



National Property Inspections  
2053 Quincy Ave.  
Racine, WI 53403

# Building Inspection Report



Residential Property



## 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 1234 Anywhere  
City Racine State Wisconsin

### Client Information

### Inspection Company

Inspector Name James Oezer Jr.  
Company Name National Property Inspections  
Company Address 2053 Quincy Ave.  
City Racine State WI Zip 53403  
Phone 262-636-9909 Fax 262-636-9915  
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### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 8-9 years old Entrance Faces North  
Inspection Date 6-14-2008  
Start Time 8:30 am End Time 11 am  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 75  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Visual Inspection  
Water Source City How Verified Visual Inspection

## Lots and Grounds

Note: Grade should remain a minimum of 6" below existing siding. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 6 ft from foundation. Recommend the trimming of brush and trees from the siding and roof of the building.

- |    | A                                   | NP                       | NI                                  | M                                   | D                        |  |
|----|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| 1. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Driveway: Concrete <span style="margin-left: 20px;">Few typical cracks</span>                                |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Walks: Concrete  |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Steps/Stoops: Concrete   |
| 4. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deck: Stained wood <span style="margin-left: 20px;">There are some boards that are cracking - typical</span> |

## Lots and Grounds (Continued)

5.      Grading: Flat Recommend add more fill where needed to create positive drainage around the building



## Exterior Surface and Components

Note: Wood siding should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, doors and windows.

A N P N I M D

Entire Exterior Surface \_\_\_\_\_

1.      Type: Vinyl siding
2.      Trim: Aluminum
3.      Fascia: Aluminum
4.      Soffits: Aluminum
5.      Door Bell: Hard wired
6.      Entry Doors: Wood
7.      Patio Door: Wood sliding Needs painting outside, the lock does not stay fixed
8.      Windows: Wood Casements, Wood Doublehung Few windows outside need painting
9.      Exterior Lighting: Surface mount
10.      Exterior Electric Outlets: 110 VAC GFCI
11.      Hose Bibs: The rear water is turned off
12.      Gas Meter: Exterior surface mount at side of home

## Roof

Note: Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue. Recommend cleaning of gutters and downspouts on a regular basis to avoid damage to the roof and moisture in the basement.

A N P N I M D

Main Roof Surface \_\_\_\_\_

1. Method of Inspection: On roof - 1st floor, at eaves - 2nd floor
2.      Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: 8-10 years old
5.      Flashing: Aluminum
6.      Valleys: Metal
7.      Plumbing Vents: PVC
8.      Electrical: Underground utilities
9.      Gutters: Aluminum
10.      Downspouts: Aluminum

## Roof (Continued)

11.  Leader/Extension: Underground, Aluminum The extensions should be further away from building, the drain tile at South West corner are not aligned properly



Both Chimney

12.  Chimney: Framed, Metal  
 13.  Flue/Flue Cap: Metal  
 14.  Chimney Flashing: Aluminum

## Garage

Note: Wood and metal siding should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, doors, windows and roofing material.

A NPNI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2  
 2.  Garage Doors: Metal  
 3.  Door Operation: Mechanized  
 4.  Door Opener:  
 5.  Service Doors: Metal Could use painting on the outside, is rusting  
 6.  Ceiling: Paint  
 7.  Walls: Paint and open stud  
 8.  Floor/Foundation: Poured slab  
 9.  Electrical: 110 VAC GFCI

## Attic

A NPNI M D

Upper and garage Attic

1. Method of Inspection: From the attic access  
 2.  Roof Framing: Truss  
 3.  Sheathing: Oriented Strand Board  
 4.  Ventilation: Ridge and soffit vents  
 5.  Insulation: Loose The upper roof has uneven insulation, the garage does not have insulation for your information only ( not needed )



6.  Wiring/Lighting: Romex

## Attic (Continued)

7.      Access Panel Drywall      Both doors do not have insulation, recommend add to the second floor access door



## Structure

The basement is 100% finished, not all components are inspected, only the visible portions.

- |    | A                                   | N                        | P                                   | M                        | D                                   |   |
|----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Structure Type: Wood frame                |
| 2. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Foundation: Not visible                   |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Beams: Steel I-Beam where visible         |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Joists/Trusses: Wood Joists where visible |
| 5. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Subfloor: Plywood where visible           |
- There is some mildew on some sub-floor under the fireplace, recommend testing and cleaning properly



## Basement

Note: To help ensure a dry basement, the gutters, downspouts and extensions, grading around the house and pitch of the sidewalks, driveways should be in proper working condition and slope away from the house.

- |                      | A                                   | N                        | P                        | M                                   | D                        |   |
|----------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <b>Main Basement</b> |                                     |                          |                          |                                     |                          |   |
| 1.                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Floor Drain: Surface drain                        |
| 2.                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Sump Pump: Pedestal                               |
| 3.                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Moisture Location: North East corner at sump pump |
| 4.                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Basement Stairs/Railings: Wood railing            |

Recommend fix grading and downspouts outside



## Fireplace

Note: Annual cleaning and inspection is recommended by a qualified professional.

A N P N I M D

### Family Room Fireplace

- 1.      Fireplace Construction: Prefab
- 2. Type: Wood burning
- 3.      Fireplace Insert: Standard
- 4.      Flue: Metal Recommend cleaning and reinspection
- 5.      Hearth: Stone
- 6.      Damper: Metal
- 7.      Drafting There is some shadowing in the family room ceiling and walls - recommend check drafting with the fireplace cleaning

## Plumbing

Note: This is a visual inspection only. Concealed portions of the plumbing system including but not limited to: Wells, Main Utility lines and Septic Systems are excluded. Also exempt from this report are Pools & equipment, Saunas & Hot tubs, Water Softeners and Lawn watering systems as well as Solar powered systems.

A N P N I M D

- 1.      Service Line: Copper
- 2.      Main Water Shutoff: Basement
- 3.      Water Lines: Copper
- 4.      Drain Pipes: PVC
- 5.      Lateral clean-out Accessible
- 6.      Vent Pipes: PVC
- 7.      Gas Service Lines: Black pipe

### Basement Water Heater

- 8.      Water Heater Operation: Adequate



- 9. Manufacturer: General Electric
- 10. Type: Natural gas Capacity: 40 Gal.
- 11. Approximate Age: 1-2 years old Area Served: Whole building
- 12.      Flue Pipe: Single wall
- 13.      TPRV and Drain Tube: PVC

## Electrical

Note: This is a general, visual inspection of the accessible portions of the Building's electrical system.

Testing of smoke detectors, fire extinguishers, alarms, timers, low voltage general lighting circuits, back-up generator systems, antenna's, cell phone towers, auxiliary systems including but not limited to, door bells, intercom/entertainment systems, security systems are beyond the scope of this inspection.

A N P N I M D

1. Service Size Amps: 100 Volts: 110-240 VAC
2.      Service: Aluminum
3.      120 VAC Branch Circuits: Copper
4.      240 VAC Branch Circuits: Copper
5.      Ground: Unknown

Basement Electric Panel

6.      Manufacturer: Siemens



7. Maximum Capacity: 100 amp
8.      Main Breaker Size: 100 amp
9.      Breakers: Copper
10. Is the panel bonded?  Yes  No

## Heating System

Note: Mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied.

Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

A N P N I M D

Basement Heating System

1.      Heating System Operation: Adequate



2. Manufacturer: Carrier
3. Type: Forced air Capacity: 74,000 btu
4. Area Served: Whole building Approximate Age: 8 - 10 years old
5. Fuel Type: Natural gas
6.      Heat Exchanger: 4 Burner
7.      Blower Fan/Filter:
8.      Distribution: Metal duct
9.      Flue Pipe: PVC
10.      Thermostats: Non-programable



## Air Conditioning

Note: Mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

A NPNI M D

### Main AC System

- 1.  A/C System Operation: Limited cooling
- 2.  Condensate Removal: Plastic tubing
- 3. Manufacturer: Carrier
- 4. Area Served: Whole building Approximate Age: 8 - 10 years old
- 5. Fuel Type: 220 VAC Temperature Differential: 8 Degrees
- 6.  Refrigerant Lines:
- 7.  Electrical Disconnect: Breaker disconnect
- 8.  Exposed Ductwork: Metal
- 9.  Blower Fan/Filters:
- 10.  Thermostats: Non-programable

The unit is not performing to manufacturers specs

## Bathroom

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Exhaust fans should be operated long enough to remove humidity from bathroom to avoid mold and mildew.

A NPNI M D

### 1st floor - 1/2 Bathroom

- 1.
- 2.  Ceiling: Paint
- 3.  Walls: Paint
- 4.  Floor: Ceramic Tile
- 5.  Doors: Wood
- 6.  Windows:
- 7.  Electrical: 110 VAC GFCI
- 8.  Counter/Cabinet: Wood
- 9.  Sink/Basin: Molded single bowl
- 10.  Faucets/Traps: PVC trap
- 11.  Toilets:
- 12.  HVAC Source:
- 13.  Ventilation: Electric ventilation fan

### Bath - Second Floor - Main Bathroom

- 14.  Closet: Few
- 15.  Ceiling: Paint
- 16.  Walls: Paint
- 17.  Floor: Vinyl
- 18.  Doors: Wood
- 19.  Windows:
- 20.  Electrical: 110 VAC GFCI
- 21.  Counter/Cabinet: Wood
- 22.  Sink/Basin: Molded single bowl
- 23.  Faucets/Traps: PVC trap
- 24.  Tub/Surround: Fiberglass tub and ceramic tile surround

There is mildew, needs to be cleaned up and

re-caulked

- 25.  Toilets:
- 26.  HVAC Source: Forced air
- 27.  Ventilation: Electric ventilation fan

### Bath - Second floor - Master Bathroom

- 28.  Ceiling: Paint
- 29.  Walls: Paint
- 30.  Floor: Vinyl
- 31.  Doors: Wood





## Bathroom (Continued)

- 32.       Windows:
- 33.       Electrical: 110 VAC GFCI
- 34.       Counter/Cabinet: Wood
- 35.       Sink/Basin: Molded single bowl
- 36.       Faucets/Traps: PVC trap
- 37.       Shower/Surround: Fiberglass pan and surround Re-caulk the top of the surround

## Bedroom

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A NPNI M D

2nd Floor - Three bedrooms Bedroom

- 1.       Closet: Single
- 2.       Ceiling: Paint
- 3.       Walls: Paint
- 4.       Floor: Carpet
- 5.       Doors: Wood
- 6.       Windows: Wood Doublehung
- 7.       Electrical: 110 VAC
- 8.       HVAC Source: Forced air

## Kitchen

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A NPNI M D

1st Floor Kitchen

- 1.       Cooking Appliances: Magic Chef
- 2.       Ventilator: Sharp
- 3.       Disposal: In-Sinkerator
- 4.       Dishwasher: Whirlpool
- 5.       Refrigerator: Maytag
- 6.       Microwave: Sharp
- 7.       Sink: Porcelain Coated
- 8.       Electrical: 110 VAC GFCI
- 9.       Plumbing/Fixtures: PVC
- 10.       Counter Tops: Laminate
- 11.       Cabinets: Wood
- 12.       Pantry: Large
- 13.       Ceiling: Paint
- 14.       Walls: Paint
- 15.       Floor: Vinyl
- 16.       Doors: Wood
- 17.       Windows: Wood Doublehung
- 18.       HVAC Source: Forced air



## Living Space

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A NPNI M D

### Basement - finished rooms Living Space

- 1.      Ceiling: Open joists, Drop ceiling
- 2.      Walls: Paint and paneling The sump pump corner room paneling is buckled - recommend fix grading and downspouts outside
- 3.      Floor: Carpet, Concrete
- 4.      Doors: Wood
- 5.      Windows: Aluminum slider
- 6.      Electrical: 110 VAC
- 7.      HVAC Source: Forced air
- 8.      Stairs Wood railings

### 1st floor - Entry, Livingroom, Diningroom, Familyroom Living Space

- 9.      Closet: Few
- 10.      Ceiling: Paint The ceiling and walls have some shadows, possibly from candle burning or fireplace - recommend cleaning and inspection of drafting.
- 11.      Walls: Paint
- 12.      Floor: Carpet, Ceramic Tile
- 13.      Doors: Wood
- 14.      Windows: Wood Casements, Wood Doublehung, Fixed
- 15.      Electrical: 110 VAC
- 16.      HVAC Source: Forced air

## Laundry Room/ area

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Recommend cleaning dryer vent annually for fire safety.

A NPNI M D

### Basement Laundry Room/Area

- 1.      Ceiling: Drop ceiling
- 2.      Walls: Paint and paneling
- 3.      Floor: Vinyl
- 4.      Doors: Wood
- 5.      Electrical: 110 VAC
- 6.      HVAC Source: Forced air
- 7.      Laundry Tub: Fiberglass
- 8.      Laundry Tub Drain: PVC
- 9.      Dryer Vent: Rigid metal, Metal flex
- 10.      Washer and Dryer Electrical: 110 VAC
- 11.      Dryer Gas Line: Black Iron
- 12.      Washer Drain: Drains to laundry tub
- 13.      Floor Drain:



## 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 Few typical cracks
- 2. Deck: Stained wood There are some boards that are cracking - typical
- 3. Grading: Flat Recommend add more fill where needed to create positive drainage around the building

### Exterior Surface and Components

- 4. Windows: Wood Casements, Wood Doublehung Few windows outside need painting

### Garage

- 5. Attached Garage Service Doors: Metal Could use painting on the outside, is rusting

### Attic

- 6. Upper and garage Attic Insulation: Loose The upper roof has uneven insulation, the garage does not have insulation for your information only ( not needed )
- 7. Upper and garage Attic Access Panel Drywall Both doors do not have insulation, recommend add to the second floor access door

### Basement

- 8. Main Basement Moisture Location: North East corner at sump pump Recommend fix grading and downspouts outside

### Fireplace

- 9. Family Room Fireplace Drafting There is some shadowing in the family room ceiling and walls - recommend check drafting with the fireplace cleaning

### Bathroom

- 10. Bath - Second Floor - Main Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround There is mildew, needs to be cleaned up and re-caulked
- 11. Bath - Second floor - Master Bathroom Shower/Surround: Fiberglass pan and surround Re-caulk the top of the surround

### Living Space

- 12. Basement - finished rooms Living Space Walls: Paint and paneling The sump pump corner room paneling is buckled - recommend fix grading and downspouts outside
- 13. 1st floor - Entry, Livingroom, Diningroom, Familyroom Living Space Ceiling: Paint The ceiling and walls have some shadows, possibly from candle burning or fireplace - recommend cleaning and inspection of drafting.



## 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.

### Exterior Surface and Components

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1. Patio Door: Wood sliding      Needs painting outside, the lock does not stay fixed

### Roof

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2. Leader/Extension: Underground, Aluminum      The extensions should be further away from building, the drain tile at South West corner are not aligned properly

### Structure

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3. Subfloor: Plywood where visible      There is some mildew on some sub-floor under the fireplace, recommend testing and cleaning properly

### Air Conditioning

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4. Main AC System A/C System Operation: Limited cooling      The unit is not performing to manufacturers specs