

WALL to WALL

home inspection services, llc



Inspection Report

John Doe

Property Address:
1515 Mockingbird Ln.
Milwaukee WI 53601



Wall to Wall Home Inspection Services, LLC

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Date: 6/30/2011	Time: 2:02:00 PM	Report ID: 0923101
Property: 1515 Mockingbird Ln. Milwaukee WI 53601	Customer: John Doe	Real Estate Professional:

Comment Key or Definitions

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

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

Inspection of This Item is Completed (IC) = Inspection of the item is complete.

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

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

Water Not On (WNO) = The water to the building has been turn off. I was unable to inspect the water and waste plumbing systems for leaks.

Electric Not On (ENO) = The electric to the building has been turn off. I was unable to inspect the electric systems for problems.

Property Type:

Single family

Style of Home:

Bungalow

Approximate Age Of Home:

Over 50 Years

Home Faces:

North

Client Is Present:

Yes

Weather:

Partly Cloudy

Approximate Temperature:

Over 75

Rain in last 3 days:

Yes

1. Siding and Trimwork

Synthetic stucco siding, officially called Exterior Insulation and Finish System (EIFS) are known to have moisture problems. It is recommended that EIFS be inspected by a professional that specializes in EIFS, and monitored closely and repairs made as needed.

Styles & Materials

Siding Material:

Vinyl

Eaves/Soffit/Fascia:

Clad - metal/vinyl

Window/Door Trim:

Clad - metal/vinyl

Inspection Items

1.0 Siding

Comments: Inspection of This Item is Completed

- (1) Some caulking is cracked at utility entry points. Recommend sealing to keep water out of the structure.
- (2) There is some minor damage siding present.

1.1 Eaves/Soffit/Fascia

Comments: Inspection of This Item is Completed

Some water stains on materials - possible gutter leaks.

1.2 Windows/Door Trim

Comments: Inspection of This Item is Completed

- (1) There is some minor damage present on the window/door trim.
- (2) Some window/door trim is loose.

2. Exterior

Synthetic stucco siding, officially called Exterior Insulation and Finish System (EIFS) are known to have moisture problems. It is recommended that EIFS be inspected by a professional that specializes in EIFS, and monitored closely and repairs made as needed.

City sidewalks and drive approaches are not part of this inspection.

Styles & Materials

Sidewalks/Patio:

Concrete

Retaining Walls:

Concrete block

Inspection Items

2.0 PORCHES/STOOPS/STEPS

Comments: Inspection of This Item is Completed

-  (1) There are some missing railings present on the porch on the north side of home.



- (2) Steps have high/uneven step heights on the north side of home.

2.1 DECKS/BALCONIES

Comments: Inspection of This Item is Completed, No Exposed Defects



2.2 GRADE AT HOUSE/GARAGE

Comments: Inspection of This Item is Completed

- (1) The grade is level or pitches toward the building(s) in areas. Recommend correction of landscape to drain water away from building(s).
- (2) Some sidewalk is higher than the grade. Sidewalks can trap water around the foundation, and that can have a negative impact on the foundation. Recommend correction of landscape to drain water away from building(s).

2.3 PATIO/SIDEWALKS

Comments: Inspection of This Item is Completed

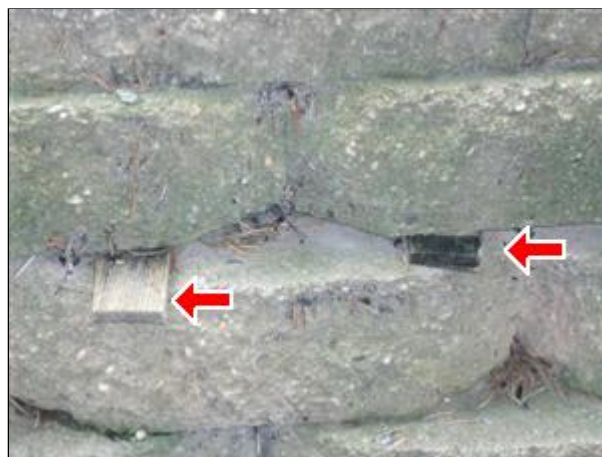
- (1) The sidewalk/patio has uneven surfaces that can be a tripping hazard.
- (2) Some of the sidewalk/patio pitches towards the building. This condition can send water toward the foundation. Recommend mud-jacking or replacement to pitch the sidewalk away from the building.
- (3) There are 1/8" or larger cracks present.
- (4) Some sidewalk is higher than the grade. Recommend raising grade so water runs away from the foundation.

2.4 RETAINING WALLS ABUTTING HOUSE OR GARAGE

Comments: Inspection of This Item is Completed



Some retaining wall is settling and has gaps between the blocks. Some wood wedges have been added. Recommend landscape professional for further evaluation.



The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior Electric and Plumbing

If a round meter socket is present and a service panel upgrade has been made that is 100 amps or larger, we recommend that a qualified electrical contractor inspect and approve the meter box for future use.

Styles & Materials

Location of Meter Socket:

South side of house

Electric Services Wires:

Overhead

Meter Socket Type:

Rectangle


Meter Socket Rating:

Unable to determine

Inspection Items

3.0 ELECTRIC SERVICE

Comments: Inspection of This Item is Completed

-  The electrical service conductors clearance from the deck is lower than 10 feet, recommend correcting for safety. Recommend qualified electrical contractor for further evaluation.



3.1 HOSE BIBS

Comments: Inspection of This Item is Completed

Recommend backflow preventer for the hose bib(s) on the house.

3.2 OUTLETS/EXTERIOR ELECTRIC

Comments: Inspection of This Item is Completed, No Exposed Defects

3.3 EXTERIOR LIGHT FIXTURES

Comments: Inspection of This Item is Completed

Some exterior lights are on sensors. Unable to test

Any electrical problems should be addressed by a qualified electrical contractor.

4. Roof Water Drainage

Gutter/downspout deficiencies could damage the structure and interior/exterior finishes. It is recommended that a qualified gutter contractor evaluate any suspected problems.

Styles & Materials

Viewed materials from:

Ladder at Gutter/Edge

Gutters Materials:

Metal

Downspout Materials:

Metal

Downspout Discharge:

Above Ground

Into the ground/storm/sewer system

Inspection Items

4.0 GUTTERS

Comments: Inspection of This Item is Completed, No Exposed Defects

4.1 DOWNSPOUTS

Comments: Inspection of This Item is Completed, No Exposed Defects

5. Roofs/Flashings

If there is a multi-layer roof present, it is recommended that you check with your lender and insurance company for any restrictions.

Roof deficiencies could damage the structure and interior/exterior finishes. It is recommended that a qualified roofing contractor evaluate any suspected problems.

Styles & Materials

Viewed materials from:

Ground
Ladder at Gutter/Edge

Roof Layers:

1

Roof Covering:

Asphalt/Fiberglass

Flat/Low Slope Roof Covering:

Asphalt/Fiberglass

Valley Flashing Type:

Metal

Roof/Wall Flashing Type:

Metal

Plumbing Stack/Vent Flashing Type:

Metal

Inspection Items

5.0 ROOF COVERINGS

Comments: Inspection of This Item is Completed

(1) The roof looks to be a old roof and may only have a few years of life left. If you have concerns regarding the roof, I suggest contacting a qualified roofing contractor for further evaluation.

(2) All or part of the roof is a two story - roof viewed from the ground only.

(3) This roof has a steep slope - unable to walk on.

5.1 FLAT/LOW SLOPE ROOF COVERINGS

Comments: Inspection of This Item is Completed

Unable to see properly.

5.2 VALLEY FLASHINGS

Comments: Inspection of This Item is Completed, No Exposed Defects

5.3 ROOF/WALL FLASHINGS

Comments: Inspection of This Item is Completed, No Exposed Defects

5.4 STACK/VENT FLASHINGS

Comments: Inspection of This Item is Completed, No Exposed Defects

6. Chimney(s)

Styles & Materials

Chimney (exterior):

Block

Chimney Flues:

Tile

Chimney Cap(s):

Concrete

Chimney Flashing Type:

Metal

Inspection Items

6.0 CHIMNEY STRUCTURE

Comments: Inspection of This Item is Completed

Unable to see all sides of the chimney.

6.1 CHIMNEY CAP

Comments: Inspection of This Item is Completed
Unable to see properly.

6.2 CHIMNEY FLUES

Comments: Inspection of This Item is Completed
Unable to see properly.

6.3 CHIMNEY FLASHINGS

Comments: Inspection of This Item is Completed
Unable to see properly.

7(A). Rear Door**Styles & Materials**

Entry Door Material:

Metal

Inspection Items**7.0.A EXTERIOR DOOR**

Comments: Inspection of This Item is Completed
Some weather stripping is damaged/missing.

7(B). Front Door**Styles & Materials**

Entry Door Material:

Metal

Inspection Items**7.0.B EXTERIOR DOOR**

Comments: Inspection of This Item is Completed, No Exposed Defects

7(C). Upper Porch Rear Door**Styles & Materials**

Entry Door Material:

Metal

Inspection Items**7.0.C EXTERIOR DOOR**

Comments: Inspection of This Item is Completed
Door is weathered

8. Interior

It is recommended that smoke detectors that are 15 years old or older be replaced.

Any electrical problems should be addressed by a qualified electrical contractor.

We do not light fireplaces, wood stoves, or any type of combustible appliances. We recommend the seller demonstrate the lighting of any appliance and the safety protocols needed. Many older fireplaces do not meet current code in regards to clearances for combustible materials. This and any noted problems should be assessed by a qualified specialist.

Styles & Materials

Window Types:

Metal Casements

Vinyl Double-hungs
Wood Sliders

Inspection Items

8.0 FLOORS

Comments: Inspection of This Item is Completed

There are visible sagging floors. The center columns and the foundation walls may settle independently causing floor movement/sags.

8.1 DOORS

Comments: Inspection of This Item is Completed

- (1) There are some doors missing in the house.
- (2) Some door latches are not working correctly.
- (3) Some door(s) does not fit properly/binding.

8.2 REGISTERS/RADIATORS

Comments: Inspection of This Item is Completed

They are not all visible - personal property restricts inspection.


8.3 WINDOWS

Comments: Inspection of This Item is Completed

- (1) Some windows are missing lock hardware.
- (2) Some windows have putty cracked or missing.
- (3) Some windows have cracked/broken/missing glass.

8.4 OUTLETS, SWITCHES, FIXTURES AND FANS

Comments: Inspection of This Item is Completed

- (1) Some three prong plug shows open ground. Recommend labeling as open ground outlet.
- (2) Some outlets are not accessible - personal property blocking.
- (3) There are some mystery switches present. Recommend contacting Seller and asking what the switches control.
-  (4) Some outlets are not wired correctly.



8.5 WALL/CEILINGS

Comments: Inspection of This Item is Completed

- (1) There is some wall/ceiling material that has some nail depressions.
- (2) There are some wall or ceiling cracks present.

8.6 SMOKE DETECTORS

Comments: Inspection of This Item is Completed, No Exposed Defects

8.7 CARBON MONOXIDE DETECTORS

Comments: Inspection of This Item is Completed

Detectors are missing. Recommend adding carbon monoxide detectors.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9(A). Basement Stairs

Inspection Items

9.0.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspection of This Item is Completed, No Exposed Defects

9(B). Stairs to the Second Level

Inspection Items

9.0.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspection of This Item is Completed, No Exposed Defects

10. Kitchen Components/Dinette

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; built-in cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Any electrical problems should be addressed by a qualified electrical contractor.

Styles & Materials

Disposer:
INSINKERATOR

Exhaust/Range hood:
BROAN
HOOD ABOVE THE STOVE
NON-DUCTED (RE-CIRCULATING)

Dishwasher:
WHIRLPOOL

Countertop:
Laminate

Inspection Items

10.0 SINK

Comments: Inspection of This Item is Completed, No Exposed Defects

10.1 FAUCET

Comments: Inspection of This Item is Completed

 The faucet leaks around the spout. Recommend qualified plumbing contractor for further evaluation.



10.2 DRAIN SYSTEM

Comments: Inspection of This Item is Completed, No Exposed Defects

10.3 GARBAGE DISPOSAL

Comments: Inspection of This Item is Completed, No Exposed Defects

10.4 DISHWASHER

Comments: Inspection of This Item is Completed, No Exposed Defects

10.5 COUNTER TOPS

Comments: Inspection of This Item is Completed

- (1) The counter top is chipped.
- (2) There is some wear on the counter top.

10.6 CABINETS

Comments: Inspection of This Item is Completed, No Exposed Defects

10.7 EXHAUST FAN/HOOD

Comments: Inspection of This Item is Completed, No Exposed Defects

10.8 OUTLETS, WALL SWITCHES and FIXTURES

Comments: Inspection of This Item is Completed

GFCI (Ground Fault Current Interrupt) outlets are recommended.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Bathroom and Components

Any electrical problems should be addressed by a qualified electrical contractor.

Styles & Materials

Exhaust Fans:

Ceiling Fan

Inspection Items

11.0 TOILET

Comments: Inspection of This Item is Completed

 The toilet leaks at tank mount. Recommend plumbing contractor for further evaluation.



11.1 SINK


Comments: Inspection of This Item is Completed, No Exposed Defects

11.2 SINK FAUCET

Comments: Inspection of This Item is Completed, No Exposed Defects

11.3 SINK DRAIN SYSTEM

Comments: Inspection of This Item is Completed

 There is an incorrect trap system present. Recommend qualified plumbing contractor for further evaluation.



11.4 TUB/SHOWER

Comments: Inspection of This Item is Completed

(1) The tub/shower have some signs of wear.

 (2) The faucet drips. Recommend qualified plumbing contractor for further evaluation.



11.5 EXHAUST FAN

Comments: Inspection of This Item is Completed, No Exposed Defects

11.6 OUTLETS, WALL SWITCHES and FIXTURES

Comments: Inspection of This Item is Completed, No Exposed Defects

12. Attic/Crawlspaces

All exhaust fans should vent to the exterior.

Roof deficiencies could damage the structure and interior/exterior finishes. It is recommended that a qualified roofing contractor evaluate any suspected problems.

Any electrical problems should be addressed by a qualified electrical contractor.

Styles & Materials

Insulation Type:

Fiberglass

Insulation Placement:

Between roof rafters
Between studs on ends/walls

Ventilation Type:

Roof vent(s)
Soffit vent(s)

Roof Structure:

Rafters

Roof Sheathing:

Plank Type Boards

Inspection Items

12.0 CRAWLSPACES ACCESS

Comments: Inspection of This Item is Completed, No Exposed Defects

12.1 INSULATION

Comments: Inspection of This Item is Completed, No Exposed Defects

12.2 EXHAUST DUCTS

Comments: Inspection of This Item is Completed
None observed - unable to determine exhaust exit.

12.3 VENTILATION

Comments: Inspection of This Item is Completed, No Exposed Defects

12.4 ROOF STRUCTURE

Comments: Inspection of This Item is Completed
The roof structure is not visible insulation restrict inspection.

12.5 ATTIC ELECTRIC

Comments: Inspection of This Item is Completed, No Exposed Defects

13. Basement Structure

To reduce water infiltration into the basement, it is recommended that the gutters be checked, cleaned out often and downspouts be extended from the house (if they drain onto the ground).

Since about 1920, basement have been designed with drain tile systems to remove water and/or water pressure. Drain tile systems are not visible and are not part of this inspection, only the end of the tiles may be visible at the sump crock and in the floor drain Palmer Valve. Stains and signs of moisture are often due to poor exterior drainage of surface water, but could also indicate a plugged or damaged drain tile system. It is possible the signs of moisture may have been caused by a condition that no longer exists. It is impossible to predict the severity or frequency of moisture infiltration.

Some older houses may not have a drain tile system, which may lead to moisture/water infiltration if proper grade is not maintained on the exterior.

Styles & Materials

Foundation Type:

Concrete Block

Basement Windows:

Glass block
Wood tilt-ins

Basement Floor:

Concrete

Main Beam:

Wood

Columns:

Wood

Floor Joists:

Solid Wood

Sub-Floor:

Plank Type Board

Inspection Items

13.0 FOUNDATION

Comments: Inspection of This Item is Completed

- (1) Only 40% of the east foundation wall is visible. Some personal property limits/restricts/impedes inspection.
- (2) Only 30% of the north foundation wall is visible. Some finished walls/personal property limits/restricts/impedes inspection.
- (3) 0% of the west foundation wall is visible. Some finished walls limits/restricts/impedes inspection.
- (4) Only 15% of the south foundation wall is visible. Some finished walls/personal property limits/restricts/impedes inspection.
- (5) Some walls are painted and there is some peeling paint.

13.1 WINDOWS

Comments: Inspection of This Item is Completed, No Exposed Defects

13.2 FLOORS

Comments: Inspection of This Item is Completed

- (1) Only 50% of the concrete floor is visible. Some personal property and finished flooring limits/restricts/impedes inspection.
- (2) There are minor floor cracks present.
- (3) There is some settled/heaving floor areas.
- (4) There is evidence of drain tile system repairs. Recommend contacting current owner for further information.
- (5) The basement floor is painted.

13.3 MAIN BEAM

Comments: Inspection of This Item is Completed

- (1) There are 1/8" or larger cracks in the main beam. Cracks that run with the grain of the wood are typical and usually do not pose a problem.
- (2) The main beam has visible sag.

13.4 COLUMNS

Comments: Inspection of This Item is Completed

- (1) There are 1/8" or larger cracks in the columns.

(2) Some columns are warp.

13.5 FLOOR JOISTS

Comments: Inspection of This Item is Completed

- (1) Only 50% of the floor joists are visible. Some finished ceiling limits/restricts/impedes inspection.
- (2) The sill box areas do not have any insulation. Typically the wall is the thinnest at this point. If you were building today, it is mandatory to insulate these areas. Recommend insulating.

13.6 SUB-FLOOR

Comments: Inspection of This Item is Completed

- (1) Only 50% of the sub-floor is visible. Some finished ceiling limits/restricts/impedes inspection.
- (2) There are some visible water stains present.

14. Basement Plumbing Systems

Well water systems are not tested and are not a part of this inspection.

Water main shut-offs are not tested. It is recommended the main shut-off valve be verified for proper operation before it is needed in an emergency.

Septic systems are not tested are not a part of this inspection.

Plumbing deficiencies could damage the structure and interior/exterior finishes. It is recommended that a qualified plumber contractor evaluate any suspected problems.

Styles & Materials

Sump Crock Location:

Northeast

Sump Crock:

Sealed
Discharge to surface

Water Source:

Municipal

Water Main Location:

North

Water Supply/Service:

Copper

Water Distribution:

Steel
Copper

Waste Discharge:

Municipal Sewer System

Waste/Vent Pipes:

Steel
Plastic
Cast Iron

Inspection Items

14.0 SUMP CROCK

Comments: Inspection of This Item is Completed, Not Inspected

14.1 PALMER VALVE

Comments: Inspection of This Item is Completed, Not Inspected

14.2 WATER MAIN

Comments: Inspection of This Item is Completed, No Exposed Defects

14.3 WATER PIPES

Comments: Inspection of This Item is Completed

- (1) The finished walls/ceilings limit/restricts/impedes the inspection.
- (2) The water pipes are condensating. Recommend insulating pipes.
- (3) There is different plumbing pipe materials in the house.

14.4 WASTE/VENT SYSTEM

Comments: Inspection of This Item is Completed

- (1) The finished walls/ceilings limit/restricts/impedes the inspection.
- (2) Some repairs are visible.

(3) There is some corrosion present on the pipes.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. Water Heater

Plumbing deficiencies could damage the structure and interior/exterior finishes. It is recommended that a qualified plumber contractor evaluate any suspected problems.

Heat exchangers are difficult to see and diagnose without the proper equipment and are not a part of this inspection. If there is a concern about the heat exchanger we recommend a qualified HVAC contractor for further evaluation.

Styles & Materials

Water Heater Manufacturer: UNKNOWN	Water Heater Approximate Age: Unable to determine	Water Heater Power Source: Natural Gas
Water Heater Capacity: Unknown	Water Heater Exhaust Type: Metal	

Inspection Items

15.0 WATER HEATER

Comments: Inspection of This Item is Completed
The water heater is covered with a insulation blanket - the manufacturers label is not visible

15.1 WATER HEATER EXHAUST

Comments: Inspection of This Item is Completed, No Exposed Defects

16. Laundry Area

Any electrical problems should be addressed by a qualified electrical contractor.

Plumbing deficiencies could damage the structure and interior/exterior finishes. It is recommended that a qualified plumber contractor evaluate any suspected problems.

Styles & Materials

Clothes Dryer Vent Material: Metal	Dryer Power Source: Natural Gas
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Inspection Items

16.0 SINK

Comments: Inspection of This Item is Completed, No Exposed Defects

16.1 FAUCET

Comments: Inspection of This Item is Completed, No Exposed Defects

16.2 DRAIN SYSTEM

Comments: Inspection of This Item is Completed, No Exposed Defects

16.3 DRYER VENT

Comments: Inspection of This Item is Completed, No Exposed Defects

16.4 OUTLETS, WALL SWITCHES and FIXTURES

Comments: Inspection of This Item is Completed, No Exposed Defects

17. Heating System

Heat exchangers are difficult to see and diagnose without the proper equipment and are not a part of this inspection. If there is a concern about the heat exchanger we recommend a qualified HVAC contractor for further evaluation.

Styles & Materials

Heat Type:

Forced Air
High Efficiency

Heat System Age:

2006

Energy Source:

Natural gas

Heat System Brand:

DUCANE

Ductwork:

Non-insulated

Filter Type:

Disposable

Exhaust Flues:

Plastic

Inspection Items

17.0 HEATING EQUIPMENT

Comments: Inspection of This Item is Completed, No Exposed Defects

17.1 NORMAL OPERATING CONTROLS

Comments: Inspection of This Item is Completed, No Exposed Defects

17.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspection of This Item is Completed, No Exposed Defects

17.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, and air filters)

Comments: Inspection of This Item is Completed

The disposable filter is very dirty.

17.4 HEATING UNIT EXHAUST/INTAKE

Comments: Inspection of This Item is Completed, No Exposed Defects

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

18. Chimneys/Gas Pipe Systems/Oil Tanks

If CCST type gas piping is present, it is recommended that the gas piping be checked by qualified contractor for proper grounding.

Any masonry/flue tile debris in the bottom of the chimney should be checked by a qualified chimney contractor for possible need of a chimney liner.

Inspection Items

18.0 CHIMNEYS

Comments: Inspection of This Item is Completed

There is debris inside the base of the chimney.

18.1 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspection of This Item is Completed

There are some older gas valves present that have exposed back nuts - recommend monitoring closely for gas leaks.

19. Electric Service Panels

Some older homes may have a service that is 60 amps or less. If more, or higher electrical devices are used, this may be inadequate. In addition, we recommend that you consult your lender and insurance company for any restrictions.

Styles & Materials

Panel location:

South wall

Panel Manufacturer:

CUTLER HAMMER

Panel Type:

Circuit breakers

Panel Rating:

100 amps

Main Service Amps:

220 volts nominal

100 amps

Service Wire:

Copper

#4

Inspection Items**19.0 SERVICE PANEL**

Comments: Inspection of This Item is Completed, No Exposed Defects

20. Basement Electrical System

Any electrical problems should be addressed by a qualified electrical contractor.

Styles & Materials**Basement Light Fixtures:**

Switches control lights

Inspection Items**20.0 LIGHTS**

Comments: Inspection of This Item is Completed

Some basement lights are not working - bulbs may be burnt-out/missing.

20.1 OUTLETS, SWITCHES AND FIXTURES

Comments: Inspection of This Item is Completed

GFCI (Ground Fault Current Interrupt) outlets are recommended in unfinished areas.

20.2 BRANCH WIRING

Comments: Inspection of This Item is Completed

There are exposed non metallic wires on the basement structure. Recommend protective cover materials.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary

WALL to WALL

home inspection services, llc

**Wall to Wall Home Inspection Services, LLC**

**P.O. Box 341721
Milwaukee, WI 53234-1721
414-333-6325**

Customer
John Doe

Address
1515 Mockingbird Ln.
Milwaukee WI 53601

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. Exterior

2.0 PORCHES/STOOPS/STEPS

Inspection of This Item is Completed

 (1) There are some missing railings present on the porch on the north side of home.


2.1 DECKS/BALCONIES

Inspection of This Item is Completed, No Exposed Defects



2.4 RETAINING WALLS ABUTTING HOUSE OR GARAGE


Inspection of This Item is Completed

 Some retaining wall is settling and has gaps between the blocks. Some wood wedges have been added. Recommend landscape professional for further evaluation.


3. Exterior Electric and Plumbing

3.0 ELECTRIC SERVICE

Inspection of This Item is Completed

 The electrical service conductors clearance from the deck is lower than 10 feet, recommend correcting for safety. Recommend qualified electrical contractor for further evaluation.

8. Interior**8.4 OUTLETS, SWITCHES, FIXTURES AND FANS****Inspection of This Item is Completed**

- 
- (4) Some outlets are not wired correctly.

10. Kitchen Components/Dinette**10.1 FAUCET****Inspection of This Item is Completed**

- 
- The faucet leaks around the spout. Recommend qualified plumbing contractor for further evaluation.

11. Bathroom and Components**11.0 TOILET****Inspection of This Item is Completed**

- 
- The toilet leaks at tank mount. Recommend plumbing contractor for further evaluation.

11.3 SINK DRAIN SYSTEM**Inspection of This Item is Completed**

- 
- There is an incorrect trap system present. Recommend qualified plumbing contractor for further evaluation.

11.4 TUB/SHOWER**Inspection of This Item is Completed**

- 
- (2) The faucet drips. Recommend qualified plumbing contractor for further evaluation.

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.

Please review the Inspection Agreement for more information and/or restrictions.

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