

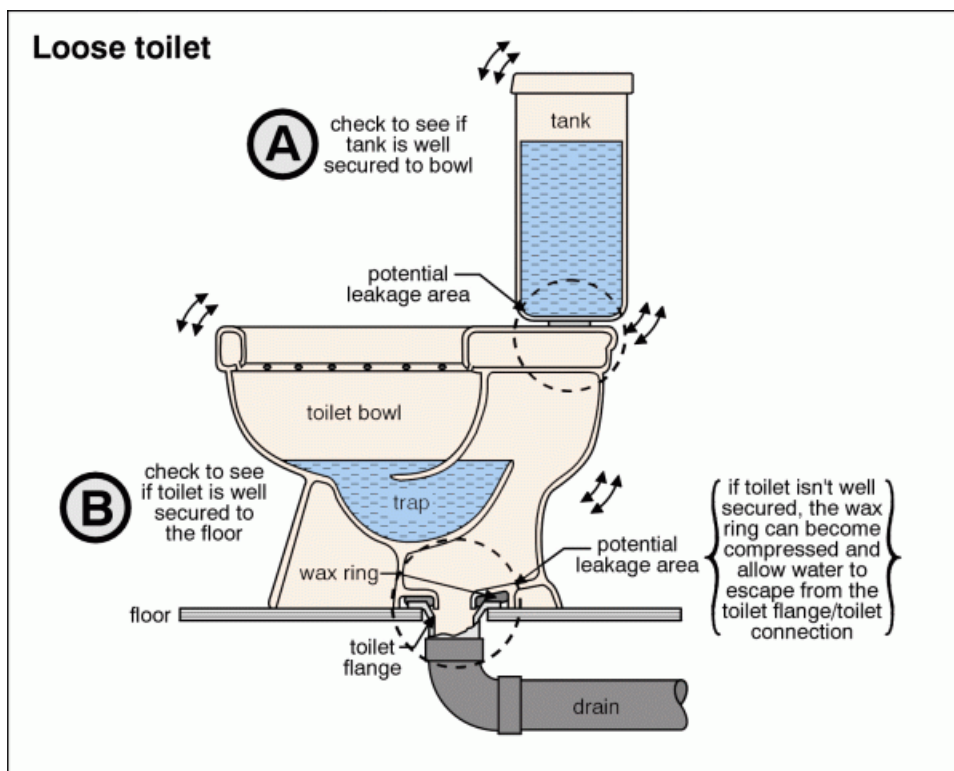
Toilet moved when tested. Recommend having reputable plumber pull toilet assess flange and repair as needed.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Second Floor Master Bathroom

Task: Repair

Time: Immediate



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Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#) • [Concrete](#) • Tile

Major wall finishes: • [Plaster/drywall](#) • Wood

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#) • Wood • Metal-clad wood

Glazing:

• [Single](#)

Basement windows

• [Double](#)

• [Primary plus storm](#)

Exterior doors - type/material: • Hinged • [French](#) • [Sliding glass](#) • [Solid wood](#) • Metal-clad • Garage door - metal

Evidence of basement leakage: • Efflorescence • Musty or damp odor • Organic growth

Range fuel: • Gas

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 240-Volt outlet • Gas piping

Kitchen ventilation: • Range hood • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Stairs and railings: • Inspected

Inventory Air Conditioner:

• Amana



98. Amana

Inventory Boiler: • Burnham

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99.

Inventory Garbage disposal (food waste grinder):

- In-sink-erator (ISE)



100. In-sink-erator (ISE)

Inventory Dishwasher:

- Bosch

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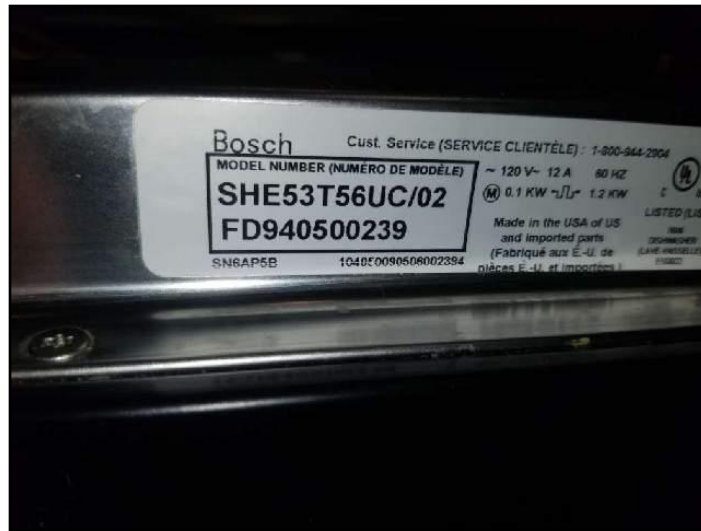
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101. Bosch

Inventory Dryer:

- LG



102. LG

Inventory Furnace:

- Amana

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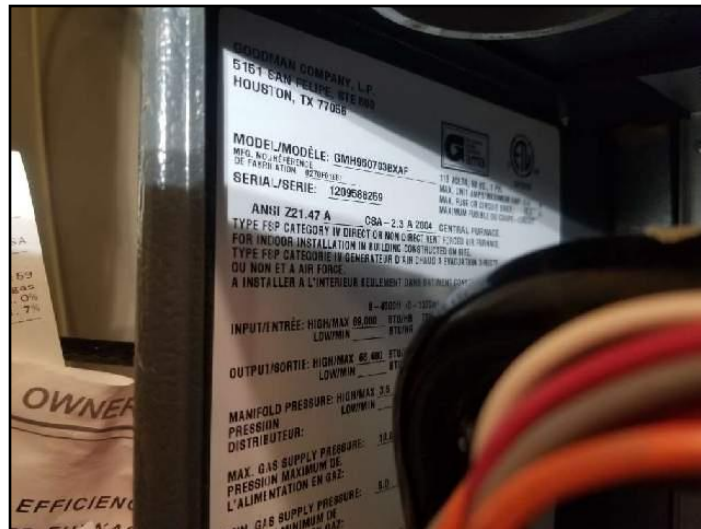
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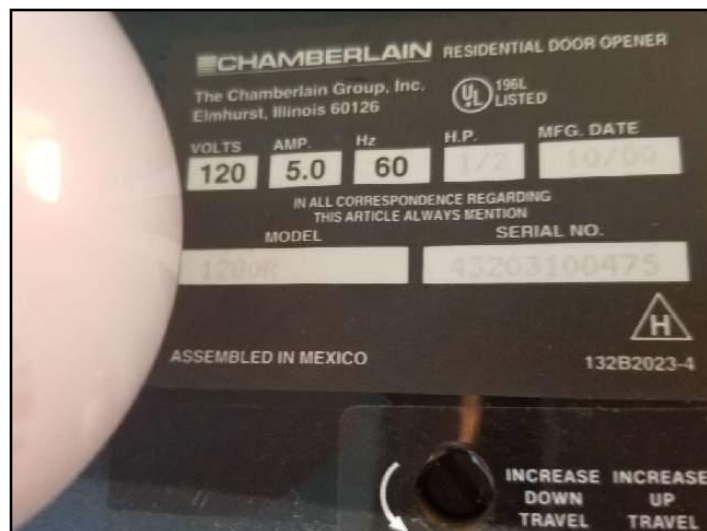
REFERENCE



103. Amana

Inventory Garage Door Opener:

- Chamberlain/LiftMaster



104. Chamberlain/LiftMaster

Inventory Refrigerator:

- LG

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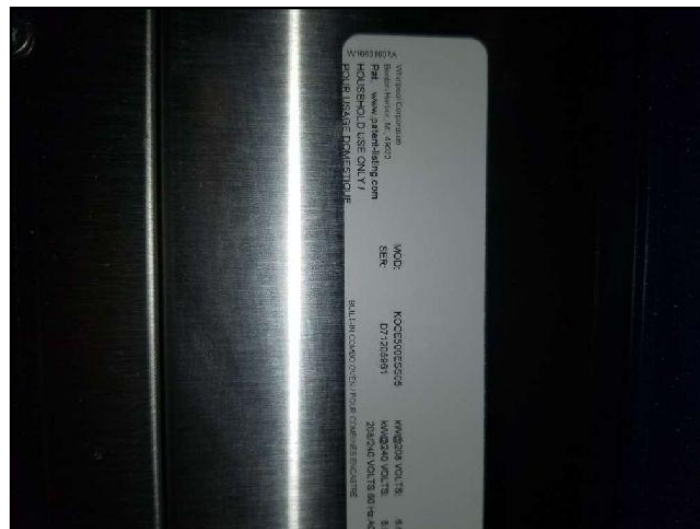
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105. LG

Inventory Wall Oven:

- KitchenAid



106. KitchenAid

Inventory Washing Machine:

- LG

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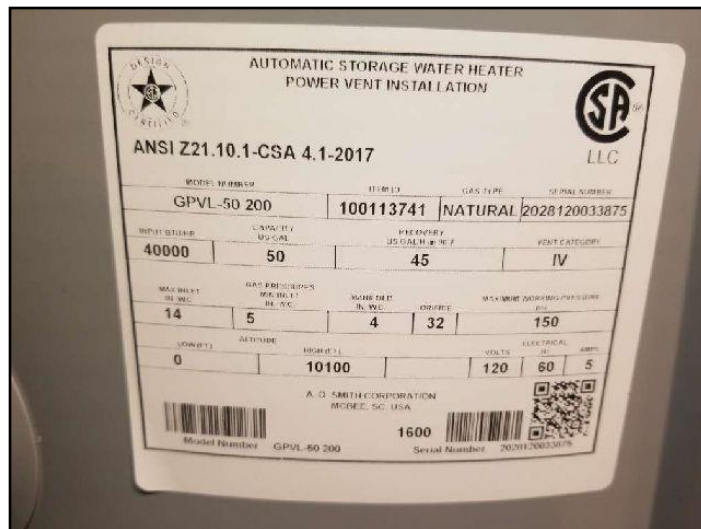
REFERENCE



107. LG

Inventory Water Heater:

- A.O. Smith



108. A.O. Smith

Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards

Inspection limited/prevented by: • Handles missing for windows.

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110.

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any • Vermin, including wood destroying organisms. • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Paint, wallpaper, and other finishes • Floor coverings • Window treatments

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested

Percent of foundation not visible: • 70 %

Basement leakage: • Storage in basement severely limited inspection

Garage door: • tested eyes and auto reverse

Recommendations

CEILINGS \ General notes

83. Condition: • Missing

Furnace closet has no ceiling. Recommend having air sealing installed to decrease heat loss into attic. Contact reputable insulation or drywall contractor for options on correct.

Implication(s): Reduced comfort

Location: Second Floor Master Bedroom

Task: Improve

Time: If necessary

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111. Missing



112. Missing

CEILINGS \ Plaster or drywall

84. Condition: • Discoloration noted in basement living room. Monitor for changes. When able open up panel to determine what potential source of staining.

Location: Basement

Task: Further evaluation Monitor

Time: Discretionary



113.

WALLS \ Plaster or drywall

85. Condition: • Damaged

At basement stairs landing there is a damaged area that needs repaired. Have handyman or contractor repair as needed.

Location: Basement

Task: Repair

Time: Discretionary

86. Condition: • Closet had small area of organic growth. Clean and treat area as needed.

Location: Northwest

Task: Clean

Time: Immediate



114.

WINDOWS \ General notes

87. Condition: • Difficult to operate

Multiple double hung and casement windows were not able to open due to being painted shut and or lack of use. Have handyman get windows operational and lubricate as needed.

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Improve

Time: Immediate

WINDOWS \ Hardware

88. Condition: • [Missing](#)

Handles missing for casements on multiple windows. Have current owner locate and install handles on all windows.

Implication(s): System inoperative or difficult to operate

Location: Various First Floor Living Room Dining Room Kitchen

Task: Provide

Time: Immediate

WINDOWS \ Storms and screens

89. Condition: • [Missing](#)

Request screens for all windows to be located.

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: Throughout First Floor

Task: Provide Request disclosure

Time: Immediate

CARPENTRY \ Trim

90. Condition: • [Water damage](#)

Trim board in basement south of fireplace has evidence of water damage. Monitor after rain events for moisture. Replace trim if desired.

Implication(s): Material deterioration

Location: West Basement

Task: Repair or replace Monitor

Time: Unpredictable



115. Water damage

EXHAUST FANS \ General notes

91. Condition: • Vacuum and clean exhaust fans once a year or more. Depends on use.

Location: Throughout

Task: Improve Clean

Time: Less than 1 year

EXHAUST FANS \ Duct

92. Condition: • Multiple ducts are combined to a single termination. Each vent should have it's own termination point on the exterior of the house

Correct ducts from combined venting at roof termination point. Have HVAC or roofing contractor install new termination hoods on roof as needed for exhaust fans.

Location: Attic

Task: Repair or replace

Time: Immediate



116. Multiple ducts are combined to a single...

BASEMENT \ Leakage

93. Condition: • [Leakage - Read these articles before undertaking any action](#)

Implication(s): Chance of water damage to structure, finishes and contents

94. Condition: • [Leakage - See EXTERIOR section for relevant recommendations](#)

Implication(s): Chance of water damage to structure, finishes and contents

BASEMENT \ Wet basement - evidence

95. Condition: • [Efflorescence](#)

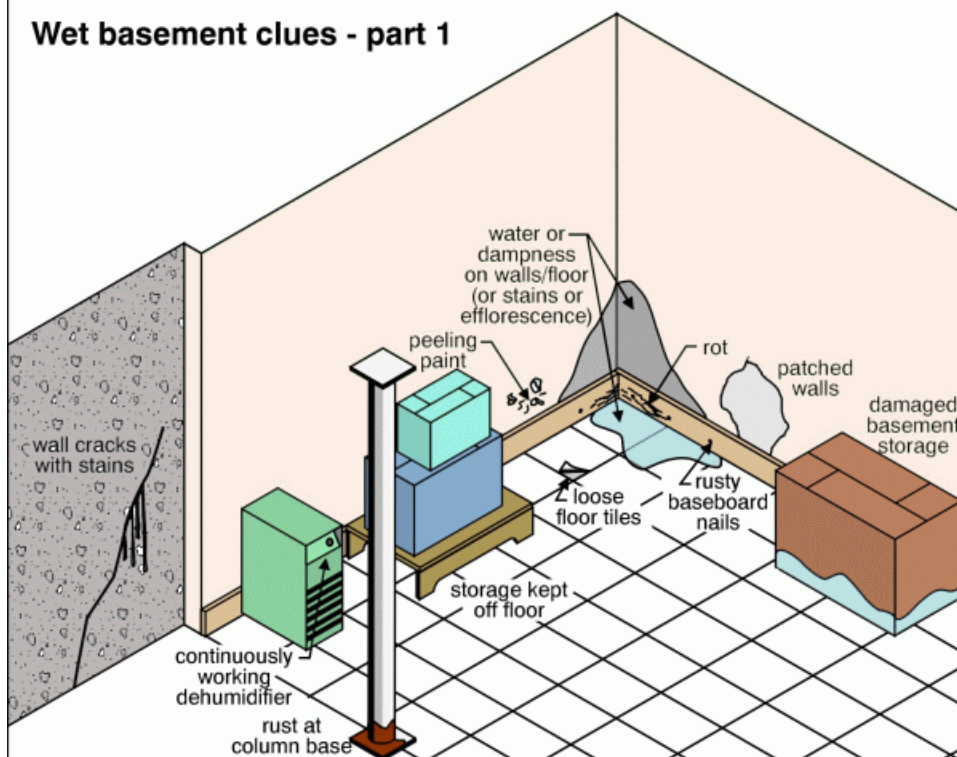
Noted efflorescence along exterior walls of basement. Correct exterior grading, clean gutters and monitor for changes.

Location: Basement

Task: Repair/ monitor

Time: Ongoing

Wet basement clues - part 1

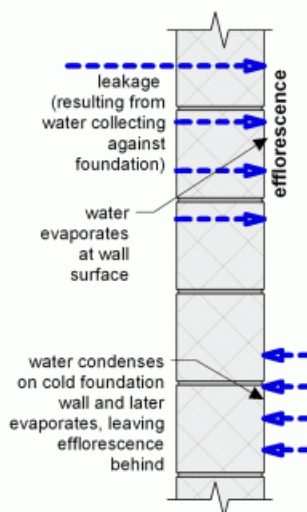


Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



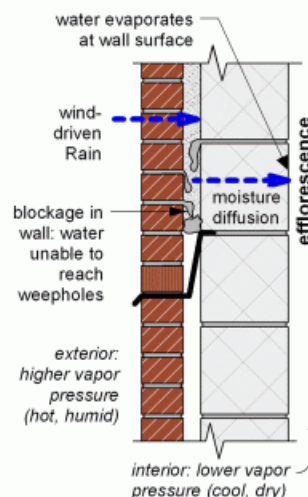
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:





117. Efflorescence

96. Condition: • Organic Growth

Noted organic growth on wall under gun cabinet. Mold Control is available at most hardware stores. If treating yourself, be sure to follow all safety precautions by wearing personal protection equipment.

Location: Various Basement

Task: Clean

Time: Less than 1 year



118. Organic Growth

97. Condition: • [Stains](#)

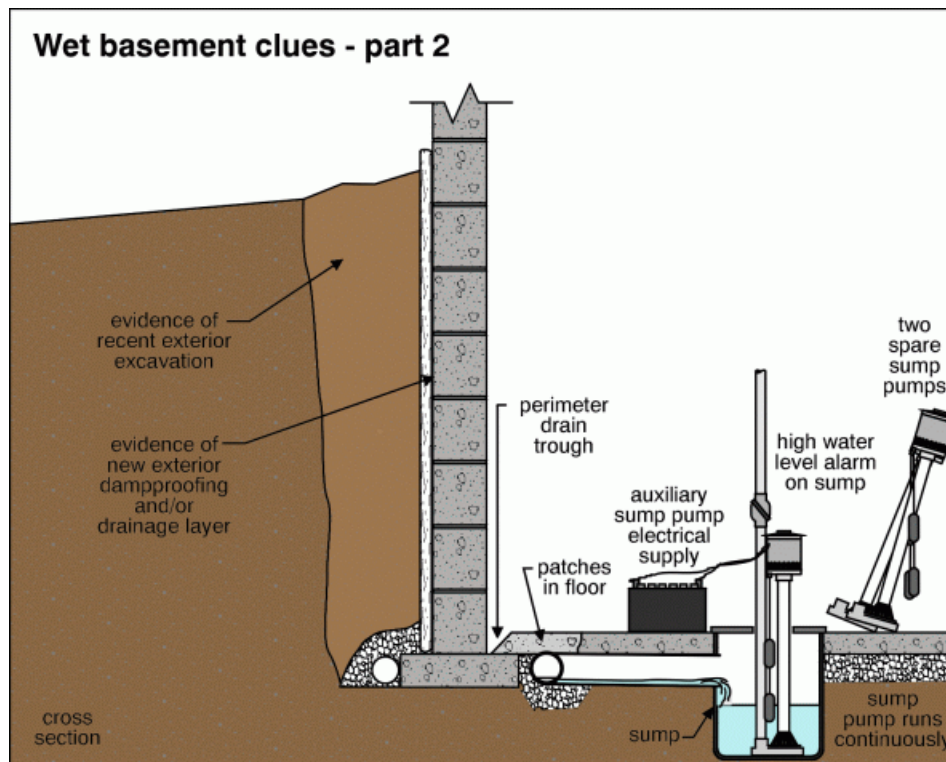
Correct exterior grading and gutters to decrease water reaching foundation walls.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement under kitchen

Task: Monitor

Time: Discretionary



GARAGE \ Vehicle door operators

98. Condition: • Sensors poorly located

Sensors are mounted above the 6" maximum height. Move location of sensors to be within 6" of floor.

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Immediate



119. Sensors poorly located

APPLIANCES \ Dishwasher

99. Condition: • Loose

Noted mounting screws missing from dishwasher. Have dishwasher installation corrected by qualified person.

Implication(s): Reduced operability

Location: Kitchen

Task: Repair

Time: Immediate

APPLIANCES \ Trash compactor

100. Condition: • Old

Implication(s): Reduced system life expectancy

POTENTIALLY HAZARDOUS MATERIALS \ General notes

101. Condition: • Possible asbestos containing materials

Pipe wrap on boiler pipes may contain asbestos, do not disturb.

Implication(s): Health hazard

Location: Basement Utility Room

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS