

Home Inspection Report



W1111 , Nelson , WI 54756

Inspection Date:

Monday November 20, 2017

Prepared For:

Home Buyer

Prepared By:

Air MD Inspection Services Inc.
439 Komro Court
Mondovi, Wisconsin 54755
7155793912
cmdaul@cvexpress.net

Report Number:

1290

Inspector:

Charles Daul

License/Certification #:

Inspector Signature:

Charles Daul

Receipt/Invoice

Air MD Inspection Services Inc.
439 Komro Court
Mondovi, Wisconsin 54755
7155793912

Date: Nov 20, 2017

Inspected By: Charles Daul

Property Address
W1111
Nelson , WI 54756

Inspection Number: 1290

Payment Method: Not Paid

Client: Home Buyer

Inspection	Fee
Home Inspection	\$300.00

Total	\$300.00
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Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

They're missing handrails on the steps off the deck. They should be replaced. Electrician should take a look at the main electrical box in the basement. There are some empty spaces and some incomplete wiring. The empty spaces should be filled in and the two Breakers that are taped should be removed if there is no need for the breakers. The safety of reverse feature on the garage doors are not working. The garage doors could use some maintenance and adjustments.

Deferred Cost Items

Furnace that is 13+ years.
A/C that is 7+ years.
Water heater that is 5+ years.

Improvement Items

Make sure that the caulk is maintained between the siding and the brick exterior. Missing calk could allow moisture to get in behind the brick and cause damage to the sheeting behind the brick.

Items To Monitor

Report Overview

Scope of Inspection

All components designated for inspection in the Wisconsin Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

East

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

No

Ground Cover

Damp

Approximate Age

12 years old

Structure

Description

Foundation Satisfactory condition

- Masonry Block

Photos



Floor Satisfactory condition

Wall Satisfactory condition

Ceiling Satisfactory condition

- Joist
- Truss

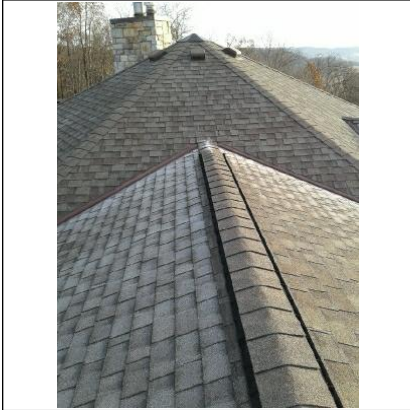
Roof ?Trusses
?Plywood Sheathing
Satisfactory condition

Roofing

Description

Roof covering • Asphalt Shingle
Satisfactory condition

Photos



Chimneys Some maintenance may be needed around the cap a chimney there is some nails that are coming out should be pounded back in.

Photos



Roof drainage system Satisfactory condition? Aluminum

Photos

Roofing

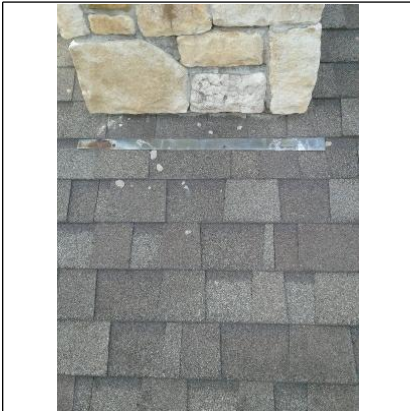


Method of inspection • Walked on roof

Observations

Flashings Satisfactory condition

Photos



Chimney Monitor: The masonry chimney shows evidence of normal wear and tear. No repairs are necessary.

Photos

Roofing



A small piece of brick maybe missing on the corner of the chimney.



There are a few loose Nails around the chimney cap. They should be pound it in.

Gutters & downspouts Satisfactory condition

Photos



Bank of solar panels.

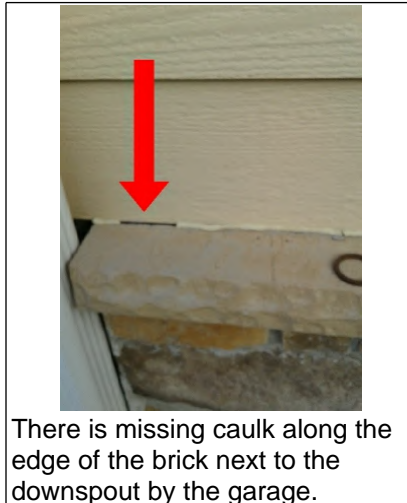
Exterior

Description

Wall covering There is no flashing between the siding and the brick facade . This creates a maintenance area . Make sure that good quality caulk is maintained between the brick and the wood siding .

- Brick
- Wood Siding

Photos



Eaves / soffits / fascias Satisfactory condition

- Aluminum

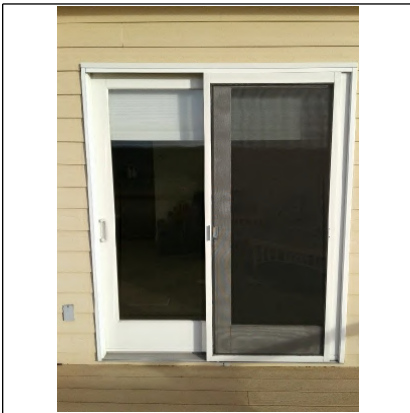
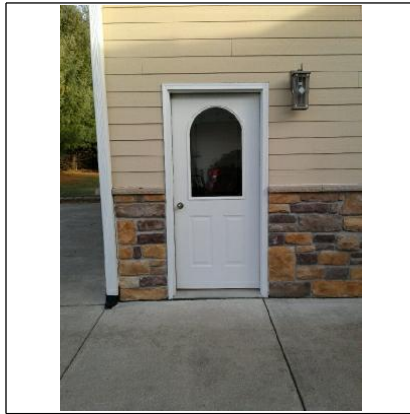
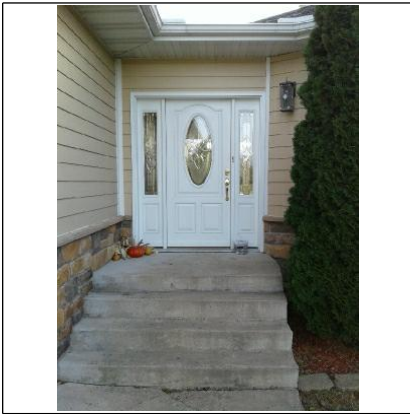
Photos

Exterior



Doors Satisfactory condition

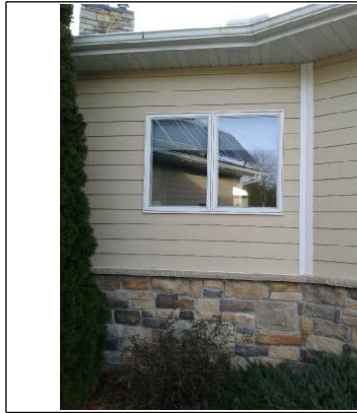
Photos



Window/door frames and trim Satisfactory condition
• Vinyl-Covered

Photos

Exterior



Entry driveways Marginal condition. The pad in front of the garage is cracked in several places.

Photos



The blacktop driveway is in satisfactory condition.

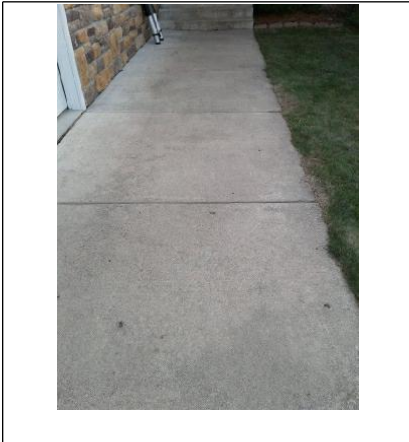


Several cracks in the cement in front of the garage.

Entry walkways and patios Satisfactory condition

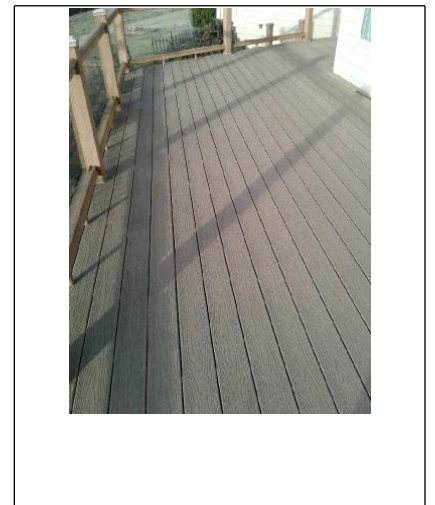
Photos

Exterior



Porch / deck / steps / railings Satisfactory condition. The handrail should be replaced on the steps.

Photos



Overhead garage door(s) • Steel

The automatic safety reverse on the large garage door is not working.
The automatic safety reverse the small garage door does not work.

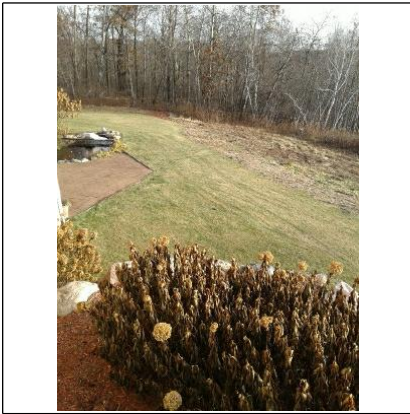
Photos

Exterior



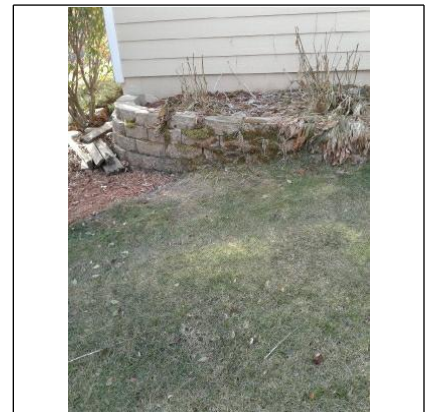
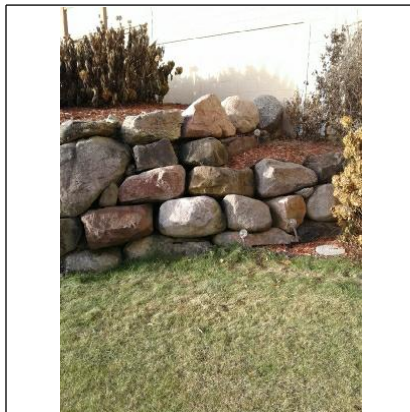
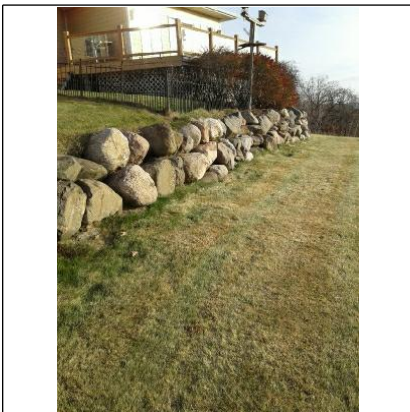
Surface drainage Satisfactory condition

Photos



Retaining walls Satisfactory condition

Photos



Electrical

Description

Size of service • 200 Amp 120/240v Main Service
Satisfactory condition

Photos



There are several missing Breakers in the Box. The Open Spaces should be filled in with blanks. The taped off Breakers at the top of the box we're for hot tubs which are no longer in the building.



This box was put in for a generator. The generator has never been installed.



Service drop Satisfactory condition
• Underground

Photos

Electrical



Service entrance conductors Satisfactory condition
• Copper

Service grounding Satisfactory condition
• Copper

Sub-panel(s) Satisfactory condition

Photos



Distribution wiring • Copper
Satisfactory condition

Photos

Electrical



Wiring method • Tinned-Copper
Satisfactory condition

Switches / receptacles Satisfactory condition

Ground fault circuit interrupter Satisfactory condition

Smoke detector(s) • Present
Smoke detectors and carbon monoxide detectors should be replaced every 7 to 10 years depending on the model.

Heating

Description

Energy source The copper piping to the house is longer than needed.

- Gas

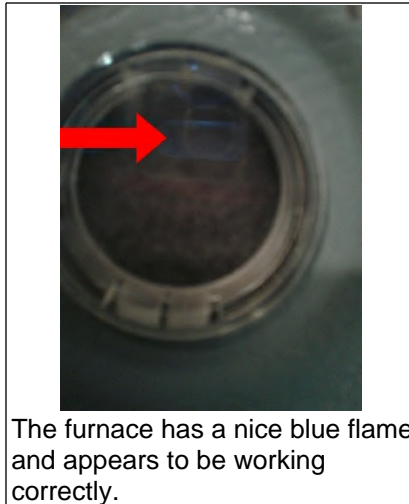
Photos



System type Satisfactory condition . The forced air furnace responded correctly to the thermostat .

- Forced Air Furnace

Photos



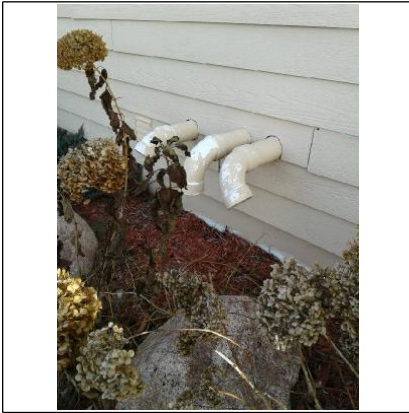
The furnace has a nice blue flame and appears to be working correctly.

Vents / flues / chimneys Satisfactory condition

- Plastic

Photos

Heating



Heat distribution methods Satisfactory condition
• Ductwork

Photos



Cooling

Description

Energy source • Electricity

Central system type • Air Cooled Central Air Conditioning

The air conditioning unit was not run because of the cold weather. The air conditioning unit is about 12 years old its original to the home.

Photos



Insulation

Description

Attic 14 inches of blown in insulation over the entire house. There's about 12 in over the garage. This gives an R-factor for the home of about 38.

Photos



Exterior wall • Not Visible

Basement wall • Not Visible

Roof ventilation Satisfactory condition

- Roof Vents
- Ridge Vents
- Soffit Vents

Plumbing

Description

Water supply source Water test should be taken by a POWTS inspector .
• Private Water Supply

Photos



Service pipe to house • Plastic

Photos



Main water valve location Satisfactory condition

Photos

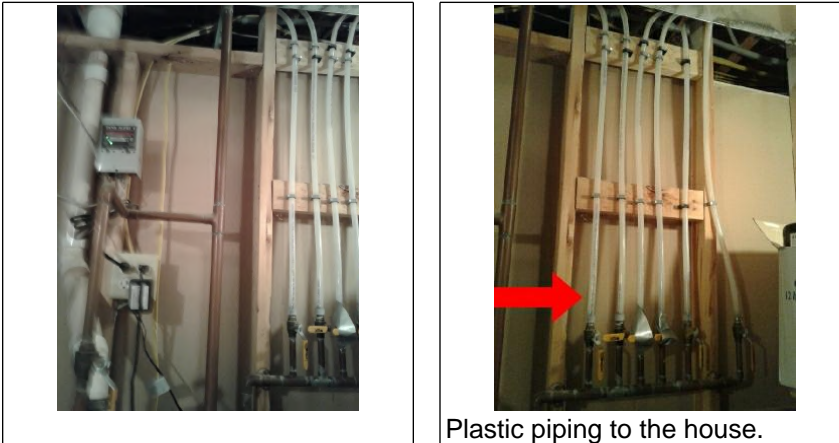
Plumbing



Interior supply piping Satisfactory condition

- Copper
- Plastic

Photos



Waste system • Private Sewage System
POWTS inspector should inspect the mound system on the property.

Drain / waste / vent piping • Plastic

Water heater 52 gallon Bradford White Water Heater . Its original to the home it's about 12 years old .

- Gas

Photos

Plumbing



Fuel storage / distribution Satisfactory condition

Photos



Fuel shut-off valves Satisfactory condition

Photos



Gas shut off for the water heater.

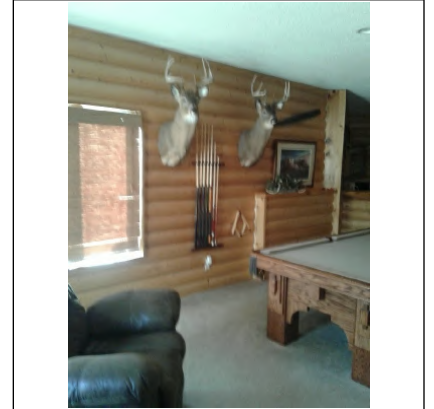
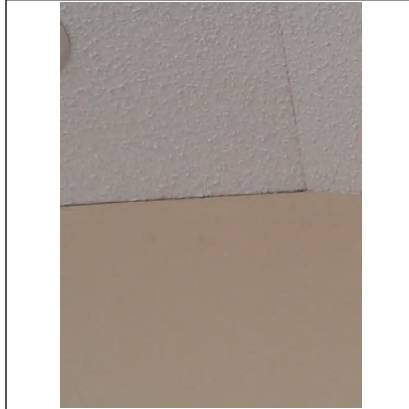
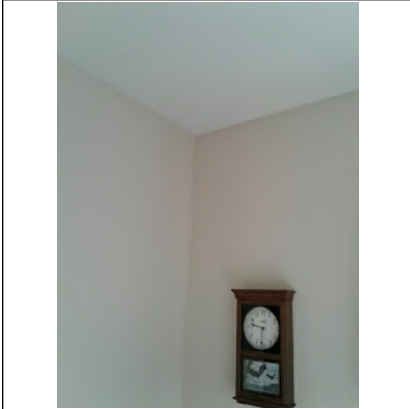
Interior

Description

Wall/ceiling materials Satisfactory condition

- Drywall
- Wood

Photos

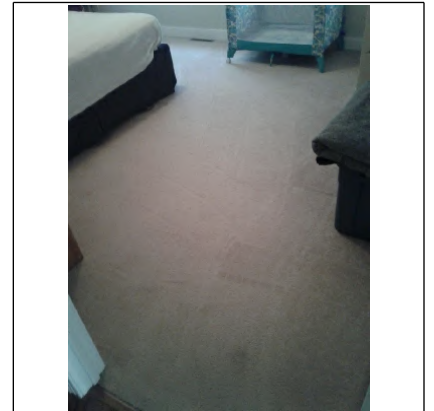
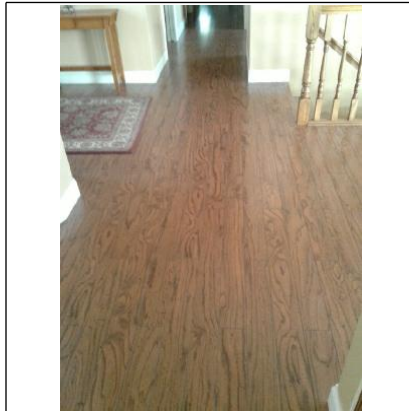
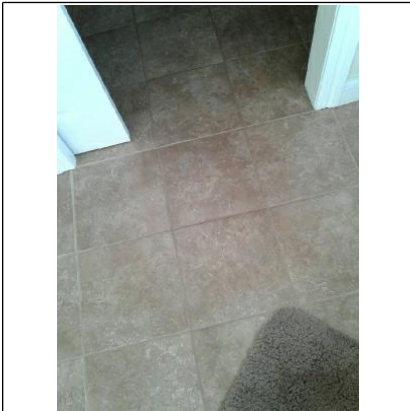


Floor surfaces

- Carpet
- Tile
- Wood

Satisfactory condition

Photos



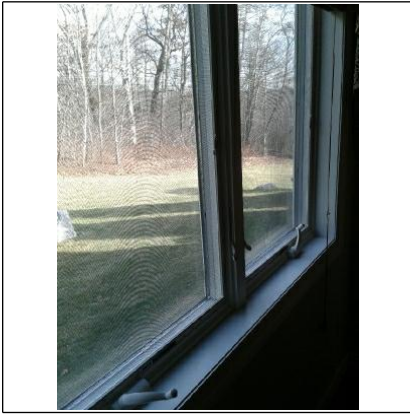
Window type(s) / glazing

- Casement
- Double Glazed

Satisfactory condition

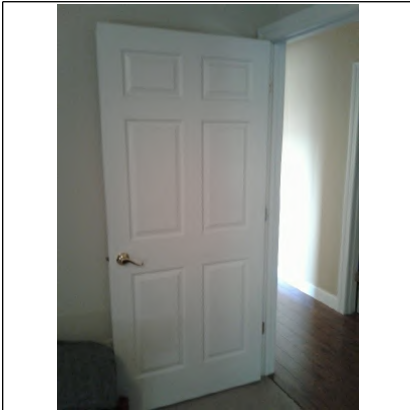
Photos

Interior



- Doors**
- Wood-Solid Core
 - Sliding Glass
- Satisfactory condition

Photos



Observations

Wall / ceiling finishes Satisfactory condition

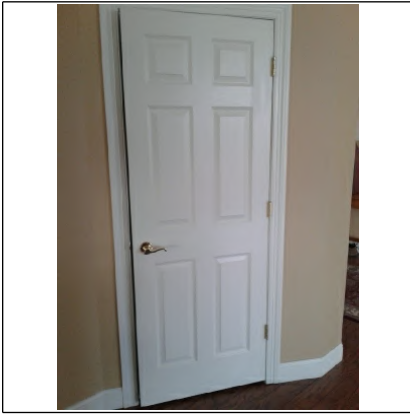
Floors Satisfactory condition

Windows Satisfactory condition

Door Satisfactory condition

Photos

Interior



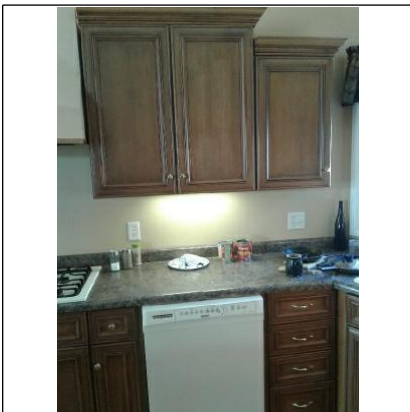
Kitchen counters Satisfactory condition

Photos



Kitchen cabinets Satisfactory condition

Photos



Interior

Observations cont.

Stairways Satisfactory condition

Photos



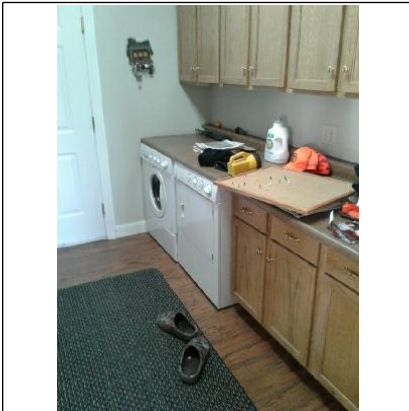
Appliance

Description

- Appliances tested**
- Gas Cooktop
 - Microwave Oven
 - Dishwasher
 - Waste Disposer
 - Refrigerator

Laundry facility Satisfactory condition

Photos



Observations

Oven Satisfactory condition

Photos



Gas cooktop unit Satisfactory condition

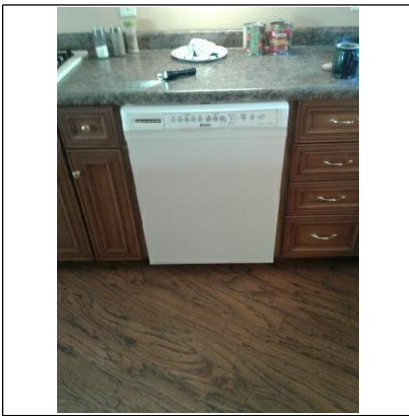
Photos

Appliance



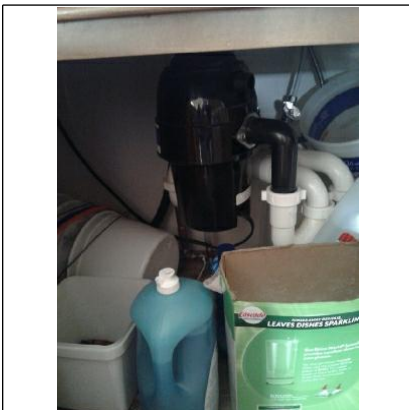
Dishwasher unit Satisfactory condition

Photos



Waste disposer unit Satisfactory condition

Photos



Appliance

Observations cont.

Refrigerator unit Indoor unit purchased in the last 12 months. Satisfactory condition

Photos



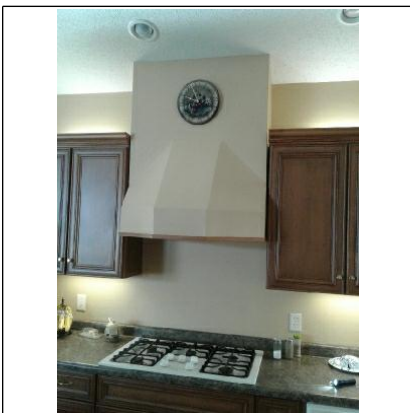
Freezer Satisfactory condition

Clothes dryer unit Satisfactory condition

Clothes washer unit Satisfactory condition

Kitchen exhaust fan unit Satisfactory condition

Photos



Door bell system Satisfactory condition

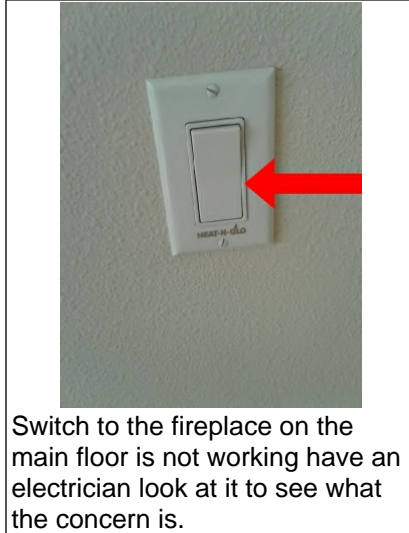
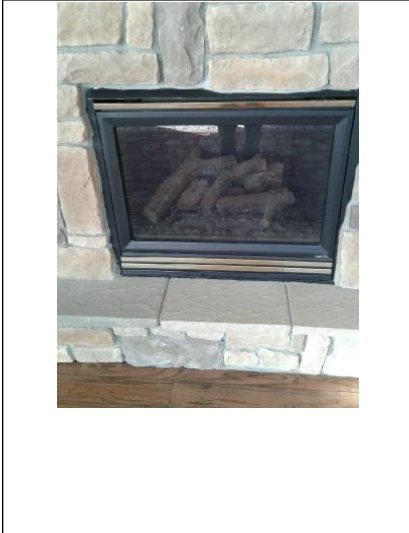
Water cond. equipment Sand filter.

Fireplace

Description

Description Gas fireplace on the main floor. The fireplace Burns correctly and is only controlled with the controls beneath the fireplace itself. The electronic switch to turn on the fireplace it's not working.

Photos



Switch to the fireplace on the main floor is not working have an electrician look at it to see what the concern is.

Fireplace Wood fireplace in the family room in the basement. Satisfactory condition

Photos



Vents / flues / chimneys Satisfactory condition