



Inspection Report

Mr. John Doe

Property Address:
23 Banana Street
Grafton WI 53024



O'Keefes Home Inspections LLC

**Brian O'Keefe 2219-106
4727 Remington Trail
Hubertus, WI 53033
262-365-3855**



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Date: 8/7/2008	Time: 03:14 PM	Report ID:
Property: 23 Banana Street Grafton WI 53024	Customer: Mr. John Doe	Real Estate Professional: Brian Okeefe

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.

Inspected (IN) = 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.

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.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

Colonial

Age Of Home:

Over 25 Years

Home Faces:

East

Client Is Present:

Yes

Radon Test:

No

Water Test:

No

Weather:

Cloudy

Temperature:

Below 60

Rain in last 3 days:

No

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

		IN	NI	NP	RR
1.0	ROOF COVERINGS	X			
1.1	FLASHINGS	X			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
1.3	ROOF DRAINAGE SYSTEMS	X			
1.4	ROOF STRUCTURE AND ATTIC	X			

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal Siding

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

Walked

Attic info:

Scuttle hole

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Comments:

1.0 The area were the chimney meets the roof should have a cricket to keep snow, ice, water and debris from collecting . at the . This is for your information.



1.0 Picture 1

The roof 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

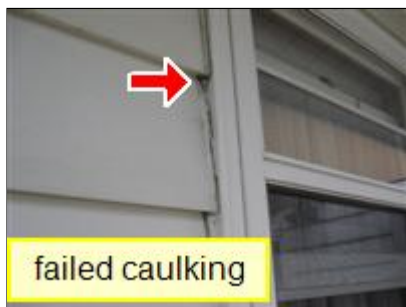
		IN	NI	NP	RR	Styles & Materials
2.0	SIDING, FLASHING AND TRIM	X				Siding Style: Lap
2.1	EAVES, SOFFITS AND FASCIAS	X				Siding Material: Metal
2.2	DOORS (Exterior)				X	Exterior Entry Doors: Wood
2.3	WINDOWS	X				Appurtenance: Porch
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				Driveway: Asphalt
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X	

IN NI NP RR

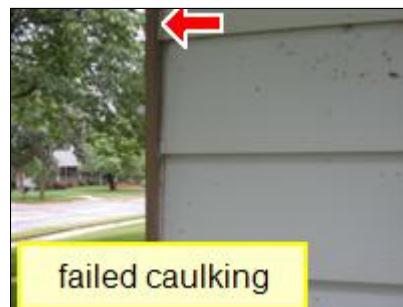
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Comments:

2.0 The Aluminum siding at the rear of home has. failed caulking which can lead to water intrusion. A qualified person should repair or replace as needed.

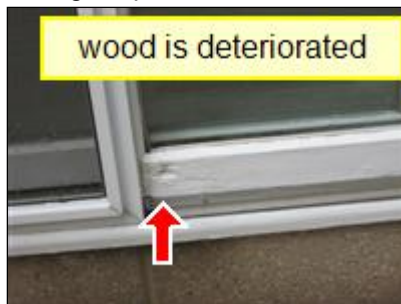


2.0 Picture 1




2.0 Picture 2

2.2 The rear of home patio door is deteriorating. A qualified contractor should inspect and repair as needed.



2.2 Picture 1

 **2.5** The concrete walkway at the (South side of home) has settlement cracks. Further erosion or deterioration can occur if not corrected. I recommend repair as desired.



2.5 Picture 1



2.5 Picture 2

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.

The garage door at the is needs weather stripping replaced at bottom. A repair or replacement is needed This is a small repair. I recommend repair as desired.

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

		IN	NI	NP	RR	Styles & Materials
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Foundation: Masonry block Method used to observe
3.1	WALLS (Structural)	X				Crawlspace: No crawlspace
3.2	COLUMNS OR PIERS	X				Floor Structure: 2 X 10
3.3	FLOORS (Structural)	X				Wall Structure: 2 X 4 Wood
3.4	CEILINGS (structural)	X				Columns or Piers: Steel lally columns Ceiling Structure: 2X10

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The structure 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.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

		IN	NI	NP	RR	Styles & Materials
4.0	HEATING EQUIPMENT	X				Heat Type: Forced Air
4.1	NORMAL OPERATING CONTROLS	X				Energy Source: Gas
4.2	AUTOMATIC SAFETY CONTROLS	X				Number of Heat Systems (excluding wood): One
4.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				Heat System Brand: ARMSTRONG
4.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Ductwork: Non-insulated
4.5	CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)	X				Filter Type: Disposable
4.6	COOLING AND AIR HANDLER EQUIPMENT			X		Filter Size: 20x25
4.7	NORMAL OPERATING CONTROLS	X				Cooling Equipment Type: Air conditioner unit
4.8	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: LUXAIRE
						Number of AC Only Units: One

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Comments:

4.0 The furnace is a forced air unit which looks to be in great condition. Unit is 6 years old.

 **4.6**

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

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.

5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR
5.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
5.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
5.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
5.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				X
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)			X	
5.5	MAIN FUEL SHUT OFF (Describe Location)	X			
5.6	SUMP PUMP				X

IN NI NP RR Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

IN NI NP RR

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

40 Gallon (1-2 people)

Manufacturer:

A.O. SMITH

Water Heater Location:

Basement

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Comments:

5.0 The main shut off is the knob located in the basement close to the underside of the stairs This is for your information.

5.1 Evidence of a leak at one time underneath bathroom on first floor although the moisture meter showed it to be dry. Recommend observing in future.




5.1 Picture 1

5.2 The stop-valve in the basement has a bucket hanging underneath it. Although the bucket is dry this may have leaked in the past. I recommend a licensed plumber inspect further and repair as necessary.




5.2 Picture 1

 **5.3** The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.



5.3 Picture 1

5.5 The main fuel shut off is at gas meter outside on south side of home.

 **5.6** The existing sump pump uses an extension cord and should have its own GFCI outlet. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrician correct.



5.6 Picture 1

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.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

		IN	NI	NP	RR	Styles & Materials
6.0	SERVICE ENTRANCE LINES	X				Electrical Service Conductors: Overhead service Panel capacity: 150 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
6.1	METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS				X	
6.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				
6.3	SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)	X				
6.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				
6.5	OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)			X		
6.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
6.7	SMOKE DETECTORS			X		
6.8	CARBON MONOXIDE DETECTORS			X		

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Comments:

6.1 The main panel box is located at the basement. The panel is undersized. Many circuit breakers are double tapped. I recommend a licensed electrician inspect and repair as needed.



6.1 Picture 1

6.7 No smoke detectors were found in home. This does not meet today's standards. I recommend a qualified person install for safety reasons.

6.8 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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.

7. Fireplace

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

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

		IN	NI	NP	RR	Styles & Materials
7.0	CHIMNEYS, FLUES AND VENTS (for fireplaces)	X				Types of Fireplaces: Solid Fuel
7.1	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X				Operable Fireplaces: One
7.2	GAS/LP FIRELOGS AND FIREPLACES	X				Number of Woodstoves: None

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Comments:

7.0 The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. 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 a certified chimney sweep inspect the liner for safe operation.

8. Doors, Windows and Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR	Styles & Materials
8.0	CEILINGS	X				Ceiling Materials: Drywall
8.1	WALLS	X				Wall Material: Drywall
8.2	FLOORS	X				Paneling
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X	Floor Covering(s): Carpet Linoleum
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Interior Doors: Hollow core
8.5	DOORS (REPRESENTATIVE NUMBER)	X				Window Types: Double-hung
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X				Window Manufacturer: UNKNOWN
		IN NI NP RR				Cabinetry: Wood
						Countertop: Laminate

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Comments:

8.0 The Drywall on the ceiling reveals a light stain which appears from a water leak. Stain appears old reveals a water stain indicating a leak did or still exists at the upstairs bathroom. Repairs are needed to prevent water damage to shower/bath Due to recent dry weather, I am unable to determine if the leak still exists. A qualified contractor should inspect and repair as needed.



8.0 Picture 1

8.3 The balusters on the guard rail at the second story balcony are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should inspect and repair as needed.



8.3 Picture 1



8.3 Picture 2

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. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	X				Attic Insulation: Fiberglass
9.1	INSULATION UNDER FLOOR SYSTEM			X		Ventilation: Soffit Vents
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)		X			Exhaust Fans: Fan only
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				Dryer Power Source: Gas Connection
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X				Dryer Vent: Metal
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X				Floor System Insulation: NONE

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Comments:

9.0 Insulation in attic is about eight inches thick or just over 29 R-Value.

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

10. Garage

		IN	NI	NP	RR	Styles & Materials
10.0	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				Garage Door Type: One automatic
10.1	GARAGE FLOOR	X				Garage Door Material: Metal
10.2	GARAGE DOOR (S)	X				Garage Door Opener Manufacturer: Craftsman
10.3	GARAGE CEILINGS	X				
10.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
10.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

10.4 The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

10.5 The sensors are in place for garage door(s) and will reverse the door.

11. Built-In Kitchen Appliances

		IN	NI	NP	RR
11.0	DISHWASHER	X			
11.1	RANGES/OVENS/COOKTOPS	X			
11.2	RANGE HOOD	X			
11.3	TRASH COMPACTOR			X	
11.4	FOOD WASTE DISPOSER	X			
11.5	MICROWAVE COOKING EQUIPMENT			X	

Styles & Materials

Dishwasher Brand:

WHIRLPOOL

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

BROAN

Range/Oven:

WHIRLPOOL

Built in Microwave:

WHIRLPOOL

Trash Compactors:

NONE

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Comments:

11.0 The dishwasher is in good working order.

11.1 The oven is in good working condition.

11.2 The range hood works fine.

11.4 Garbage disposal operates fine.

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General Summary



O'Keefes Home Inspections LLC

**4727 Remington Trail
Hubertus, WI 53033
262-365-3855**

Customer
Mr. John Doe


Address
23 Banana Street
Grafton WI 53024

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


2.2 DOORS (Exterior)

Repair or Replace

 The rear of home patio door is deteriorating. A qualified contractor should inspect and repair as needed.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

 The concrete walkway at the (South side of home) has settlement cracks. Further erosion or deterioration can occur if not corrected. I recommend repair as desired.

4. Heating and Cooling

4.6 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected




The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

5. Plumbing


5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

-  The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

5.6 SUMP PUMP


Repair or Replace

-  The existing sump pump uses an extension cord and should have its own GFCI outlet. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrician correct.

6. Electrical

6.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS


Repair or Replace

-  The main panel box is located at the basement. The panel is undersized. Many circuit breakers are double tapped. I recommend a licensed electrician inspect and repair as needed.

8. Doors, Windows and Interior

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

-  The balusters on the guard rail at the second story balcony are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should inspect and repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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