



City of Madison

Proposed Rezoning

Location
3502 Sargent Street

Applicant
Patrick Kovich – Joseph Alan, LLC

From: R2 To: R2S

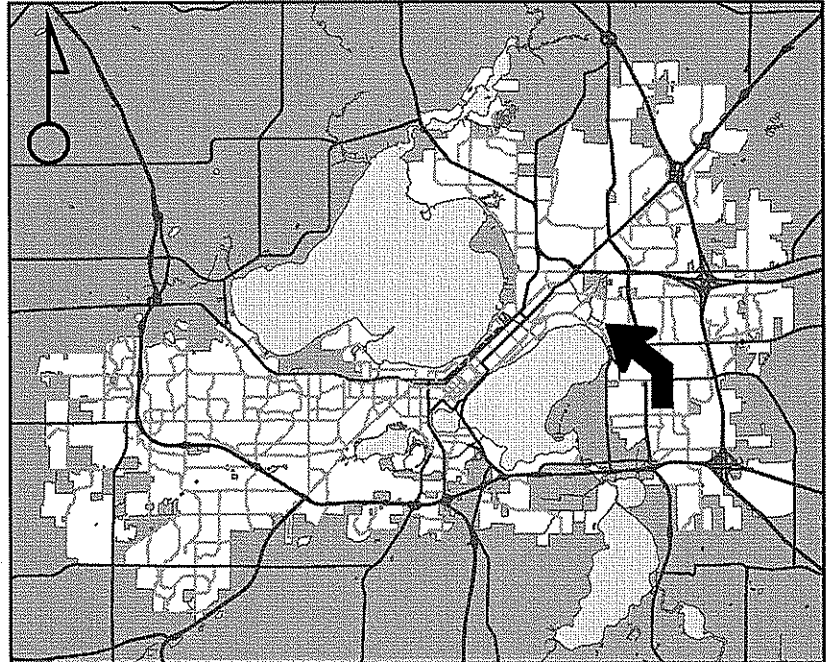
Existing Use
Single-Family Parcel

Proposed Use
Rezone to Allow Future Creation of 2
Lots From Existing Single-Family Parcel.

Public Hearing Date

Plan Commission
23 March 2009

Common Council
31 March 2009



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 March 2009





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

JR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	<u>1/21/09</u>
Received By	<u>FDA</u>
Parcel No.	<u>0710-092-2001-4</u>
Aldermanic District	<u>15 CARRY PALM</u>
GQ	<u>RAILROAD FRONTAGE</u>
Zoning District	<u>R2</u>
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 3502 Sargent Street Project Area in Acres: .26

Project Title (if any): Rezoning of 3502 Sargent Street R2S

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>R2</u> to <u>R2S</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Patrick Kovich Company: Joseph Alan, LLC
Street Address: 4615 Star Spangled Trail City/State: MADISON, WI Zip: 53718
Telephone: (608) 209-0143 Fax: () Email: Patrick.Kovich@gmail.com

Project Contact Person: Patrick Kovich Company: Joseph Alan, LLC
Street Address: 4615 Star Spangled Trail City/State: Madison, WI Zip: 53718
Telephone: (608) 209-0143 Fax: () Email: Patrick.Kovich@gmail.com

Property Owner (if not applicant): _____
Street Address: 3502 Sargent Street City/State: MADISON, WI Zip: 53714

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Rezone site from R2 to R2S, in order to divide lot. Renovate existing house and build new house on other parcel.

Development Schedule: Commencement Upon issuance of Permit Completion 1/2 - 30 days

715-779-5080
FAX 608-221-0743

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$_____ See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a Reuse and Recycling Plan approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing ten (10) or more dwelling units may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A Zoning Text must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as INDIVIDUAL Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of _____ Plan, which recommends: _____ for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than 30 days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Patrick Kovich Date 1/20/09
Signature [Signature] Relation to Property Owner Buyer

Authorizing Signature of Property Owner Karen E. Allario Date 1/19/09

Application for Rezoning from R2 to R2S

LETTER OF INTENT

Subject Property: 3502 Sargent Street
Madison, WI 53714

Introduction:

The property located at 3502 Sargent Street parcel was originally 8,094 square feet, approximately. The property has a single family house built in 1930. It is a one bedroom, one bathroom house, approximately 606 square feet. A free standing garage was built sometime later. In 1989, 3,299 square feet was vacated by the city and deeded to the property 3502 Sargent Street. Currently, the said property is approximately 11,173 square feet.

For the past 5 years, 3502 Sargent Street has been a rental. The property needs repairs resulting from neglect. I have attached the most current conditions report.

Project Information:

The majority of Sargent Street parcel dimensions are 40 X 127.7, totaling 5,108 square feet, which is common for the Eastmorland neighborhood. I am proposing to rezone 3502 Sargent Street to R2S, in order to divide the parcel into two lots. The 11,173 square feet can support two lots of approximately 5,586.5 square feet. These parcels would be larger than the 40 X 127.7 lots that occupy Sargent Street, while esthetically fitting into the overall Eastmorland neighborhood. The division of the lot would be contingent upon the creation of the Certified Survey Map to record.

The property currently has a single family house with a detached garage. If rezoning is granted, it would be my intention to renovate the existing property and build a new house on the additional lot. Both houses would face Water Street. The attached proposed new house footprint, included in this packet, is an indication of what could be built on the site with the proper setbacks in place. Haven spoken with the neighborhood association at their January meeting, and surrounding neighbors of the property, they would like to see an affordable house that mimics Eastmorland houses.

The new house would be a ranch or 2-story single family home. If possible, I would like to include a two car garage, but at a minimum include one stall. Both houses would face Walter Street with garages in the rear. This would be in accordance with the existing westerly facing houses on Walter Street. Please refer to attached site maps. The new house would contain 1,500 – 2,500 square feet and taking advantage of the beautiful view of Olbrich Park.

Throughout this process I have spoken with neighbors, city planners, engineers, water and sewer, MG&E, and others. Most of these conversations were over the phone or face-to-face, though the e-mail communications, I did have, are attached. If you have any

questions concerning anything please do not hesitate to call. Thank you for your consideration and time.

Sincerely,
Patrick Kovich
4615 Star Spangled Trail
Madison, WI 53718
(608) 209-0143

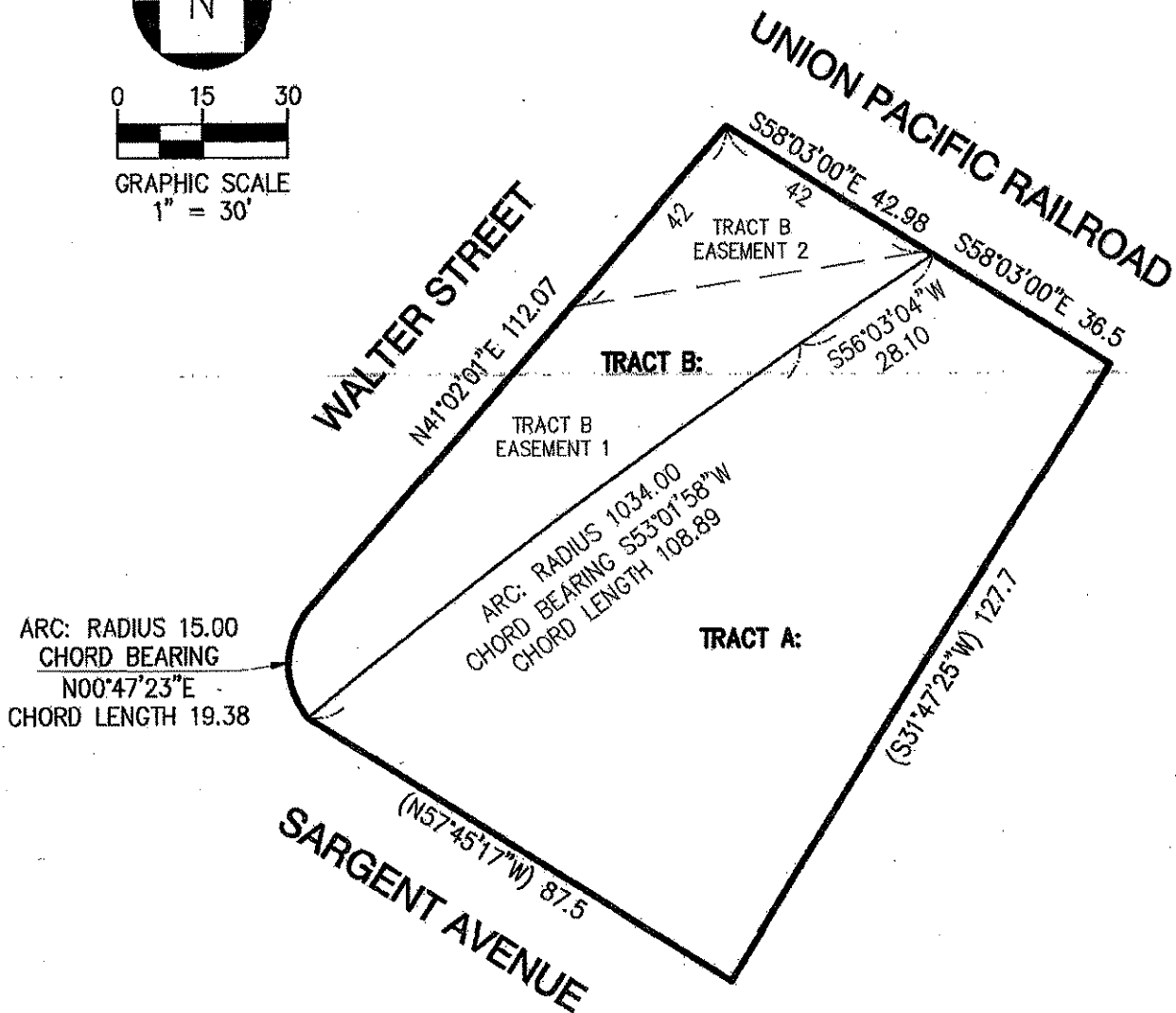
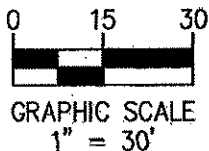
Rezoning – 3502 Sargent Street

1. Requested Action: Approval of R2S zoning to allow 3502 Sargent Street to be divided into two parcels.
2. Applicable Regulations: Section 28.08 (13) provides the guidelines and regulations for R2S Single-Family Residence District.

General Information

1. Applicant: Patrick Kovich, 4615 Star Spangled Trail Madison Wisconsin
Property Owner: Karen A'llerio
2. Development Schedule: The applicant wishes to renovate the existing house and build a new house.
3. Location: The property 3502 Sargent Street occupies approximately 11,173 square feet (0.26 acres), positioned at the corner of Walter Street and Sargent Street; Aldermanic district 15; Madison Metropolitan School District
4. Existing conditions: The subject site has a house with a detached garage
5. Proposed Land Use: The applicant wishes to rezone property R2 to R2S and divide the property.
6. Surrounding Land Use and Zoning: The subject site is generally surrounded to the north, east and south by a variety of single-family residences in R2 (General Residence District) zoning. The property is bordered on the west by Madison City Park and Madison Metro.

3502 SARGENT AVENUE



NOTES:

TRACT A IS LOT 1, BLOCK 8 OF
WALTERSCHEIT PLAT

TRACT B PART OF THE VACATION OF
WALTER STREET PER DOC # 2142158
RECORDED ON MAY 25, 1989.

EASEMENT 1 OF TRACT B IS A PUBLIC
UTILITY EASEMENT OVER ALL OF
TRACT B

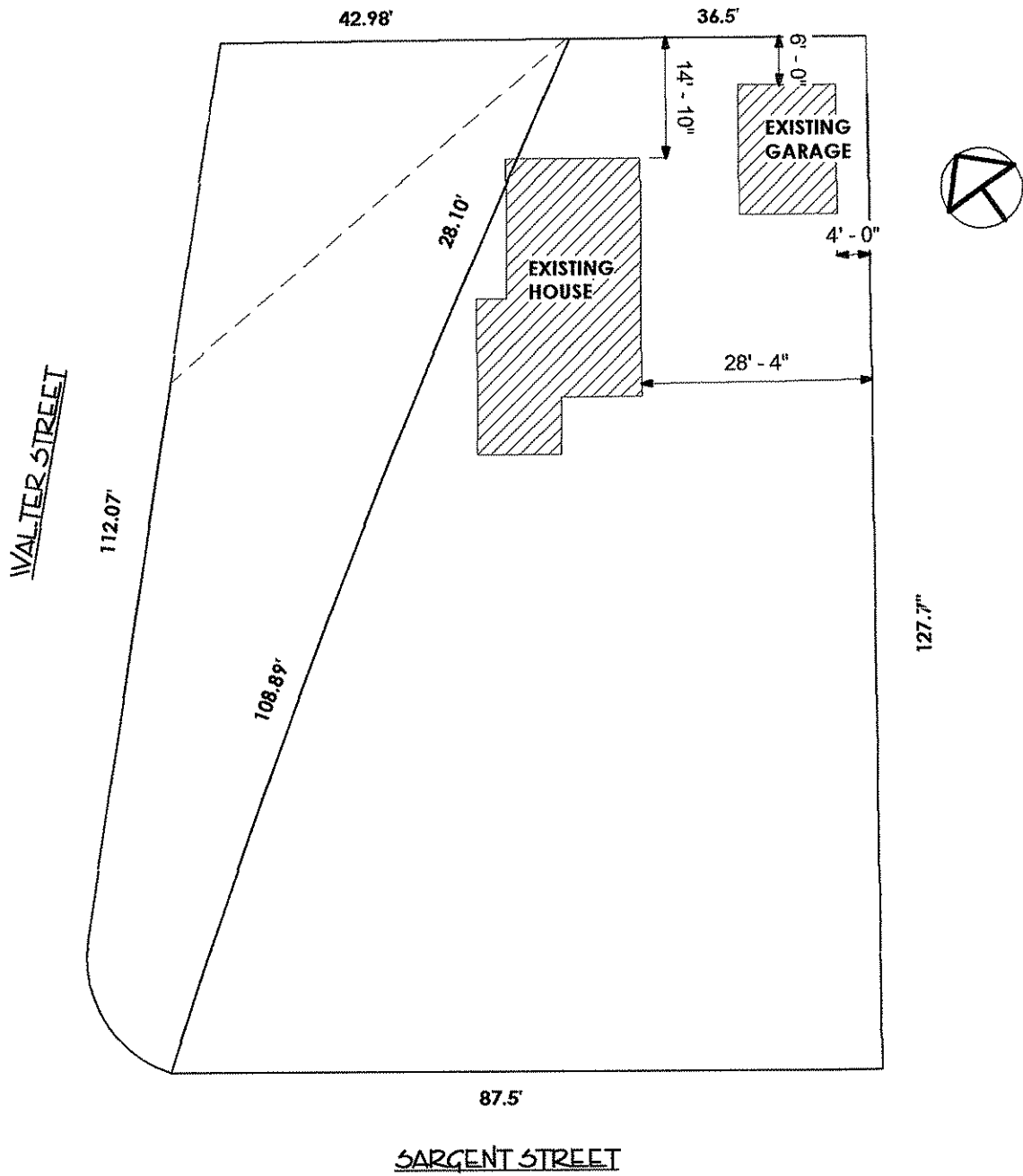
EASEMENT 2 OF TRACT B IS FOR
SIGHT DISTANCES TO THE RAILROAD

ALL DIMENSIONS ARE BASED ON
RECORD EXCEPT THOSE INDICATED
WITHIN ()

AREA OF TRACT A = 8,094 SQUARE
FEET

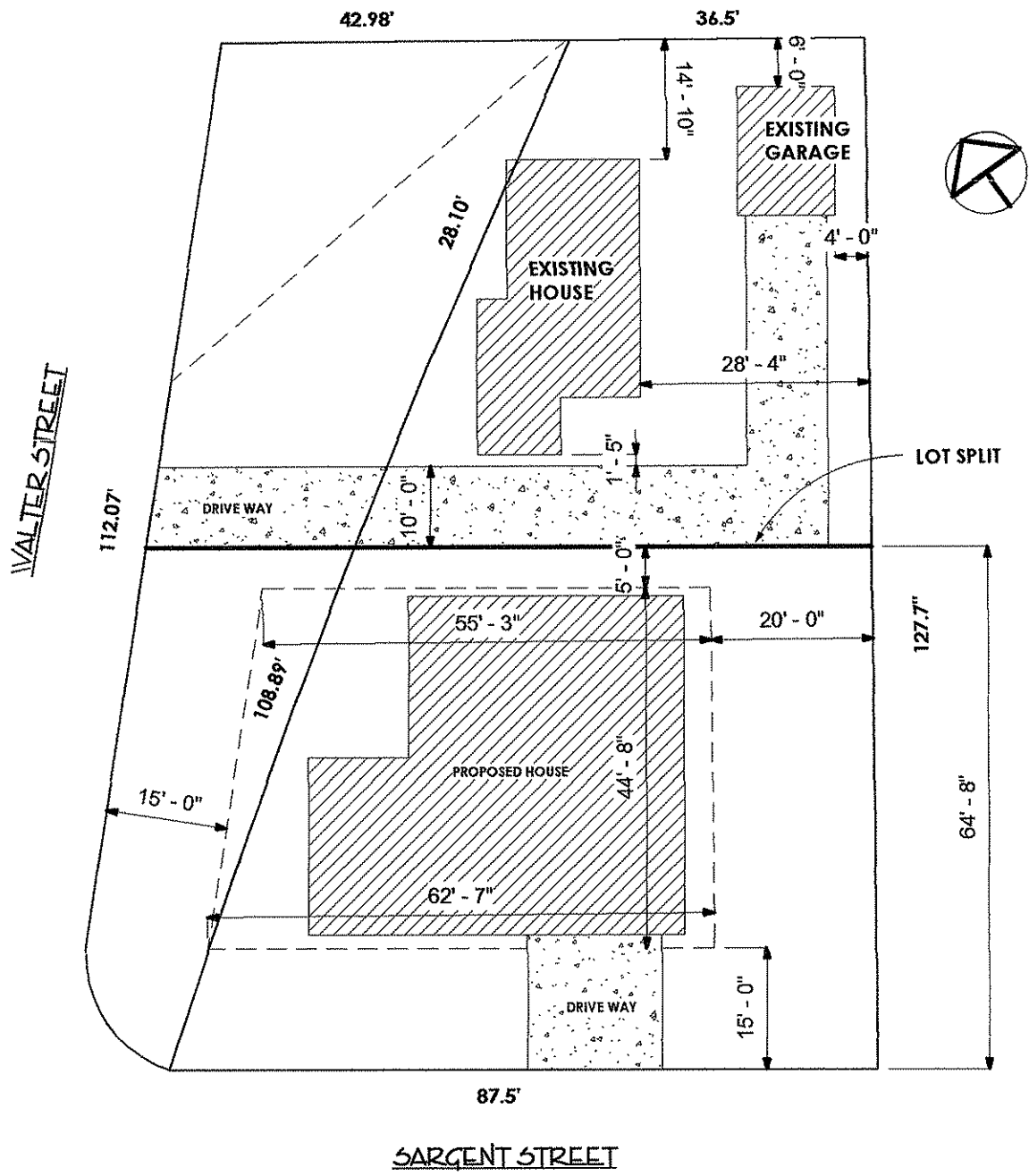
AREA OF TRACT B = 3,298 SQUARE
FEET

TOTAL AREA = 11,392 SQUARE FEET
OR 0.2615 ACRES



EXISTING SITE PLAN

1" = 20'-0"



PROPOSED SITE PLAN

1" = 20'-0"

PRELIMINARY CERTIFIED SURVEY MAP

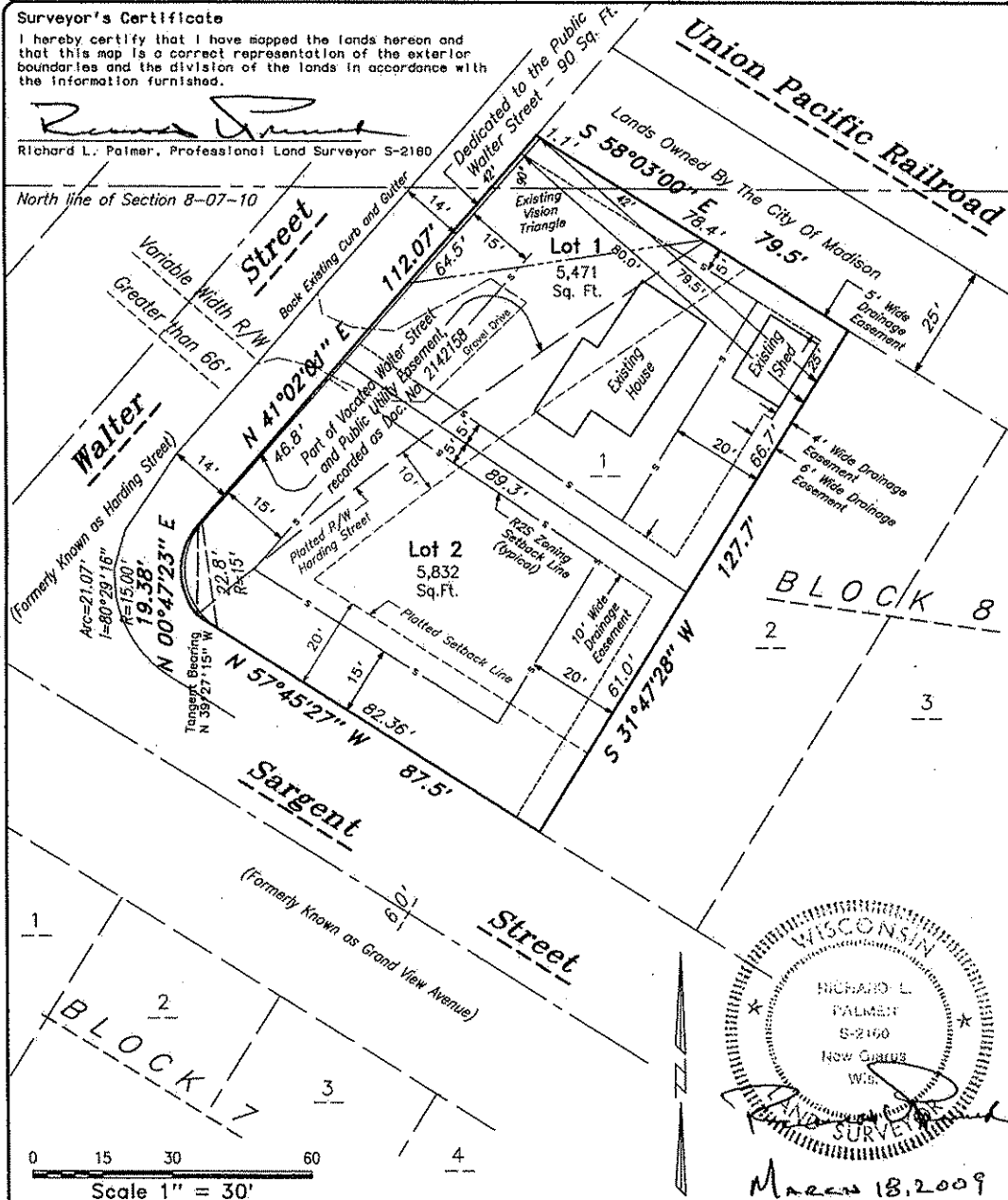
Being a division of part of Lot 1, Block 8, Walterscheid Plat and part of vacated Walter Street, lying in part of the Northeast 1/4 of the Northeast 1/4 of Section 08 and part of the Southeast 1/4 of the Southeast 1/4 of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin

Surveyor's Certificate

I hereby certify that I have mapped the lands hereon and that this map is a correct representation of the exterior boundaries and the division of the lands in accordance with the information furnished.



Richard L. Palmer, Professional Land Surveyor S-2160



MARCH 18, 2009

Drawn by: RP
 Checked by: TS
 Approved by: RP
 Date: March 18, 2009
 Dir: /data/dane/bloomqv/
 Dir cont: /section08/pn15859
 File Name: 15908
 Data level(s): PLAT

Royal Oak Engineering Inc.

5610 Medical Circle Suite 6 Madison Wisconsin 53719
 Phone 274-0500 Fax. 274-4530

Prepared For:
 Patrick Kovich
 4615 Star Spangled Trail
 Madison
 Wisconsin 53718

Office Map Number: 15908
 Sheet 1 of 1 Sheets

2142158

Copy Mailed
to Aldermen

Vol 12862 PAGE 31

City of Madison, Wisconsin

A SUBSTITUTE RESOLUTION

Vacating part of Walter Street

Presented April 4, 1989
Referred BPW, Plan Comm., and
Transportation Comm.

Rereferred _____

Reported Back MAY 16 1989

Adopted POF _____

Rules Susp. _____ Tabled _____

Public Hrg. May 16, 1989

DRAFTED BY: Larry Nelson, Engineering Division
DATE: April 5, 1989
FISCAL NOTE: No funds are required.

SPONSORS: Ald. Roger Staven,
15th Aldermanic District

Substitute
RESOLUTION NO. 45.727
ID NO. 4998

RESOLVED, that the Common Council of the City of Madison hereby vacates ~~a part of Walter Street (platted as Harding Street) as platted by the Walterscheit Plat, City of Madison, Dane County, Wisconsin, being more particularly described as follows: a part of Walter Street (platted as Harding Street) as platted in the Walterscheit Plat and as dedicated in Outlot "A" of Tilton Midlands, recorded plats in the Southeast 1/4 of Section 5 and the Northeast 1/4 of Section 8, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:~~

Beginning at the Northerly most corner of Lot 1, Block 8 of said Walterscheit Plat; thence South 56°03'04" West, 28.10 feet along the Northwesterly line of said Lot 1; thence continuing along said Northwesterly of said Lot 1, Block 8 along the arc of a curve to the left, having a radius of 1,034.00 feet and a long chord subtended bearing South 53°01'58" West, 108.89 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet and a long chord subtended bearing North 00°47'23" East, 19.38 feet; thence North 41°02'01" East, 112.07 feet to a point on the Southwesterly right-of-way of the Chicago and Northwestern Railroad; thence

8-

7

South 58°03'00" East, along said Chicago and Northwestern Railroad right-of-way, 42.98 feet to the point of beginning. Said parcel contains 3,299 square feet.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to execute quit claim deed(s) for said right-of-way to the abutting property owner(s).

Said vacation is made subject to the following Conditions and Reservations:

- 1a) A public utility easement shall be retained over the entire vacated area.
- 1b) No shrubbery or trees shall be planted or buildings constructed in the Northwest corner of the vacated area for sight distance at the railroad. The attached sketch shows the configuration.

5/15/89

RMC: jck

RECORDED
MAY 17 1989
MILWAUKEE COUNTY, WI.
REGISTERED DEEDS

MAY 25 8 10 AM '89

RECORDED
MAY 17 1989
MILWAUKEE COUNTY, WI.
REGISTERED DEEDS
UNDER
FEDERAL LAW

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Madison, Wisconsin at a meeting held on the 16th day of May 1989
Charlie Polson
City Clerk

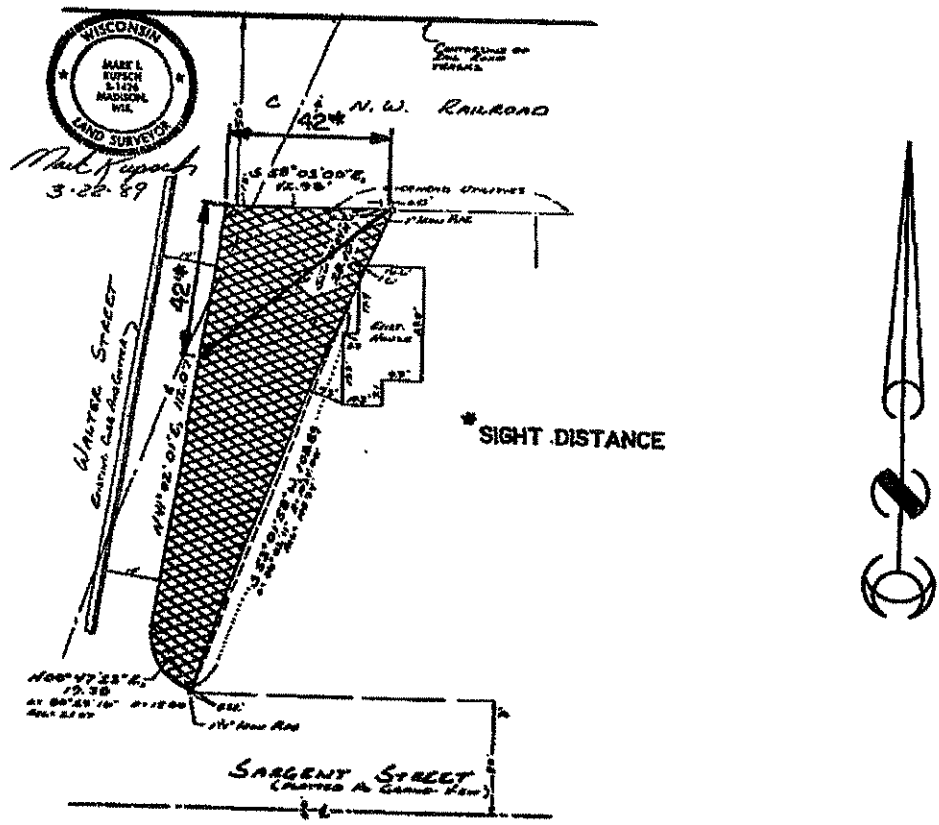
PROPERTY TO BE VACATED
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION
CITY OF MADISON, WIS.
WALTER STREET

FILE 12862 PAGE 33



DENOTES PROPERTY TO BE VACATED

AREA=3,299 SF.

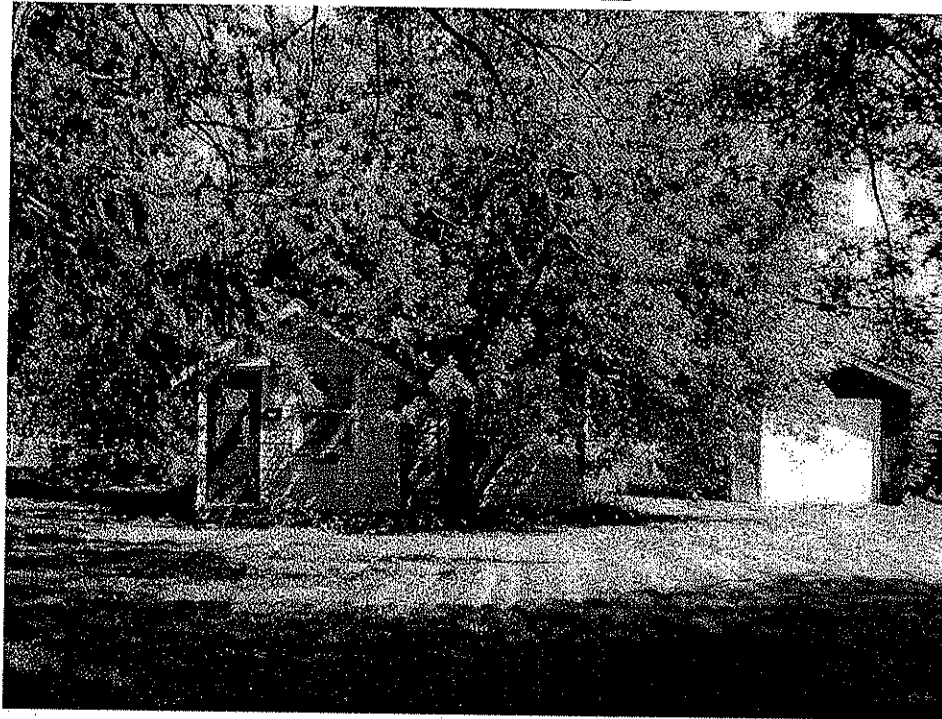


SCALE 1"=40'
DATE APR. 3, 1989
DRAWN BY TMC
REV. MAY 15, 1989



BK Home Inspections
6213 Redricksburg Lane
Madison, WI 53718
Bill Kneebone
608-239-0104/bkinspections@charter.net

BK Home Inspections



3502 Sargent
Madison WI.

BK Home Inspections

13:53 August 29, 2008

Page 1 of 30
2008_8_29 Allerio, Karen

Definitions

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

S	Satisfactory	Item appears functional, but may show signs of normal wear.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection or other.
M	Marginal	Item is not fully functional and requires repair or servicing in the future.
P	Poor	Item needs repair or replacement or in the near future. May be unable to perform its intended function. May be a safety concern.

General Information

Property Information

Property Address 3502 Sargant Street
City Cottage Grove State WI Zip -

Client Information

Client Name Karen Allerio

Inspection Company

Inspector Name Bill Kneebone
Company Name BK Home Inspections
Company Address 6213 Fredricksburg Lane
City Madison State WI Zip 53718
E-Mail BK Home Inspections
Amount Received 250.00

Conditions

Others Present Seller's Agent Property Occupied Yes
Estimated Age Over 50 Entrance Faces West
Inspection Date 08/26/2008
Start Time 12:00pm End Time 1:30pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 80
Weather Partly sunny Soil Conditions Dry
Space Below Grade None
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual inspection
Water Source City How Verified Visual inspection

Lots and Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and may not be addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior items can not be judged and are not part of this inspection. All exterior grades should allow for surface and roof water to flow away from the foundation. This may or may not be possible considering how your lot may be effected by the lay of the land. You may need to consult a qualified landscaper for advice.

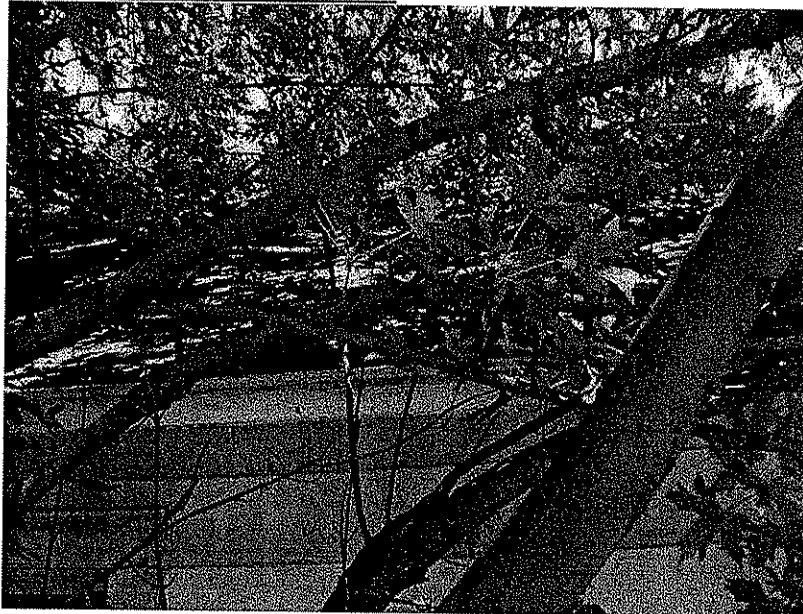
S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S	NP	NI	M	P
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Walks: Concrete

Steps/Stoops: Wood Needs painting.

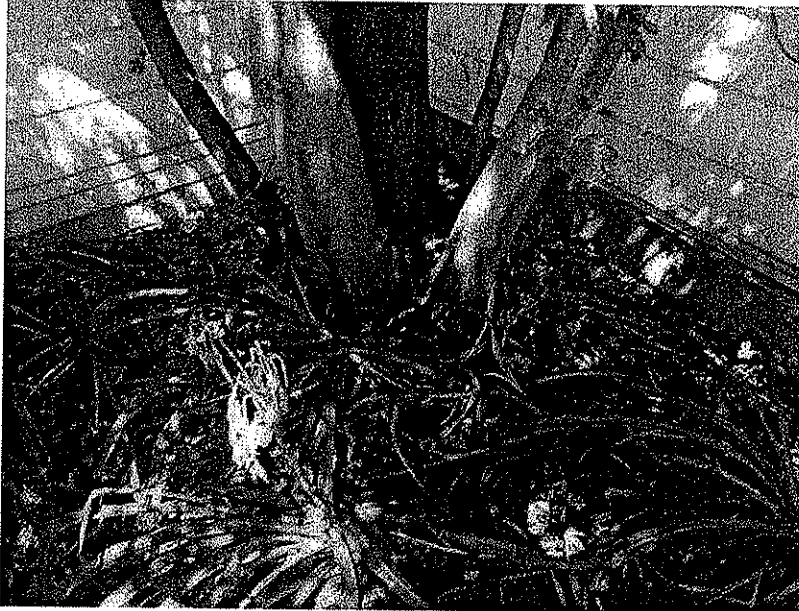
Vegetation: Shrubs Keep vegetation away from siding, Shrubs should be cut back away from house, Soil should be at least 6 inches below siding, Ivy should be cleared away from house, Tree limbs over hang the roof and should be cut back, Tree planted too near the foundation and roots may cause damage to the foundation, Trees planted too close to structure, removal may be required



7

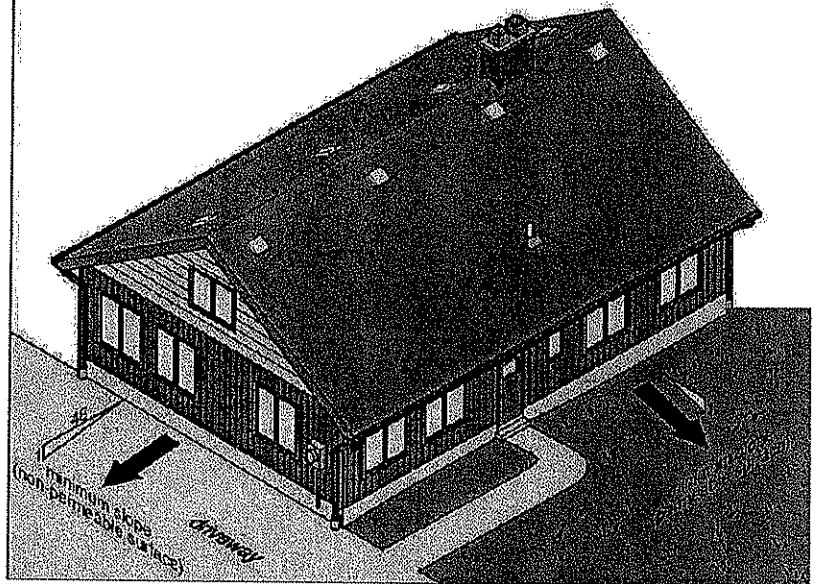
Lots and Grounds (Continued)

Vegetation: (continued)



Grading: Minor slope -
Improper soil slope
towards foundation, minor.

Recommended grading slopes:



Driveway: Gravel

Exterior Surface and Components

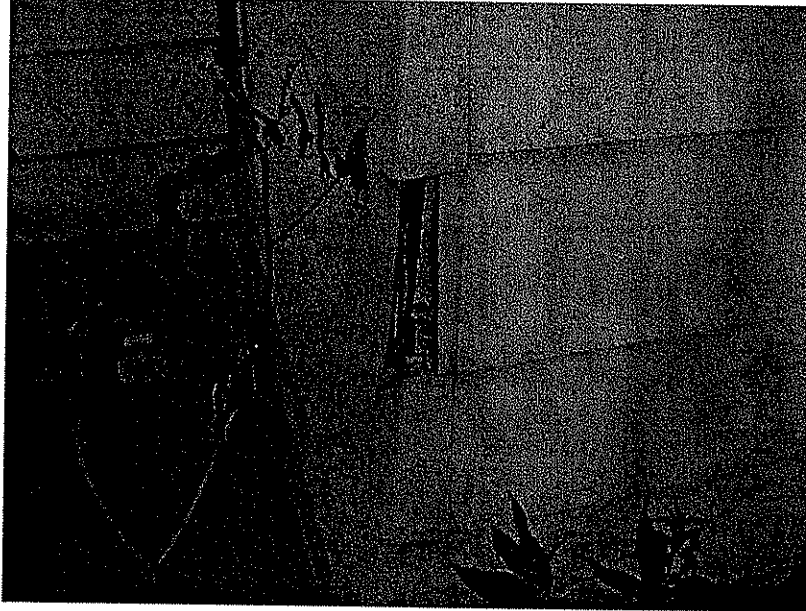
Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Minor cracks can be typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. This may or may not be possible considering how your lot may be effected by the lay of the land. You may need to consult a qualified landscaper for advice. All concrete floors slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

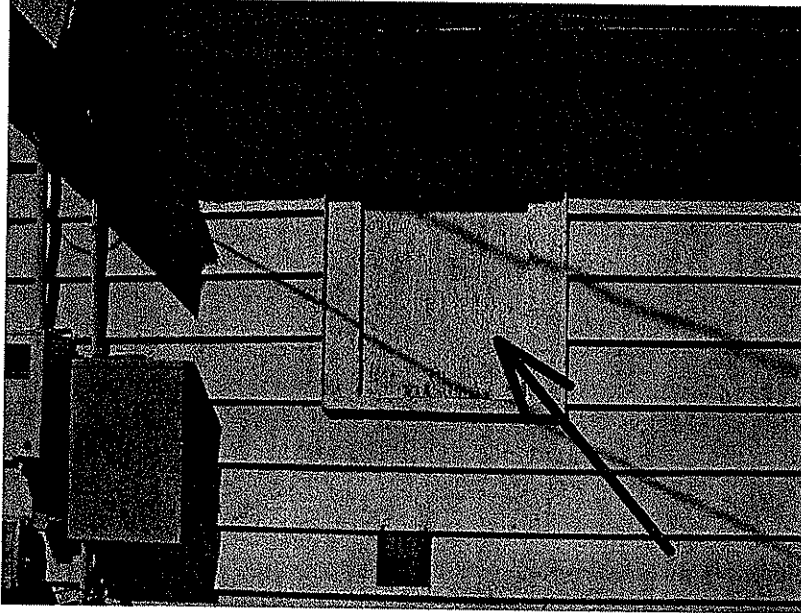
All Exterior Surface

Type: Wood Gaps not properly sealed, Rot noted in the wood, Paint peeling noted

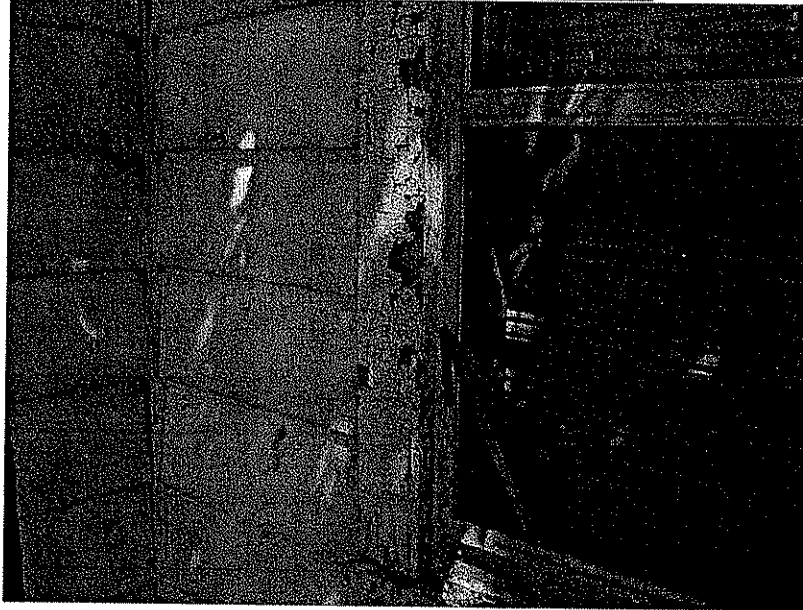


Exterior Surface and Components (Continued)

Type: (continued)

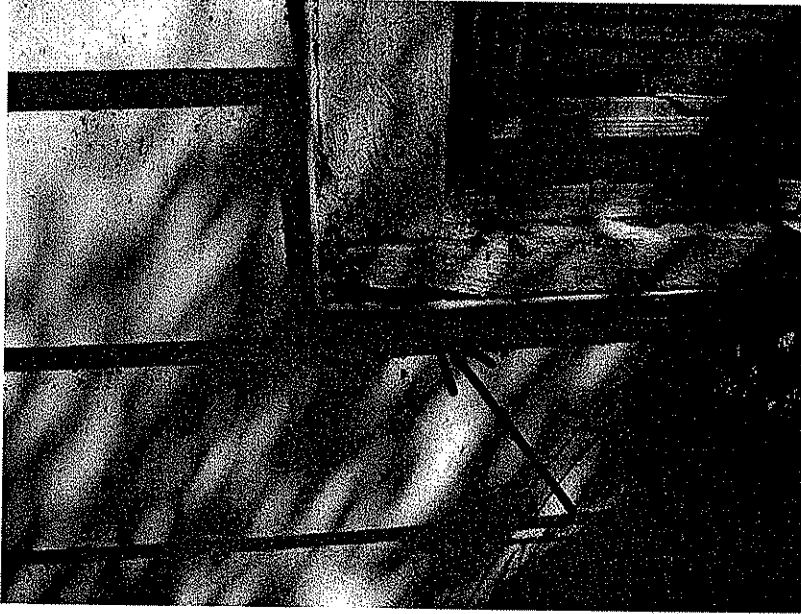


Trim: Wood Paint peeling, Wood rot noted

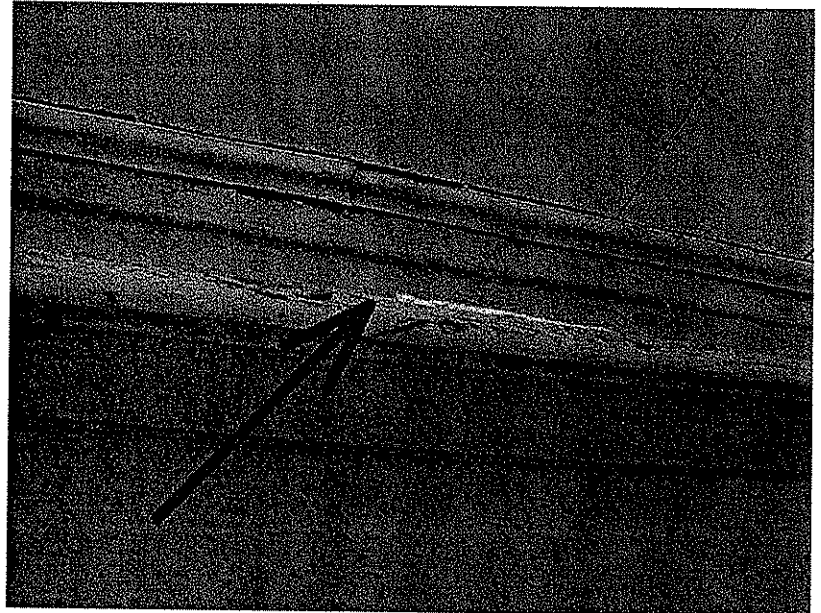


Exterior Surface and Components (Continued)

Trim: (continued)

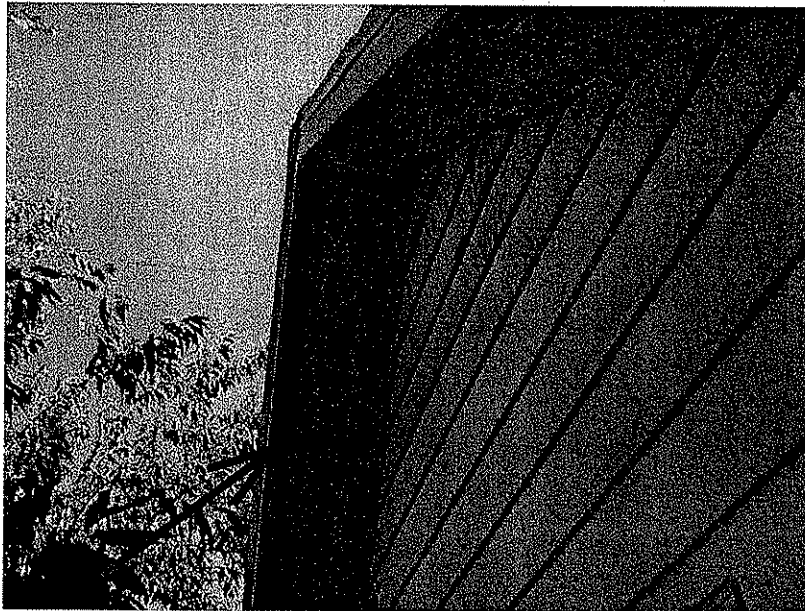
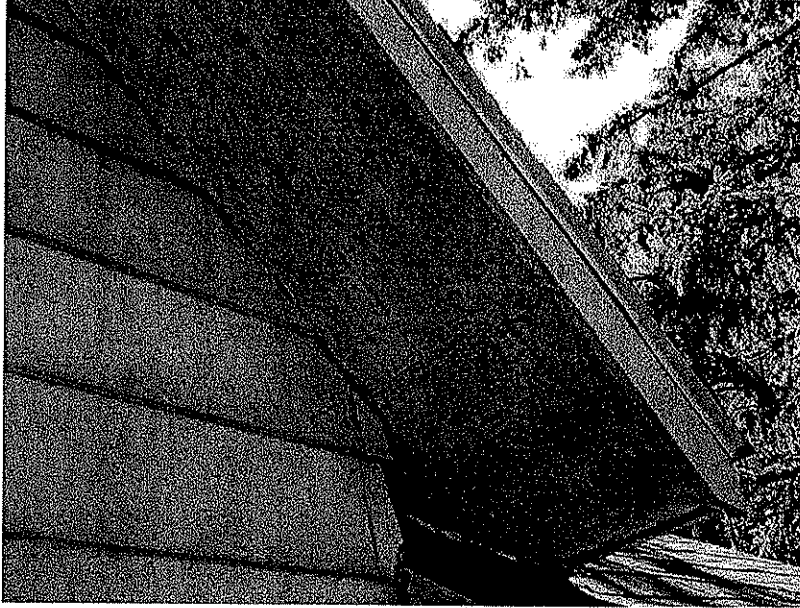


Fascia: Wood Paint peeling,
Wood rot noted



Exterior Surface and Components (Continued)

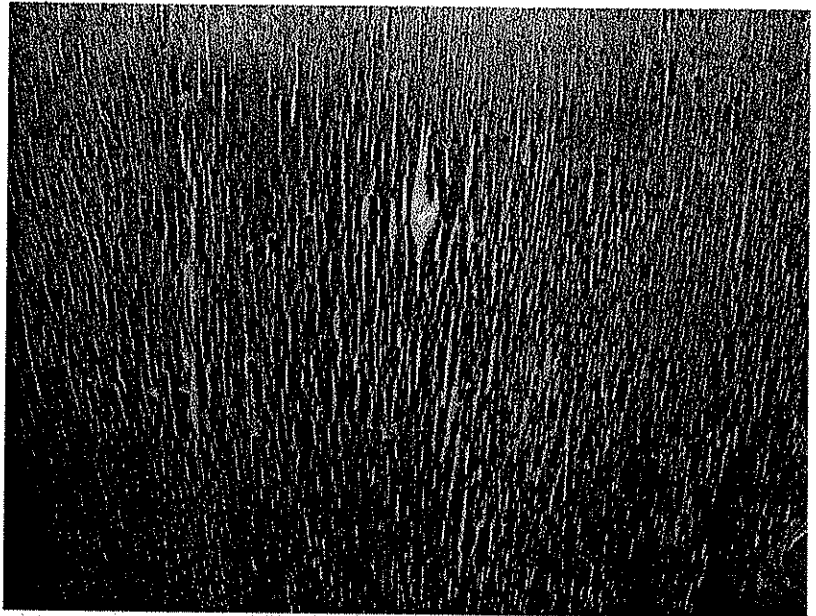
Soffits: Wood Paint peeling, Wood rot noted



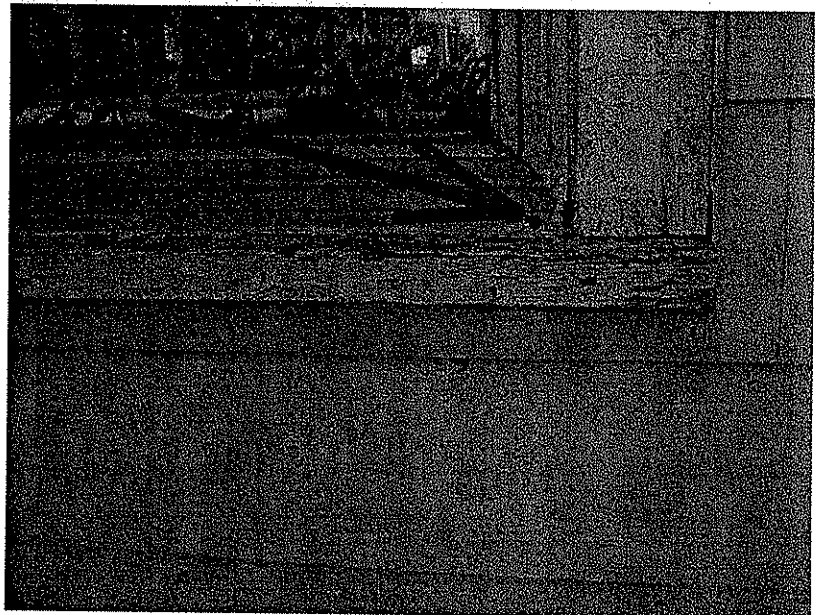
Door Bell:

Exterior Surface and Components (Continued)

Entry Doors: Wood Paint peeling, Door will not latch, Wood rot



Windows: Double hung _ Windows are nearing the end of the useful life, Wood rot noted, Will not open.



Exterior Electric Outlets: 110 VAC Non-GFCI outlet, POSSIBLE SAFETY HAZARD
 Hose Bibs: Rotary Missing handle
 Gas Meter: Exterior surface mount
 Main Gas Valve: Located at main line

Roof

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during prolonged rainfall. Many times, this situation is not present during the inspection.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

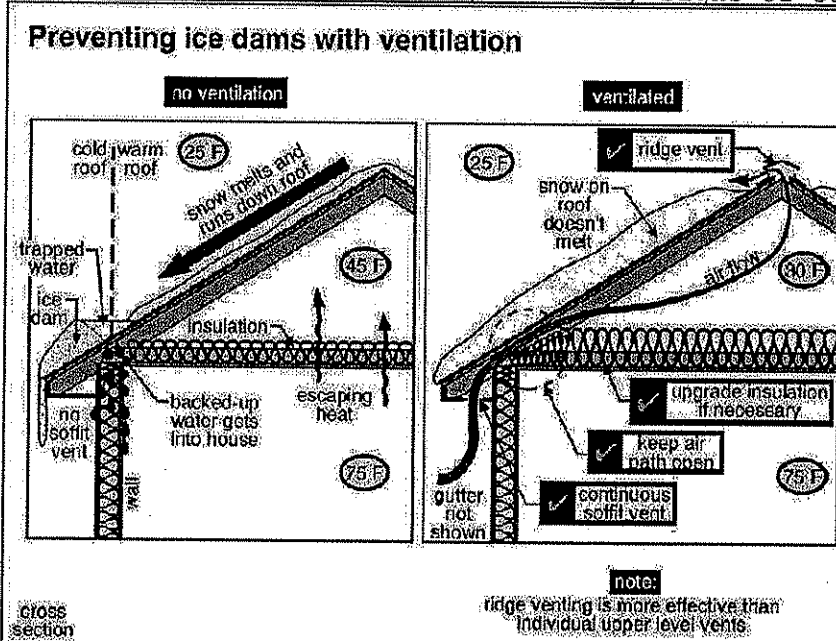
Main Roof Surface

Method of Inspection: Ground level

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

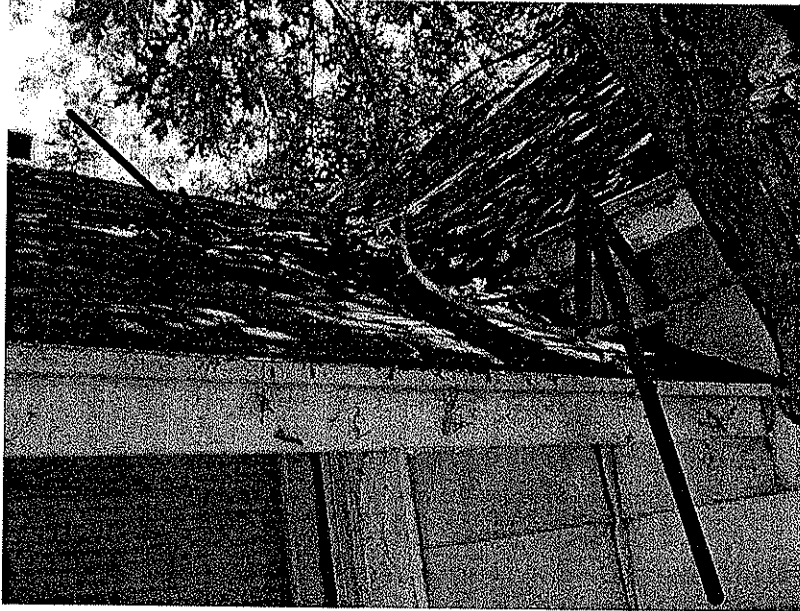
Unable to Inspect: 10%

Material: Asphalt shingle Loose or damaged shingles, Roof shows signs of deterioration, Missing shingles noted, Signs of curling or cupping



Roof (Continued)

Material: (continued)



Type: Gable

Approx Age: Unknown

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valleys: Asphalt shingle Shingles showing wear.

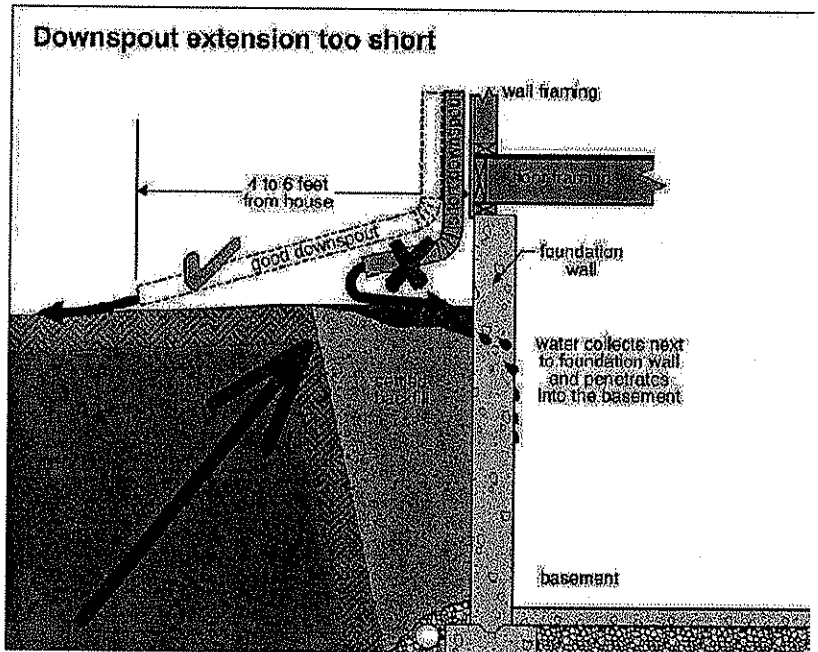
Plumbing Vents: Galvanized

Electrical Mast: Mast with tie back at roof

Gutters: None Missing gutters noted, gutters should be added

Downspouts: None Missing

Leader/Extension: None - Missing, Extend runoff drains to move water away from foundation



Garage/Carport

Notice: Determining the heat resistance of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door opener safety devices should be tested monthly.

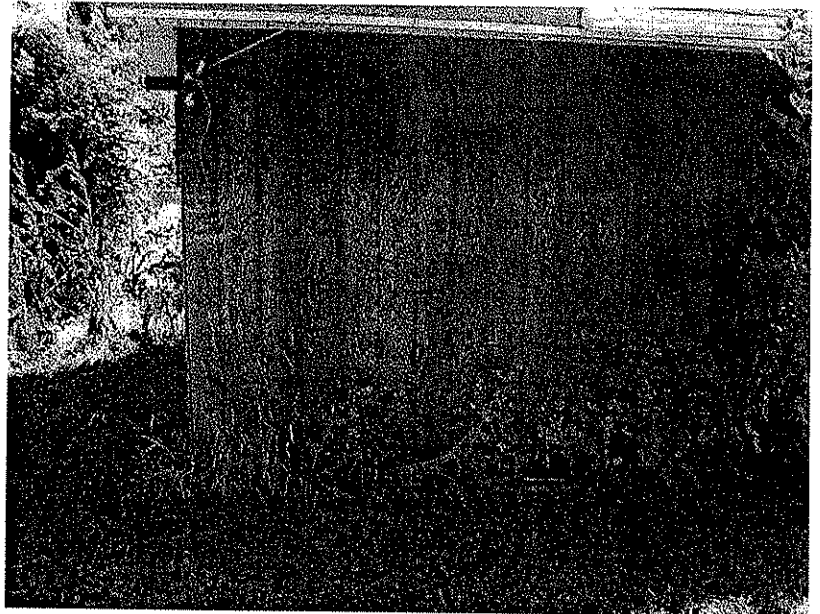
S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

Detached Garage

Type of Structure: Detached Car Spaces: 1

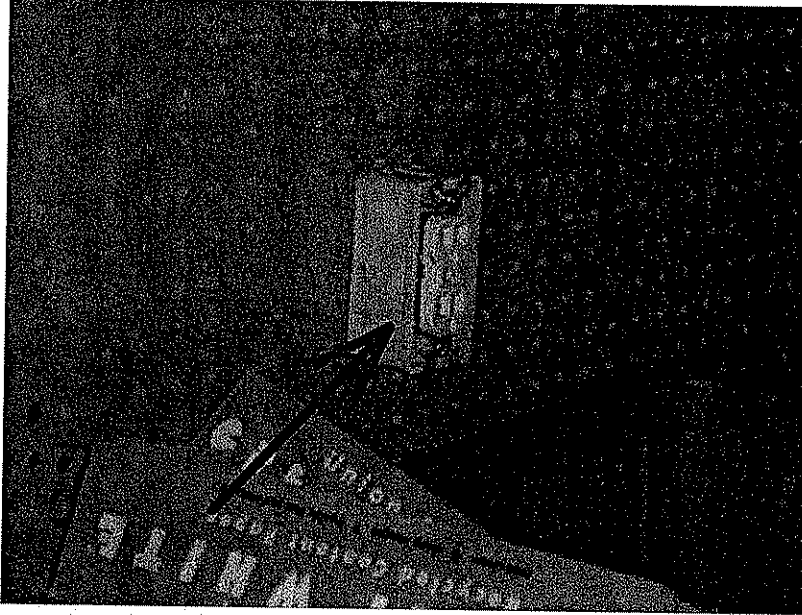
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Doors: <u>Metal</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Operation: <u>Manual</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior Surface: <u>Wood Paint</u> <u>peeling, Rot noted</u>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof: <u>Asphalt shingle</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Structure: <u>Rafter</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling: <u>Exposed framing</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls: <u>Exposed framing</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor/Foundation: <u>Poured</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hose Bibs:

Garage/Carport (Continued)

Electrical: 110 VAC Non-GFCI circuit, POSSIBLE SAFETY HAZARD, Open electric box should be covered



Heating:
 Gutters: None Missing gutters noted, gutters should be added
 Downspouts: None Missing
 Leader/Extensions: None Missing

7

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Electrical

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

Service Size Amps: 100 Volts: 110-120 VAC

Service: Copper
 120 VAC Branch Circuits: Copper
 Conductor Type: Assorted
 Ground: Present
 Smoke Detectors: Present

Side of house Electric Panel

Manufacturer: Square D
Max Capacity: 100 Amps
 Main Breaker Size: 100 Amps
 Breakers: CU
Is the panel bonded? Yes No

Structure

Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Minor cracks can be typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floors slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

Structure Type: Wood frame
 Foundation: Poured slab
 Differential Movement:

Attic

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during prolonged rainfall. Many times, this situation is not present during the inspection. Please note that the State of Wisconsin standards of practice states that an attic may only be entered when safe. In many cases personal items block access to attic. Also entering the attic can be dangerous because of insulation covering ceiling framing. Attics will be viewed as much as safely possible.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NPNI M P

Main Attic

Method of Inspection: Not inspected

Unable to Inspect: 100% Not able to gain access, personal property or other, Safety

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheathing:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation Depth:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture Penetration:

Heating System

The inspector is not equipped to inspect furnace heat exchangers for cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of the inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light the pilot lights. Safety devices are not tested by the inspector. Because of the visual nature of this inspection, we recommend a routine service be done on the furnace.

Note: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy efficiency or the even distribution of air throughout a building can not be addressed by a visual inspection. Have these systems evaluated by qualified HVAC tech. The inspector does not perform pressure tests on cooling systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgement of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining condition of oil tanks whether buried or exposed, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NPNI M P

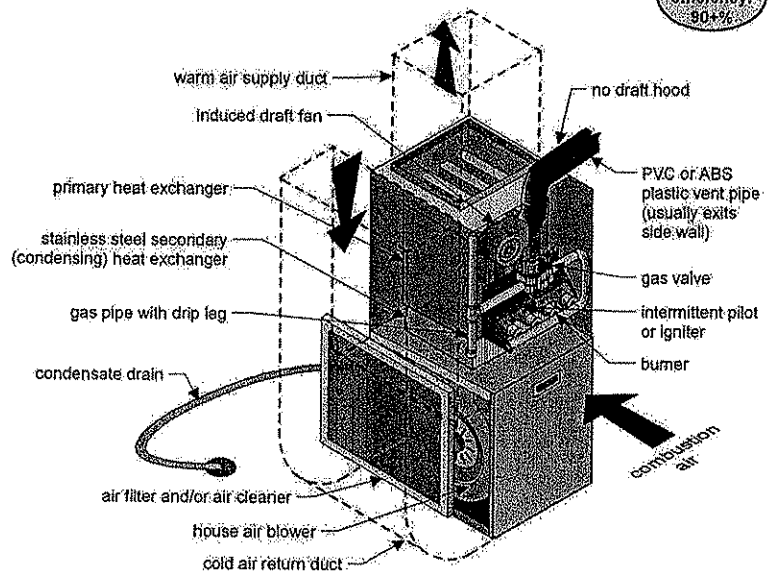
7

Heating System (Continued)

Utility room Heating System

Heating System Operation: Appears functional
Cleaning recommended,
Service recommended

High efficiency gas furnace



Manufacturer: Acceptable
 Type: Forced air Capacity: Unknown
 Area Served: Whole building Approximate Age: Older
 Fuel Type: Natural gas
 Heat Exchanger: Unknown
 Unable to Inspect: 100%
 Blower Fan/Filter: Direct drive with disposable filter
 Distribution: Metal duct
 Flue Pipe: Double wall
 Thermostats: Individual

Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by blow-off can cause scalding. Improper installations should be corrected.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P
 Service Line: Cast iron
 Water Lines: Copper
 Drain Pipes: Cast iron

?

Plumbing (Continued)

- Service Caps: Some may not be visible
- Vent Pipes: Cast iron
- Gas Service Lines: Cast iron

Utility Room Water Heater

- Water Heater Operation: Functional at time of inspection
- Manufacturer: Acceptable
- Type: Electric Capacity: 40 Gallon
- Approximate Age: Unknown Area Served: Whole house

Bathroom

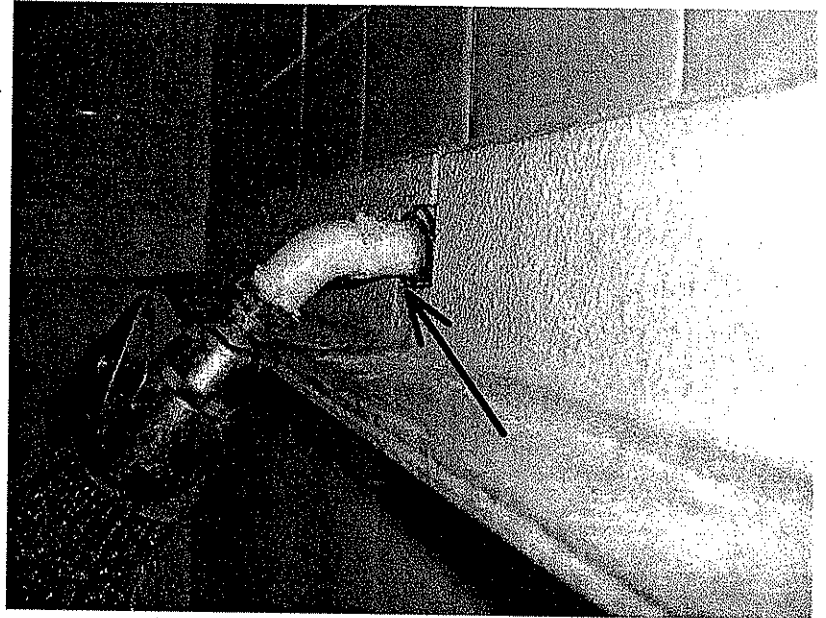
Shower pans and sink drains are visually checked for leakage, but leaks often do not show except when the shower or sink is in actual use. Determining whether shower pans, tubs/shower surrounds and sink drains are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and chalking in the bath and shower areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

1st Floor Hall Bathroom

- Ceiling: Paint Loose or peeling paint
- Walls: Paint Loose or peeling paint
- Floor: Vinyl floor covering Water damage, Uneven settling noted.
- Doors: Hollow wood Door will not latch, The door is sticking
- Electrical: 110 VAC Non-GFCI circuit, POSSIBLE SAFETY HAZARD
- Counter/Cabinet: Composite and wood
- Sink/Basin: Molded single bowl
- Faucets/Traps: Other Low water pressure, hot water faucet not working. Shower head leaking.



- Shower/Surround: Plastic pan and plastic surround Replace old caulking

7

Bathroom (Continued)

Toilets: Operational
 HVAC Source: Air exchange ventilation
 Ventilation: No ventilation No ventilation present

Kitchen

Inspection of stand alone freezers and built in ice makers are outside the scope of this inspection. No opinion, is offered as to adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected. No kitchen appliances are required to be inspected as stated by the State of Wisconsin standard of practice.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

1st Floor Kitchen

Disposal: Working at time of inspection
 Sink: Porcelain coated
 Electrical: 110 VAC Non-GFCI circuit, POSSIBLE SAFETY HAZARD
 Plumbing/Fixtures: Other --
Leaking faucet, Leaking trap



Counter Tops: Formica
 Cabinets: Laminate and wood
 Ceiling: Paint
 Walls: Paint
 Floor: Vinyl floor covering Uneven settling noted.
 Windows: Double hung The window will not open
 HVAC Source: Air exchange ventilation

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Bedroom

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and are not reported. Determining the source of odors or like conditions is not a part of the inspection. Floor covering stains or damage may be hidden by furniture. The condition of floors underlying floor coverings are not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with the owners for further information.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

#1 Bedroom					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Closet: <u>Single</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling: <u>Paint</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls: <u>Paint</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor: <u>Carpet Uneven settling noted.</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors: <u>Hollow wood Door will not latch</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows: <u>Double hung Window frame has water damage, Wood rot noted, The window will not open (1), Window falls without warning, this may be a safety hazard(2).</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical: <u>110 VAC</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC Source: <u>Air exchange ventilation</u>

Living Space

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and are not reported. Determining the source of odors or like conditions is not a part of the inspection. Floor covering stains or damage may be hidden by furniture. The condition of floors underlying floor coverings are not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with the owners for further information.

S = Satisfactory, NP = Not Present, NI = Not Inspected, M = Marginal, P = Poor

S NP NI M P

Living Room Living Space					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling: <u>Paint</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walls: <u>Paint Cracks present</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor: <u>Carpet</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows: <u>Double hung Window frame has water damage</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical: <u>110 VAC</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC Source: <u>Air exchange ventilation</u>

?

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Final Comments

Thank you very much for choosing BK Home Inspections. I have made every effort to make this report as accurate as possible. If there is a problem in the report or a question. Please feel free to call with any questions about your inspection report.

Please remember that this inspection is visual in nature only. And that after moving in to the house you may find problems that we did not see on the day of the inspection. Please know that I did make every effort possible within the State of Wisconsin rules to give you the best inspection I could.

Please feel free to give me a call with ANY questions that might come up about your new house. I will try to help you if I can.

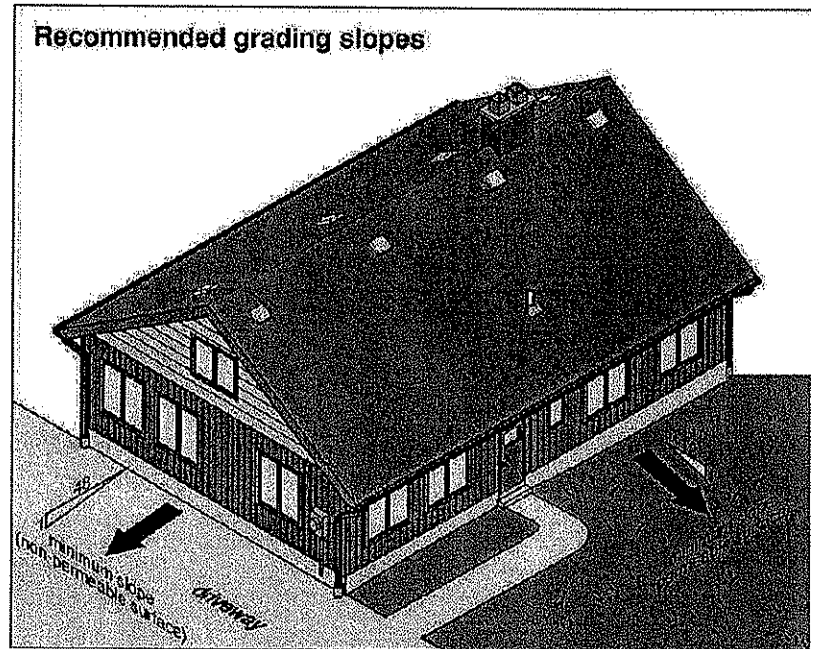
Thanks Bill Kneebone
BK Home Inspections
608-239-0104
bkinspections@charter.net

Marginal Summary

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

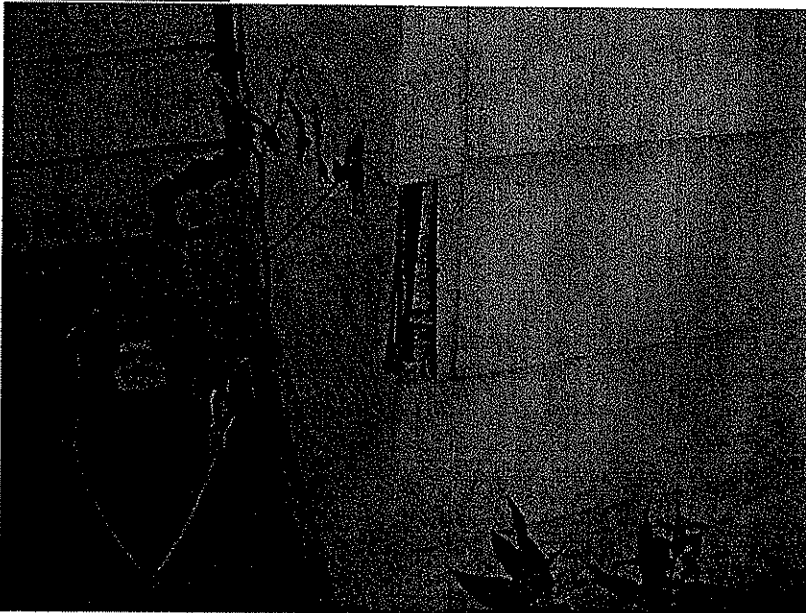
Lots and Grounds

1. Steps/Stoops: Wood Needs painting.
2. Grading: Minor slope Improper soil slope towards foundation, minor.



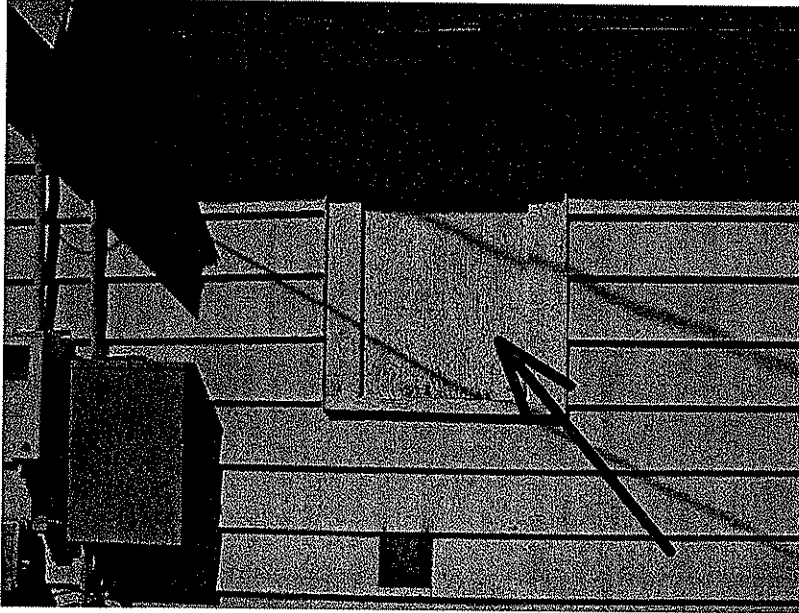
Exterior Surface and Components

3. All Exterior Surface Type: Wood Gaps not properly sealed, Rot noted in the wood, Paint peeling noted



Exterior Surface and Components (Continued)

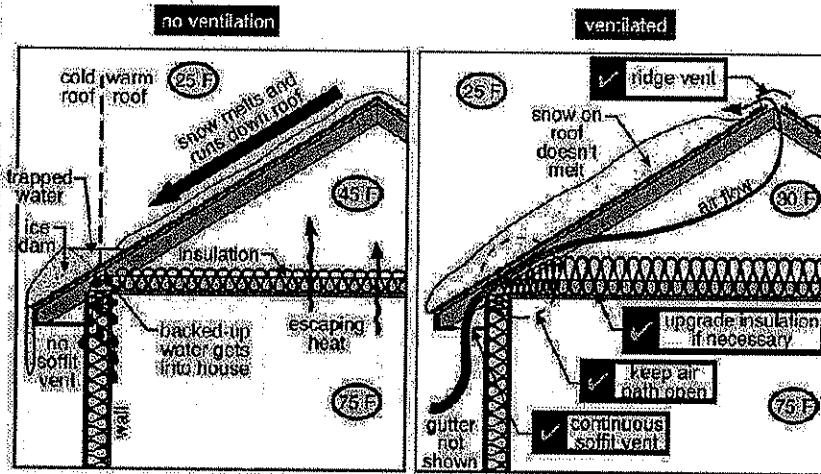
Type: (continued)



Roof

4. Main Roof Surface Material: Asphalt shingle Loose or damaged shingles, Roof shows signs of deterioration, Missing shingles noted, Signs of curling or cupping

Preventing ice dams with ventilation

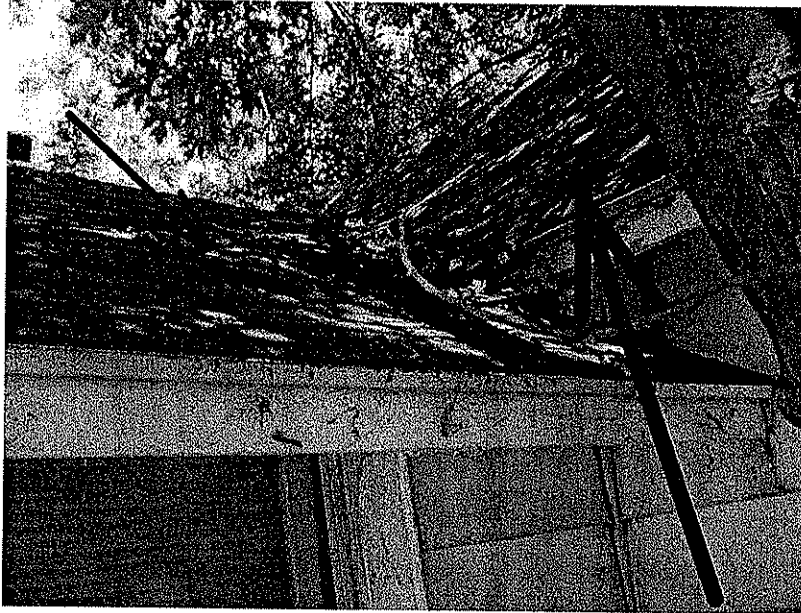


CROSS section

note:
ridge venting is more effective than individual upper level vents

Roof (Continued)

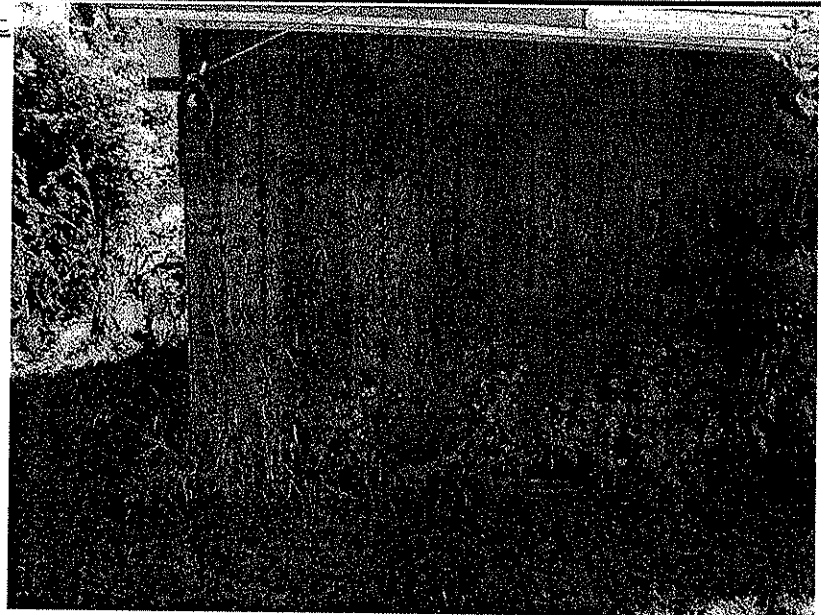
Material: (continued)



5. Valleys: Asphalt shingle Shingles showing wear.

Garage/Carport

6. Detached Garage Exterior Surface: Wood Paint peeling, Rot noted

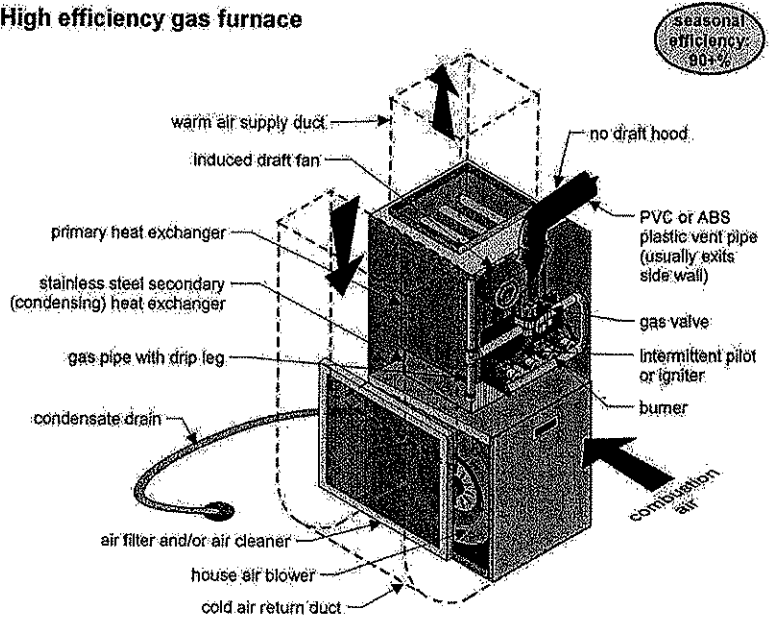


Marginal Summary (Continued)

Heating System

7. Utility room Heating System Heating System
 Operation: Appears functional Cleaning recommended, Service recommended

High efficiency gas furnace



Bathroom

8. 1st Floor Hall Bathroom Ceiling: Paint Loose or peeling paint
 9. 1st Floor Hall Bathroom Walls: Paint Loose or peeling paint
 10. 1st Floor Hall Bathroom Floor: Vinyl floor covering Water damage, Uneven settling noted.
 11. 1st Floor Hall Bathroom Doors: Hollow wood Door will not latch, The door is sticking
 12. 1st Floor Hall Bathroom Shower/Surround: Plastic pan and plastic surround Replace old caulking

Kitchen

13. 1st Floor Kitchen Floor: Vinyl floor covering Uneven settling noted.

Bedroom

14. #1 Bedroom Floor: Carpet Uneven settling noted.
 15. #1 Bedroom Doors: Hollow wood Door will not latch

Living Space

16. Living Room Living Space Walls: Paint Cracks present
 17. Living Room Living Space Windows: Double hung Window frame has water damage

Poor Summary

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

Lots and Grounds

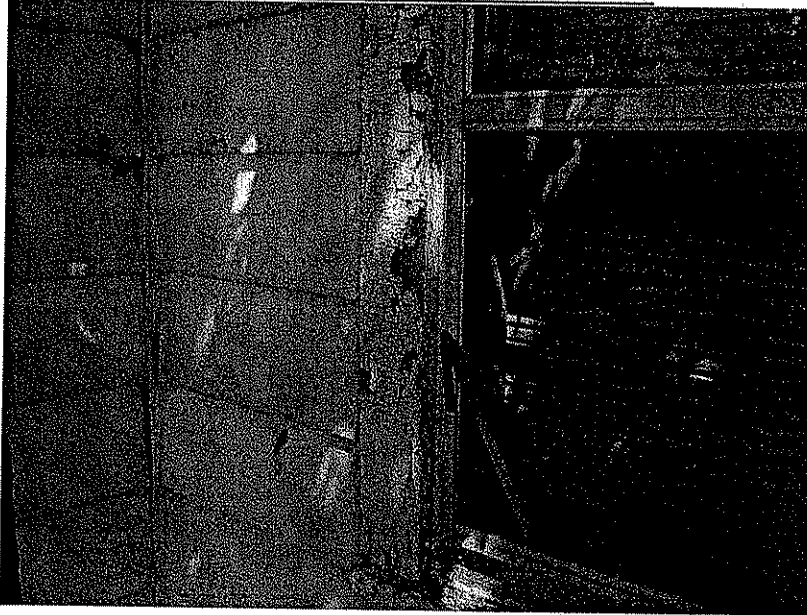
1. Vegetation: Shrubs Keep vegetation away from siding, Shrubs should be cut back away from house, Soil should be at least 6 inches below siding, Ivy should be cleared away from house, Tree limbs over hang the roof and should be cut back, Tree planted too near the foundation and roots may cause damage to the foundation, Trees planted too close to structure, removal may be required



Poor Summary (Continued)

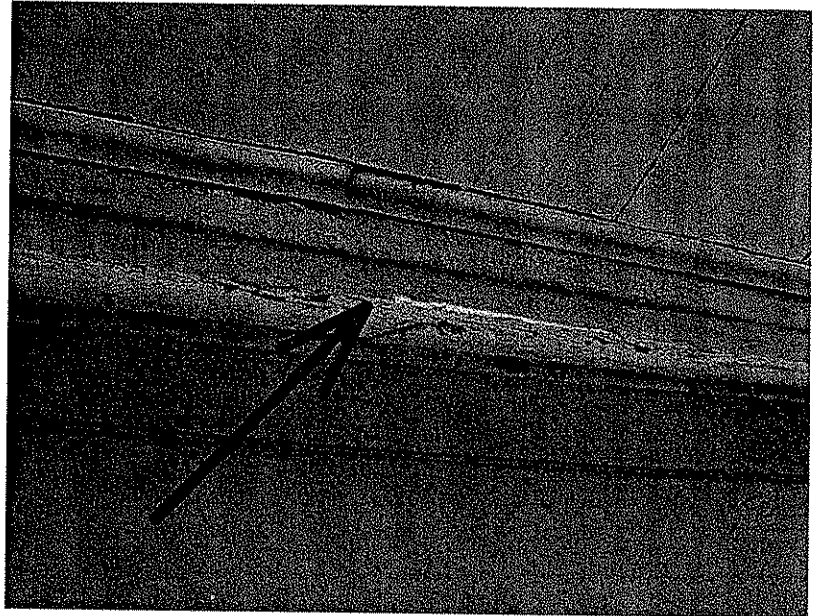
Exterior Surface and Components

2. Trim: Wood Paint peeling, Wood rot noted

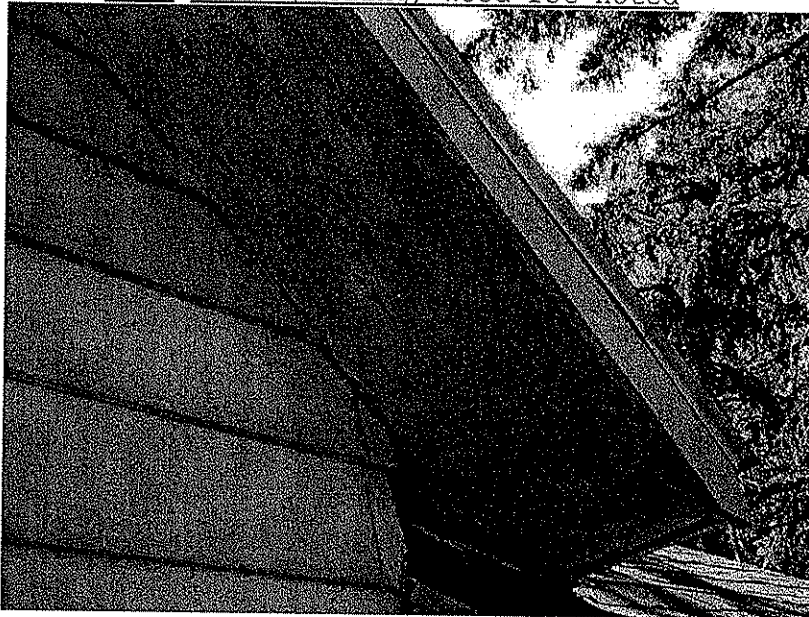


Poor Summary (Continued)

3. Fascia: Wood Paint peeling, Wood rot noted



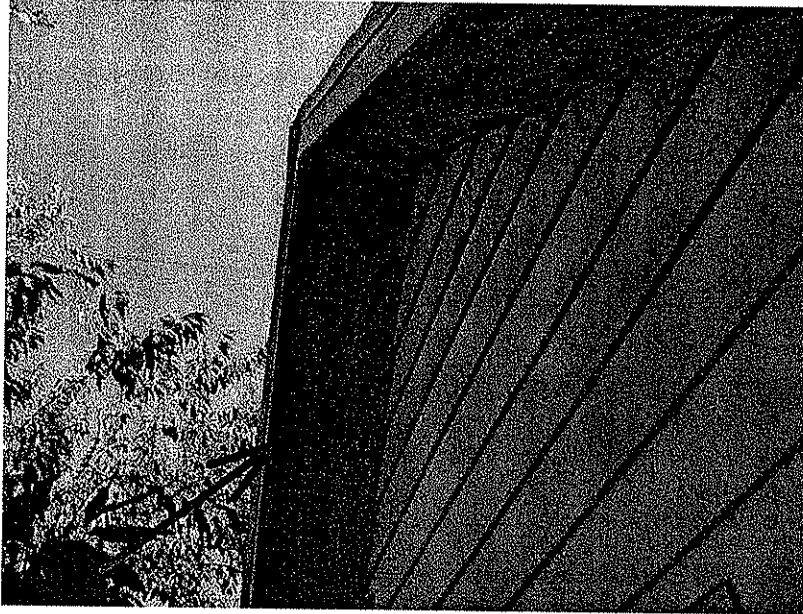
4. Soffits: Wood Paint peeling, Wood rot noted



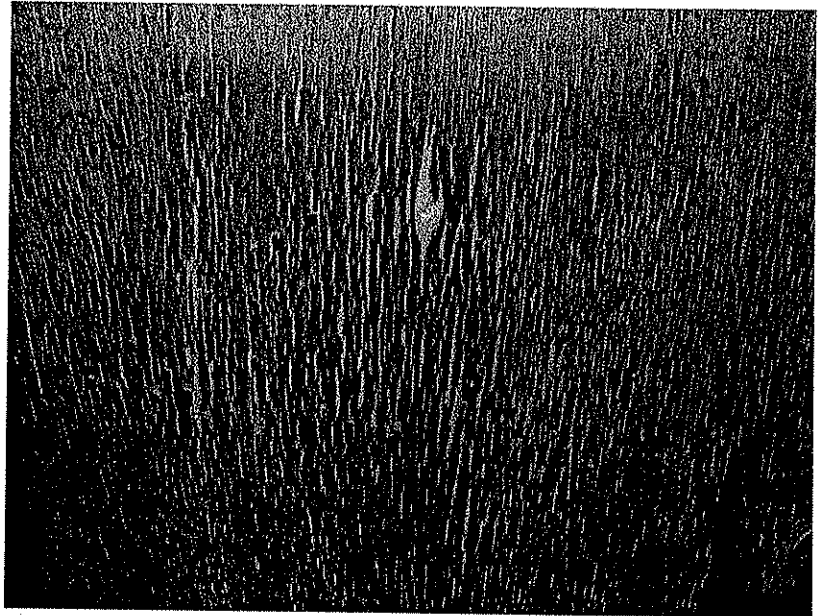
7

Exterior Surface and Components (Continued)

Soffits: (continued)

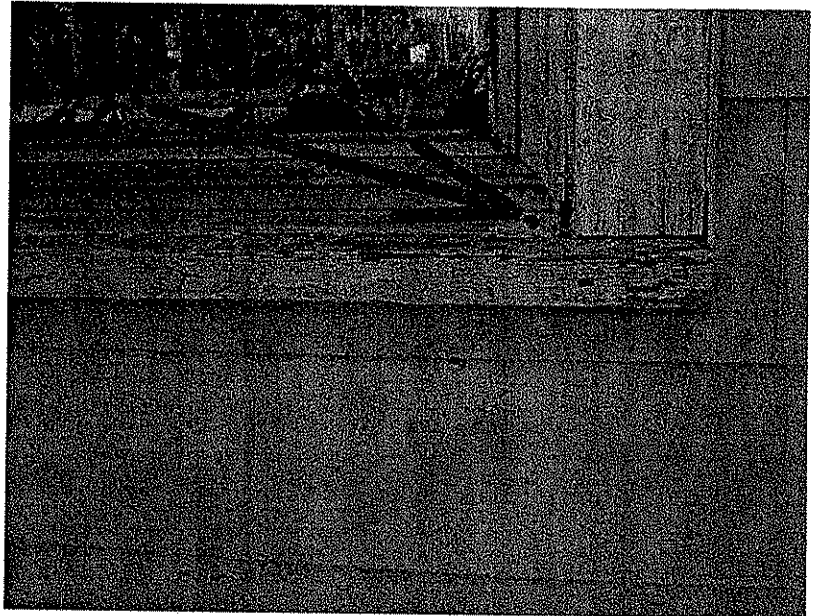


5. Entry Doors: Wood Paint peeling, Door will not latch, Wood rot



Poor Summary (Continued)

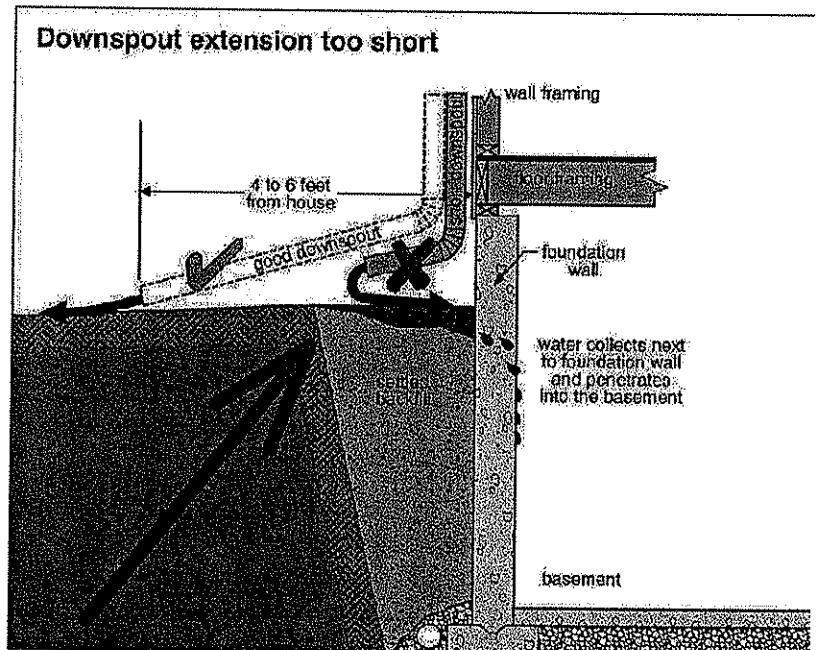
6. Windows: Double hung Windows are nearing the end of the useful life, Wood rot noted, Will not open.



7. Exterior Electric Outlets: 110 VAC Non-GFCI outlet, POSSIBLE SAFETY HAZARD

Roof

- 8. Gutters: None Missing gutters noted, gutters should be added
- 9. Downspouts: None Missing
- 10. Leader/Extension: None Missing, Extend runoff drains to move water away from foundation



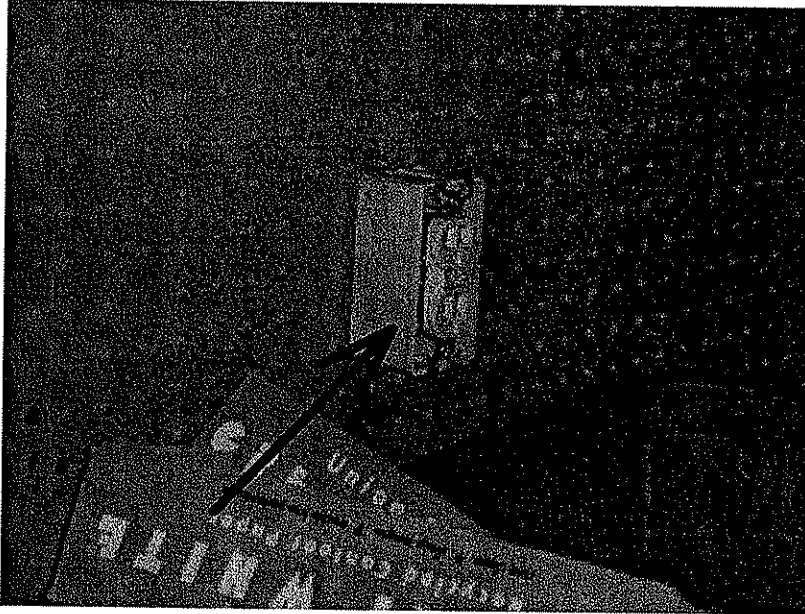
Garage/Carport

11. Detached Garage Electrical: 110 VAC Non-GFCI circuit, POSSIBLE SAFETY HAZARD, Open electric box should be covered

7

Garage/Carport (Continued)

Electrical: (continued)



12. Detached Garage Gutters: None Missing gutters noted, gutters should be added

13. Detached Garage Downspouts: None Missing

14. Detached Garage Leader/Extensions: None Missing

Attic

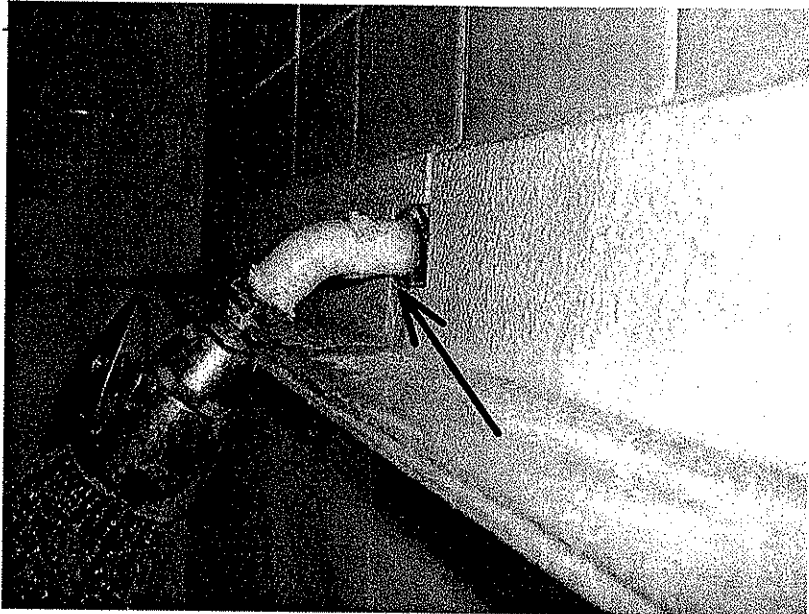
15. Main Attic Unable to Inspect: 100% Not able to gain access, personal property or other, Safety

Bathroom

16. 1st Floor Hall Bathroom Electrical: 110 VAC Non-GFCI circuit, POSSIBLE SAFETY HAZARD

Poor Summary (Continued)

17. 1st Floor Hall Bathroom Faucets/Traps: Other
Low water pressure, hot water faucet
not working. Shower head leaking.



18. 1st Floor Hall Bathroom Ventilation: No ventilation No ventilation present
Kitchen

19. 1st Floor Kitchen Electrical: 110 VAC Non-GFCI circuit, POSSIBLE SAFETY HAZARD

20. 1st Floor Kitchen Plumbing/Fixtures: Other _
Leaking faucet, Leaking trap



21. 1st Floor Kitchen Windows: Double hung The window will not open
Bedroom

22. #1 Bedroom Windows: Double hung Window frame has water damage, Wood rot noted, The
window will not open (1), Window falls without warning, this may be a safety
hazard(2).