



CELLAR to CHIMNEY
Home Inspection Services LLC

598 W23905 Forest Home Ave.
Big Bend, WI 53103

Inspection Report

Robert Krecak

January 22, 2016

Property Address:
2375 W. Meadowbrook Lane
Waukesha WI 53103



Main Entrance – Faces North

Cellar to Chimney Home Inspection Services LLC

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Date: 9/20/2015	Time: 10:00 AM	Report ID: 160122a
Property: 2375 W. Meadowbrook Lane Waukesha WI 53103	Customer: Robert Krecak	Real Estate Professional: Alice Johnston American Realty

Comment Key or Definitions

The following are the definitions of comment descriptions represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggest a second opinion or further inspection by a qualified contractor. All costs associated with additional inspection fees and repair or replacement of item, component or unit should be considered before you purchase or sell the property.

It is recommended for all components which are re-inspected that the buyer obtain a copy of the repair contract from the seller(s). Cellar to Chimney Home Inspection Services LLC does not guarantee repairs performed by contractors or sellers. We only re-inspect to determine whether repairs were performed.

Functional (FN) = I visually observed the item, component or unit and it was functioning as intended allowing for normal wear.

Marginal (MR) This item, component or unit while **usable**, is not totally functional and **requires repair, service or general maintenance**.

Defective (DF) = This item, component or unit **is not functioning as intended and/or has deteriorated** to the point that repair or replacement is required.

Not Inspected (NI) = I did not inspect this item, component or unit due to safety reasons, it was not energized, it was not visible or it was not connected.

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

The home may not face directly North. For the purposes of this report the home's main entrance will be facing North.

Standards Of Practice: INACHI National Association of Certified Home Inspectors	In Attendance: Client & Agent	Type Of Building: Single Family (1 story)
Style Of Home: Ranch	Approximate Age Of Building: Over 35 Years	Main Entrance Faces: North
Temperature: Over 65 Degrees (F)	Weather: Clear	Ground/Soil Surface Condition: Dry
Rain In Last 3 Days: No	Home Vacant: No	Water On: Yes
Gas On: Yes	Electricity On: Yes	Garage: Attached

Radon Test:

Yes

1. Roofing - Chimneys - Roof Structure



The inspector shall inspect: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing.



Roof Covering

		FN	MN	DF	NI	NP
1.0	Roof Coverings & Vents	X				
1.1	Flashings	X				
1.2	Chimneys	X				
1.3	Chimney Cap (Top Of Chimney)	X				
1.4	Rain Cap (Cover For Flue)	X				
1.5	Chimney Flue	X				
1.6	Skylights And Roof Penetrations	X				
1.7	Roof Drainage Systems (Gutters, Downspouts And Extensions)	X				

FN MN DF NI NP

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Styles & Materials

Inspected Roof Covering &

Chimney From:

Walked Roof

Roof-Type:

Hip

Roof Covering:

Architectural Shingles

Chimney:

Brick

Sky Light(s):

One

Roof Ventilation:

Passive Roof Vents

Soffit Vents

Thermostatically Controlled Fan

Roof Structure:

Stick-built

2 X 6 Rafters

16" o.c.

Plywood Sheathing

Rain Gutters:

Aluminum

Number Of Layers:

One

Comments:

1.1 This home is equipped with copper flashings for both of the chimneys.



1.1 Picture 1 Copper Flashings

1.5 I could not see the entire inside of the flue to properly inspect it. Recommend having a licensed chimney sweep inspect the flue for any defects.

The inspector shall inspect: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; Signs of leaks or abnormal condensation on building components. **The home inspector shall:** Describe the type of roof covering materials; and report the methods used to observe the roofing.

2. Building Exterior



The inspector shall inspect: A. the siding, flashing and trim; B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias; C. and report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than 4 inches in diameter; D. a representative number of windows; E. and describe the exterior wall covering.

		FN	MN	DF	NI	NP	Styles & Materials
2.0	Wall Cladding, Flashing And Trim	X					Wall Covering Style: Siding
2.1	Eaves, Soffits And Facias	X					Brick
2.2	Doors		X				Siding Material: Aluminum
2.3	Windows Exterior	X					Exterior Entry Doors: Aluminum
2.4	Balconies, Stoops, Steps, Porches, Areaways, Patio And Railings	X					Steel
2.5	Driveways And Walkways	X					Driveway: Concrete
2.6	Hose Bibs	X					Sidewalks: Concrete
2.7	Receptacles, Fixtures And Wiring	X					
2.8	Doorbell	X					

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Comments:

2.2 The trim for the service store of the garage should be painted.



2.2 Picture 1 Paint Service Door Trim

Lead was banned for use a component of residential paint in 1978. Any substrate or surface painted, stained or varnished prior to 1978 may contain lead. Disturbing these surfaces may release lead dust which is harmful, toxic and can cause serious illness.

If your house was built prior to 1978 don't scrape, sand or otherwise disturb the underlying paint on the interior or exterior of the home without first becoming familiar with lead safe work practices and safety protocols.

Learn how to protect yourself and your family: contact the National Lead Information Hotline at 1-800-424-LEAD or see EPA lead information page at: <http://www.epa.gov/lead>.

3. Landscape & Site Drainage



The inspector shall inspect: A. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure.



Front Yard

		FN	MN	DF	NI	NP	Styles & Materials
3.0	Slope Of Lot And Drainage	X					Trees: Hardwood Trees
3.1	Trees, Shrubs And Plants	X					Softwood Trees
3.2	Retaining Walls					X	Colorado Blue Spruce
3.3	Lawn	X					Maple
3.4	Fences	X					Drainage: Natural Slope

FN MN DF NI NP

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Swale Present

Fences:

Split Rail

Wood Plank

Comments:

3.0 A drainage swale has been installed around the south side of the property which appears to have been very effective in preventing any kind of moisture intrusion into the basement.



3.0 Picture 1 Drainage Swale

3.4 Picture of the wood plank fence on the west side of the property.



3.4 Picture 1 West Side Fence

4. Decks

The inspector shall inspect: A. as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than 4 inches in diameter; B. joists, girders or piers (if visible) for proper installation and deficiencies; C. evaluate the walking surface for trip hazards and overall condition; D. steps and guardrails.

		FN	MN	DF	NI	NP	Styles & Materials
4.0	Handrails And Guards	X					Hand Rails \ Guards: Wood
4.1	Steps	X					Deck Material: Pressure Treated Wood
4.2	Joists, Girders And Piers	X					Deck Fastening System: Screws
4.3	Walking Surfaces		X				
4.4	Flashing					X	
4.5	Lighting					X	
4.6	Seating					X	

FN MN DF NI NP

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Comments:

4.3 This deck board towards the edge of the deck is warped creating a trip hazard. Recommend replacing this board.



4.3 Picture 1 Warped Deck Board

5. Septic System

The complete inspection of a septic system is beyond the scope of a typical home inspection. It is recommend that a licensed contractor specializing in septic systems thoroughly evaluate the system for any potential problems. It is not possible to fully evaluate a septic system without first pumping the holding tank so the inside and its contents can be inspected.



Septic System Vent Pipe

		FN	MN	DF	NI	NP	Styles & Materials
5.0	Leach Field	X					Type: Conventional
5.1	Holding Tank	X					Tank: 1000 gal
5.2	Vent Pipe	X					
5.3	Lift Pump					X	
5.4	Lift Pump Alarm					X	

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Comments:

5.0 There is no way to accurately predict how long a septic system leach field will function properly. During an inspection I look at the leach field to determine signs of water seepage up toward the surface. In that situation the grass would look greener than the rest of the lawn and the site could smell or be soggy. I found none of these problems and the area appeared to be completely normal at the time of the inspection. I recommend that a thorough septic system evaluation be done by a licensed septic system plumber to more accurately assess the septic system's current condition. Normally this would include pumping the tank and checking the lift pump, tank baffle and the flow of water in the pipes as well as assessing the leach field.

5.1 I checked the holding tank's cover to be sure it was intact and secured. The inside of the tank should be inspected once it is pumped. The plumber will be looking for any signs of tank deterioration, whether the baffle is loose or inappropriately installed and he will check to be sure water from the home easily enters the tank through the sewage pipe.



5.1 Picture 1 Holding Tank Cover Buried Here

6. Private Well

The complete inspection of a private well water supply is beyond the scope of a typical home inspection. It is recommended that the client seriously consider having the water tested for the presence of bacteria at the minimum. It is also recommended that the client have the well inspected by a licensed plumber specializing in private wells.



Well Case

		FN	MN	DF	NI	NP	Styles & Materials
6.0	Pressure Tank	X					Estimated Depth: 100 - 150 feet
6.1	Pressure Tank Gauge	X					Pressure Tank: Galvanized Steel
6.2	Pump Pressure Switch	X					Well Pump: 3/4 hp
6.3	Well Pump	X					Submersable
6.4	Well Case	X					Well Cap: At least 1' above ground
6.5	Well Case Cap	X					Vermin Proof

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Comments:

6.0 Picture of the well's pressure tank.

6.0 Picture 1 Pressure Tank

6.3 At the time of the inspection the well was delivering a sufficient quantity of water for use in the home. There is no way to determine how long a well pump will last. They can become clogged with sand or even be hit by lightning. I recommend that a licensed well driller evaluate the water system to check for defects not readily visible during a home inspection. This should include a water test and an evaluation of the well case and pitless adapter.

6.4 Only the outside areas of the well case visible above the ground have been inspected. To determine if there are any cracks or structural problems with the well case consult a professional well driller.

7. Garage



The inspector shall inspect: A. the garage door and opener for safe operation; B, garage doors and and garage door openers by operating first by remote (if available), and them by the installed automatic door control; C. report as in need of repair any installed electronic sensors that are not operable or installed at proper heights above the garage floor; D. and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.



Garage

		FN	MN	DF	NI	NP	Styles & Materials
7.0	Roof Framing	X					Garage Door Type: One With Opener
7.1	Windows	X					Garage Door Material: Insulated
7.2	Ceilings	X					Metal
7.3	Insulation	X					Panel With Windows
7.4	Interior Walls (Including Firewall Separation)	X					Door Opener Manufacturer: Linear
7.5	Overhead Door (S)	X					Electricity Available: One general purpose circuit
7.6	Floor		X				2 - 50 amp circuits
7.7	Foundation	X					Lighting Available: Incandescent Fixture (s)
7.8	Service Door From Garage To Inside Of Home Or Exterior	X					Heating System: Gas Forced Air
7.9	Garage Door Operators	X					Insulation: Fiberglass Batts
7.10	Receptacles, Switches, Fixtures And Wiring	X					Garage Floor: Poured Concrete
7.11	Heating System	X					Type Of Foundation: Concrete Block Wall

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Comments:

7.6 There was some slight spalling noted on the garage floor which can be pretty typical for Wisconsin.



7.6 Picture 1 Spalling On Garage Floor

7.11 The garage is equipped with a professionally installed ceiling mounted gas furnace. The furnace was operating properly at the time of the inspection.



7.11 Picture 1 Gas Furnace in Garage

8. Kitchen & Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: A. permanently installed dishwasher, through its normal cycle; B. permanently installed range, cook top and oven; C. trash compactor; D. garbage disposal; E. ventilation equipment or range hood; F. permanently installed microwave oven.



Kitchen

		FN	MN	DF	NI	NP	Styles & Materials
8.0	Ceilings	X					Dishwasher Brand: Maytag
8.1	Walls	X					Dishwasher Approximate Age: Based On Serial Number
8.2	Floors	X					Age - Years : 20 - Manufactured in May 1995
8.3	Counter Tops And Cabinets	X					Dishwasher Air Gap Present: Yes
8.4	Plumbing, Drain And Vent Systems	X					Disposer Brand: None
8.5	Faucets And Fixtures	X					Exhaust/Range hood: Vented To The Outside
8.6	Receptacles, Switches, Fixtures And Wiring	X					Broan
8.7	Dishwasher	X					Range/Oven: General Electric
8.8	Ranges / Ovens / Cooktops	X					Age - Years : 15 - Manufactured in March 2000
8.9	Range Hood	X					Microwave: General Electric
8.10	Food Waste Disposer					X	Age - Years : 4 - Manufactured in February 2011
8.11	Microwave	X					Cabinetry: Custom Built Wood
8.12	Sinks	X					Countertop: Corian
8.13	Refrigerator	X					

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Refrigerator:

Frigidaire

Age - Years : 0 - New

Floors:

Hardwood

Electrical \ Gas Connection:

40 Amp, 220 Volt Receptacle For
Stove

Comments:

8.10 It is highly recommend that a garbage disposal not be used with the septic system. Food waste can cause the septic system to malfunction.

The built-in appliances of the home were inspected using the industry standard inspection techniques and criteria listed in the paragraphs at the beginning of this section. The appliances were tested for general operation but not run through all cycles. Please be aware that appliances are mechanical devices and have the potential to stop functioning at any time.

9. Interior - Doors - Windows



The inspector shall inspect: A. open and close a representative number of doors and windows; B. inspect the walls, ceilings, steps, stairways and railings; C. and report as in need of repair any spacing between intermediate balusters, spindles or rails for steps, stairways and railings that permit the passage of an object greater than 4 inches in diameter; D. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.



Dining Room



Dining Room



Sunroom

		FN	MN	DF	NI	NP	Styles & Materials
9.0	Ceilings	X					Ceiling Materials: Drywall
9.1	Walls	X					Floor Covering(s): Carpet
9.2	Floors	X					Hardwood T&G
9.3	Steps, Stairways And Railings	X					Slate
9.4	Doors	X					Wall Material: Drywall
9.5	Window Interiors		X				Interior Doors: 6 Panel
9.6	Receptacles, Switches, Fixtures And Wiring	X					Wood
9.7	Woodwork	X					

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Window Types:

Casement

Window Manufacturer:

Marvin

Comments:

9.5 The interiors of some of the wood window sashes could use refinishing.

The interior of the home was inspected using the industry standard inspection techniques and criteria listed in the paragraphs at the beginning of this section. While the inspector makes every effort to identify all areas that require attention, some can go undetected. Furniture was not moved to perform the inspection nor were any of the personal possessions of the owner. It is recommended that licensed contractors be used for additional inspections or repair issues as they relate to the comments in this inspection report.

10. Fireplace

The inspector shall inspect: A. the fireplace, and open and close the damper door, if readily accessible and operable; B. hearth extensions and other permanently installed components; C. and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including fireplace opening clearance from visible combustible materials.

A complete inspection of a fireplace is beyond the scope of a typical home inspection. It is strongly recommended that the entire fireplace and chimney system be inspected by a qualified contractor.



Fireplace

		FN	MN	DF	NI	NP	Styles & Materials
10.0	Damper	X					Masonry:
10.1	Hearth	X					Brick Front
10.2	Flue		X				Brick Hearth
10.3	Firebox Doors	X					Doors
10.4	Firebox	X					Masonry Lined Flue
10.5	Gas / LP / Firelogs Inserts					X	

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Comments:

10.2 The fireplace flue is excessively dirty. An accumulation of soot and other materials can result in a chimney flue fire. There is also the possibility that soot, dirt, and cobwebs concealed other problems or defects; concealed defects are not within the scope of the home inspection. Recommend having flue and/or damper cleaned and inspected by a licensed chimney professional before use.

11(A). Hall Bathroom



The inspector shall inspect: A. flush toilets; B. water-test sinks, tubs and showers for functional drainage; C. and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; D. and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.



Hall Bathroom



Hall Bathroom Sink

		FN	MN	DF	NI	NP	Styles & Materials
11.0.A	Counter Tops And Cabinets	X					Exhaust Fans: Fan
11.1.A	Sinks	X					Shower: Cast Iron Tub
11.2.A	Plumbing, Drain And Venting Systems	X					Ceramic Tile Walls
11.3.A	Plumbing Fixtures	X					Glass Door
11.4.A	Receptacles, Switches, And Fixtures	X					Floor: Ceramic Tile
11.5.A	Exhaust Fan	X					Countertop: Acrylic Solid Surface
11.6.A	Floor	X					
11.7.A	Walls /Ceiling	X					
11.8.A	Tub / Shower	X					
11.9.A	Toilet				X		

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Comments:

11.9.A Toilet is not secure to the floor. Condition typically is caused by loose bolts or nuts, missing floor seals/caulking/grouting or the toilet flange is loose from the sub-floor. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the toilet, wooden subfloor and underlayment. Recommend further evaluation by a licensed plumbing contractor.

11(B). Master Bathroom



The inspector shall inspect: A. flush toilets; B. water-test sinks, tubs and showers for functional drainage; C. and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; D. and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.



Master Bathroom

		FN	MN	DF	NI	NP	Styles & Materials
11.0.B	Counter Tops And Cabinets	X					Exhaust Fans:
11.1.B	Sinks	X					Fan
11.2.B	Plumbing, Drain And Venting Systems	X					Shower:
11.3.B	Plumbing Fixtures	X					Cast Iron Tub
11.4.B	Receptacles, Switches, And Fixtures	X					Ceramic Tile Walls
11.5.B	Exhaust Fan	X					Glass Door
11.6.B	Floor	X					Floor:
11.7.B	Walls /Ceiling	X					Ceramic Tile
11.8.B	Window Interior	X					Heater:
11.9.B	Tub / Shower	X					Electric Forced Air
11.10.B	Toilet	X					Countertop:
							Acrylic Solid Surface

FN MN DF NI NP

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12. Laundry

The inspector shall inspect: A. the presence of different energy sources for the dryer and record them; B. the dryer vent material and installation; C. the operation of the stationary tub (if so equipped).



Laundry

		FN	MN	DF	NI	NP
12.0	Dryer	X				
12.1	Dryer Vent	X				
12.2	Washer	X				
12.3	Washer Faucets	X				
12.4	Stationary Tub	X				
12.5	Stationary Tub Faucet	X				

Styles & Materials

Electrical \ Gas Connection:

30 Amp, 220 Volt Receptacle For Dryer

Stationary Tub:

Plastic

Location:

Basement

Dryer Vent Material:

Aluminum Duct Pipe

Washer:

Maytag

Age - Years : 13 - mManufactured in May 2002

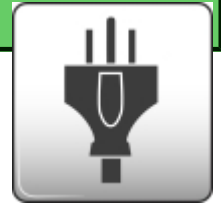
Dryer:

Maytag

Age - Years : 13 - Manufactured in June 2002

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13. Electrical System



The inspector shall inspect: A. the service drop/lateral; B. the meter socket enclosures; C. the means for disconnecting the service main; D. and describe the service disconnect amperage rating, if labeled; E. panelboards and overcurrent devices (breakers and fuses); F. and report on any unused circuit breaker panel openings that are not filled; G. the service grounding and bonding; H. a representative number of switches, lighting fixtures, and receptacles, including receptacles observed and deemed to be AFCI-protected during the inspection using the AFCI test button, where possible; I. and test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs during the inspection using a GFCI tester, where possible; J. and report the presence of solid conductor aluminum branch circuit wiring, if readily visible; K. and report on any tested receptacles in which power was not present, polarity is incorrect, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured to the wall; L. the service entrance conductors and the condition of the conductor insulation; M. and report the absence of smoke detectors; and N. service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops.



Inside Of Service Panel



Square D Service Panel

		FN	MN	DF	NI	NP	Styles & Materials
13.0	Service Entrance Conductors	X					Panel capacity: 200 AMP
13.1	Service And Grounding Equipment	X					Panel Type: Circuit breakers
13.2	Main Overcurrent Device, Service Panel/Sub-panel	X					Electric Panel Manufacturer: Square D
13.3	Branch Circuit Conductors And Overcurrent Devices	X					Branch Circuit 15 and 20 Amp
13.4	Circuit Legend For Service Panel/Sub-panel	X					Conductors: Copper
13.5	Bonding Systems	X					Wiring Methods: AC - Armored Cable Conduit
13.6	Smoke Detectors	X					Service Type: Under Ground
13.7	Carbon Monoxide Detectors	X					Service Panel Location: Basement
13.8	Other	X					

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Smoke Detectors:

Found In Basement

Found On 1st Floor

CO Detectors:

Found In Basement

Found On 1st Floor

Comments:

13.6 I recommend that all the smoke detectors in the home be inspected yearly to be sure they are functional and that they have charged backup batteries.

The smoke detectors age should be determined as it is recommended that they be replaced every 7 to 10 years due to the fact that their operation diminishes with age. I recommend having the smoke detectors checked by a licensed contractor who specializes in their installation.

13.8 This home is equipped with a three phase rotary converter electrical system to power equipment in the basement shop. The system was functional at the time of the inspection.



13.8 Picture 1 Three Phase Converter Panel And Distribution Panel

The electrical system of the home was inspected using the industry standard inspection techniques and criteria listed in the paragraphs at the beginning of this section. While the inspector makes every effort to identify all electrical areas that require attention, some can go undetected. Receptacles were not removed and the inspection was only visual. Any receptacle not accessible (behind the refrigerator for example) was not inspected or considered accessible. It is recommended that licensed contractors be used for additional inspections or repair issues as they relate to the comments in this inspection report.

14. Basement - Crawlspace - Foundation

The inspector shall inspect: A. the basement; B. the foundation; C. the crawlspace; D. the visible structural components; E. and report on the location of under-floor access openings; F. and report any present conditions or clear indications of active water penetration observed by the inspector; G. for wood in contact or near soil; H. and report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes; I. and report on any cutting, notching and boring of framing members which may present a structural or safety concern.

The condition of the foundation walls reported reflects only the portions **visible**.



Basement Shop Area

		FN	MN	DF	NI	NP	Styles & Materials
14.0	Foundation Walls / Footing	X					Foundation Walls / Footing: Masonry Block
14.1	Presence Of Possible Mold Or Mildew	X					Method Used To Inspect
14.2	Basement / Crawlspace Floor	X					Crawlspace: Crawled
14.3	Floor Drain	X					Floor Joists / Subfloor / Main
14.4	Columns / Piers / Beams	X					Beam: 2 X 10
14.5	Floor Joists / Subfloor	X					Plywood Subfloor
14.6	Ceiling	X					Wood Joists
14.7	Windows Interior	X					Steel I-beam Main Support Beam
14.8	Insulation	X					Columns or Piers: Steel Lally Columns
14.9	Ventilation (When Required)	X					Rim Joist Insulation: Fiberglass
14.10	Receptacles, Switches, Fixtures And Wiring	X					Basement\Crawlspace Floor: Cement
14.11	Bedrooms					X	
14.12	Radon Mitigation System	X					

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Comments:

14.12 The home is equipped with a radon mitigation system. The system was operational at the time of the inspection. I recommend a radon test to be sure the system is performing as required.



14.12 Picture 1 Radon Fan



14.12 Picture 2 Vacuum Gauge For Radon System

It is impossible for an inspector to guarantee that a basement or crawlspace be completely dry or 100% structurally sound as some of the components of these systems are buried in the ground and not visible during the time of the inspection. The inspector will look for signs of past water intrusion and any structural defects visible.

15. Plumbing



The inspector shall inspect: A. and determine if the water supply is public or private; B. verify the presence of and identify the location of the main water shut-off valve; C. the water heating equipment, including venting, connections, energy source supply system, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves; D. the interior water supply, including all fixtures and faucets; E. the drain, waste and vent systems, including all fixtures; F. describe any visible fuel storage systems; I. the drainage sump pumps and test pumps with accessible floats; G. and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves; H. and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; I. and report as in need of repair deficiencies in installation and identification of hot and cold faucets.



Water Heater And Softener

		FN	MN	DF	NI	NP
15.0	Plumbing, Drain And Vent Systems	X				
15.1	Water Supply And Distribution Systems	X				
15.2	Fuel Supply And Distribution Systems	X				
15.3	Hot Water Systems	X				
15.4	Iron Filter	X				
15.5	Water Softener	X				
15.6	Reverse Osmosis Filter	X				
15.7	Main Fuel Shut-Off Valve	X				
15.8	Main Water Shut-Off Device	X				
15.9	Sewage Pump	X				
15.10	Sump Pump (S)	X				

FN MN DF NI NP Styles & Materials

Water Heater Manufacturer:

GE

Approximate Age:

On Name Tag

Years : 7 - Manufactured in September 2008

Water Source:

Well

Water Filters:

Iron Filter

Reverse Osmosis Filter

Water Softener

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

1 1/2" Diameter

Plumbing Waste Line:

PVC

FN=Functional, MN=Marginal, DF=Defective, NI=Not Inspected, NP=Not Present

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon

Water Heater Location:

Basement

Comments:

15.4 The iron filter was inspected for proper installation. A functional test of the iron filter should include a water test for iron levels and running the unit through all the wash cycles. Testing should be performed by a licensed plumbing contractor.



15.4 Picture 1 Picture Of The Iron Filter

15.5 The water softener was inspected for proper installation. A functional test of the softener should include a water test for hardness and running the unit through all the wash cycles. Testing should be performed by a licensed plumbing contractor.

15.6 The reverse osmosis filter was inspected for proper installation. If it has not been done in the last two years, the RO unit should have all the filters changed including the membrane.



15.6 Picture 1 Reverse Osmosis System

15.7 Gas meter with shut-off indicated by the arrow.



15.7 Picture 1 Main Gas Shutoff Valve

15.8 Picture of the main water shutoff valve located in the southeast corner of the basement.



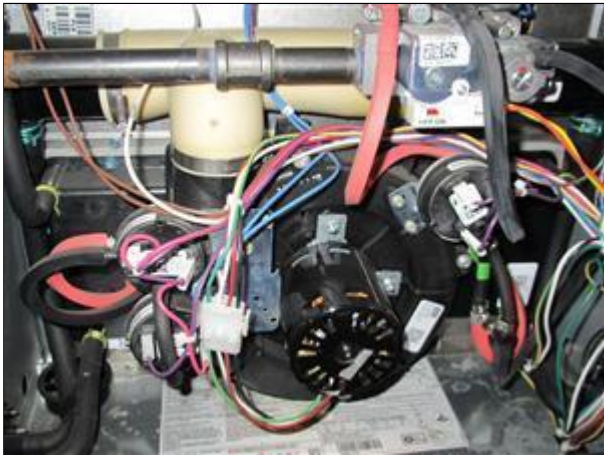
15.8 Picture 1 Main Water Shutoff
Valve

The plumbing of the home was inspected using the industry standard inspection techniques and criteria listed in the paragraphs at the beginning of this section. While the inspector makes every effort to identify all areas that require attention, some can go undetected. A washing machine drain line for example, cannot be checked for leaks or the ability to handle the volume of water during the drain cycle when a typical home inspection is performed. Older homes with galvanized water supply lines or cast iron drain lines can be obstructed (plugged) and barely working during an inspection then fail under heavy use. If the water has been turned off or not used prior to the inspection (like a vacant home waiting for the closing) rust or deposits within the pipes can further clog the plumbing. It is recommended that licensed plumbing contractors be used for additional inspections or repair issues as they relate to the comments in this inspection report.

16. Heating



The inspector shall inspect: A. the heating systems using normal operating controls, and describe the energy source and heating method; B. and report as in need of repair heating systems which do not operate; C. and report if the heating systems are deemed inaccessible.



Inside Furnace



Blue Burner Flames – Good



Lennox Furnace

		FN	MN	DF	NI	NP
16.0	Heating Equipment	X				
16.1	Operating Controls	X				
16.2	Filters (Electronic Or Disposable)	X				
16.3	Humidifier					X
16.4	Distribution Systems (Including Fans, Ducts, Registers)	X				
16.5	Presence Of Installed Heat Source In Each Room	X				
16.6	Flues And Vents	X				

FN MN DF NI NP Styles & Materials

Furnace Manufacturer:

Lennox

Approximate Age:

Based On Serial Number

Years : 8 - Manufactured in August 2007

Filter Size:

20 x 25 x 4

Filter Type:

Disposable

FN MN DF NI NP

FN=Functional, MN=Marginal, DF=Defective, NI=Not Inspected, NP=Not Present

Heat Type:

Forced Air

Energy Source:

Natural gas

Number of Heat Systems

(excluding wood):

One

Ductwork:

Non-insulated Sheetmetal

Operable Fireplaces:

One

Thermostat:

Programmable

It is impossible to accurately determine if a furnace has a cracked heat exchanger without disassembling the unit. The disassembly of a furnace is beyond the scope of a typical home inspection. It is recommended that the furnace be thoroughly evaluated by a licensed HVAC contractor to determine if any problems exist with the unit.

17. Central Air Conditioning



The home inspector shall inspect: A. central air conditioning and permanently installed cooling systems including: cooling and air handling equipment; and normal operating controls; B. distribution systems including: fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; C. the presence of an installed cooling source in each room; D. / describe: energy sources; and cooling equipment type; D. and operate the systems using normal operating controls; E. readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.



Air Conditioning Condenser

		FN	MN	DF	NI	NP
17.0	Condenser	X				
17.1	Evaporator	X				
17.2	Refrigerant Lines	X				
17.3	Overall Performance	X				
17.4	Operating Controls	X				
17.5	Disconnect Switch	X				

FN=Functional, MN=Marginal, DF=Defective, NI=Not Inspected, NP=Not Present

Styles & Materials

Central Air Manufacturer:

Lennox

Approximate Age:

Based On Serial Number

Age - Years : 8 - Manufactured in October 2007

Temperature Differential:

Average Measured At Various Registers

Degrees : 16

Cooling Equipment Type:

Air Conditioner Unit

Condenser Mounted On Pad Or

Support Brackets:

Yes

Number of AC Units:

One

18. Attic & Insulation



The inspector shall inspect: A. the insulation in unfinished spaces; B. the ventilation of attic spaces; C. mechanical ventilation systems; D. and report on the general absence or lack of insulation in unfinished spaces.



Attic

		FN	MN	DF	NI	NP	Styles & Materials
18.0	Insulation	X					Attic Insulation: Blown Fiberglass Fiberglass Batt
18.1	Ventilation	X					Insulation Depth: Measured From Attic Access Inches : 15"
18.2	Electrical Items Visible In The Attic	X					Attic Access: Scuttle Hole In Ceiling
18.3	Roof Sheathing	X					Method Used To Inspect Attic: From Scuttle Hole Or Access Panel
18.4	Presence Of Possible Mold Or Mildew	X					
18.5	Condition Of Framing Members / Trusses	X					
18.6	Ventilation Fans And Thermostatic Controls	X					
18.7	Scuttle Hole\Cover\Pulldown Stairs		X				
		FN	MN	DF	NI	NP	

FN=Functional, MN=Marginal, DF=Defective, NI=Not Inspected, NP=Not Present

Comments:

18.7 No insulation was installed on the attic scuttle hole cover. Suggest installing weatherstripping and foam insulation on the cover to make it more energy efficient.

19. Additional Buildings



Shed



Shed Roof

		FN	MN	DF	NI	NP	Styles & Materials
19.0	Roof Covering	X					Exterior: T-111 Siding
19.1	Roof Drainage Systems					X	Roof: 3 Tab Shingles
19.2	Roof Structure And Attic	X					Wall Construction: 2 x 4
19.3	Soffit, Facias, Eaves And Trim	X					Floor: Plywood
19.4	Exterior Walls	X					Interior Wall Surface: Not Finished
19.5	Exterior Doors	X					Ventilation: Gable Vents
19.6	Windows					X	
19.7	Foundations	X					
19.8	Interior Walls	X					
19.9	Ceiling	X					
19.10	Floors	X					

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General Summary



CELLAR to CHIMNEY
Home Inspection Services LLC

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Big Bend, WI 53103

Cellar to Chimney Home Inspection Services LLC

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Big Bend, WI 53103
262 366-6979
rkrecak@wi.rr.com**

Customer
Robert Krecak

Address
2375 W. Meadowbrook Lane
Waukesha WI 53103

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Building Exterior



Doors

Marginal

1. The trim for the service store of the garage should be painted.

4. Decks

Walking Surfaces

Marginal

- This deck board towards the edge of the deck is warped creating a trip hazard. Recommend replacing this board.

7. Garage



Floor

Marginal

- There was some slight spalling noted on the garage floor which can be pretty typical for Wisconsin.

9. Interior - Doors - Windows



Window Interiors

Marginal

- The interiors of some of the wood window sashes could use refinishing.

10. Fireplace

Flue

Marginal

- The fireplace flue is excessively dirty. An accumulation of soot and other materials can result in a chimney flue fire. There is also the possibility that soot, dirt, and cobwebs concealed other problems or defects; concealed defects are not within the scope of the home inspection. Recommend having flue and/or damper cleaned and inspected by a licensed chimney professional before use.

11(A). Hall Bathroom



Toilet

Defective

- Toilet is not secure to the floor. Condition typically is caused by loose bolts or nuts, missing floor seals/caulking/grouting or the toilet flange is loose from the sub-floor. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the toilet, wooden subfloor and underlayment. Recommend further evaluation by a licensed plumbing contractor.

18. Attic & Insulation



Scuttle Hole\Cover\Pulldown Stairs

Marginal

7. No insulation was installed on the attic scuttle hole cover. Suggest installing weatherstripping and foam insulation on the cover to make it more energy efficient.

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.

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