

# Home Inspection Report

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WI License #1578-106  
Report # 815

Report Prepared For: Client Info  
Property Address:



Real Estate Agent: Real Estate  
Agent 1

## Inspection Statistics

Date: November 26, 2013  
Time: 8:00 am  
Weather Conditions: Sunny  
Parties Present: John Doe  
Building Orientation: (approx.) South  
Building Age: (approx.) 117 years old

**Inspector Rob Agency LLC**  
PO Box 307  
Superior, WI 54880  
Phone: (218) 393-6482 Fax: (715) 394-2393

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# Invoice

Inspector Rob Agency LLC  
PO Box 307  
Superior, WI 54880

Inspection Date: 11/26/2013  
Report # 815

**Client Name**

John Doe

**Property Address**

1925 Misc. Ave.  
Superior, WI 54880

Inspection Fees:	\$295.00
Total Inspection Fees:	\$295.00
<u>Payment:</u>	<u>-\$295.00</u>
<b>Balance Due:</b>	<b>\$0.00</b>

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## About This Report

This report has been designed to be user-friendly, and provide useful information pertaining to the visually inspected components of the home. Each main component area is listed in large bold type with sub-headings and observations to follow.

## Definitions For Use With This Report

Adequate: Item appears to be performing its intended function. This term does not necessarily mean that the item is in excellent, good or “like new” condition.

Marginal: Functional except the item contains some deficiency or defect that limits or impairs its operation. A more detailed explanation is added after an item is identified as marginal.

Inadequate: Item is not performing its intended function. Repair or replacement is needed to make it adequate.

Safety Concern: These are items or situations that *in the opinion of the inspector*, are real or potential threats to health or safety. Immediate attention is recommended.

Further Investigation: Conditions or situations that *in the opinion of the inspector*, appear to warrant further investigation or require more information. These conditions may require engineering, research, or analysis beyond the scope of a visual home inspection.

Not Visible: Unable to be inspected due to location or covering.

Not Applicable: Does not apply to current situation.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or

otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

## Safety Concerns

South steps did not have a guardrail.



West deck beam was undersized.



Pressure relief on water heater did not go down to within 6 inches of the floor. Joint in water heater flue pipe was not fastened.





No guardrail on basement steps.



Part of upper stairs did not have handrail or guardrail.

## Exterior Components

Inspection Method:

Roof Covering:

Condition:

### Roof

From a ladder on the edge of the roof. Roof pitch was too steep to walk.

Shingles

Marginal...piece of ridge cap was sticking up in the middle.



Flashings:

Marginal...no sidewall flashing noted on South porch roof.



Skylights:

N/A

Chimneys/Roof Penetrations:

Marginal...some mortar tuck pointing needed. Top of chimney cap was not visible.

Eave/Soffit/Fascia:

Walls

Adequate

Wall Cladding/Siding:

Marginal...2 layers of siding noted. Recommend trimming bushes/trees away from house.



Trim:

Adequate

Entry Doors:

Marginal...South storm door did not latch.



Garage door track did not have 45 degree brace.



Garage door was missing weather strip on both sides.

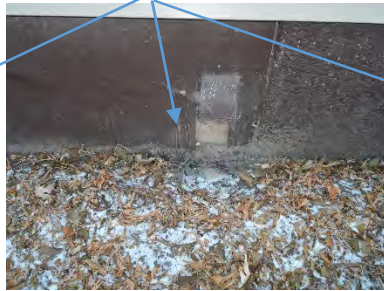


East entry door rubbed frame at the top.



Windows:

Marginal...basement window areas were covered with wood that showed signs of moisture.



Exterior Outlets:

Recommend GFCI protection for exterior outlets.

Hose Bibb(s):

Marginal...older hose bibb was not frostless.



Gutter:

Recommend gutter on all eave ends.

### Decks, Balconies, Steps, Porches

Decks:

Adequate

Spindle Spacing:

Adequate

Support:

Safety Concern...see page 4.

Balconies:

N/A

Steps:

Adequate

Porches:

N/A

Railings:

Safety Concern...see page 4.

Columns:

N/A

### Exterior Site Drainage

Walkways:

Adequate

Grading:

Marginal...grade on East and North sides sloped back to house.



Drainage:

Adequate

Patios:

N/A

Retaining Walls:

Adequate



## Foundation/Basement/Crawlspace

Method of Inspection:

Inspect from outside and inside. Inside foundation was not visible due to interior wall covering.

Type:

Basement

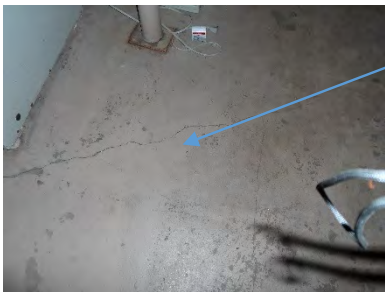
Condition:

Marginal...crack in N/E corner.

Homeowner had items stacked on shelves in this area.



Crack in middle basement slab.



Cracks noted in exterior foundation on East side.



Insulation:

Ventilation:

Floor Systems:

Floor Drains:

Not Visible

Adequate

Adequate

Adequate

# Interior Components

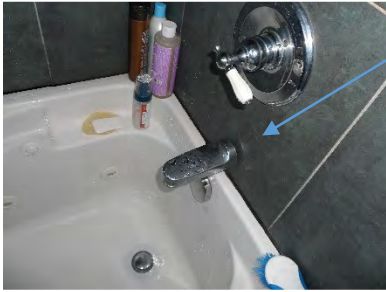
## Plumbing System

Main Water Service:	Adequate
Main Shutoff:	Adequate
Supply Piping:	Adequate
Drain & Vent Piping:	Adequate
Cleanouts:	Adequate
Sump Pumps:	N/A
Water Heating:	Adequate
Flues:	Safety Concern...see page 4.
Venting:	Adequate
Pressure Relief:	Safety Concern...see page 4.
Fuel Supply:	Natural Gas
Operation:	Adequate
Approximate Age:	13 years old
Bath Sink(s):	Marginal...loose faucet in basement.



No shutoffs in upper bath sink.

Bath Tub(s):



Marginal...recommend sealing around tub spout.

Bath Toilet(s):  
Kitchen Sink(s):



Adequate  
Marginal...flexible connectors used and pipes sloping up to the drain.

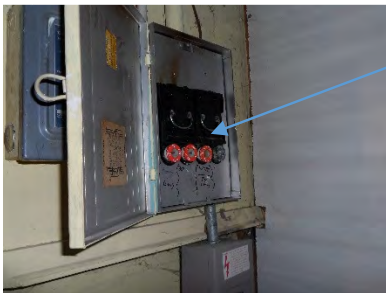
### Electrical System

Service Entrance Conductors:



Marginal...meter socket not mounted to building.

Main Over-current Device:



Marginal...main electric panel was fuses.

Main Service Location:  
Amps/Volts of Service:

West utility room wall.  
60 amp

Branch Circuits:

Marginal...some older wiring. Some wiring splices outside of junction boxes and some junction boxes without covers.



Grounding:

Marginal...open ground found in some outlets.

GFCI:

Marginal...recommend GFCI protection in kitchen and baths.

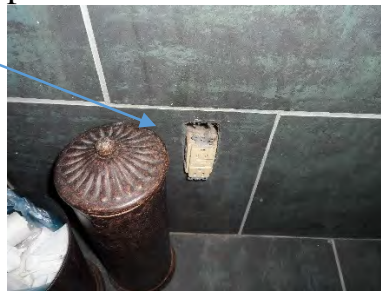
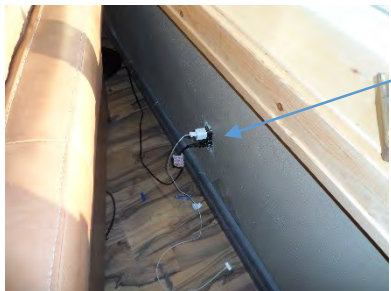
Wiring (as visible):

Marginal...some older wire. Wires found above South entry closet door.



Interior Receptacles:

Marginal...some 2 prong outlets. Living room and upper bath outlets did not have a cover. Upper bath GFCI did not have power.



Light Fixtures:

Adequate

Wall Switches:

Adequate

Smoke Detectors:

Recommend smoke detectors in each bedroom, outside each bedroom group, and on every level. Recommend one carbon monoxide detector per level.

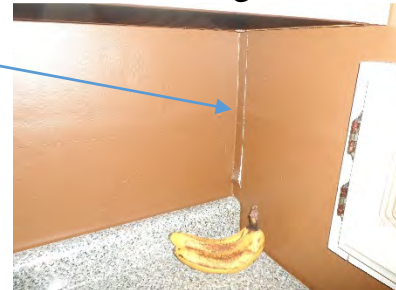
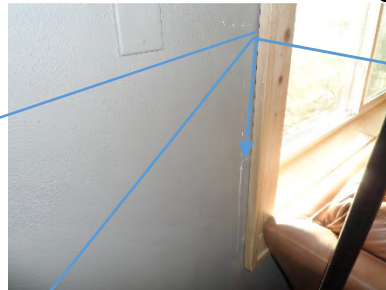
Aluminum Branch Circuits? N/A

### Heating System

Type: Furnace  
Operation: Adequate  
Energy Source: Natural Gas  
Distribution System: Adequate  
Safety Controls: Adequate  
Chimney/Flue/Vent Connections: Marginal...intake no run to outside.  
Recommend checking unit installation instructions for unit specific venting options.  
Air Conditioning: N/A  
Clearances: Adequate

### Interior Features

Primary Windows: Adequate  
Interior Doors: Adequate  
Floors: Adequate  
Walls: Marginal...some drywall cracks in kitchen, living room and dining room.



Ceilings: Adequate  
Stairways: Adequate  
Balconies: N/A  
Railings: Safety Concern...see page 4.

Kitchen Counters: Adequate  
Kitchen Cabinets: Adequate  
Any Water Stains Observed?: No

**Attic**  
Method of Inspection: Inspected from attic.  
Roof Supports: Adequate  
Roof Sheathing: Adequate  
Any Evidence of Water Leakage: No  
Ventilation: Adequate  
Insulation: Marginal...3-4 inches of insulation. No insulation around attic access area. Recommend adding insulation.



### **Kitchen, Bathroom, Laundry Venting Systems**

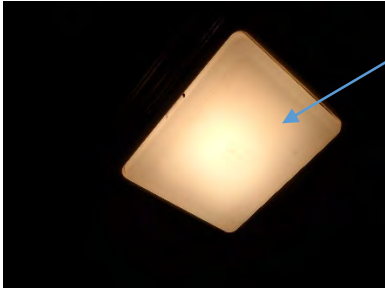
Vent Terminations: Marginal...dryer vent termination was less than 1 foot from the ground.



Vent Pipe: Marginal...plastic flex pipe used for dryer.

Bath Exhaust Fan(s):

Marginal...basement bath fan did not operate.



Kitchen Exhaust Fan:

N/A

## Additional Pictures

