

Preface

I would like my grandchildren to grow up in the Collins House, so that they can appreciate and share the beauty of this landmark home--its Prairie-style design by Claude & Starck overlooking James Madison Park and Lake Mendota in the Tenney-Lapham neighborhood of the isthmus--understanding, as William Faulkner famously phrased it in Requiem for a Nun, "The past is never dead. It's not even past."

I have a Ph. D. in American Civilization, with concentrations in American Material Culture, Urban History, Housing and Women's Studies. I also have extensive, award-winning experience in rehabilitating three landmark houses for my personal residence, all of them under historic preservation easements with provision for public access.

My daughter, Cordelia (Delia) J. F. Gallo and her husband Mark T. Gallo, who own and operated an organic farm near Asheville, NC, before moving to Madison in September, will reside full-time with their sons Enzo and Nico in the Collins House, reserving a third floor Grandmother's suite as my second home. (My primary residence is in Washington, DC.) Because they are passionate about growing, preparing and sharing value-added foods and to qualify for federal and state historic restoration tax credits, they would establish a Farm to Fork program operated, in part, from a new commercial-grade kitchen in the Collins House basement. (See attached.)



MICHAEL BEST

& FRIEDRICH LLP

Michael Best & Friedrich LLP

Attorneys at Law

One South Pinckney Street

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Madison, WI 53703

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Madison, WI 53701-1806

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William F. White

Direct 608.283.2246

Email wfwhite@michaelbest.com

November 7, 2011

BY HAND DELIVERY

Dan Rolfs, AICP
Community Development Project Manager
Department of Planning & Community & Economic Development
215 Martin Luther King, Jr. Blvd., #312
Madison WI 53703

Re: Response for Proposal for Collins House, 704 E. Gorham Street, Madison WI 53703

Dear Dan:

Please find enclosed 8 written copies and a PDF document on a CD which is for the Response to the City's RFP for the sale of the Collins House located at 704 E. Gorham Street. While we have attempted to be quite thorough in this response, there may be areas that you have questions of or wish further information. Please do not hesitate to contact me to coordinate those items.

I am also including the Certification which is required by the RFP. We look forward to working with the City to perfect this most-exciting possibility for development of the Collins House.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

cc: Barbara G. Fant

Enclosures

MICHAEL BEST

& FRIEDRICH LLP

**Michael Best & Friedrich LLP
Attorneys at Law**

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November 7, 2011

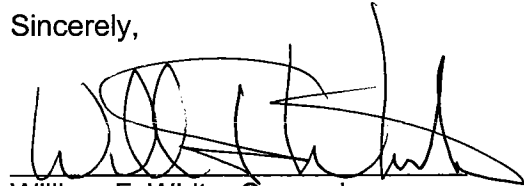
Dan Rolfs, AICP
Community Development Project Manager
Department of Planning & Community & Economic Development
215 Martin Luther King, Jr. Blvd., #312
Madison WI 53703

Re: City of Madison 704 East Gorham Street Request for Proposals

Dear Mr. Rolfs:

The undersigned has read the City of Madison's Request for Proposals for the re-use and rehabilitation of 704 East. Gorham Street. I agree to and accept the terms, specific limitations, and conditions expressed herein. WE HAVE READ, RELY UPON ACKNOWLEDGE, AND ACCEPT THE CITY OF MADISON'S DISCLOSURE AND DISCLAIMER, AS PROVIDED IN THIS RFP, HERETO FULLY EXECUTED AND FULLY INCORPORATED INTO THIS LETTER.

Sincerely,



William F. White, Counsel
Michael Best & Friedrich LLP

Proposer Name: **Barbara G. Fant; Cordelia J.F. and Mark T. Gallo**

Transmittal Acknowledgement Letter

Proposers shall incorporate into each copy of their proposal the following letter on their letterhead stationary, with the executed Disclosure and Disclaimer attached.

Subject: City of Madison 704 East Gorham Street Request for Proposals

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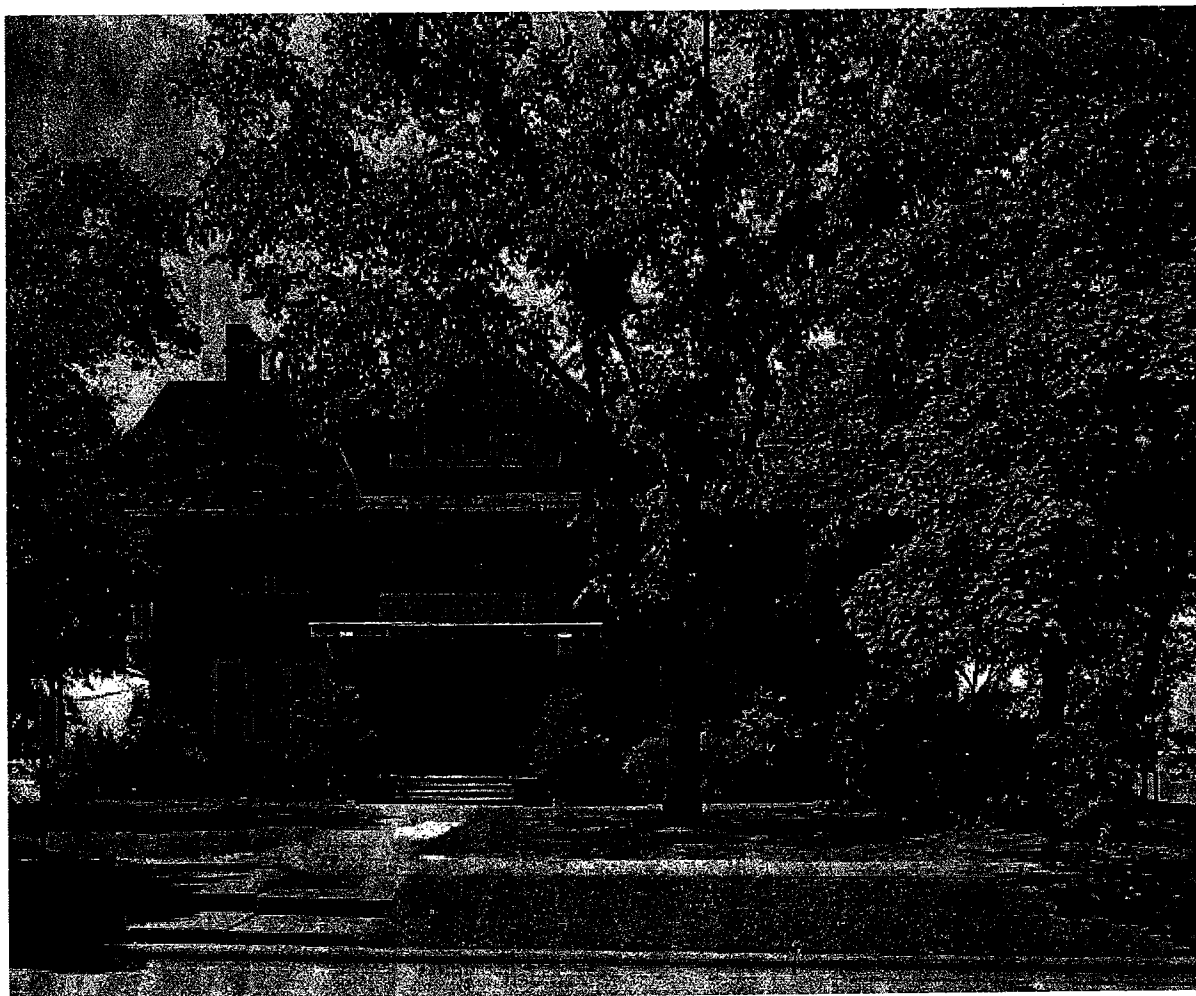
Sincerely,


(SIGNATURE)

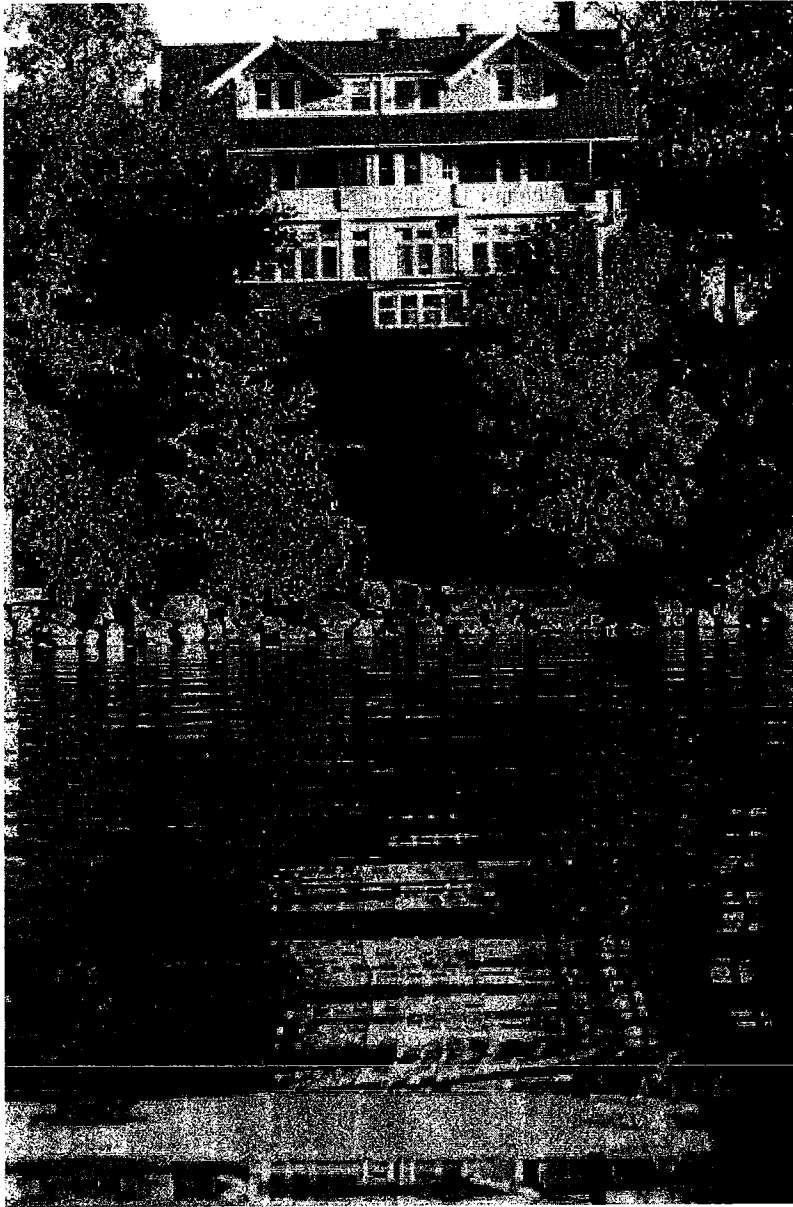
BARBARA G. FANT
(NAME AND TITLE)

N/A
(ORGANIZATION)

BARBARA G. FANT, CORDELIA J. F. AND MARK T. GALLO
(PROPOSER NAME)



**WHS Image #60405 State Medical Society
Headquarters (Collins House front façade, 1949)**



WHS Image #36953 (Collins House rear elevation,
1976)

Preface

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I have a Ph. D. in American Civilization, with concentrations in American Material Culture, Urban History, Housing and Women's Studies. I also have extensive, award-winning experience in rehabilitating three landmark houses for my personal residence, all of them under historic preservation easements with provision for public access.

My daughter, Cordelia (Delia) J. F. Gallo and her husband Mark T. Gallo, who own and operated an organic farm near Asheville, NC, before moving to Madison in September, will reside full-time with their sons Enzo and Nico in the Collins House, reserving a third floor Grandmother's suite as my second home. (My primary residence is in Washington, DC.) Because they are passionate about growing, preparing and sharing value-added foods and to qualify for federal and state historic restoration tax credits, they would establish a Farm to Fork program operated, in part, from a new commercial-grade kitchen in the Collins House basement. (See attached.)



B. Project Concept Statement

1. Single family residence with owner-occupancy;
2. Three bedrooms and three baths on the second floor, three rooms and two baths on the third floor;
3. Under the terms of a proposed conservation easement, the entire house would be open to the grantee one day each year, by appointment, to insure that the terms of the easement are being honored. In addition, the first floor of the house will be available, at mutually convenient times, for public tours, meetings, dinners, receptions and fund raisers sponsored by non-profit organizations, including the Tenney-Lapham Neighborhood Association, the Madison Trust for Historic Preservation, as well as pertinent city agencies, including the Parks Division and the Planning and Community and Economic Development Department, and the Wisconsin Historical Society. It is our intention to be welcoming and accomodating.
4. Three parking spaces are needed for our vehicles.
5. We are committed to rehabilitating the Collins House in accordance with the U. S. Secretary of the Interior's historic standards, based upon a historic structure report that we will commission. (See, for example, David Arbogast, How to Write Historic Structures Reports, NY: W. W. Norton, 2010.) This will include the replication of original finishes, both exterior and interior as documented by historic paint analysis, with copies of reports given to the City of Madison, the Wisconsin State Historic Preservation Office (SHPO) and the Wisconsin Historical Society archives.

Depending upon the City's timetable for ground lease signing and closing on the sale of improvements, we are committed to completing the historic structure report within six months and repairs necessitated by deferred maintenance within six to twelve months. (See Mark Kaub's Home Inspection Report of November 1, 2011, attached.) We are also committed to installing a commercial grade kitchen in the basement and renovating the butler's pantry on the first floor, in order to serve the needs of our guests and a non-profit Farm to Fork program for children and adults.

6. All work will be carried out in accordance with the City of Madison's Landmarks Ordinance (MGO 33.19), State Statute 66.1111 regarding historic properties, the HIST-L and R-5 sections of the Zoning Code and the Tenney-Lapham Neighborhood Plan. This will include the addition, with prior

approval, of sensitive and subtle adaptations to bring access to the first floor and its lavatory into compliance with the Americans for Disability Act.

7. We are also committed to obtaining LEED certification, starting with an Energy Star Home Performance evaluation in cooperation with Green Madison. For this reason, restoration of the original windows is doubly important, as is the addition of historically-correct storm windows and doors. We also intend to replace the present asphalt driveway and parking area at the rear of the house with permeable pavers and grass, in order to filter pollutants, reduce runoff, promote tree and shrub growth and protect Lake Mendota and James Madison Park land.

C. Development Team

1. See the attached resumes for my daughter and son-in-law. In addition to our hands-on experience, I have asked the following to assist us in the preparation of this proposal:

a. William F. (Bill) White, Esquire, partner, Michael Best & Friedrich, LLP. Hamang Patel in the same firm is our adviser regarding federal and state historic preservation tax credits.

b. Charles J. Quagliana, AIA, NCARB, a specialist in historic preservation restoration and rehabilitation. Mr. Quagliana has recommended subtle and sensitive adaptations for ADA access and for a first floor sprinkler system; for fire is the most immediate threat to any historic structure.

2. I prefer to have direct relations and contracts with architectural conservators, historic finishes specialists, artisans and craftsmen, mechanical systems contractors, plumbers, flooring refinishers, roofers, et al., rather than having an architect or general contractor be responsible for their hiring and supervision. I also work with general contractors, finish carpenters and cabinet makers on specific elements of the project. For example, in rehabilitating a house at 1517 Morrison Street on Lake Monona, 2002-2004, Ralph Radix, a general contractor in Black Earth, installed custom window and door storms, new balcony decking and railing, etc. On that same project, I used Harker Heating, now a participating contractor with Green Madison, to handle HVAC issues, including the retrofitting of central air conditioning.

Whenever possible, I am committed to hiring local individuals and firms. (My Rolodex from the rehabilitation of 1517 Morrison Street is extensive.) When casting a net beyond Madison, I will attempt to find Wisconsin denizens, such as Conrad Schmitt Studios of New Berlin, Combination Door Company of Fond du Lac, distributed through Western Building Products of Milwaukee, and Anthony Katsonas Historic Surfaces, LLC, of Chicago, a graduate of the University of Wisconsin, Milwaukee, who has worked on both the Wisconsin State Capitol and the U. S. Capitol.

3. In addition to the rehabilitation of 1517 Morrison Street, (See attached photos), I have restored two landmark homes and saved a third from destruction and dispersal:

a. In 1982, my former husband Lester G. (Ruff) Fant and I won an American Institute of Architects (AIA) Potomac chapter Historic Preservation First Award for the restoration of the 1819 stone house on Middlekauff Farm, a landmark adjacent to Antietam National Battlefield in Sharpsburg, Maryland, and under easement to the National Park Service. (See attached photos.)

b. In 1996, we saved the Coxe Place, aka Airlewood, a Mississippi landmark and one of the state's most important Gothic revival manses (1858-59) as the headquarters of General U. S. Grant in his overland campaign against Vicksburg, December 1862, from undergoing a "tag sale" of both real estate and the historic home's contents. Shortly thereafter, following years of vacancy and neglect, the east wall (stuccoed brick, scored to look like stone) failed. We restored it, among other repairs, including my own later restoration of the cast iron gates to the estate, identical to those at the U. S. Military Academy, West Point. (See attached photos and <http://www.airlewood.com/History/restoration.html>)

c. In 2000, I purchased the Stevenson-Doggett House, an 1817 federal style brick landmark with two dependencies in Fredericksburg, Virginia, for which I won two awards (2002 and 2011) from the Historic Fredericksburg Foundation, Inc. (HFFI). See attached photos and <http://fredericksburg.com/News/FLS/2008/072008/07112008/393549> , http://wiki.worldflicks.org/historic_home_-_stevenson-doggett_house.html (aerial view)

D. Costs

October 20, 2011, was the first time I saw the For Sale sign in front of the Collins House, across East Gorham Street from the home that my daughter and her family have been renting since her return to Madison in September. (I often stayed at the Collins House B&B in the nine years prior to our purchasing 1517 Morrison Street in 2002.) So I have not had time to provide a detailed estimate of the projected cost of its rehabilitation. Based on my experience over the past decade in restoring the Stevenson-Doggett House in Fredericksburg, VA, I am certain it will take between \$200,000 and \$300,000 to restore the Collins House, that is, between \$50,000 and \$100,000 per floor. For example, in 2005, the D. L. Evans Company, real estate appraisers hired by the City of Madison, estimated that it would require \$100,000 to replace the commercial kitchen in the basement. I have no doubt it will cost at least \$50,000.

E. Financial plan

1. My proposed lender is Mike Watson, mortgage loan officer, Home Savings Bank, Madison, WI. (See his attached pre-qualification letter.) There was not enough time before the proposal deadline for an application to go to a bank underwriter and appraiser in order for Mr. Watson to give us a commitment letter. We intend to apply for federal and state historic restoration tax credits for the work undertaken. (See the attached Farm to Fork program proposed by my daughter and son-in-law.)

2. We propose to use the July 22, 2011, appraisal for the City of Madison prepared by Quinn McWilliams of Scott Appraisal Company as the basis for determining the ground lease (not to exceed 99 years, renewable) and the sale of the house aka improvements. The property has not been on the tax rolls for many years, so there is no current assessment of its "highest and best use" as an owner-occupied single family home.

The ground rent would be adjustable along with the City's annual reassessment of residential real estate, to wit:

Given \$265,000 as the land value and a mil rate of \$22 per \$1,000, then the first year's ground rent would be \$5,830.00. In addition, the first year we would pay real estate tax of \$4,070.00 on the improvements currently valued at \$185,000. (The appraiser's explanation of this value is very detailed, including, for example, no usable kitchen nor garage, water damage to the dining room, deferred maintenance of windows, etc., and the

11/07/2011 11:43 2020001400
noise from 15,350 vehicles passing daily on East Gorham Street, according to a 2010 traffic flow survey by the City of Madison's Traffic Engineering Division.)

This is a far cry from the \$450,000 value given the improvements in January 2005, by the City's previous appraiser. Nevertheless, after we undertake restoration of both land and improvements outlined above, the value of the land--thus, the ground rent--and the value of the improvements, assessed annually, will increase. Not in 2012, but within a reasonable period of time thereafter, the value of both should return to the 2005 appraisal of land and improvements @ \$750,000. Thereafter, as the economy, the employment rate and the real estate market rebound, the two should rise to what the 2005 appraisal deemed the property's then-market fee simple value of \$900,000 to \$1,000,000, in prime condition.

FARM TO FORK IN MADISON, WISCONSIN
BY CORDELIA GALLO
NOVEMBER 5, 2011

Mark and I are very enthusiastic about the opportunity to create and utilize a commercial kitchen on the ground floor of the historic Collins House. As owners and managers of a small yet highly diversified organic farm outside of Asheville, NC, we came to appreciate the value of growing a wide array of delicious fruits and vegetables, as well as using small-scale sustainable agriculture to foster meaningful relationships with the people in our community. We are deeply concerned about the trend in our society towards unhealthy and processed industrial food sources and the devastating health problems, including diabetes and obesity, that are associated with consuming them in excessive amounts. Having children has only reaffirmed our commitment to knowing how and where our food is raised, and has made us appreciate the joy of preparing and enjoying food together even more.

Now that we are happily settled back in Madison, WI, our goal is to create a dynamic new Farm to Fork enterprise that draws on our combined farming, cooking, event planning and teaching experience. Mark will manage the cultivation of vegetables and herbs, and I will oversee the kitchen where our harvest is transformed into value-added products and prepared meals. Fun and dynamic culinary camps throughout the summer will allow children, young adults and adults to become involved in the entire process of growing and preparing food. In addition to utilizing urban green space at Troy Gardens or elsewhere, we hope to reduce the size of the parking lot behind the Collins House in order to create a small kitchen garden. This will allow participants, especially the younger children, the opportunity to plant, care for, harvest and prepare ingredients on-site. In addition to food production, teenagers and adults will have the opportunity to learn about a wide array of related subjects and skills, including outreach, marketing, accounting and food safety.

Another element of our business plan involves providing CSA (Community Supported Agriculture) shares to community members. As opposed to delivering a box of vegetables to subscribers each week as most CSA models do, we are intrigued by the possibility of providing weekly prepared dinners in quantities for two to four people. This will help individuals and families enjoy local and sustainable meals even if they are too busy to cook for themselves every night. Young adults and adults could also easily be involved in this throughout the year as students, volunteers or employees.

Lastly, it would bring us great pleasure to open up the first floor of the Collins House in order to host seasonal community dinners. Some could offer fine dining and raise money for important local causes and organizations, while others could be more casual, family-style affairs affordable for any budget. All of the dinners would serve to raise awareness for eating locally, seasonally and sustainably within the stunning architecture and rich history of the Collins House. Perhaps

most importantly, they would offer the opportunity for folks to slow down, build friendships and fellowship, and break some really delicious bread together.

The following is a partial list of local organizations and businesses that we hope to partner with in order to reach out to our community and grow our dream:

Tenney-Lapham Neighborhood Association
REAP
Community Action Coalition
Community Groundworks
Slow Food Madison
Goodman Community Center
Wil-Mar Neighborhood Center
The Children's Museum
YWCA
YMCA
Madison Public Library
Madison Schools and Community Recreation
The Underground Food Collective
FoodFight
The Willy Street Co-op
Friends of James Madison Park
Chez Panisse Foundation's Edible Schoolyard Project
and countless local restaurants

The following is a partial list of possible funding sources for our enterprise:

USDA Community Food Project Grants
General Mills: Champions for Healthy Kids
Robert Wood Johnson Foundation
Storyfield's Profits for the Planet Program
Annie's Grants for Goodness
Fiskar's Project Orange Thumb
Whole Kids Foundation
Kraft Foods

Cordelia Gallo

733 EAST GORHAM STREET MADISON, WI 53703

TEL 608.320.9190

HYPERLINK "mailto:CORDELIA.GALLO@YAHOO.COM" CORDELIA.GALLO@YAHOO.COM

Experience

SPECIAL EVENTS ASSISTANT, CITY OF MADISON, WI PARKS DIVISION

September, 2011 - Present

- Coordinate details of special events in City Parks including Ride The Drive;
Assist in the development of new and ongoing winter programs, lessons, and events in CityParks;
Create materials for outreach, marketing and public relations.

CHAIRPERSON, BOARD OF TRUSTEES OF MADISON COUNTY, NC PUBLIC LIBRARY

July, 2010 - September, 2011

Member, Board of Trustees May, 2009 - September, 2011

Supported the Library through advocacy, counsel, fund raising, and public relations:

- Led six board meetings per year,
- Created guidelines and documents for library policies and procedures,
Assisted in recruitment of new members to the Board of Trustees,
Cultivated positive and productive relationships with numerous Friends of the Library groups.

MANAGER OF DRY POND FAMILY FARM, MARSHALL, NC

March, 2008 - August, 2011

- Supervised a small staff in organic vegetable, flower, pork and egg production
- Marketed farm and farm products using e-newsletters, social media sites, listservs, and print flyers
Performed all bookkeeping duties using Quickbooks
- Sold vegetables, flowers, pork, and eggs to area restaurants and at the Asheville City Market

PROGRAM DIRECTOR, MADISON COUNTY, NC ARTS COUNCIL.

July, 2008 - October, 2010

Planned, publicized, and implemented all programs including exhibits, concerts, and festivals

Communicated the mission and activities of the organization to the public in person, by phone, and
by e-mail

Maintained database, managed all bulk mailings, and updated website

Recruited, supervised, and maintained an extensive volunteer program and workforce

Applied for and received grant funding from the NC Humanities Council to establish a Junior
Appalachian Musicians Program in Madison County

Served on the Regional Artists Program Committee to award grant funding to artists in Western
North Carolina

EVENT PLANNER, WORD OF MOUTH CATERING, AUSTIN, TX

October, 2004 - March, 2006

- Planned and managed the menu and service for special events of all types and budgets
- Provided comprehensive customer service for Austin's premier catering company

LIBRARY ASSISTANT, METZ ELEMENTARY SCHOOL, AUSTIN, TX

September, 2005 - May, 2006

- Maintained a bilingual collection in a public elementary school library
- Provided individual assistance in library procedures to children in both English and Spanish
- Conducted story time programs in conjunction with Read Across America

PROFESSIONAL LIBRARIAN INTERN, AUSTIN, TX PUBLIC LIBRARY

- Supervised "Wired for Youth" computer room for children and young adults in a branch library setting serving a diverse population

Planned, publicized, and conducted computer literacy classes for children and young adults

ADMINISTRATIVE ASSISTANT, W.O.R.T. 89.9 FM MADISON, WI

May, 2000 - January, 2002

- Answered and routed phone calls, took messages, and greeted visitors
- Directed inquiries to appropriate staff member

Provided training and support to volunteers during fundraising pledge drives

Thanked individual and business donors and coordinated delivery of premium gifts

LINE COOK, THE TORNADO CLUB, MADISON, WI

December, 1996 - December, 1998

- Prepared appetizers, entrees, and desserts for a fine dining establishment
- Worked as part of a large team in a fast-paced kitchen for a busy and successful restaurant

Education

MSIS, UNIVERSITY OF TEXAS AT AUSTIN

MAY, 2006

Focus: Public Librarianship

BA, UNIVERSITY OF WISCONSIN AT MADISON

MAY, 1997

Majors: History and African-American Studies

Skills

North Carolina

Operating Systems: Microsoft Windows, Macintosh OS

Software: MS Office (Word, Excel, Publisher, Powerpoint), Quickbooks, Filemaker, RealOne Player,

Sonic RecordNow!, Windows Media Player, Camtasia Studio 3, Sony Sound Forge, Audacity.
ABBY FineReader, Adobe Photoshop, Turbotax, Skype, iMovie, iPhoto, iWeb, iTunes,
Dreamweaver MX2004
Proficient in French

Organizations

Member, Slow Food USA
Member, American Library Association (ALA)
Member, Friends of the Madison WI Public Library

Software: MS Office (Word, Excel, Publisher, Powerpoint), Quickbooks, Filemaker, RealOne Player,

733 E. Gosham St.
Madison, WI 53703
828.206.7705

MARK GALLO

HYPERLINK "mailto:markgallo@hotmail.com" markgallo@hotmail.com

PROFILE

For the past eight years I have owned and operated a small yet highly diversified organic farm outside of Asheville, NC. I am deeply committed to sustainable agriculture and providing healthy food to my greater community. Now that our family has moved back to Madison, WI, I look forward to new gardens, harvests, and opportunities to connect with the soil, heritage, and people of south central Wisconsin.

EXPERIENCE

PROPRIETOR, DRY POND FARM MARSHALL, NC 2003 - PRESENT

I owned and managed a family farm and was involved in every aspect of running the business. I performed duties including the planning of seasonal time lines for crop production, management of personnel, direct marketing to the public, and educating customers about farm products and practices.

CARPENTER, EVERY ANGLE INC., MARSHALL, NC 2010 - 2011

I worked on a crew to construct custom built homes and execute finish carpentry trim with an eye for detail and quality.

RED SHED WOODWORKS, MARSHALL, NC 2007 - 2009

I worked on a crew that constructed custom timber frame and traditional built homes.

MEAT COUNTER CLERK GREENLIFE GROCERY, ASHEVILLE, NC 2003 - 2004

I assisted customers in purchasing meat, poultry, and fish at an independently-owned high-end grocery store. I advised patrons on possible preparations for their selections and the benefits of sustainable protein choices.

EDUCATION

Central Carolina Community College Sustainable Agriculture 2000-2001

North Carolina State University — Horticulture, 1999

School of Communication Arts, Raleigh, NC Computer Art and Animation 1995-1996

SKILLS

Operating Systems: Microsoft Windows, Macintosh

OXSoftware: MS Office (Word, Excel, Publisher, Powerpoint), Adobe Photoshop, Corel-Draw, Quickbooks, Windows Media Player, TurboTax, iMovie, iPhoto, iTunes



November 5, 2011

Barbara Fant
Dumbarton Court # 206
1657 31st Street, NW
Washington, DC 20007

Re: Prequalification: The Collins House, 704 E Gorham St., Madison, WI

To Whom It May Concern:

I have spoken with the above mentioned borrower. Based on the financial information provided, it appears the borrower is qualified for a portfolio mortgage loan.

Please note that this is not a formal loan commitment. This letter represents my professional opinion. All information is subject to verification. In addition, we will require a satisfactory appraisal and detailed plans and specifications for any repairs or improvements.

Feel free to call me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Watson', with a long horizontal flourish extending to the right.

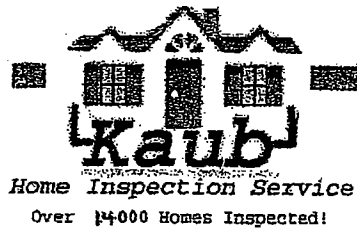
Mike Watson
Loan Officer

DOWNTOWN
2 South Carroll St.
Madison, WI 53703
fax 608-282-6350

WEST
7701 Mineral Point Rd.
Madison, WI 53717
fax 608-829-2205

EAST
3762 East Washington Ave.
Madison, WI 53704
fax 608-242-2950

STOUGHTON
400 West Main St.
Stoughton, WI 53589
fax 608-873-0279



Property Inspection Report

704 E. GORHAM STREET
MADISON WI.

Kaub Home Inspection Service * 6103 Winnequah Rd. * Madison, WI 53716

Mark Kaub * Office: (608) 222-1293 * Cell: (608) 332-1465

Property Inspection Report

2

Property Inspected: 704 E. GORHAM STREET,
THE COLLINS HOUSE

City/Town/Village: MADISON County: DANE

Single Family: B+B Multi-unit: — Commercial: —

Condominium: N/A Unit #: —

Inspection Requested By: BARBARA G. FANT

202-342-0206, CELL 202-494-4600

Buyer: X Seller/Owner: — Agent: — Other: —

Inspection Date: 11-1-11 Inspection Start Time: 9:30 AM PM

Weather Conditions: PARTLY SUNNY Temperature: 50+ *F

Ground Cover: Dry YES Wet NO Snow N/A Inches

The Front of the Building Faces: SOUTHEAST

Occupied: Yes — No X Style: 3 STORY

Approximate Age: 1911 Additions: NONE RECENT

Present During All or Part of Inspection: Client NO Owner —

DAN ROLFS 608-267-8722
Agent X other CITY OF MADISON PROJECT MANAGER

This inspection and report are performed and prepared for the sole and exclusive use and possession of the parties to the transaction for which this home inspection is conducted. No other person or entity may rely on the information contained in this inspection report for any purpose. This inspection and report complies with The State of Wisconsin Statutes and Administrative Rules Standards of Practice Chapter RL 134, a copy of which is available upon request. See additional information on subsequent pages of this report. If applicable wherever possible the inspector will attempt to rate the various items covered in this inspection report. The rating system used is at the discretion and opinion of this inspector based upon visual observation of the existing conditions only at the time of inspection. Definitions: Satisfactory = Item appears to be performing its intended function. Marginal = Item needs maintenance or repair in the near future. Poor = Item does not appear to be performing its intended function. Deferred Maintenance = Needed maintenance has been delayed or previous maintenance has been improperly performed. Safety Hazard = Item needs to be repaired by a qualified professional as soon as possible.

Surface water control appears acceptable for normal weather conditions: Yes ☒ No ☐

Additional landscaping repairs recommended for any exterior drainage surfaces: No ☒

Yes ☐

If inspection is for a condominium and the exterior surface drainage system has no direct impact of the dwelling unit inspected check: Yes N/A

Was snow cover an impediment to determining the effectiveness of the exterior surface drainage system: No ☒ Yes ☐

Does improper pitch of the driveway, walkways, or patio interfere with water drainage away from the building's foundation: No ☒ Yes ☐

Driveway: Concrete ☐ Brick ☐ PARKING AREA Asphalt ☒ Gravel ☐ Soil ☐

Abnormal cracking, settling, crumbling or trip hazard that may require repairs: NO

Walkways: Concrete ☒ Brick/Stone ☐ Asphalt ☐ Gravel ☐

Abnormal cracking, settling, crumbling or trip hazard that may require repairs: NO

Patio: Concrete ☐ Brick ☐ Block ☐ Stone ☐

Abnormal cracking, settling, crumbling or trip hazard that may require repairs: N/A

FRONT ENTRY
Decks, Balconies, Stoops, Steps, Porches, and Railings: Visible areas appear satisfactory: Yes ☐ No WEATHER DAMAGED CONCRETE STEPS.

Retaining walls that abut the dwelling unit: Appear Satisfactory ☒ N/A ☐

Need Repair ☐

Are window wells present for any lower level windows: No ☐ Yes ☒

Any maintenance recommended such as cleaning of debris: YES

Grounds (Continued)

4

Lowering the base: NO Adding covers: NORepairs: NO**Gutters & Downspouts****HALF ROUND**
Steel/Galvanized ☒ Aluminum ☐ Vinyl ☐ Other ☐Satisfactory: ☒ Marginal: ☐ Poor: ☐ Deferred Maintenance: ☐Any roofing drainage areas where gutters, downspouts, or extensions are not present, but are recommended: No ☒ Yes ☐**Exterior Wall Claddings**Brick ☒ Stucco ☒ Stone ☐ Aluminum ☐ Steel ☐Vinyl ☐ ^{Trim} Wood ☒ Wood Product ☐ Asphalt Composition ☐Cement Panels (may contain asbestos) ☐ Other ☐Satisfactory: ☒ Marginal: ☐ Poor: ☐ Deferred Maintenance: ☐Safety Hazard: ☐**Exterior Trim**Aluminum ☐ Vinyl ☐ Stucco ☐ Wood ☒ Painted/StainedSatisfactory: ☒ Marginal: ☐ Poor: ☐ Deferred Maintenance: ☐**Soffits & Facia**Aluminum ☐ Vinyl ☐ Stucco ☒ Wood ☒ Painted/StainedSatisfactory: ☒ Marginal: ☐ Poor: ☐ Deferred Maintenance: ☐

Foundation

5

Exterior above grade: VARIES 6" +- InchesAll or part of the foundation is covered by exterior insulation: No ☒

Yes _____

Poured Concrete ☒ Brick _____ Concrete Block _____ Stone _____ Wood _____Satisfactory ☒ Marginal _____ Poor _____ Deferred Maintenance _____

Note: It is not unusual for cracks to appear in concrete or masonry foundations. The inspector will only comment in this report on foundation cracks that appear to be an active major water seepage problem or create a major structural deficiency in the foundations integrity. (Inspector's opinion, others may differ).

Basement entry stairs/hatchways including related retaining walls present: No _____ Yes ☒Satisfactory ☒ Marginal _____ Poor _____ Deferred Maintenance _____Exterior support columns: Type of Material WOODLocation: FRONT ENTRY CANOPY SUPPORTSSatisfactory ☒ Marginal _____ Poor _____ Deferred Maintenance _____**Roofing**

Note: Whenever possible the inspector will attempt to walk on the roof surfaces to provide the most thorough inspection possible. If certain conditions exist that in the inspector's opinion would damage the roofing material or create a concern of safety to the inspector (i.e. snow cover, ice frost, rain, moss, steep slope, excessive height), the inspector will then perform the roof inspection from a ladder at the eaves or from the ground, possibly with binoculars.

Roof Visibility: All NO Percent 80 Any roof surface not visible/accessible:REAR 2ND FLOOR WALKOUT AREA IS A RUBBERMEMBRANE COVERED BY A WOOD DECK & CARPETING.Snow present on any roof surface: No ☒ Yes _____

Roofing (Continued)

6

Roof Surface #1 Location: UPPER FRONT

Inspected From: Roof Ladder X Ground with Binoculars

Type of Material: ASPHALT SHINGLES

Probability that roofing material will last 5 years or more: High X Low

Satisfactory X Marginal Poor Deferred Maintenance

Roof Surface #2 Location: UPPER REAR

Inspected From: Roof Ladder X Ground with Binoculars

Type of Material: ASPHALT SHINGLES

Probability that roofing material will last 5 years or more: High X Low

Satisfactory X Marginal Poor MINOR REPAIR NEEDED
Deferred Maintenance X

NOTE: A FEW MISSING SHINGLE TABS DUE TO WIND DAMAGE.

Roof Surface #3 Location: 2ND FLOOR REAR WALK OUT SURFACE

Inspected From: Roof X Ladder Ground with Binoculars

Type of Material: RUBBER MEMBRANE

Probability that roofing material will last 5 years or more: High Low

APPEARS
Satisfactory X Marginal Poor Deferred Maintenance

MOSTLY COVERED W/ WOOD DECK & CARPET SURFACES

Roof Surface #4 Location: FRONT ENTRY CANOPY

Inspected From: Roof X Ladder Ground with Binoculars

Type of Material: ASPHALT BUILT-UP MEMBRANE

Probability that roofing material will last 5 years or more: High Low

Satisfactory Marginal X Poor Deferred Maintenance X

RECOMMEND REPLACING CANOPY ROOF SURFACE.

Roofing (Continued)

7

Roof Penetrations/Flashing: Vent Stack Pipes, Attic Vents, Skylights, Chimney Flashings, or Bathroom, Kitchen, Laundry Vent Terminations: Satisfactory _____

Marginal ☒ Poor _____ Deferred Maintenance CAULK AND

REATTACH UPPER REAR ROOF FLASHING AREAS.

Exterior: Chimney Structure: Masonry ☒ Metal _____ Wood with Exterior Siding & Metal Flue _____

Satisfactory ☒ Marginal _____ Poor _____ Deferred Maintenance _____

Deteriorating Brick/Mortar NO Cracked/Missing Chimney Cap NO

Unlined Flue NO Settling/ Leaning NO

Chimney Inspected from Ladder at Roof Edge: Yes ☒ No _____

Exterior Doors and Windows

Entryway Doors, Garage Doors and at least One Window per side of a Dwelling Unit:

Satisfactory _____ Marginal ☒ Poor _____ Deferred Maintenance ☒

A FEW CRACKED GLASS PANE AND SASH CORDS NEED REPAIR. SMALL AREAS OF WOODROT DETECTED IN REAR 2ND + 3RD FLOOR WINDOW SILLS (VARIOUS AREAS).

Garage

NONE PRESENT
Garage Door Operator automatically reverses or stops when meeting reasonable

resistance during closing: Yes _____ No _____

Garage/Carport: Attached _____ Detached _____ 1 Car _____ 2 Car _____

3 Car _____ Other _____

Siding (if different than dwelling): Brick/Block _____ Stucco _____ Stone _____

Aluminum _____ Steel _____ Vinyl _____ Wood _____ Wood Product _____

Asphalt Composition _____ Cement Panels (may contain asbestos) _____ Other _____

Satisfactory _____ Marginal _____ Poor _____ Deferred Maintenance _____

Visible Wall & Roof Framing (Note: Inspector will not move stored items):

Satisfactory _____ Marginal _____ Poor _____ Deferred Maintenance _____

N/A
Separation Walls, Cellings, and Doors between a Dwelling Unit and an
Attached Garage or another Dwelling Unit: Satisfactory _____ Marginal _____
Poor _____ Deferred Maintenance _____

Interiors

PAINTED SURFACES MAY CONTAIN LEAD PAINT.

Walls, Cellings, and Floors: Satisfactory _____ Marginal X Poor _____

WATER STAINS AND DAMAGE VISIBLE IN
Deferred Maintenance 1ST FLOOR WALLS, CEILING AND WOOD FLOOR
IN THE DINING ROOM (below upper bathrooms)

Flooring Systems (visible areas only): Joist Type: WOOD

Beams: WOOD, METAL Support Columns: WOOD, METAL

Satisfactory X Marginal _____ Poor _____ Deferred Maintenance _____

Steps, Stairways, Balconies, and Railings: Satisfactory X Marginal _____

Poor _____ Safety Hazard _____ Deferred Maintenance _____

Counters & Sink Base Cabinets: Satisfactory X Marginal _____ Poor _____

Deferred Maintenance _____

Random Sample of Doors & Windows: Satisfactory _____ Marginal X

Poor _____ Deferred Maintenance NUMEROUS FAILED THERMOPANE

SEALS PRESENT IN REAR MAIN FLOOR WINDOWS.

Any visible signs of water penetration into the building or signs of abnormal or harmful condensation on building components: No Yes WATER STAINS IN BASEMENT FOUNDATION WALLS, WATER DAMAGED WALLS, CEILING + WOOD FLOORS IN DINING ROOM.

Note: Signs of previous water leaks or abnormal condensation on building components may be from a previous problem (since repaired) and does not necessarily indicate a current problem.

Insulation

Insulation: Visible in Unfinished Accessible Spaces:

Attic Type: ROCK WOOL, FIBERGLASS Approximate Amount: 3"-4"

Still Box Type: NOT ACCESSIBLE Approximate Amount:

Foundation Type: UNDETERMINED Approximate Amount:

Satisfactory Marginal X Poor Deferred Maintenance

ADDITIONAL ATTIC INSULATION IS RECOMMENDED.

R-Value: A measurement of a building materials' resistance to the flow of heat. The higher the R-Value, the slower the heat loss. Insulation R-Value follows The Law of Diminishing Return. The first R-Value of 5 will stop at 80% of the heat loss; An R-Value of 10 will stop at 90% of the heat loss. Heat does not rise, heat flows equally in all directions. Common insulation material R-Values: 6" Fiberglass Batts R-19, 6" Loose Fill Cellulose R-22, 1" Expanded Polystyrene (Extruded-Smooth Skinned) R-5.

Ventilation

Ventilation: Attic Upper X Lower Air Flow Vent Devices Present.

Ventilation (Continued)

10

Satisfactory _____ Marginal ☒ Poor _____ Deferred Maintenance _____Additional Attic Vents are Recommended: No _____ (yes) ADDITIONAL
ATTIC INSULATION AND ROOF VENTS RECOMMENDED.Foundation Areas Need Ventilation: No ☒ Yes _____Ventilation of Clothes Dryers: Must Terminate to the Exterior of the Dwelling:
Satisfactory ☒ Not Satisfactory _____Ventilation of Bathrooms (not required if window present): Vent Fan Must
Terminate to the Exterior: Satisfactory ☒ Not Satisfactory _____Ventilation of Kitchens: Vent Fan Duct Must Terminate to the Exterior (unless
ductless hood fan): Satisfactory N/A Not Satisfactory _____**Heating Systems**Note: Inspection is for a condominium and heating system is a common element
and not accessible to the inspector: Yes N/A

Heating System # 1: Forced Air _____ Gravity Air _____ Forced Hot Water _____

Gravity Hot Water _____ Steam ☒ Electric Resistance _____ Radiant _____Fuel: Gas ☒ Oil _____ Electric _____ Solid Fuel _____Brand: BURHAM Model # 412 B-I BTU Input 385,000Approximate Age: 1983 Operating/Safety Controls Functional: Yes ☒

No _____

Operation Satisfactory: Yes ☒ TESTED AUTO FEED

Heating Systems (Continued)

11

VALVE AND SLUDGE BLOW-OFF VALVE.

Recommended repair or cleaning by a qualified HVAC technician: NO

Filter: Satisfactory N/A Needs Cleaning/Replacing

Condition of Distribution Systems: Satisfactory EXCEPT Not Satisfactory X

PROBABLE ASBESTOS ON BASEMENT PIPES W/ SOME EXPOSED AREAS.

Heat source present in each habitable room: Yes X No

BASEBOARD SUPPLEMENTAL HEAT IN VARIOUS AREAS

Heating System # 2: Forced Air Gravity Air Forced Hot Water

Gravity Hot Water Steam Electric Resistance X Radiant

Fuel: Gas Oil Electric X Solid Fuel

Brand: Model # BTU Input

Approximate Age: Operating/Safety Controls Functional: Yes X

No

Operation Satisfactory: Yes X No

Recommended repair or cleaning by a qualified HVAC technician:

Filter: Satisfactory N/A Needs Cleaning/Replacing

#2 Condition of Distribution Systems: Satisfactory Not Satisfactory

#2 Heat source present in each habitable room: Yes No X

Cooling System

NOT TESTED

Central X Electric X Water Cooled

SEE PAGE 12
Satisfactory

Cooling Systems (Continued)

12

Not Satisfactory A/C SYSTEM

(Note) Not tested during cool weather seasons (below 65° F within the last 24 hours), or when power supply has been shut off.

Recommended repair or cleaning by a qualified HVAC technician for System #1 or #2:

Plumbing

Humidifier: Brand N/A Satisfactory Not Satisfactory Recommended repair by a qualified technician: Water Heater # 1: Gas X Electric Oil Other Gal Size: 100 Approximate Age: MF-DATE 2000Condition of Waterheater, Safety Controls, Vent Piping: Satisfactory Needs Repair or Replacing GAS SUPPLY TURNED OFF TO HEATER.MINERAL BUILD-UP IN BURNER COMPARTMENT (POSSIBLE LEAK).Water Heater # 2: Gas Electric Oil Other Gal Size: Approximate Age: Condition of Waterheater, Safety Controls, Vent Piping: Satisfactory Needs Repair or Replacing

Note: Times for hot water to cause 2nd & 3rd degree burns on adult skin:

160° = 1/2 second, 150° = 1 1/2 seconds, 140° = less than 5 seconds, 130° = 30

seconds, 120° = 5 minutes.

WATER MAIN TURNED-OFF AT TIME OF INSPECTION.

Main Water Supply: Lead Copper X Not Visible

Interior Plumbing Distribution System (visible/accessible areas only): Piping

Materials, Supports, Fixtures, Faucets, Functional Flow Satisfactory Needs Repair PLUMBING SYSTEM OFF AT TIME OF

INSPECTION.

Interior Drain, Waste, and Vent System, including Traps, Drain, and Vent Piping,
Piping Supports, Leaks, and Cross Connections (visible/accessible areas only):

Satisfactory _____ Needs Repair UNDETERMINED, WATER

SUPPLY TURNED OFF AT TIME OF INSPECTION.

Exterior Faucets: Satisfactory / Needs Repair _____

Exterior Faucets Not Tested Due To Cold Weather Season or Turned Off Inside: /

Sump Pump/Catch Basin: Satisfactory / Needs Repair /

Fuel Storage and Distribution Systems, Including Interior Fuel Storage Equip-
ment, Supply Piping, Venting, Supports and Leaks: Satisfactory X Needs
Repair _____

Interior Foundation

Interior Foundation Walls, Exposed, Accessible, Visible Areas Only, (Note:
Inspector is not required to move stored or attached personal items that may
conceal all of part of the foundation wall surfaces.

Type: Poured Concrete X Concrete Block _____ Stone _____ Wood _____

Visible or Partially Visible in Unfinished Areas: Yes X No _____ Appears

Satisfactory _____ Repairs Recommended _____

Fireplace

14

Fireplace or Free Standing Stove: Gas/Wood, Location 1ST FLOOR

Gas/Wood, Location _____ Gas/Wood, Location _____

Condition: Appears Satisfactory _____ Needs Repair X Cleaning NOTE:OPEN MORTAR JOINTS IN COMBUSTION COMPARTMENT.
COMBUSTION COMPARTMENT NEEDS REBUILDING.

Note: The Inspector is not required to determine if any free standing stove is installed in accordance with the manufacturer's requirements which are specific to each individual stove.

Note: Interior surfaces of chimney flues are not inspected.

Electrical SystemService Entrance: Overhead X Underground _____ Main Disconnect Rating 200 Amps.Main Disconnect Location and Type: MAIN FUSES IN FURNACE ROOMCondition: Satisfactory EXCEPT Needs Repair RECOMMEND A PAD LOCKFOR THE COVER DOOR FOR SAFETY REASONS100 AMP
Primary Panel Location NEXT TO THE MAIN DISCONNECTVoltage 120/240 Breakers X Fuses _____ Branch Circuit Wiring: Copper X

Aluminum _____ Comments _____

Condition of Branch Circuit Conductors and Over Current Devices: Satisfactory XNeeds Repair —Additional Distribution Panels SUB - PANEL IN UPPER STAIRWAYLocation UPPER STAIRWAY Amp Rating _____Voltage 120 Breakers X Fuses _____ Branch Circuit Wiring: Copper XAluminum _____ Comments NOTE OPEN AREAS AROUND THE PANEL
BREAKERS.

Condition of Branch Circuit Conductors and Over Current Devices: Satisfactory _____

Needs Repair RECOMMEND REPLACING THE STAIRWAY
WALL PANEL (2ND FL.) DUE TO SAFETY CONCERNS
DUE TO OPEN AREA GAPS AROUND THE PANEL BREAKERS.

Service Equipment Grounding: Appears Satisfactory X Needs Repair _____

Operation of a Representative Number of Installed Lighting Fixtures, Switches
and Receptacles Located Inside The House Garage and Any Exterior Walls:
Satisfactory X Needs Repair _____

Polarity and Grounding of All Receptacles Within 6 Feet of Interior Plumbing
Fixtures, In The Garage or Carport, and On The Exterior of House and Garage:
Satisfactory X Needs Repair _____

Ground Fault Circuit Interrupters Present Where Required and Functional:
Yes X No _____ Recommended For _____

Functionality of The Power Sources for Smoke Detectors: Satisfactory X
Needs Repair RECOMMEND INSTALLING CARBON MONOXIDE
DETECTORS FOR EACH FLOOR LEVEL.

The Inspector will perform a limited visual inspection of the property to identify major defects, deficiencies and the general condition of the property. This inspection and report are not intended to be exhaustive, nor can every defect be found. This inspection excludes areas that are not exposed to view, concealed, unsafe, or inaccessible due to such things as soil, walls, floors, carpets, structure, etc. The Inspector will not move furniture, stored items, remove floor, ceiling, or wall coverings, or perform and destructive testing or dismantling of the property.

This inspection and report do not address the presence of dirt, dust, and other conditions which might support the growth of bacteria, molds, and fungi, the presence of air-borne particles (such as asbestos), noxious gases (such as radon), toxic (such as lead), carcinogenic or malodorous substances or other conditions of air, soil, or water quality that may be present. Although references may be made to items listed in this paragraph, separate testing by qualified experts is recommended.

This inspection and report also does not address swimming pools, jacuzzi/spas, sprinkler systems, wells, septic and sewer systems, water softeners, fireplace flues, central vacuum systems, security systems, appliances, insect and rodent infestations, dead or diseased trees and shrubs, and unattached buildings (except garages).

Not included in this inspection and report is information from a seller's disclosure, governmental agencies, or any other source, concerning geological, environmental, or hazardous waste conditions, past or present violations of codes, ordinances, or other such conditions. The Inspector does not determine property boundary lines or encroachments. The use of special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors, and similar equipment is optional.

This inspection and report are opinions only, based upon visual observation of existing conditions only at the time of inspection. **THIS REPORT IS NOT INTENDED TO BE, NOR IS IT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY, NOR AS ANY FORM OF INSURANCE.**

Customer Please Note: The following contains all items that are not required to be inspected within The State of Wisconsin Statutes and Administrative Rules Standards of Practice Chapter RL 134.

RL 134.02 General Requirements: A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s.RL 134.03 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home inspection is not required to be technically exhaustive. This section does not require a home inspector to do any of the following:

- * Offer a warranty or guarantee of any kind.
- * Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.
- * Enter any area or perform any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property, to enter any area or perform any procedure that may be dangerous to the home inspector or to other persons.

- * Operate any component of an improvement to residential real property that is inoperable.
- * Operate any component of an improvement to residential real property that does not respond to normal operating controls.
- * Disturb insulation, remove personal items, furniture, equipment, vegetation, soil, snow, ice or debris that obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.
- * Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.
- * Evaluate acoustic characteristics of a component of an improvement to residential real property.
- * Project or estimate the operating cost of a component of an improvement to residential real property.
- * Predict future conditions, including the failure of component of an improvement to residential real property.
- * Inspect for the presence or absence of pests, including rodents, insects and wood-damaging organisms.
- * Inspect cosmetic items, underground items or items not permanently installed.
- * Inspect for the presence of any hazardous substances.
- * Disassemble any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of residential real property.

Heating Systems: A home inspector is not required to do any of the following:

- * Operate heating systems when weather conditions or other circumstances may cause equipment damage.
- * Operate automatic safety controls.
- * Ignite or extinguish fuel fires.
- * Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.
- * Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

Cooling Systems: A home inspector is not required to do any of the following:

- * Operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- * Observe non-central air conditioners.
- * Observe the uniformity or adequacy of cool-air supply to the various rooms.
- * Operate electronic air filters.
- * Observe the pressure of the system coolant or determine the presence of leakage.
- * Test the electrical current drawn by the unit.

Insulation/Ventilation: A home inspector is not required to observe any of the following:

- * Concealed insulation.
- * Venting equipment which is integrated with household appliances.

Interiors: A home inspector is not required to observe any of the following:

- * Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.
- * Carpeting.
- * Draperies, blinds or other window treatments.
- * Household appliances.
- * Recreational facilities or another dwelling unit.

Exteriors: A home inspector is not required to do any of the following:

- * Walk on the roofing.
- * Observe attached accessories, including, but not limited to, solar systems, antennae and lighting arrestors.
- * Observe internal gutter and downspout systems and related underground drainage piping.
- * Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.
- * Locks, latches or other security devices or systems.
- * Intercom systems.
- * Fences or privacy walls.
- * Insulation or vapor barriers in exterior walls.
- * Safety glazing.
- * Garage door operator remote control transmitters.
- * Geological or soil conditions.
- * Recreational facilities.
- * Out-buildings other than garages and carports.
- * Trees, shrubs, and other vegetation.

Electrical: A home inspector is not required to do any of the following:

- * Insert any tool, probe or testing device inside the panels.
- * Test or operate any over current device except ground fault circuit interrupters.
- * Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.
- * Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.
- * Measure amperage, voltage or impedance.

Plumbing: A home inspector is not required to do any of the following:

- * State the effectiveness of anti-siphon devices.
- * Determine whether the water supply and waste disposal systems are public or private.
- * Operate automatic safety controls or sump pumps equipped with internal or water dependent switches.
- * Operate any valve except water closet flush valves, fixture faucets and hose faucets.
- * Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundations drainage systems, or spas.
- * Observe the interior of flues, chimneys and vents, or solar water heating systems.
- * Observe any exterior plumbing components such as water mains or swimming pools.
- * Determine water temperature.
- * Determine the proper sizing, design or use of plumbing materials.