



Helbing Inspections, LLC dba National Property Inspections
37071 Silver Knoll Court
Oconomowoc, WI 53066

Building Inspection Report



Oconomowoc, WI

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Side St.
City Oconomowoc State WISCONSIN Zip

Client Information

Client Name Jon Doe
Client Address 473 Sample St.
City Waukesha State WISCONSIN Zip
Phone 262-569-9377 Fax
E-Mail Khelbing@wi.rr.com

Inspection Company

Inspector Name Ken Helbing
Company Name Helbing Inspections, LLC dba National Property Inspections
Company Address 37071 Silver Knoll Court
City Oconomowoc State WI Zip 53066
Phone 262-569-9377 Fax 262-567-5456
E-Mail khelbing@wi.rr.com
Amount Received 300.00

Conditions

Others Present Buyer, Seller's Agent Property Occupied Occupied
Estimated Age 5-6 Entrance Faces West
Inspection Date 1-15-09
Start Time 8:45 am End Time 10:50 am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 33
Weather Cloudy Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Attached

Lots and Grounds

Soil grade next to building should have a positive slope, so that water will drain away from buildings foundation. Child safe railings should be present for all openings on balcony's, decks, open porches, stairs/steps etc.

A N P N I M D

1. Driveway: Concrete Drive is offset by garage floor could use leveling for safety. Drive also is settled and cracked to a degree.



2. Walks: Concrete Some offsets of walks at front of home could use leveling for safety.



3. Steps/Stoops: Concrete South step missing handrail on one side and the other is loose. Recommend handrails for east set of steps. Front stoop is breaking away, and front and rear stoops have too high of rise. Recommend repair for safety..



4. Porch: Wood 3 prong outlet in rear porch has an open ground, recommend grounding. Also 1 glass pane missing from 1 of the storms.

5. Patio: Brick Patio has settling and separation of bricks could use replacing/repair for safety.



6. Deck:

7. Balcony:

8. Grading: Negative slope Grading is negative on south and east sides. Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade



9. Window Wells:

10. Retaining Walls: Wood, Block Block retaining wall has some loose and missing blocks. Wood tie wall is rotting in areas.



Exterior Surface and Components

Ground to siding clearance should be a minimum of 4-6 inches, and a positive slope maintained away from the building to promote proper drainage. Detection of the presence of concealed moisture, mold, wood decay or wood destroying insects behind exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, windows, doors, and any exterior penetrations.

ANPNI M D

BUILDING Exterior Surface

1. Type: Aluminum siding
2. Trim: Aluminum 1 corner piece of siding missing on rear porch.



3. Fascia: Aluminum
4. Soffits: Aluminum
5. Door Bell: Hard wired
6. Entry Doors: Wood and Glass Glass cracked in south entry door.
7. Patio Door: French door **Glass is broken out and doors don't close properly.**



8. Windows: Double Hung **All the older windows in home are rotting out. I would recommend replacing for energy saving purposes and to prevent further deterioration. Glass broken on some.**



9. Storm Windows: Combination **Older combination type storms in place now.**
10. Window Screens: Present
11. Basement Windows: OK
12. Exterior Lighting: Surface mounted lamps front and rear
13. Exterior Electric Outlets:
14. Hose Bibs: OK

Roof

Recommend yearly inspection of roof for any maintenance that might be needed. Skylights are susceptible to leakage and condensation. Routine maintenance will be needed. Due to height and design, chimney flues cannot be fully viewed or inspected.

A N P N I M D

Main Roof Surface

1. Method of Inspection: On roof
2. Unable to Inspect: 0%



3. Material: Composition and Rubber
4. Type: Gable
5. Approximate Age: 10 or less
6. Flashing: Need re-doing with roof **Rubber roof covering is pulling away from home need repair, to prevent leakage and further deterioration.**



7. Valleys: Preformed metal
8. Skylights:
9. Plumbing Vents: Galvanized
10. Electrical Mast: Overhead
11. Gutters: Aluminum Need cleaning
12. Downspouts: Aluminum
13. Leader/Extension: Aluminum

South Chimney

14. Chimney: Brick
15. Flue/Flue Cap: Metal **Chimney damper is top mount type and I could not get it to close. Also stains around chimney seen in area at top of steps inside, should monitor flashing for seepage. I recommend a chimney person assess and repair chimney.**
16. Chimney Flashing: Metal









Garage/Carport

Safety reverses are recommended for garage door openers, and should be tested per manufacturer's guidelines to ensure proper operation.

A N P N I M D

Detached Garage

1. Type of Structure: Detached Car Spaces: 1
 2. Garage Doors: Fiberglass
 3. Door Operation: Manual Door did not open all the way need adjustment or repair.
 4. Door Opener:
 5. Exterior Surface: OK
 6. Roof: Rolled roof material, Composition Roof over small area in rear, is poor could use replacing
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7. Roof Structure: Rafter
 8. Service Doors: Metal
 9. Ceiling: Concrete
 10. Walls: Exposed framing
 11. Floor/Foundation: Concrete block Basement walls under garage are bowing and not plumb, could use repair. Also likely water entry in garage, and sump did not work, recommend replacing sump pump. I also recommend a handrail for steps to basement.
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12. Hose Bibs:
 13. Electrical: 110 VAC Overhead outlet in 1st floor had a open ground recommend grounding and GFI protection, of all outlets in garage.
 14. Heating:
 15. Windows: Wood Window in rear is rotting and glass broken out.
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16. Gutters: Aluminum Gutters are loose on garage.
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17. Downspouts: Aluminum

Electrical

Ground Fault interrupters (GFI) are recommended for all electrical outlets in wet locations, (i.e. Kitchen's, Bathrooms, garages, whirlpool tubs, exterior outlets, etc.) These outlets should be tested per manufacturer's guidelines for proper operation. This is a general, visual inspection of the accessible portions of the buildings electrical system. Testing of smoke alarms, carbon monoxide detectors, low voltage wiring, antenna's, intercom systems, entertainment systems, central vacuum's, security system's etc. are beyond the scope of this inspection. Smoke detectors and Carbon Monoxide detectors should be located in the building and tested per manufacturer's guidelines.

A N P N I M D

1. Service Size Amps: 100 Volts: 110 VAC
2. Service: Copper



3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Aluminum Wiring:
6. Ground: Plumbing ground only
7. Smoke Detectors: Present, need to be tested periodically

Basement Electric Panel

8. Maximum Capacity: 100 Amps
9. Main Breaker Size: 100 Amps
10. Breakers: Copper
11. Fuses:
12. GFCI: Not present Recommend GFI at all wet and damp locations.
13. Is the panel bonded? Yes No Cover plate missing on junction box in north basement area. should install cover.

Structure

A N P N I M D

1. Structure Type: Masonry
2. Foundation: Block
3. Differential Movement: No movement or displacement noted
4. Beams: Wood
5. Joists/Trusses: Wood joists
6. Piers/Posts: Block
7. Floor/Slab: Poured slab
8. Stairs/Handrails: Wood stairs with wood handrails [Recommend child safe railings for steps to basement.](#)
9. Subfloor: 1 By's

Attic

Outside wall insulation cannot be viewed or verified due to interior and exterior wall coverings. All interior bath, kitchen, and exhaust type fans should be vented to the exterior for moisture control.

A N P N I M D

Main Attic

1. Method of Inspection: From the attic access, In the attic
2. Unable to Inspect: 0%



3. Roof Framing: Rafter
4. Sheathing: 1 by's
5. Ventilation: Gable
6. Insulation: Batts
7. Insulation Depth: 3" **Minimal insulation in attic, kneewalls and under flooring. I recommend more insulation in these areas, and insulating and weatherstripping attic access doors.**

8. Attic Fan:
9. House Fan:
10. Wiring/Lighting: 110 VAC
11. Moisture Penetration: Previous water penetration noted **Water stains seen in eave areas, likely ice damming occurring should take precautions**



12. Bathroom Fan Venting: None

Basement

If mold/mildew is present anywhere in the building a separate professional assessment by a qualified firm is recommended.

A N P N I M D

Main Basement

1. Unable to Inspect: 0%
2. Ceiling: Exposed framing Recommend box sill insulation be added for heat loss reasons.
3. Walls: Block
4. Floor: Poured
5. Floor Drain: For furnace
6. Doors:
7. Windows: OK
8. Electrical: 110 VAC
9. Smoke Detector: Present, need to be tested periodically
10. HVAC Source: Forced Air
11. Ventilation: Windows
12. Sump Pump:

Basement (Continued)

13. Moisture Location: Water stains noted **Signs of water entry noted in basement, during rains or thaws will likely have water unless corrective measures are taken.**



14. Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

To ensure safe and proper operation, an annual tune, clean and inspection of buildings Air conditioning system(s) is recommended. This should be performed by a qualified HVAC person. The air conditioning system(s) are only tested for functional operation. The inspection does not determine the balancing or sizing of the system(s).

A NPNI M D

Main AC System _____

1. A/C System Operation: Functional The unit is currently in service beyond the manufactures stated design life
2. Condensate Removal: Plastic tubing
3. Exterior Unit: Pad mounted
4. Manufacturer: Lennox
5. Area Served: Whole building Approximate Age: 24-25
6. Fuel Type: Electric Temperature Differential: 16
7. Type: Central A/C Capacity: Est. 2 ton
8. Visible Coil: Fins looked OK
9. Electrical Disconnect: Breaker disconnect
10. Exposed Ductwork: Metal
11. Blower Fan/Filters: Disposable filter
12. Thermostats: Individual



Fireplace/Wood Stove

For safety reasons, no wood fires are started. Also gas starters or gas fireplaces are not ignited by the inspector. Chimney's and flues should be inspected and cleaned periodically for fire safety reasons.

A NPNI M D

Family Room Fireplace _____

1. Freestanding Stove:
2. Fireplace Construction: Brick
3. Type: Wood burning
4. Fireplace Insert:
5. Flue: Not visible due to design.
6. Damper: Metal **I could not get damper to work and could not inspect chimney do to design. Recommend specialist assess and guide.**

Fireplace/Wood Stove (Continued)

7. Hearth: Flush mounted **Recommend 18 inches of front end floor protection for safety reasons.**



Fireplace _____

Heating System

To ensure safe and proper operation, an annual clean, tune and inspection of the buildings heating system(s) is recommended. This should be performed by a qualified HVAC person. The heating system(s) are only tested for functional operation. The inspection does not determine the balancing or sizing of the system(s).

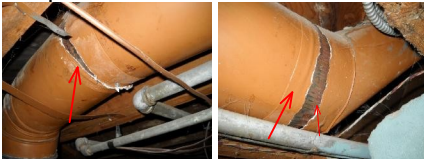
A NPNI M D

Main Heating System _____

1. Heating System Operation: Adequate



2. Manufacturer: Lennox
 3. Type: Forced air Capacity: 80,000 BTU
 4. Area Served: Whole building Approximate Age: 12-13
 5. Fuel Type: Gas
 6. Heat Exchanger: Sealed **A gas and CO test was performed and checked out Ok. A flue CO reading of 7 ppm was taken which is OK.**
 7. Unable to Inspect: 100 %
 8. Blower Fan/Filter: Disposable filter
 9. Distribution: Metal duct
 10. Circulator:
 11. Flue Pipe: PVC
 12. Humidifier:
 13. Thermostats: Individual
 14. Suspected Asbestos: Yes Suspected asbestos present. There is some asbestos suspect material on ducts in basement some of this is broken and friable. Some floor tiles on 1st , and 2nd floors and steps to basement also asbestos suspect material. Need specialist to test assess and guide.



Plumbing

We do not charge for or inspect well systems, septic systems or take water samples. Water softening, water conditioning and drinking systems are not tested or inspected. If this building has these features, a qualified contractor should be consulted for testing and inspecting. To ensure safe and proper operation an annual tune, clean and inspection of the water heater is recommended. This should be performed by a qualified technician.

ANPNI M D

1. Service Line: Copper
2. Main Water Shutoff: Basement
3. Water Lines: Copper, Galvanized Some decrease in water pressure when 2 or more faucets are operated. May have some restriction in galvanized lines.
4. Drain Pipes: Cast iron
5. Service Caps: Accessible
6. Vent Pipes: Cast iron
7. Gas Service Lines: Black Pipe, Insulflex

Basement Water Heater

8. Water Heater Operation: Functional at time of inspection **Water heater has exceeded design life**



9. Manufacturer: Rheem
10. Type: Electric Capacity: 50 Gal.
11. Approximate Age: 22-23 Area Served: Whole building
12. Flue Pipe:
13. TPRV and Drain Tube: Copper

Bathroom

The inspection does not cover any damage concealed by rugs, carpeting, wall paneling, wall paper, furniture or fixtures. Exhaust fans should be present in all baths with tubs and showers, these should be operated long enough to remove moisture and humidity. This will help reduce the potential for mold and mildew growth.

ANPNI M D

1st floor main, 2nd floor main Bathroom

1. Ceiling: Drywall or Plaster
2. Walls: Drywall or Plaster
3. Floor: Asbestos type, Vinyl floor covering
4. Doors: Wood
5. Windows: Double Hung **Windows old and would not open in 1st floor bath.**
6. Electrical: 110 VAC **Non-GFCI circuit -recommend GFCI circuit be installed. Light over vanity in 2nd floor bath did not work may be bulb.**
7. Counter/Cabinet: OK
8. Sink/Basin: OK **Tub did not drain properly, need repair.**
9. Faucets/Traps: No leaks noted
10. Tub/Surround: No leaks noted



Bathroom (Continued)

- 11. Shower/Surround: No leaks noted
- 12. Toilets: 2nd floor not functional **2nd floor toilet did not work.**
- 13. HVAC Source: Forced Air
- 14. Ventilation: Window, No ventilation

Bathroom _____
 Bathroom _____
 Bathroom _____

Kitchen

A N P N I M D

1st Floor Kitchen _____

- 1. Cooking Appliances:
- 2. Ventilator: Hood type **Exhaust fan did not work properly**
- 3. Disposal: Not Functional **Disposal was seized up.**
- 4. Dishwasher: Unit did not function properly **There was water in unit when I arrived, sounded a little rough on operation, and was not finished through cycle when I left so should monitor and maybe have plumber assess when leaks under sink are repaired.**
- 5. Air Gap Present? Yes No
- 6. Sink: OK
- 7. Electrical: 110 VAC **Non-GFCI circuit -recommend GFCI circuit be installed. Plus 3 prong outlets have open grounds.**
- 8. Plumbing/Fixtures: Leaks under sink **There are leaks under sink, looks like from trap, and faucet on sink, need plumber to assess and repair.**



- 9. Counter Tops: OK
- 10. Cabinets: OK
- 11. Ceiling: Drywall or Plaster
- 12. Walls: Drywall or Plaster
- 13. Floor: Vinyl floor covering
- 14. Doors: Wood
- 15. Windows: Double Hung
- 16. HVAC Source: Forced Air

Bedroom

A NPNI M D

3 bedrooms Bedroom

1. Closet: Present
2. Ceiling: Drywall or Plaster
3. Walls: Drywall or Plaster Hole in wall behind door in 1st floor rear bedroom.
4. Floor: Carpet
5. Doors: Wood Door to upper bedroom won't close.
6. Windows: Double Hung **Windows are old and rotting.**
7. Electrical: 110 VAC
8. HVAC Source: Forced Air

Bedroom

Bedroom

Living Space

A NPNI M D

Family Room, Loft area Living Space

1. Closet: Present
2. Ceiling: Drywall or Plaster Water stain in hall area, by chimney.
3. Walls: Drywall or Plaster
4. Floor: Carpet Asbestos suspect tile in floor of loft closet.
5. Doors: Wood
6. Windows: Double Hung
7. Electrical: 110 VAC
8. HVAC Source: Forced Air

Living Space

Living Space

Laundry Room/Area

Dryer vent pipe should be of a non-combustible material, and cleaned per manufacturer's guidelines to reduce the risk of lint build up and fire.

A NPNI M D

Basement Laundry Room/Area

1. Electrical: 110 VAC/220 VAC No washer or dryer in place at this time.

Final Comments

Please also refer to the full inspection report, Inspection agreement, warranty, and maintenance booklet that was left with you at the time of the inspection.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete Drive is offset by garage floor could use leveling for safety. Drive also is settled and cracked to a degree.
2. Walks: Concrete Some offsets of walks at front of home could use leveling for safety.
3. Steps/Stoops: Concrete South step missing handrail on one side and the other is loose. Recommend handrails for east set of steps. Front stoop is breaking away, and front and rear stoops have too high of rise. Recommend repair for safety..
4. Patio: Brick Patio has settling and seperation of bricks could use replacing/repair for safety.
5. Retaining Walls: Wood, Block Block retaining wall has some loose and missing blocks. Wood tie wall is rotting in areas.

Exterior Surface and Components

6. Storm Windows: Combination Older combination type storms in place now.

Garage/Carport

7. Detached Garage Door Operation: Manual Door did not open all the way need adjustment or repair.
8. Detached Garage Electrical: 110 VAC Overhead outlet in 1st floor had a open ground recommend grounding and GFI protection, of all outlets in garage.
9. Detached Garage Gutters: Aluminum Gutters are loose on garage.

Structure

10. Stairs/Handrails: Wood stairs with wood handrails Recommend child safe railings for steps to basement.

Attic

11. Main Attic Insulation Depth: 3" Minimal insulation in attic, kneewalls and under flooring. I recommend more insulation in these areas, and insulating and weatherstripping attic access doors.
12. Main Attic Moisture Penetration: Previous water penetration noted Water stains seen in eave areas, likely ice damming occurring should take precautions

Plumbing

13. Basement Water Heater Water Heater Operation: Functional at time of inspection Water heater has exceeded design life

Bathroom

14. 1st floor main, 2nd floor main Bathroom Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed. Light over vanity in 2nd floor bath did not work may be bulb.

Kitchen

15. 1st Floor Kitchen Dishwasher: Unit did not function properly There was water in unit when I arrived, sounded a little rough on operation, and was not finished through cycle when I left so should monitor and maybe have plumber assess when leaks under sink are repaired.
16. 1st Floor Kitchen Electrical: 110 VAC Non-GFCI circuit -recommend GFCI circuit be installed. Plus 3 prong outlets have open grounds.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading: Negative slope **Grading is negative on south and east sides. Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade**

Exterior Surface and Components

2. Patio Door: French door **Glass is broken out and doors don't close properly.**
3. Windows: Double Hung **All the older windows in home are rotting out. I would recommend replacing for energy saving purposes and to prevent further deterioration. Glass broken on some.**

Roof

4. Flashing: Need re-doing with roof **Rubber roof covering is pulling away from home need repair, to prevent leakage and further deterioration.**
5. South Chimney Flue/Flue Cap: Metal **Chimney damper is top mount type and I could not get it to close. Also stains around chimney seen in area at top of steps inside, should monitor flashing for seepage. I recommend a chimney person assess and repair chimney.**

Garage/Carport

6. Detached Garage Floor/Foundation: Concrete block **Basement walls under garage are bowing and not plumb, could use repair. Also likely water entry in garage, and sump did not work, recommend replacing sump pump. I also recommend a handrail for steps to basement.**
7. Detached Garage Windows: Wood **Window in rear is rotting and glass broken out.**

Basement

8. Main Basement Moisture Location: Water stains noted **Signs of water entry noted in basement, during rains or thaws will likely have water unless corrective measures are taken.**

Fireplace/Wood Stove

9. Family Room Fireplace Damper: Metal **I could not get damper to work and could not inspect chimney do to design. Recommend specialist assess and guide.**
10. Family Room Fireplace Hearth: Flush mounted **Recommend 18 inches of front end floor protection for safety reasons.**

Bathroom

11. 1st floor main, 2nd floor main Bathroom Windows: Double Hung **Windows old and would not open in 1st floor bath.**
12. 1st floor main, 2nd floor main Bathroom Sink/Basin: OK **Tub did not drain properly, need repair.**
13. 1st floor main, 2nd floor main Bathroom Toilets: 2nd floor not functional **2nd floor toilet did not work.**

Kitchen

14. 1st Floor Kitchen Ventilator: Hood type **Exhaust fan did not work properly**
15. 1st Floor Kitchen Disposal: Not Functional **Disposal was seized up.**
16. 1st Floor Kitchen Plumbing/Fixtures: Leaks under sink **There are leaks under sink, looks like from trap, and faucet on sink, need plumber to assess and repair.**
17. 1st Floor Kitchen Windows: Double Hung

Defective Summary (Continued)

Bedroom

18. 3 bedrooms Bedroom Windows: Double Hung **Windows are old and rotting.**