APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.
To request an interpreter, translation, or accommodations, call (608)266-4910.
Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.
Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910
如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison
Building Inspection Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985 (608) 266-4551

Submit the following via email to:

- Building Inspection at sprapplications@cityofmadison.com and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see submittal schedule)

Part 1: General Application Information

Street Address:	1312 E Wilson St., Madison, WI 53703		
Alder District:	6	**Zoning District:**	TR-C4

Project Contact Person Name	Evelyn Betts	**Role**	Real Estate Development Coordinator
Company Name			
Phone	justice@cwd.org	**Email**	[redacted]

☑	**Completed Application** (this form)
☑	**Property Owner Permission** (signature on this form or an email providing authorization to apply)
☑	**Copy of Notification sent to the Demolition Listserv** Date Sent 8/29/2025
☑	**Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder, City-registered neighborhood association(s), and City-listed business association(s).** Date Sent 8/29/2025
☑	**$600 Demolition Application Fee** (additional fees may apply depending on full scope of project)
☑	**Demolition Plan**
	Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? ○ **Yes** ◉ **No**

Part 2: Information for Landmarks Historic Value Review

☑	**Letter of Intent** describing the proposed structure to be demolished, description of proposed method and timeline of demolition
☑	**Construction Information** (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
☑	**Existing Condition Photos** (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)
	Will existing structure be relocated? ○ **Yes** ◉ **No** If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible
☐	***Optional: Proposed mitigation plans for properties with possible historic value***

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, the demolition application must be considered by the Plan Commission.
- If Plan Commission review is required, staff will schedule the public hearing based on the published schedule.
- Applicant must make an appointment to pick up "Public Hearing" sign from Zoning Counter and post the sign on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. A schedule confirmation will be emailed to the designated project contact. Contact staff at pcapplications@cityofmadison.com with questions.

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)			
Property Owner Name		Justice Castañeda	
Company Name		Common Wealth Development Inc.	
Street Address		1501 WIlliamson St., Madison, WI 53703	
Phone	6086207745	**Email**	justice@cwd.org

For Office Use Only	
Date:	
Accela ID No.:	

Common Wealth
DEVELOPMENT

1501 WILLIAMSON STREET | MADISON WI 53703
608.256.3527 | WWW.CWD.ORG

City of Madison
Department of Planning, Community & Economic Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent – Demolition of 215 S Baldwin St, 221 S Baldwin St, and 1312 E Wilson St

Dear City of Madison Officials,

Common Wealth Development, Inc. respectfully submits this Letter of Intent requesting approval to demolish the principal buildings, driveways, and accessory structures located at:

- 215 S Baldwin Street
- 221 S Baldwin Street
- 1312 E Wilson Street
  Madison, WI 53703

The existing buildings are unsafe and uninhabitable due to severe structural deterioration. Rehabilitation would cost upwards of $40,000 per property and would not result in usable or safe living or working space. In their current condition, these properties present ongoing safety risks.

We propose to use mechanical demolition, the most efficient and controlled method for structures of this type. Our demolition application will be submitted on September 3, 2025. Depending on the City's approval timeline, demolition will either be completed by mid-October 2025 or deferred until late March/early April 2026 after the winter season.

Please direct any questions to Evelyn Betts at evelyn@cwd.org.

Sincerely,

Evelyn Betts
Real Estate Development Coordinator
Common Wealth Development, Inc.

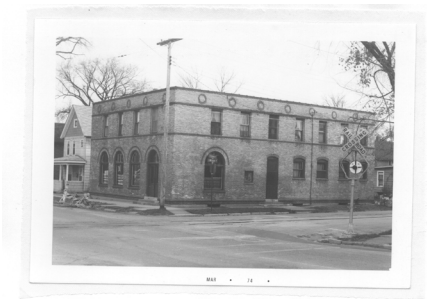
Construction Information

215 S Baldwin St

- **Built:** 1900
- **Builder name**: Unknown
- **Architect name:** Unknown
- **History of property**: Purchased in 2003 by St. Vincent DePaul for additional space for their SRO housing program. Closed in 2023.
- **Photos**: See attached inspection report for current condition photos. Historic photos not found.

221 S Baldwin St

- **Built**: 1902
- **Architect name**: Ferdinand Kronenberg
- **Builder name**: Ernest Eckstedt
- **History of property**: First opened as Atlas Hotel (1902.) St. Vincent DePaul purchased "Jim's Boarding House" in 1976. Operated as SRO housing 1980-2023.
- **Photos**: See attached inspection report for current condition photos. Historic photos below



1312 E Wilson St

- **Built**: 1890
- **Builder name**: Unknown
- **Architect name**: Unknown
- **History of property**: Used as the St Elizabeth Ann Seton House until 2021. Used as quarantine space for St. Vincent DePaul SRO housing program 2021-2023.
- **Photos**: See attached inspection report for current condition photos. Historic photos not found.

Inspection Report

Common Wealth Development c/o Justice Castaneda Evelyn Betts

Property Address:
1312 E Wilson St
Madison WI 53703

Jill Hauk Home Inspections, LLC

Jill Hauk 2784-106
608.957.5866

Wisconsin Association of Home Inspectors, Inc.™

CERTIFIED PROFESSIONAL INSPECTOR® InterNACHI CPI

Table of Contents

Date: 3/31/2025	**Time:** 09:00 AM	**Report ID:** 31mar2025 - 1312 E Wilson St
Property: 1312 E Wilson St Madison WI 53703	**Customer:** Common Wealth Development c/o Justice Castaneda Evelyn Betts	**Real Estate Professional:**

Scope of the Home Inspection

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. SPS 131.32 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. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

The report is confidential and is for the sole and exclusive private use of the Client(s) and their Realtor. Use of all information contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited.

Definitions

The inspection only includes items listed in the report as defined by the Standards of Practice of the State of Wisconsin, SPS 131. All definitions listed below refer to the the property or items listed as inspected on this report at the time of the inspection.

(F) Functional: Performing its function and its condition is appropriate for its age and/or use.

(D) Defect: A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of the day of the inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

(E) Further Evaluation: Item needs further evaluation by a qualified professional.

(R) Needs Repair: The condition of the item warrants repair but does not rise to the level of Defect.

(MA) Maintenance: Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.

(MO) Monitor: Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

(NI) Not Inspected: Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of the inspection or was not within the scope of this inspection.

(NP) Not Present: Item not present or not found at time of the inspection.

All systems and components with a recommendation of further evaluation should be reviewed by a qualified professional before the end of the Inspection Contingency.

As a homeowner, one of your most important tasks is the routine maintenance and review of ***all*** of the home's systems and components. The Home Inspector does not have access to all of the information necessary to be able to comment if all the home's systems and components have been maintained and reviewed on a routine basis. Not all items that need maintenance and review on a routine basis are identified on the report.

Photos have been included in the inspection report to help you understand what was observed during the inspection. When describing the condition, photos are intended to show an example of the condition, but may not provide exhaustive documentation of all locations of the condition. When correcting these conditions, a qualified professional should carefully check for all similar occurrences.

Report was prepared by Jill Hauk of Jill Hauk Home Inspections, LLC on 1 April 2025.

Standards of Practice: Wisconsin State Statute 440.975 and SPS 131 Subchapter IV	**In Attendance:** CWD Associate	**Type of building:** Single Family (1 story)
Approximate age of building: Over 75 Years	**Temperature at Start of Inspection:** Below 40 (F)	**Weather:** Clear
Ground/Soil surface condition: Damp	**Precipitation in the last 3 days:** Yes	**Radon Test:** Yes

1. Roofing

A home inspector shall observe and describe the condition of all of the following: roof coverings and type; roof drainage systems; flashings; skylights, chimneys and roof penetrations; signs of leaks or abnormal condensation on building components.

A home inspector shall describe the methods used to observe the roof.

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 lightning arrestors; observe internal gutter and downspout systems and related underground drainage piping.

Styles & Materials

Roof Covering:
3-Tab asphalt shingles
Asphalt roll

Viewed roof covering from:
Ground
Ladder

Sky Light(s):
None

Chimney (exterior):
Brick

		F	D	R	E	MA	MO	NI	NP
1.0	Roof Coverings		•	•					
1.1	Roof Drainage Systems			•					
1.2	Flashings	•							
1.3	Roof Penetrations	•							
1.4	Chimney(s)		•						
1.5	Skylights/Solar Tubes								•

F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

1.0 (1) **Defect:** Water was pooling on the flat roof - roof was not pitched correctly. Depressions were present in the roof covering.

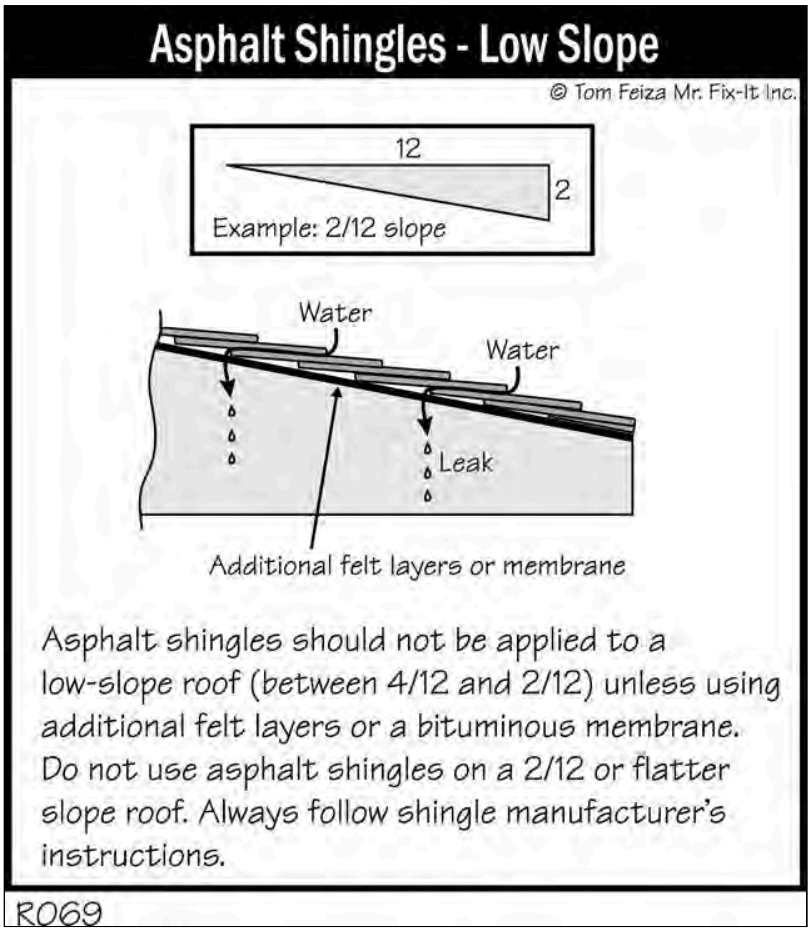
Cracking was present. Once cracks develop into through-material splits, the roof is more likely to leak.

Moisture stains were present underneath this area of the roof with a depression. Stains represent a past or present leak in the roof covering. Depression may indicate issues with the roof structure - there was no attic space in this area to allow a view of the roof structure.

Recommend further evaluation of the roof coverings and repair/replace as necessary by qualified roofing contractor.

1.0 (2) **Defect:** The low slope roof at the on the front porch had asphalt composite shingles installed. It should have either selvage, roll roofing, rubber membrane or an approved covering for a flat roof. The roof may leak in heavy rain or ice may dam in winter causing a leak.

Recommend further evaluation of the roof coverings and repair/replace as necessary by qualified roofing contractor.

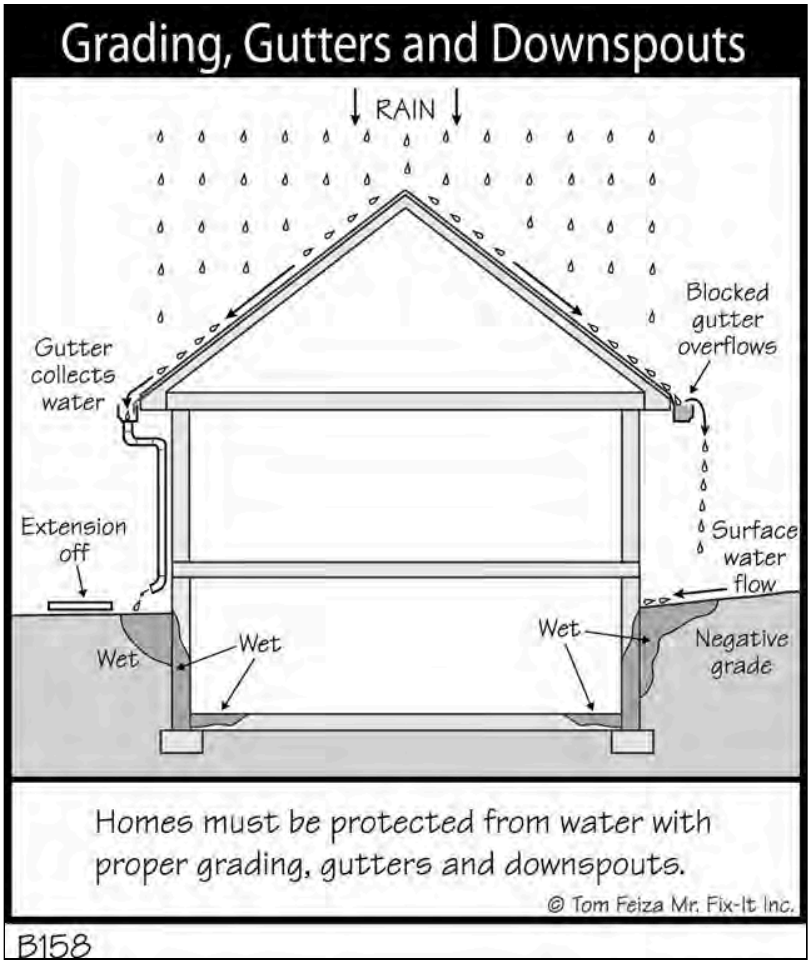


1.0 (3) **Repair:** Ridge cap shingle was spilt. Condition may allow moisture intrusion.

Recommend further evaluation of the roof coverings and repair as necessary by qualified roofing contractor.

1.1 Repair: Downspouts discharged roof drainage next to the foundation. This condition can result in excessively high moisture levels in the soil at the foundation and can cause damage to the foundation and moisture intrusion into the basement.

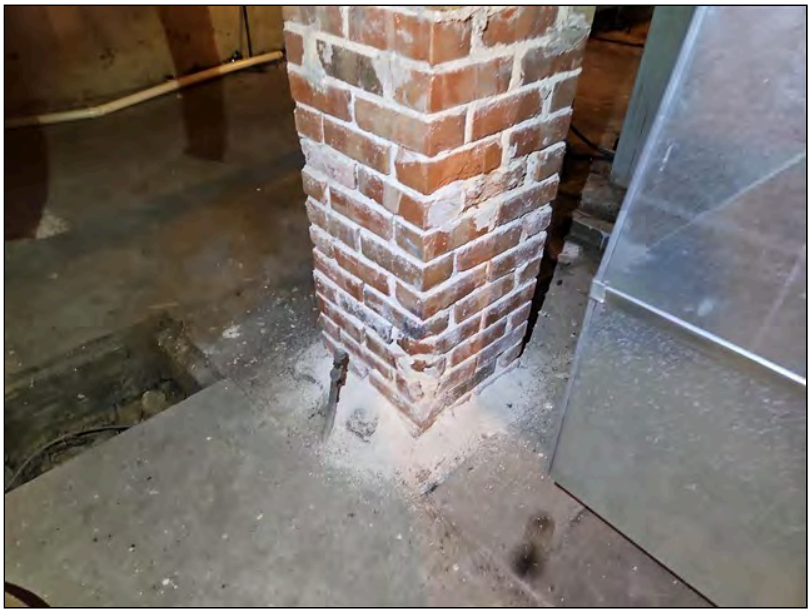
Recommend installation of downspout extensions to discharge roof drainage a minimum of (6) feet from the foundation.



1.4 Defect: Concrete crown and flue were cracked. Mortar at the base of the chimney in the basement has turned into a powder.

Structural integrity of chimney is compromised.

Recommend further evaluation and repair as necessary by qualified chimney contractor.



The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

A home inspector shall observe and describe the condition of all of the following: wall claddings, including type; flashings and trim; entryway doors and at least one window per side of a dwelling unit; garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing; decks, balconies, stoops, steps and porches including railings; eaves, soffits and fascias; grading, drainage, driveways, patios walkways, and retaining walls that abut the dwelling unit.

A home inspector shall operate all entryway doors, garage doors, and at least one window per side of dwelling unit.

A home inspector is not require to observe the following: 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 garages and carports; trees, shrubs and other vegetation.

Styles & Materials

Siding Material and Style:
Vinyl, Lap

Exterior Entry Doors:
Wood
Metal

Appurtenance:
Porch

Driveway:
None

		F	D	R	E	MA	MO	NI	NP
2.0	Wall Cladding, Flashing and Trim	•							
2.1	Eaves, Soffits and Fascias			•					
2.2	Doors			•					
2.3	Windows (exterior)			•					
2.4	Decks, Balconies, Porches		•						
2.5	Driveways, Patio Floors, Walkways		•						
2.6	Vegetation, Grading, Retaining Walls - with respect to impact on building			•					

F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

2.1 Repair: Disengaged fascia was present at the left side (facing front) of the home. Sealant was deteriorated. Area is vulnerable to the entry of vermin and moisture.

Recommend further evaluation and repair as necessary by a qualified contractor.

2.2 Repair: Both storm doors were damaged.

Recommend further evaluation and repair as necessary by a qualified contractor.

2.3 (1) **Repair:** Window well covers were not installed at the basement windows. Recommend the installation of window well covers to prevent the accumulation of snow and rain which can make the windows and foundation vulnerable to moisture intrusion.

2.3 (2) **Repair:** Basement window frames were deteriorated. Their deterioration will result in moisture intrusion into the basement.

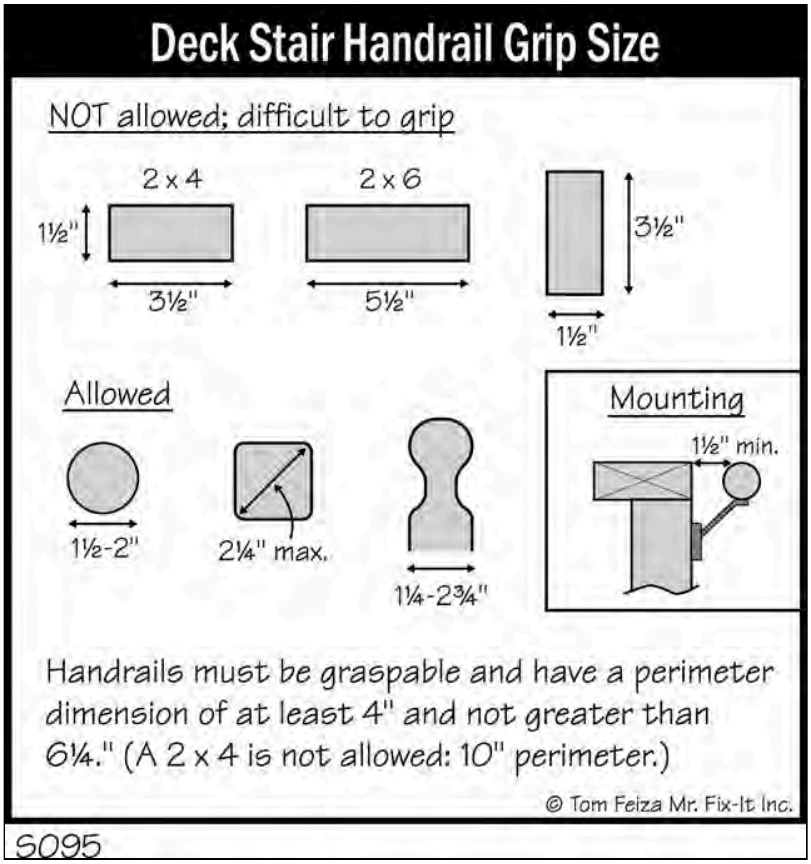
Recommend further evaluation and repair as necessary by a qualified contractor.

Given the age of the home, it is possible for lead paint to be present. Recommend testing and taking appropriate safety protocols as necessary.

2.3 (3) **Repair:** Screens were not present on all of the windows.

2.4 (1) **Defect:** The handrail on the porch was not "graspable". "Graspable" refers to the ability of the user to get a secure grip on the handrail. This is a fall hazard.

Recommend further evaluation and repair as necessary by a qualified contractor.


Deck Stair Handrail Grip Size
NOT allowed; difficult to grip
2 x 4
2 x 6
1½"
3½"
5½"
3½"
1½"
Allowed
1½-2"
2¼" max.
1¼-2¾"
Mounting
1½" min.
Handrails must be graspable and have a perimeter dimension of at least 4" and not greater than 6¼." (A 2 x 4 is not allowed: 10" perimeter.)
© Tom Feiza Mr. Fix-It Inc.
S095

2.4 (2) **Defect:** The following conditions were present on the rear porch:

The handrail was not "graspable". "Graspable" refers to the ability of the user to get a secure grip on the handrail. This is a fall hazard.

The paint/stain was in a deteriorated condition. Deterioration from moisture intrusion will occur if not corrected.

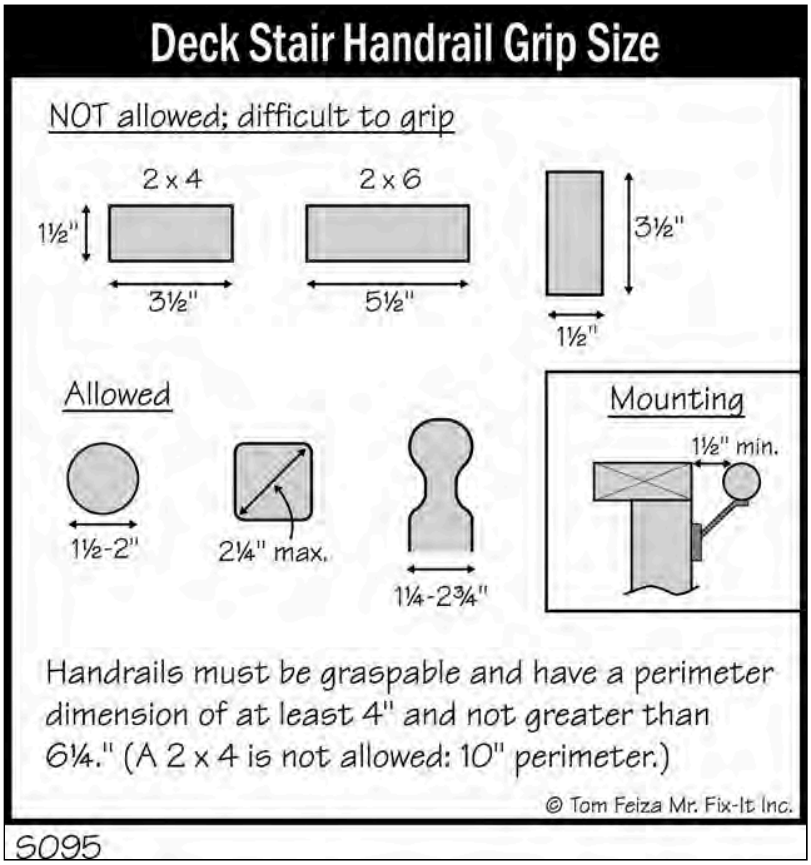
The ledger board was incorrectly fastened to the home with nails instead of threaded fasteners. This condition can result in the ledger board pulling away from the structure.

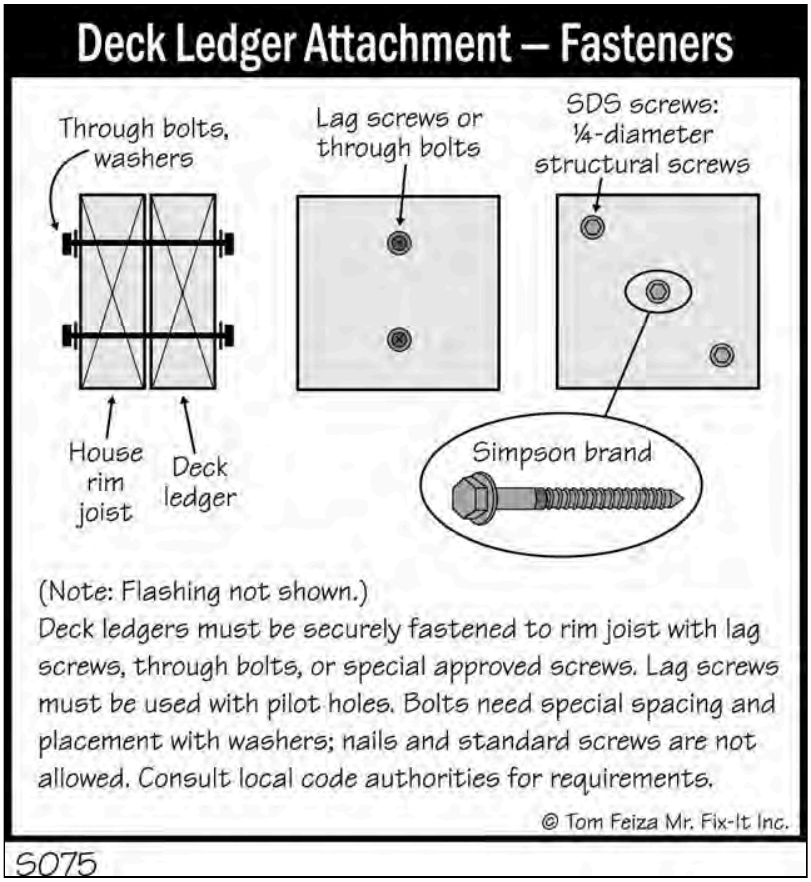
Open risers with a space in excess of 4" were present. This is a fall hazard.

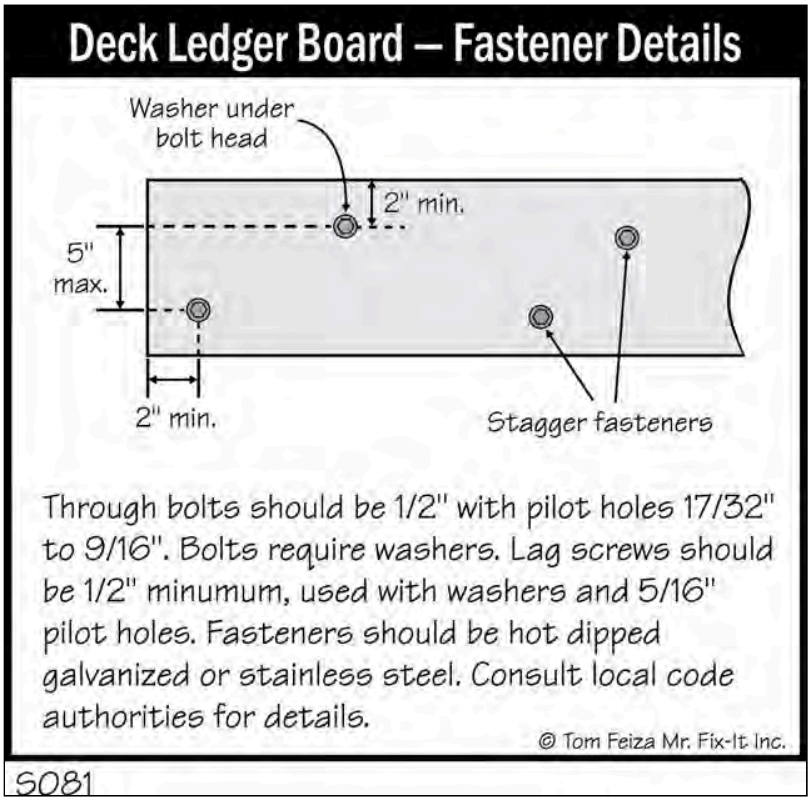
Structure was leaning.

Above conditions can jeopardize the structural integrity of the porch, reduce its life expectancy and/or is a safety hazard. List above may not be exhaustive documentation of all conditions that could be considered a "Defect".

Recommend further evaluation of the structure and repair as necessary by a qualified professional.


Deck Stair Handrail Grip Size
NOT allowed; difficult to grip
2 x 4
2 x 6
1½"
3½"
5½"
3½"
1½"
Allowed
1½-2"
2¼" max.
1¼-2¾"
Mounting
1½" min.
Handrails must be graspable and have a perimeter dimension of at least 4" and not greater than 6¼." (A 2 x 4 is not allowed: 10" perimeter.)
© Tom Feiza Mr. Fix-It Inc.
S095

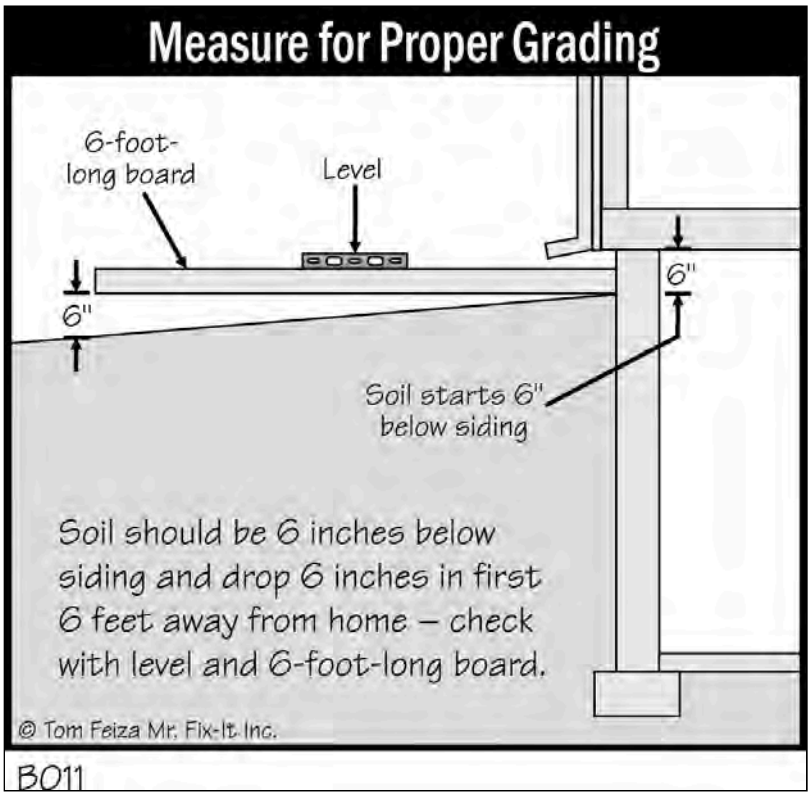

Deck Ledger Attachment – Fasteners
Through bolts, washers
Lag screws or through bolts
SDS screws: ¼-diameter structural screws
House rim joist
Deck ledger
Simpson brand
(Note: Flashing not shown.)
Deck ledgers must be securely fastened to rim joist with lag screws, through bolts, or special approved screws. Lag screws must be used with pilot holes. Bolts need special spacing and placement with washers; nails and standard screws are not allowed. Consult local code authorities for requirements.
© Tom Feiza Mr. Fix-It Inc.
S075


Deck Ledger Board – Fastener Details
Washer under bolt head
2" min.
5" max.
2" min.
Stagger fasteners
Through bolts should be 1/2" with pilot holes 17/32" to 9/16". Bolts require washers. Lag screws should be 1/2" minumum, used with washers and 5/16" pilot holes. Fasteners should be hot dipped galvanized or stainless steel. Consult local code authorities for details.
© Tom Feiza Mr. Fix-It Inc.
S081

2.5 Defect: The heaving, settling and cracking of the sidewalk has created a trip hazard.

Recommend further evaluation and repair as necessary by a qualified contractor.

2.6 Repair: The landscaping was insufficiently sloped away from the home in multiple locations. This can cause excessively high levels of moisture at the foundation and cause damage to the foundation and moisture intrusion into the basement. Recommend correcting landscape to drain water away from home.



The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

A home inspector shall observe and describe the condition of all of the following: walls, ceilings and floors; steps, stairways, balconies and railings; counters and all sink base cabinets; a random sample of doors and windows; separation walls, ceilings and doors between a dwelling unit and an attached garage or another dwelling unit; signs of water penetration in the building or signs of abnormal or harmful condensation on building components.

A home inspector is not required to observe any of the following: paint, wallpaper or any 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.

Styles & Materials

Ceiling Materials:
Drywall
Ceiling tile
Plaster

Wall Material:
Drywall
Plaster
Wood paneling

Floor Covering(s):
Laminate
Linoleum
Wood

Interior Doors:
Wood

Window Types:
Double hung, vinyl, thermal/insulated

Kitchen Cabinetry:
Wood

Kitchen Countertop:
Granite

		F	D	R	E	MA	MO	NI	NP
3.0	**Ceilings, Walls**			•	•				
3.1	**Floors**	•							
3.2	**Stairways, Balconies and Railings**		•						
3.3	**Doors (representative number)**		•						
3.4	**Windows (representative number)**	•							
3.5	**Counters and Cabinets (representative number)**	•							
3.6	**Other**				•				

F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

3.0 (1) **Further Evaluation:** Given the age of the home, the ceiling tile may contain asbestos. Testing would need to be conducted to confirm the presence of asbestos with certainty. Please refer to the EPA website for more information: https://www.epa.gov/asbestos/protect-your-family

3.0 (2) **Repair:** The plaster was disengaged/cracked in multiple locations. Recommend further evaluation and repair as necessary by a qualified contractor.

3.2 (1) **Defect:** The stairs to the basement were not constructed in a manner that are consistent with today's safety standards. This can be a fall hazard.

It may not be possible to make all the changes necessary that will make the stairs meet today's standards but action can be taken to make them safer. One improvement that can be made is the installation of a handrail and correcting the installation of the current handrail.

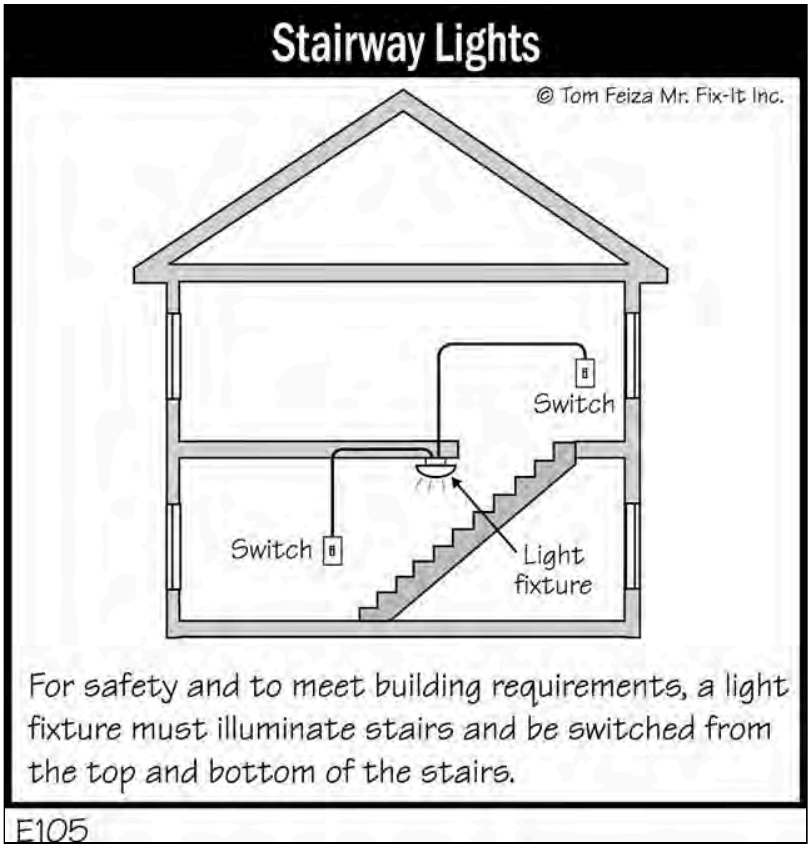
Recommend further evaluation and repair by a qualified contractor.

3.2 (2) **Defect:** A door opens over stairs without a landing being present. This is a fall hazard.

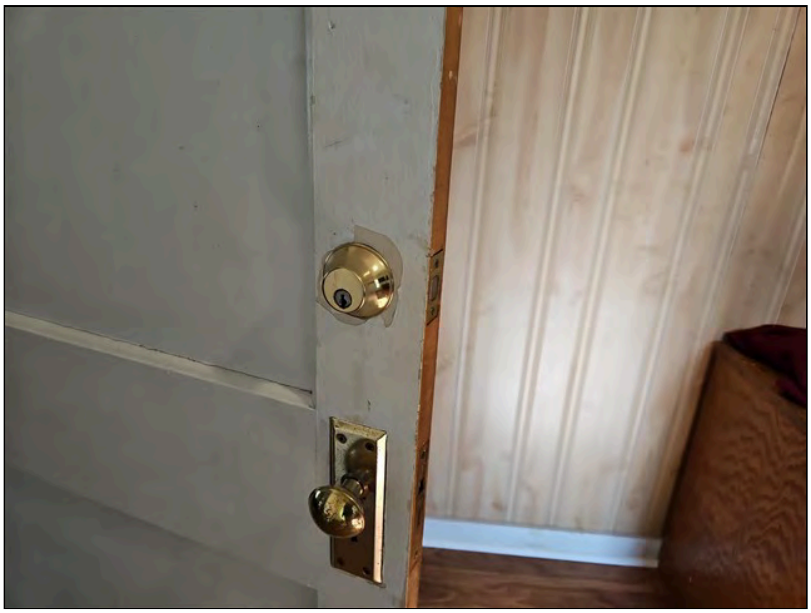
Recommend further evaluation and repair by a qualified contractor.

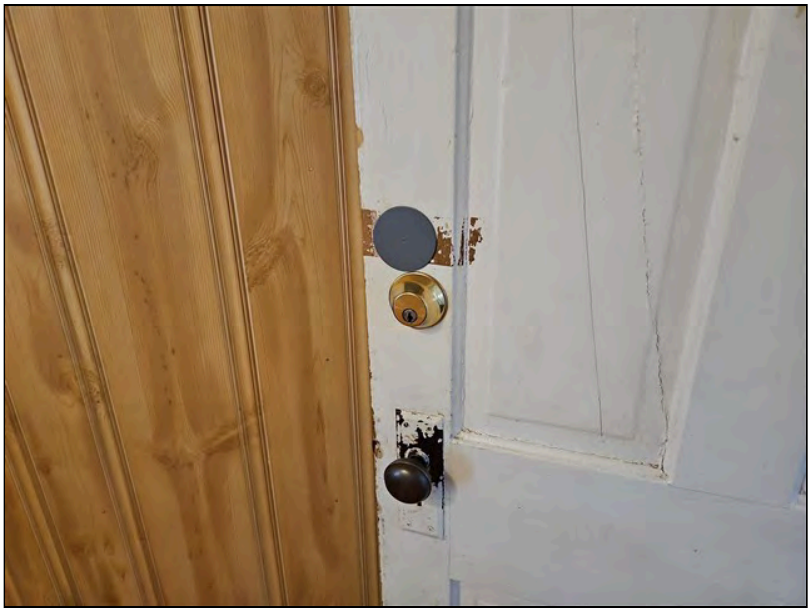
3.2 (3) **Defect:** There were no switches at the bottom and top of the stairs that would have turned on the light in the stairs to the basment - if there was a light bulb.

Recommend further evaluation and repair as necessary by a licensed electrician.



3.3 Defect: Bedroom doors could be locked using a deadbolt. The exterior of the doors could only be opened with a key. This is a potential safety hazard.





3.6 (1) **Further Evaluation:** Evidence of potential vermin/insect activity was present in the basement.

Recommend further evaluation by a qualified professional.

3.6 (2) **Further Evaluation:** A material that has the appearance of asbestos was present. Recommend further evaluation by a qualified professional.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

A home inspector shall observe and describe the type and condition of structural components including foundations, flooring systems, walls, columns/piers, ceilings and roof. The home inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Masonry block
Rock/Stone
Brick
Incomplete view

Floor Structure:
Wood joists
Wood beam(s)
Incomplete View

Method used to observe Crawlspace:
From entry - access was blocked

Wall Structure:
Wood
Incomplete view - wall coverings were present

Columns:
Wood posts
Timber
Brick corbel on chimney

Ceiling Structure:
Wood joists
Incomplete view - ceiling structure was viewed from attic entrance(s) and covered in insulation
Incomplete view - planks were installed on attic floor
Incomplete view - not all areas were accessible

Roof Structure:
Rafters
OSB sheathing
Wood planks
Incomplete view - roof structure was viewed from attic entrance
Incomplete view - not all areas were accessible

Roof-Type:
Gable
Shed

Method used to observe attic:
From entry
Not all attics space(s) were accessible

		F	D	R	E	MA	MO	NI	NP
4.0	**Foundations, Basement and Crawlspace**		•						
4.1	**Walls (Structural)**	•							
4.2	**Columns**		•						
4.3	**Floors (Structural)**		•						
4.4	**Roof Structure and Attic**		•		•				
4.5	**Ceilings (Structural)**				•				

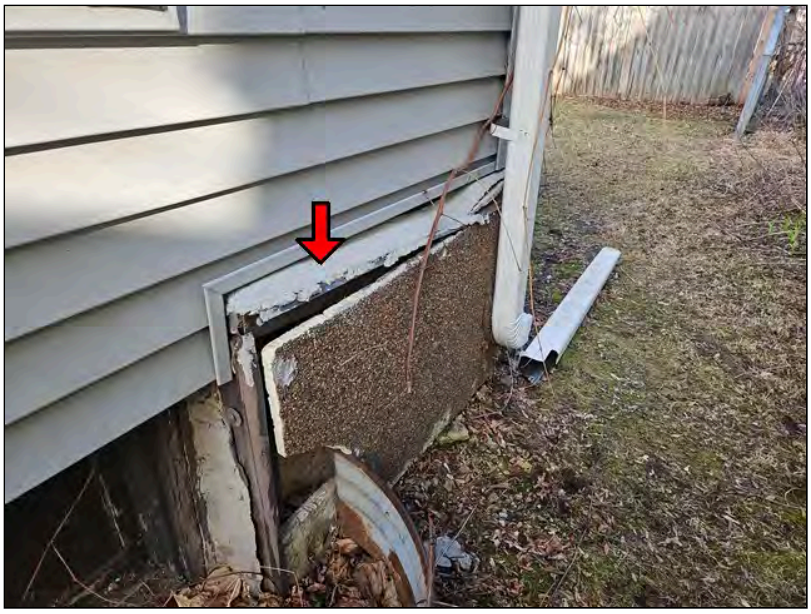
F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

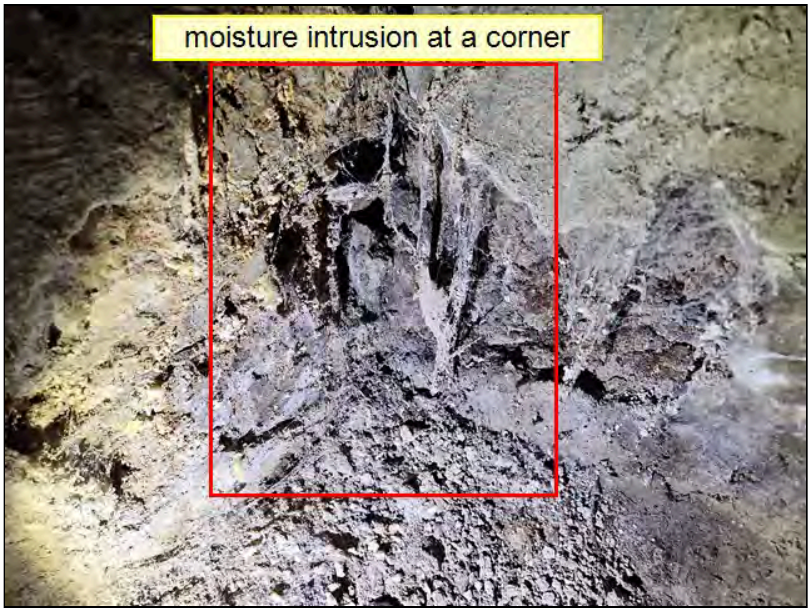
4.0 Defect: Foundation was damaged. Gaps present in the foundation walls indicate the need for tuckpointing. Evidence of moisture intrusion was present. Foundation walls were bowed. Extensive presence of effloresence was observed. Effloresence is indicative of excessive pooling of water at the foundation, which can lead to its damage and water intrusion.

Please note that the presence of skim coating prevented a complete determination of all the materials used to build the foundation. Poured concrete may also have been used.

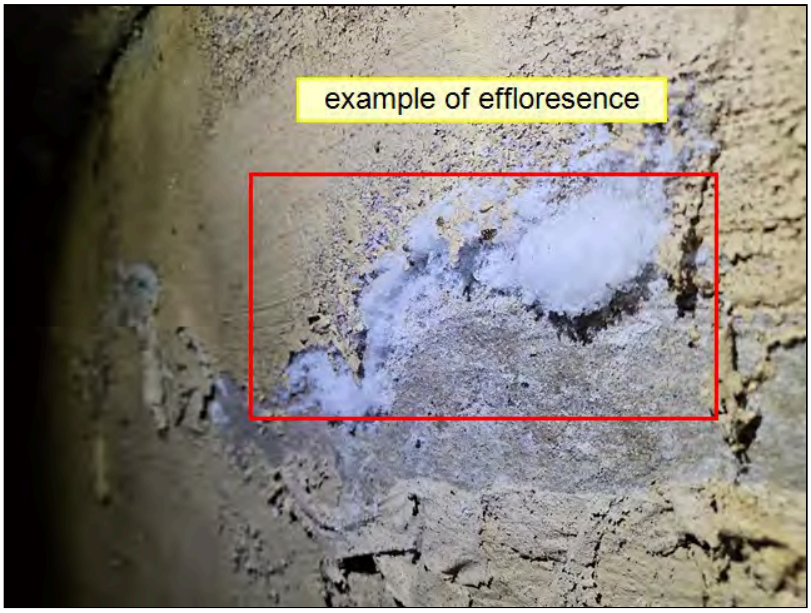
Recommend further evaluation and repair as necessary by a qualified foundation specialist.



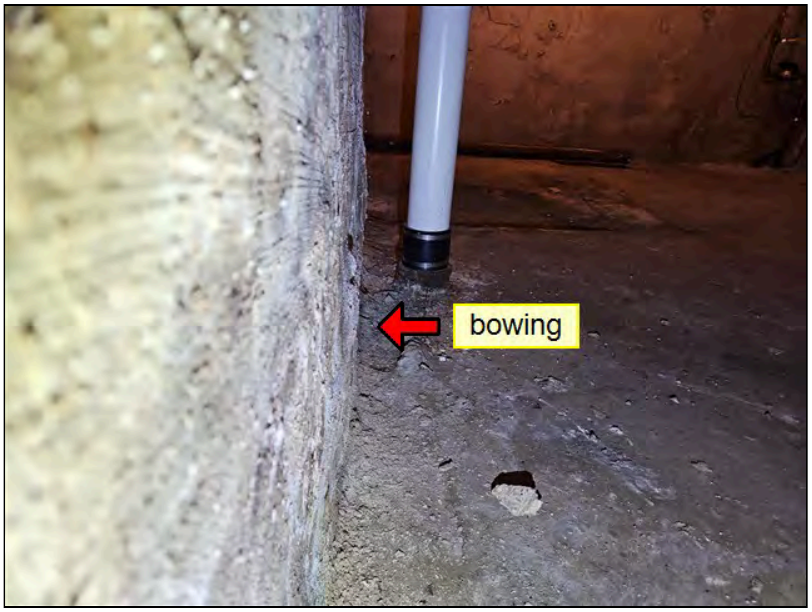

moisture stains


moisture intrusion at a corner


effloresence and possible cracking


example of effloresence


bowing



4.2 Defect: Columns were not constructed in a manner or in a condition to adequately support the floor structure.

Recommend further evaluation and repair as necessary by a qualified professional.

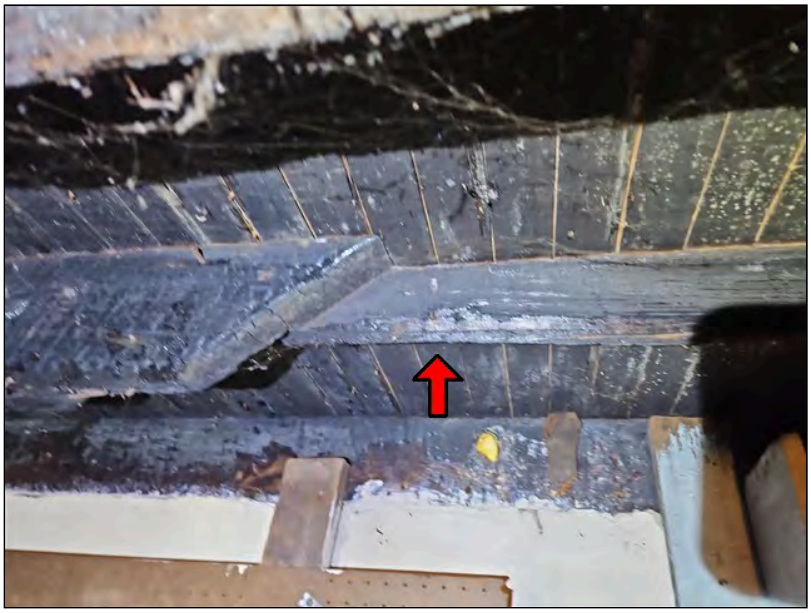
Photos are not exhaustive documentation of all locations.

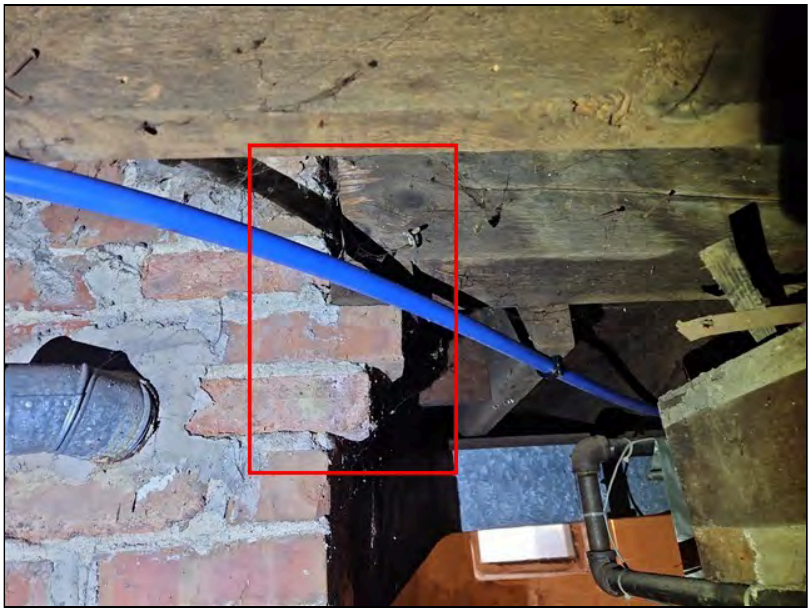
4.3 Defect: Joist(s) were altered in a manner that impact their structural integrity. Main beam was resting on chimney corbels - cracks were present. Please see note 1.4 about the condition of the bottom of the chimney. Subfloor was deteriorated.

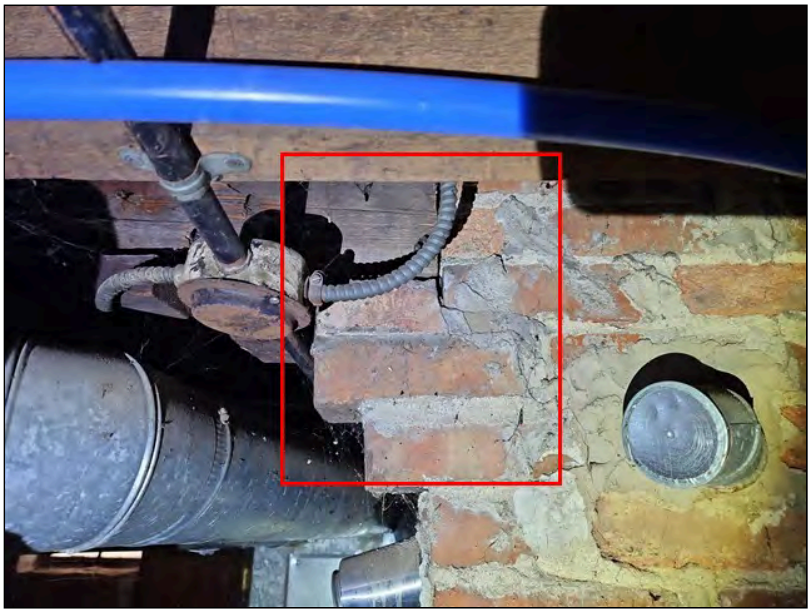
Fire damage was present - structural integrity of these floor components need to be confirmed.

Recommend further evaluation and repair as necessary by a qualified professional.

Photos are not exhaustive documentation of all locations.



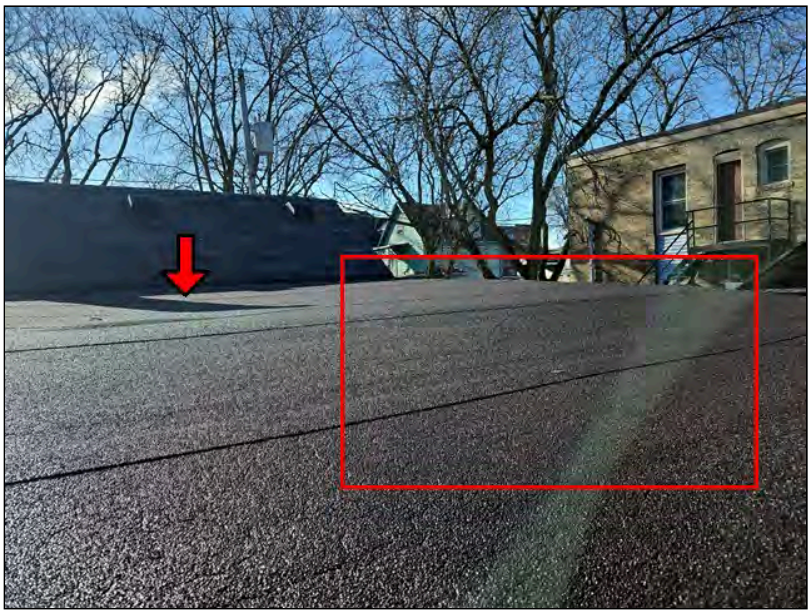





fire damage

4.4 (1) **Defect:** Roof decking was wavy and depressions were present. Above the stairs to the basement, the wood planks were deteriorated and the OSB did not appear to be resting on the rafters.

Recommend further evaluation and repair as necessary by a qualified professional.



4.4 (2) **Further Evaluation:** The attic hatch was covered in foam board insulation. After repeated attempts, the Inspector was not able to raise the hatch completely - it was bumping into the roof decking - or pull it through the opening.

As a result, the view of the attic space under the pitched roof was very limited.

4.5 Further Evaluation: The attic hatch was covered in foam board insulation. After repeated attempts, the Inspector was not able to raise the hatch completely - it was bumping into the roof decking.

As a result, the view of the attic space under the pitched roof was very limited.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

A home inspector shall observe and describe the condition of all of the following: interior water supply and distribution systems, including piping, materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections; interior drain, waste and vent systems, including traps, drain, waste and vent piping supports and leaks; hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues and vents; fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks; sump pumps.

A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

A home inspector is not required to do any of the following: state the effectiveness of anti-siphon devices; determine whether the water supply or waste disposal systems are private or public; 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, foundation drainage systems, or spas; observer 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.

Styles & Materials

Water Source:
Public

Plumbing Water Supply:
Copper

Plumbing Water Distribution (inside home):
Galvanized
Copper
PEX
CPVC

Washer Drain Size:
None

Plumbing Waste:
Cast iron
PVC

Water Heater Power Source:
Gas

Water Heater Capacity:
40 Gallon

Water Heater Manufacturer:
Bradford-White

Water Heater Location:
Basement

		F	D	R	E	MA	MO	NI	NP
5.0	Plumbing Drain, Waste and Vent Systems				•		•		
5.1	Plumbing Water Supply, Distribution System and Fixtures				•		•		
5.2	Hot Water Systems, Controls and Venting				•				
5.3	Main Water Shut-off Device				•				
5.4	Main Fuel Shut-off	•							
5.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)		•						
5.6	Sump Pump								•
5.7	Water Softener								•

F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

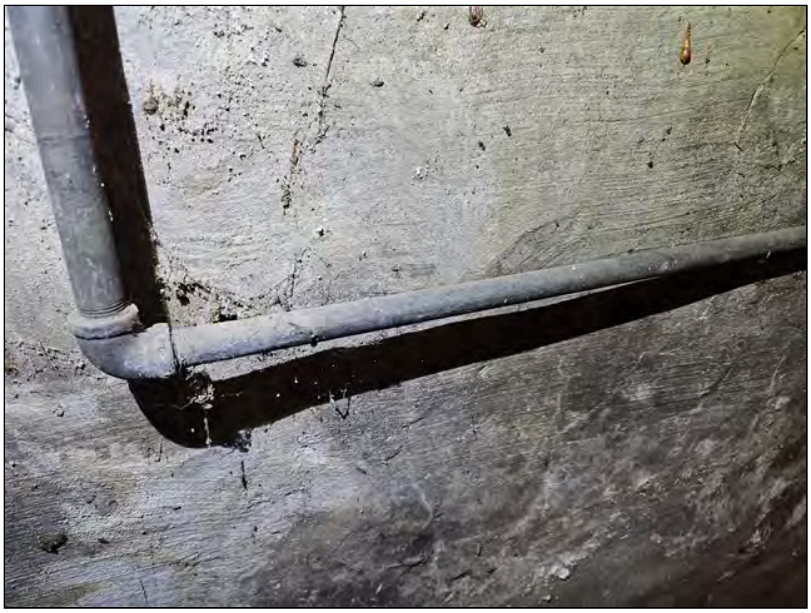
5.0 (1) **Further Evaluation:** Was a broken piece of cast iron pipe used to make a "repair"?

Recommend further evaluation by licensed plumber.

5.0 (2) **Monitor:** Cast iron waste pipes will corrode from the inside to the outside over time and will need to be replaced eventually. Recommend monitoring condition.

5.0 (3) **Further Evaluation:** The main water supply was shut off at the time of the inspection. The inspection of the plumbing system was incomplete.

5.1 (1) **Monitor:** Galvanized steel pipe was in use for the water distribution lines. This style of pipe will rust from the inside out. The accumulation of rust/minerals on the inside of the pipe may restrict water flow. Recommend monitoring condition.

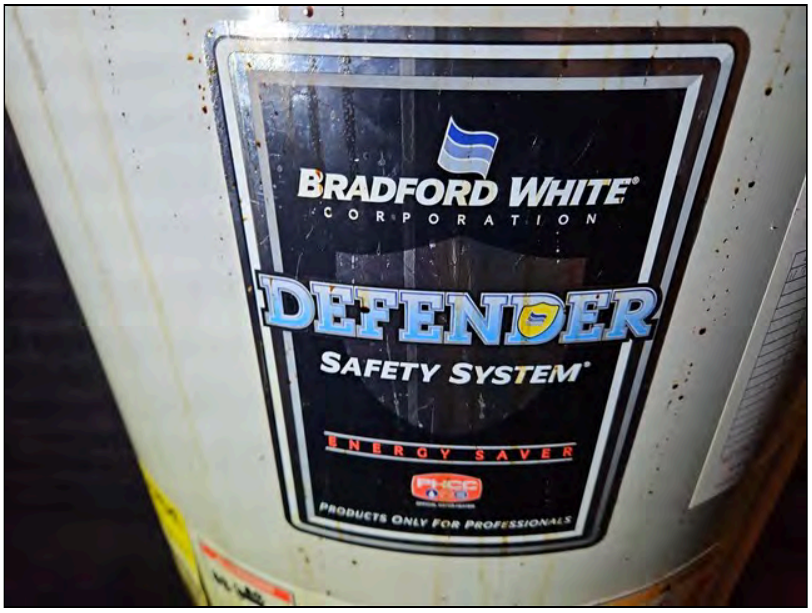


5.1 (2) **Further Evaluation:** The main water supply was shut off at the time of the inspection. The inspection of the plumbing system was incomplete.

5.2 Bradford White water heater - year of manufacture was 2007.

Equipment was older that the typical expected lifespan of 8-12 years. Recommend creating budget for replacement.

Further Evaluation: Unit was not plugged in and working at the time of the inspection.


BRADFORD WHITE
CORPORATION
DEFENDER
SAFETY SYSTEM
ENERGY SAVER
PRODUCTS ONLY FOR PROFESSIONALS


Gama
BRADFORD WHITE CORPORATION
200 LAFAYETTE ST. MIDDLEVILLE MI 49333
Model No:M1TW40S6FBN
Serial No: DH9536609 D/N:
Cap. 40(gal.)
Input:40000 (Btu/hr.) Gas: NATURAL
Gas press. Manifold:4.0 (''w.c.). Inlet
Supply Max:14.0 (''w.c.) Min. 5.0 (''w.c.).
For closet installation.
MINIMUM CLEARANCES FROM COMBUSTIBLE
CONSTRUCTION: 1 INCHES FRONT, 0 IN. LEFT
0 IN. RIGHT, 0 INCHES BACK, 15 IN. TOP
0 INCHES FROM VENT CONNECTOR.
ANS Z21.10.1-2004*CSA 4.1-2004
Press: Test 300 (psi). Working 150 (psi)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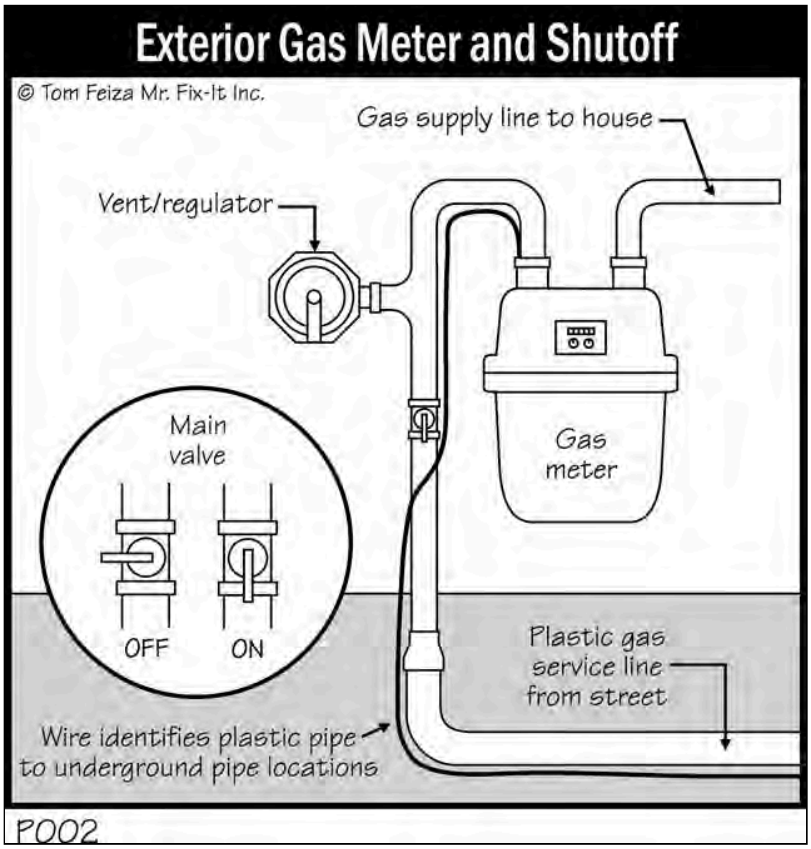
WARRANTY INFORMATION
all
comfort
services
Exceeding Expectations with Integrity
24 HOUR SERVICE ON ALL MAKES
CALL 838-7300
DATE
WORK PERFORMED
TECHNICIAN
11 7 07
INSTALLED

5.3 Further Evaluation: The main water supply was shut off at the time of the inspection. The inspection of the plumbing system was incomplete.

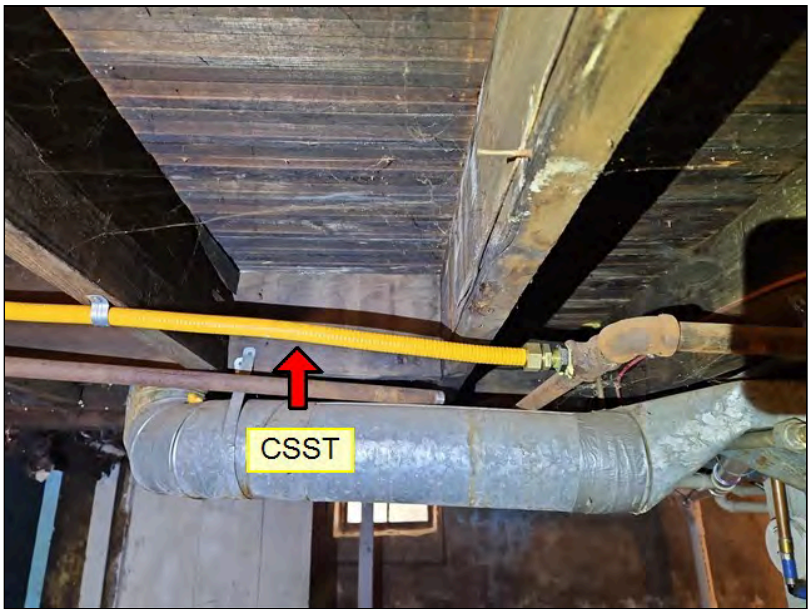
5.4 The main fuel shut off was located at the gas meter on the left side (facing front) of the home.



5.5 (1) **Defect:** CSST is a flexible fuel line. When installed inside or attached to a building it should be bonded to the electrical grounding system of the building. This is to help mitigate the potential of an electrical surge from forming holes in the CSST resulting in the leaking of fuel.

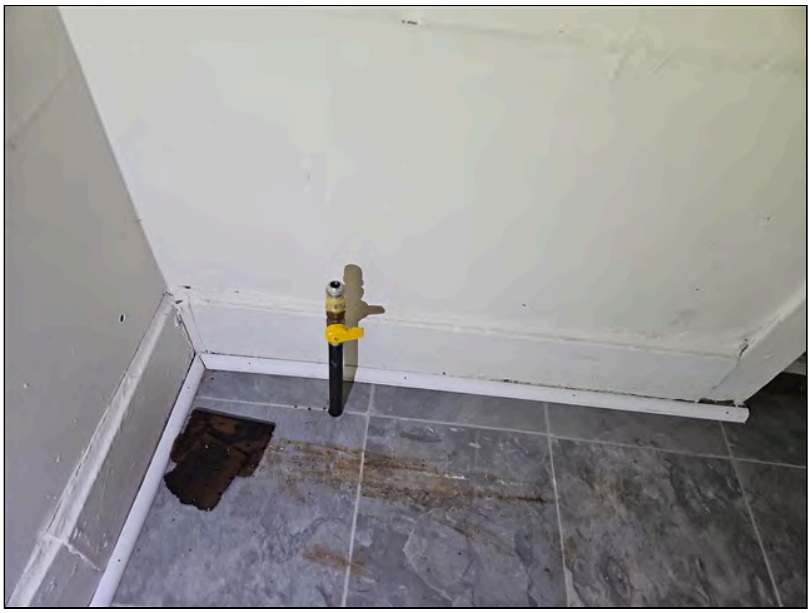
Bonding is attaching a conductor between the rigid fuel line before its connection to the CSST and the home's electrical grounding system.

The CSST was not bonded. Recommend further evaluation and repair as necessary by licensed electrician.



5.5 (2) **Defect:** A gas supply line was shut off at the valve but was not capped. If the valve is opened, gas will flow into the home and create a dangerous condition.

Recommend further evaluation and repair as necessary by licensed plumber.



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

A home inspector shall observe and describe the conditions of all of the following: service entry conductors; service equipment, grounding equipment, main over current device; main and distribution panels, including their location; amperage and voltage ratings of the service, including whether the service type is overhead or underground; branch service conductors, their overcurrent devices, and their compatibility of their ampacities and voltage, including any aluminum branch circuit wiring; the operation of a representative number of installed lighting fixtures, switches and receptacles installed in the house, garage and any exterior walls; the polarity and grounding of all receptacles within 6 ft of plumbing fixtures, in the garage or carport, and on the exterior of the structure; the operation of ground fault circuit interrupters; the functionality of the power sources for smoke detectors.

A home inspector is not required to: insert any tool, probe or testing device inside the panels; test or operate any over current device except ground fault indicators; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; observe low voltage system, telephones, security systems, cable tv, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; measure amperage, voltage or impedance.

Styles & Materials

Panel capacity:
100 amp main panel

Electrical Service Conductors:
120/240 Volts
Aluminum service entrance conductors
Underground electrical service

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
Crouse-Hinds

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Non-metallic (NM) sheathed cable
Conduit

		F	D	R	E	MA	MO	NI	NP
6.0	Location of Main (Service) and Subpanel (Distribution) Panels	•							
6.1	Service Entrance Conductors	•							
6.2	Service and Grounding Equipment, Bonding, Main Overcurrent Device, Service and Distribution Panels (Main Panel and Subpanels)		•						
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage		•	•					
6.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•	•					
6.5	Polarity and Grounding of Receptacles, Use of GFCI receptacles in Required Areas		•						
6.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•							
6.7	Smoke and Carbon Monoxide Alarms				•				

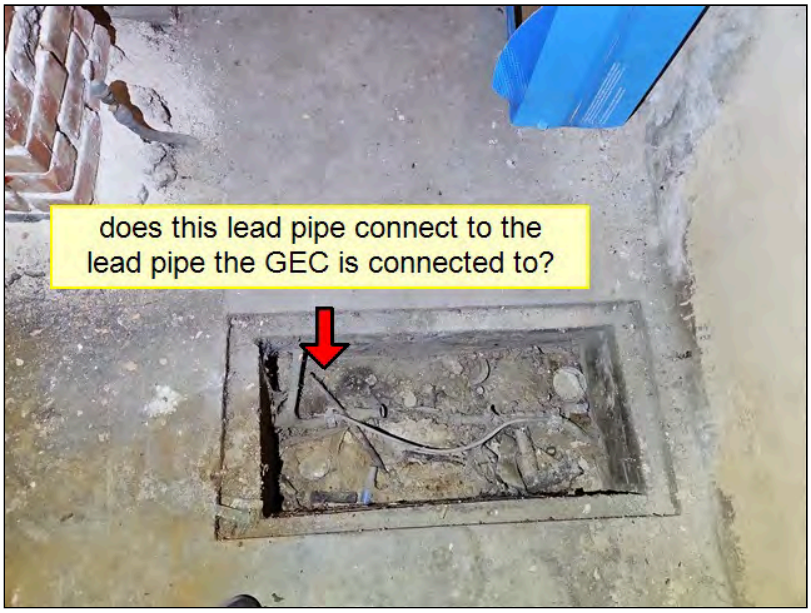
F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

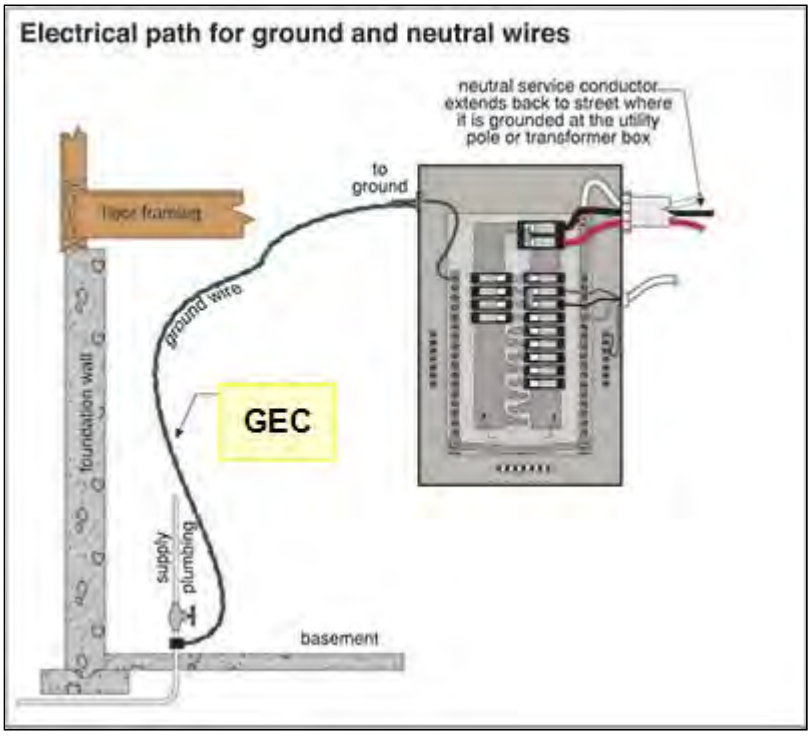
6.2 (1) **Defect:** A grounding electrode conductor (GEC) is the wire used to connect the grounding system of the home's electrical service to the grounding electrode (rod driven into the ground on the outside, main water supply pipe...).

The GEC was connected to a legacy lead water line - continuity to ground outside was not able to be confirmed.

Recommend connecting the clamp for the GEC to the current main water supply line by a licensed electrician.

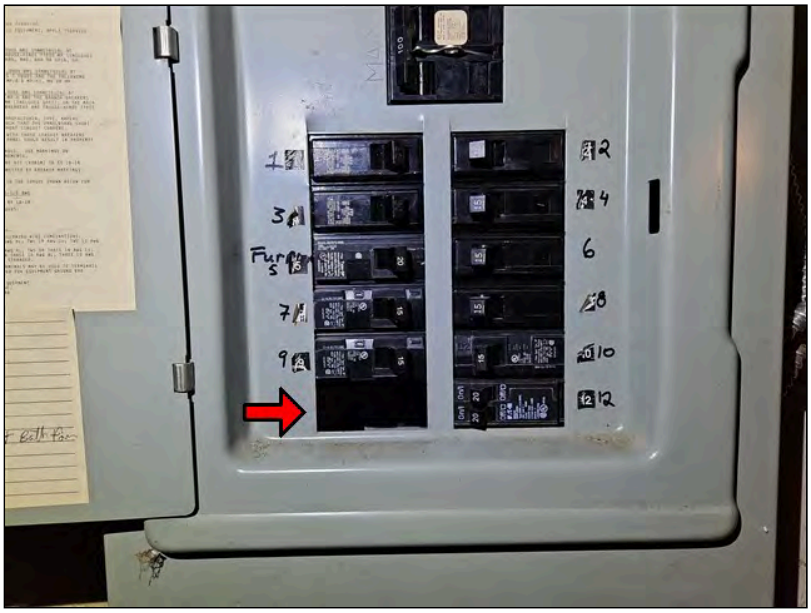


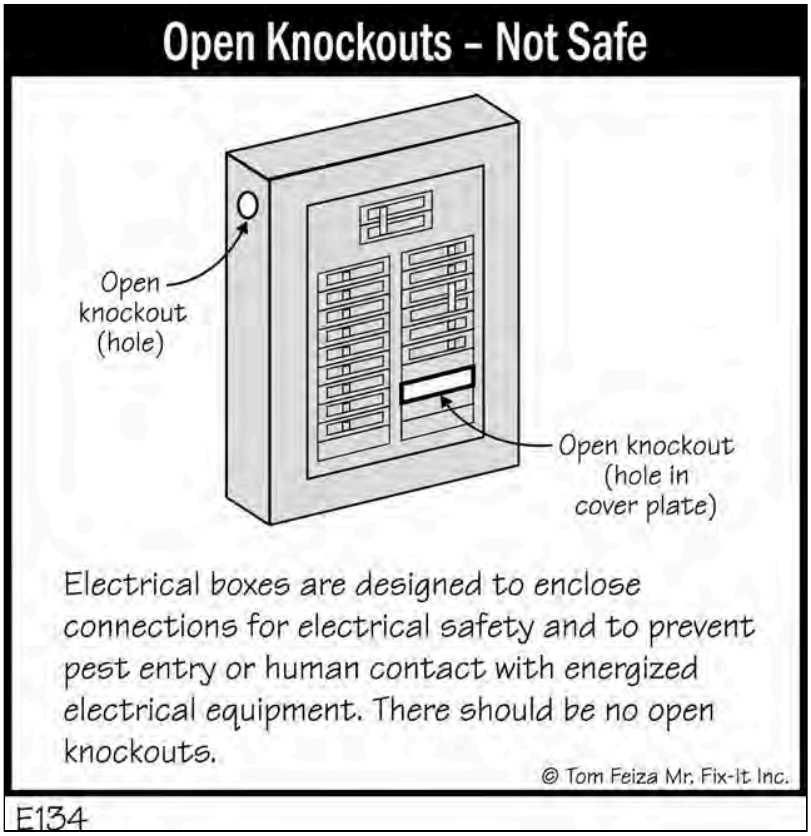

current main water suppljy


Electrical path for ground and neutral wires
neutral service conductor extends back to street where it is grounded at the utility pole or transformer box
to ground
ground wire
GEC
foundation wall
supply plumbing
basement

6.2 (2) **Defect:** The main panel had knockout(s) removed and gap(s) present. A gap in the deadfront panel provides direct access to the live conductors in the panel. This is a electrocution hazard.

Recommend further evaluation and repair as necessary by a licensed electrician.

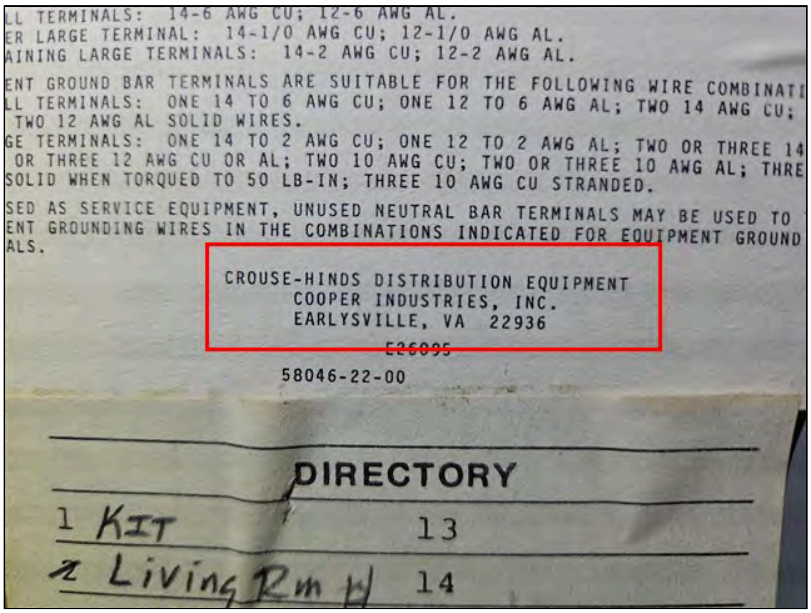


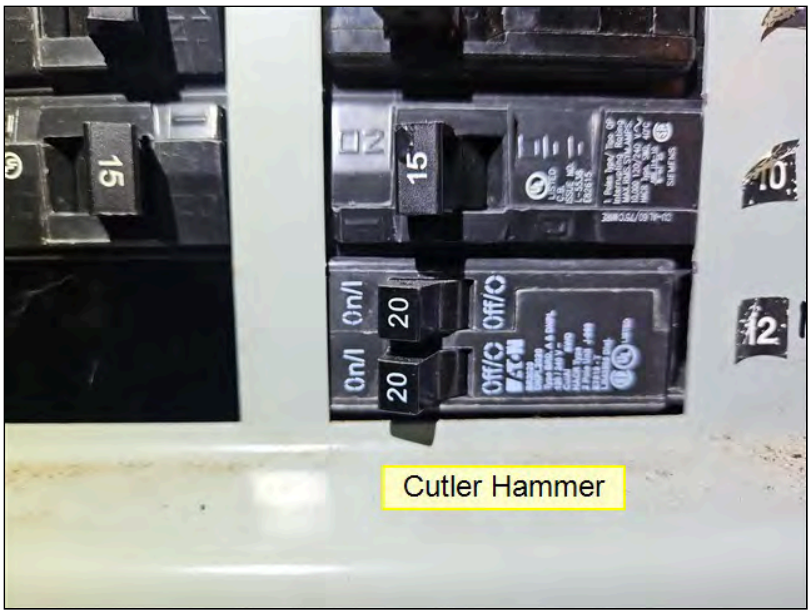


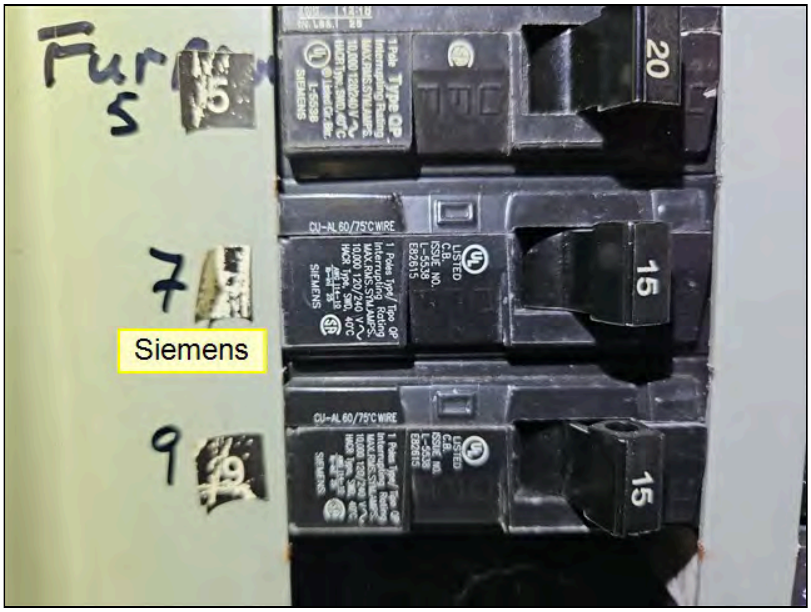
6.3 (1) **Defect:** Multiple circuit breakers in the main panel were of a different brand than the panel manufacturer. Only the breaker manufacturers and models listed on the legend on the panel can be used. Not all circuit breakers are interchangeable among the different panel manufacturers.

Using circuit breakers other than the original manufacturer's may void the United Laboratories (UL) approval and the manufacturer's warranty.

Recommend further evaluation and repair as necessary by licensed electrician.



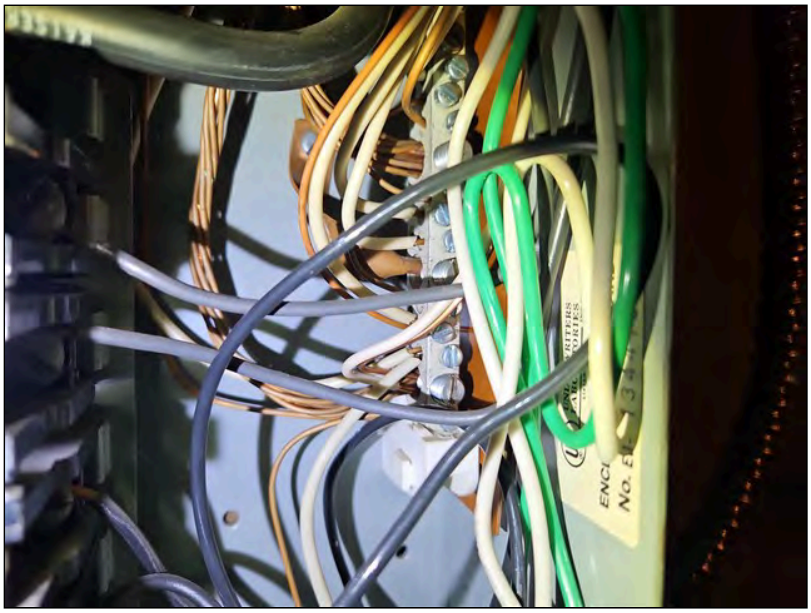


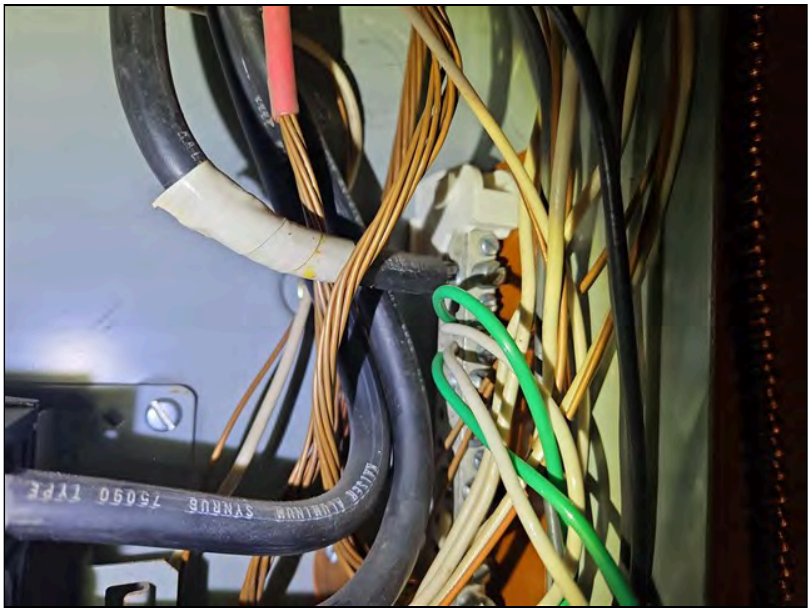


6.3 (2) **Repair:** Double lugged neutral and grounding conductors and double lugged neutral conductors were installed on the bus bar inside the main panel.

Lugs can loosen over time because of the electromagnetic force created by electrical current and the constant subtle heating and cooling of electrical circuits. A loose lug can result in arcing of the neutral wires against the bus bar and present a potential fire hazard.

Recommend further evaluation of the panel and repair as necessary by licensed electrician.





6.4 (1) **Defect:** Cover plate(s) were missing. This condition leaves energized electrical components exposed to touch and is a shock/electrocution hazard.

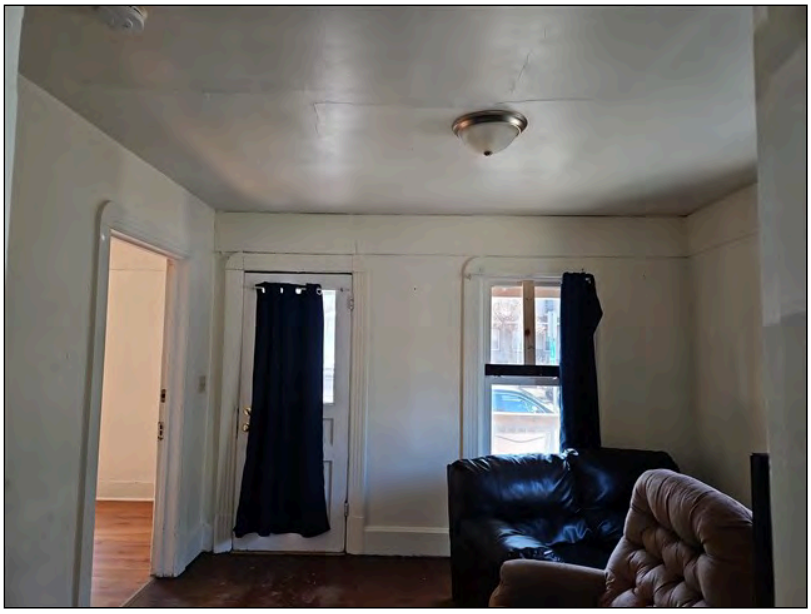
Photo provided may not be exhaustive documentation of all locations.

Recommend further evaluation and repair as necessary by licensed electrician.

6.4 (2) **Repair:** A incandescent light bulb without a cover was present in a closet. This can be a safety hazard when flammable items stored in a closet come in contact with the light bulb. Recommend the use of fluorescent light bulbs and the addition of covers.

6.4 (3) **Defect:** In multiple rooms, there was not a way to turn on a light when entering a room through a doorway.

Recommend further evaluation and repair as necessary by licensed electrician.



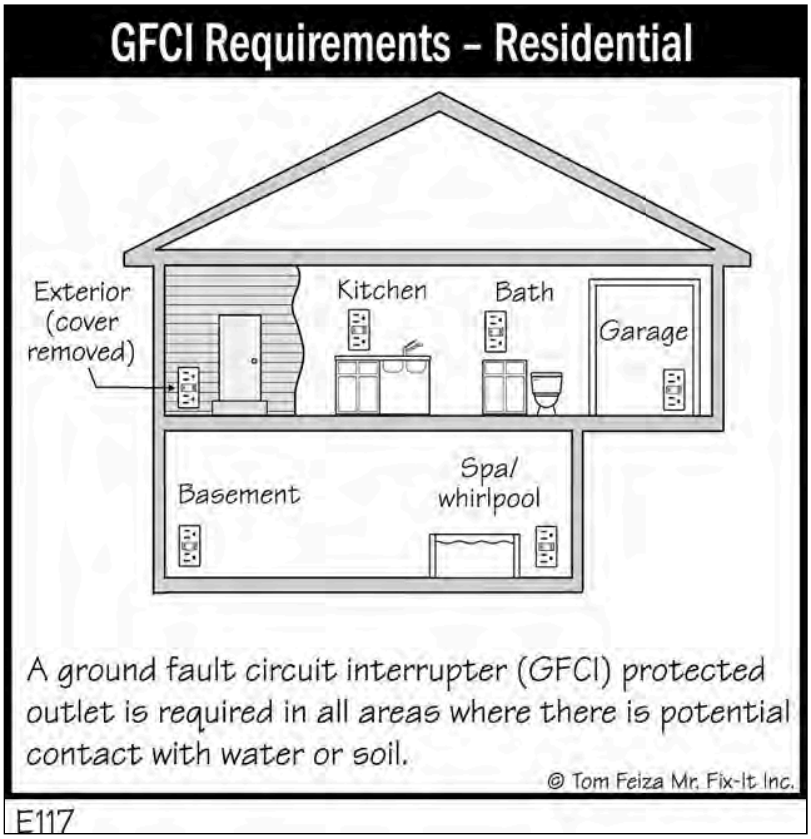
6.4 (4) **Defect:** Light fixture was not securely attached to the structure in the basement.

Recommend further evaluation and repair as necessary by licensed electrician.

6.5 Defect: A GFCI protected receptacle monitors the flow of current in the receptacle. If it detects that current is flowing along an unintended path, such as through water or a person, it will trip. It is a safety device meant to protect the user from a shock/electrocution hazard.

GFCI protected receptacles were not installed in all required areas. The absence of GFCI protected receptacles is a shock hazard.

Recommend further evaluation and repair as necessary by a licensed electrician.



6.7 Further Evaluation: Smoke and carbon monoxide alarms should be tested upon moving into the home and on a regular basis.

Smoke alarms lose their effectiveness over time and have a typical lifespan of 10 years. If the age of a smoke alarm is not known, recommend it is replaced. For more information on smoke detectors, please refer to the National Fire Protection Association (NFPA): https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

A home inspector shall observe and describe the condition of a permanently installed heating equipment and distribution systems and cooling systems that are central to the home including normal operating controls, energy source, automatic safety controls, the presence of an installed heat/cooling source in each room, exterior surfaces of chimneys, flues, and vents and solid fuel heating devices. A home inspector shall operate the systems using normal operating controls and open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.

A home inspector is not required to: operate heating/cooling 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 connections or humidifiers, operate electronic air filters, observe non-central air conditioners, observe the uniformity or adequacy of cool-air supply or heat supply to the various rooms, observe the heat exchanger unless it is readily observable and normally accessible to an occupant of the dwelling unit, test the electrical current drawn by the AC unit or observe the pressure of the system coolant or determine the presence of leakage.

Styles & Materials

Heating Equipment Type:
Forced air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Heat System Brand:
Bryant

Ductwork:
Non-insulated

Filter Type:
Disposable

Types of Fireplaces:
None

Number of Wood stoves/Pellet stoves/ Gas stoves:
None

Cooling Equipment Type:
None

		F	D	R	E	MA	MO	NI	NP
7.0	**Heating Equipment**				•	•			
7.1	**Normal Operating Controls**	•							
7.2	**Automatic Safety Controls**	•							
7.3	**Presence of Installed Heat Source in Each Room**	•							
7.4	**Solid Fuel Heating Devices (Fireplaces, Wood stove, Pellet stove)**								•
7.5	**Gas/LP Firelogs/Electric Fireplaces**								•
7.6	**Flues and Vents**	•							
7.7	**Central Air Conditioner**								•
7.8	**Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**	•							

F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

7.0 (1) Bryant furnace - year of manufacture was 2005.

Furnace responded to call for heat from thermostat, fired up and circulated warm air.

Equipment was older than the typical expected lifespan of 15-20 years. Recommend creating budget for replacement.

7.0 (2) **Maintenance/Further Evaluation:** No records were available to indicate that the heating system had a service/maintenance/safety check visit by a licensed HVAC professional in the last 12 months.

The inspection of the system was a visual inspection using only normal operating controls for the system. The inspection of the heating system is general and not technically exhaustive.

- The blower motor squeaked when operating.

Recommend a licensed HVAC professional conduct a service/maintenance/safety checkup now and every 12 months thereafter.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

A home inspector shall observe and describe the condition of all of the following: the presence or absence of insulation in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom and laundry venting systems.

A home inspector is not required to observe any of the following: concealed insulation; venting equipment which is integrated with household appliances.

Styles & Materials

Attic Insulation:
Blown cellulose
Incomplete view

Floor System Insulation:
None in area visible

Ventilation:
Box vent(s)
Soffit vent(s)

Bathroom Exhaust Fan(s):
Present

Dryer Power Source:
None

Dryer Vent:
None

		F	D	R	E	MA	MO	NI	NP
8.0	**Insulation**	•			•				
8.1	**Insulation Under Floor System**								•
8.2	**Ventilation of Attic and Foundation Areas**	•							
8.3	**Venting Systems**	•							
8.4	**Vapor Retarders/Barrier**							•	

F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

8.0 (1) Project Home was the contractor that installed insulation in the attic space under the pitched roof.

8.0 (2) **Further Evaluation:** The attic hatch was covered in foam board insulation. After repeated attempts, the Inspector was not able to raise the hatch completely - it was bumping into the roof decking.

As a result, the view of the attic space under the pitched roof was very limited.

8.4 Not Inspected: Vapor barriers, if present, were not visible.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

There was no garage on the property

F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F	D	R	E	MA	MO	NI	NP
F	D	R	E	MA	MO	NI	NP

Defect Summary

Jill Hauk Home Inspections, LLC

608.957.5866

Customer
Common Wealth Development c/o Justice Castaneda
Evelyn Betts

Address
1312 E Wilson St
Madison WI 53703

This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

For the purpose of the report, "Defect", as defined in section 440.97 (2m), Wis. Stats., means: "A condition of any component of an improvement that a home inspector, determines, on the basis of the home inspector's judgement on the day of the inspection, would significantly impair the health or safety of occupants of a property or that if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement." The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

All systems and components with a recommendation of further evaluation should be reviewed by a qualified professional before the end of the Inspection Contingency.

1. Roofing

1.0 Roof Coverings

(1) **Defect:** Water was pooling on the flat roof - roof was not pitched correctly. Depressions were present in the roof covering.

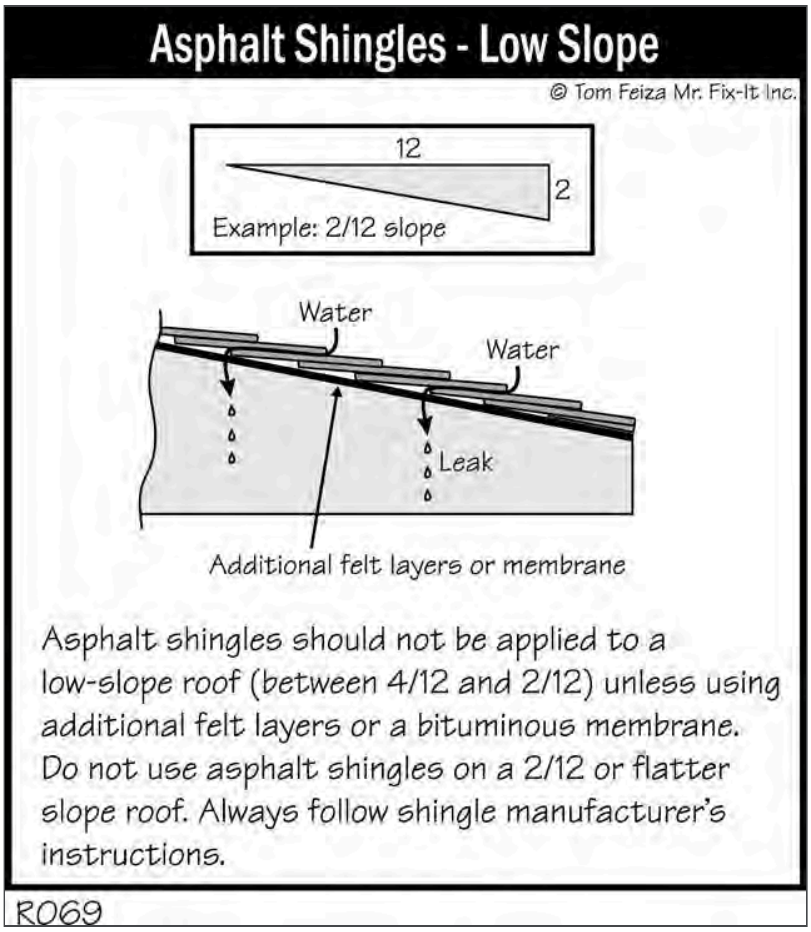
Cracking was present. Once cracks develop into through-material splits, the roof is more likely to leak.

Moisture stains were present underneath this area of the roof with a depression. Stains represent a past or present leak in the roof covering. Depression may indicate issues with the roof structure - there was no attic space in this area to allow a view of the roof structure.

Recommend further evaluation of the roof coverings and repair/replace as necessary by qualified roofing contractor.

(2) **Defect:** The low slope roof at the on the front porch had asphalt composite shingles installed. It should have either selvage, roll roofing, rubber membrane or an approved covering for a flat roof. The roof may leak in heavy rain or ice may dam in winter causing a leak.

Recommend further evaluation of the roof coverings and repair/replace as necessary by qualified roofing contractor.



1.4 Chimney(s)

Defect: Concrete crown and flue were cracked. Mortar at the base of the chimney in the basement has turned into a powder.

Structural integrity of chimney is compromised.

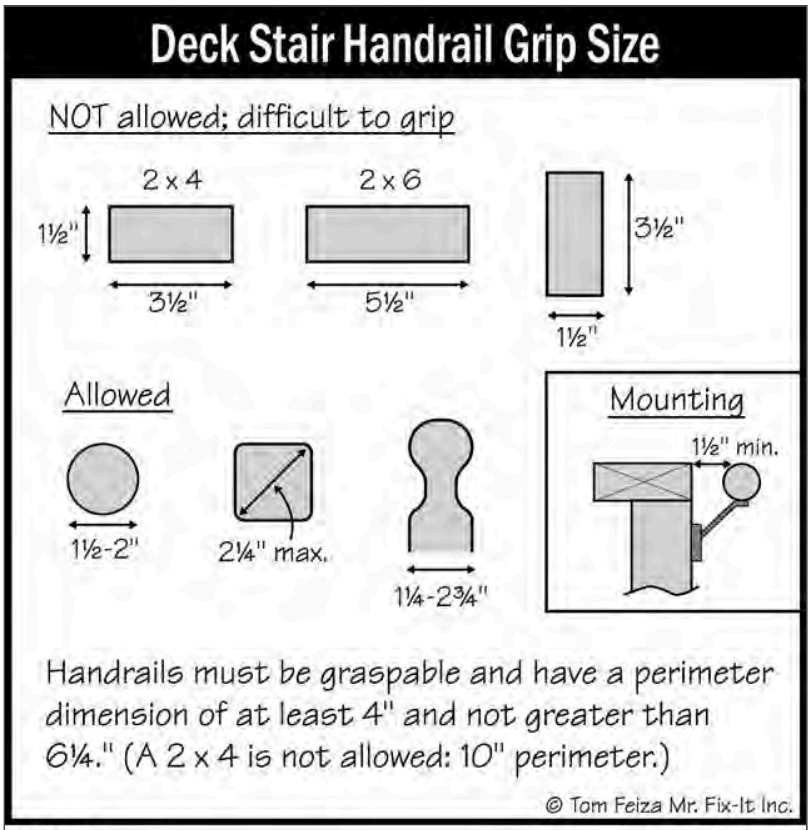
Recommend further evaluation and repair as necessary by qualified chimney contractor.

2. Exterior

2.4 Decks, Balconies, Porches

(1) **Defect:** The handrail on the porch was not "graspable". "Graspable" refers to the ability of the user to get a secure grip on the handrail. This is a fall hazard.

Recommend further evaluation and repair as necessary by a qualified contractor.



(2) **Defect:** The following conditions were present on the rear porch:

The handrail was not "graspable". "Graspable" refers to the ability of the user to get a secure grip on the handrail. This is a fall hazard.

The paint/stain was in a deteriorated condition. Deterioration from moisture intrusion will occur if not corrected.

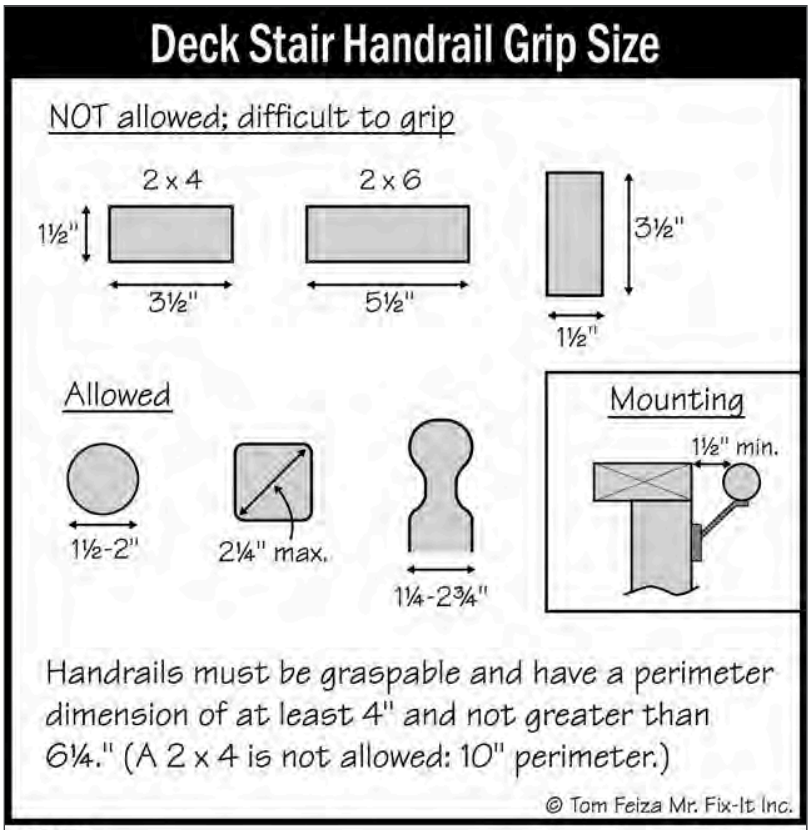
The ledger board was incorrectly fastened to the home with nails instead of threaded fasteners. This condition can result in the ledger board pulling away from the structure.

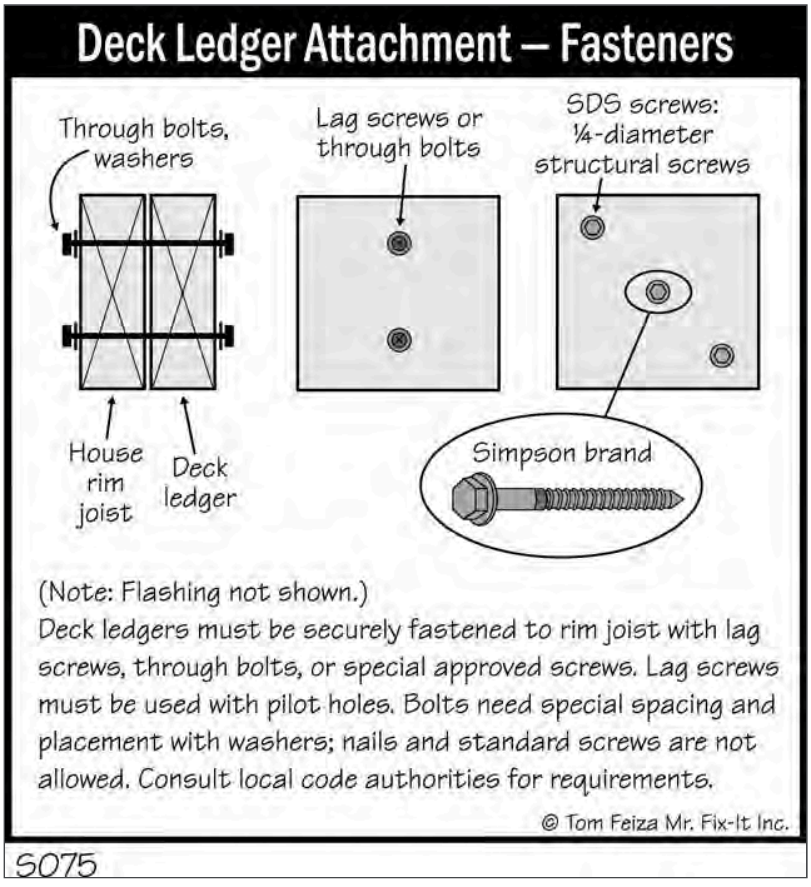
Open risers with a space in excess of 4" were present. This is a fall hazard.

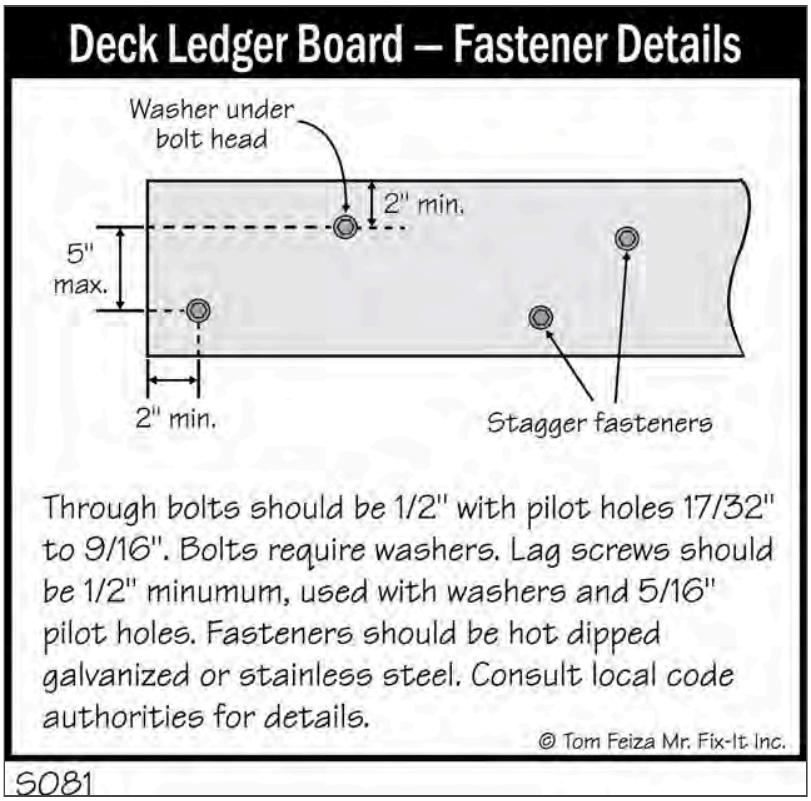
Structure was leaning.

Above conditions can jeopardize the structural integrity of the porch, reduce its life expectancy and/or is a safety hazard. List above may not be exhaustive documentation of all conditions that could be considered a "Defect".

Recommend further evaluation of the structure and repair as necessary by a qualified professional.


Deck Stair Handrail Grip Size
NOT allowed; difficult to grip
2 x 4
2 x 6
1½"
3½"
3½"
5½"
3½"
1½"
Allowed
Mounting
1½" min.
1½-2"
2¼" max.
1¼-2¾"
Handrails must be graspable and have a perimeter dimension of at least 4" and not greater than 6¼." (A 2 x 4 is not allowed: 10" perimeter.)
© Tom Feiza Mr. Fix-It Inc.
S095


Deck Ledger Attachment – Fasteners
Through bolts, washers
Lag screws or through bolts
SDS screws: ¼-diameter structural screws
House rim joist
Deck ledger
Simpson brand
(Note: Flashing not shown.)
Deck ledgers must be securely fastened to rim joist with lag screws, through bolts, or special approved screws. Lag screws must be used with pilot holes. Bolts need special spacing and placement with washers; nails and standard screws are not allowed. Consult local code authorities for requirements.
© Tom Feiza Mr. Fix-It Inc.
S075



2.5 Driveways, Patio Floors, Walkways

Defect: The heaving, settling and cracking of the sidewalk has created a trip hazard.

Recommend further evaluation and repair as necessary by a qualified contractor.

3. Interiors

3.2 Stairways, Balconies and Railings

(1) **Defect:** The stairs to the basement were not constructed in a manner that are consistent with today's safety standards. This can be a fall hazard.

It may not be possible to make all the changes necessary that will make the stairs meet today's standards but action can be taken to make them safer. One improvement that can be made is the installation of a handrail and correcting the installation of the current handrail.

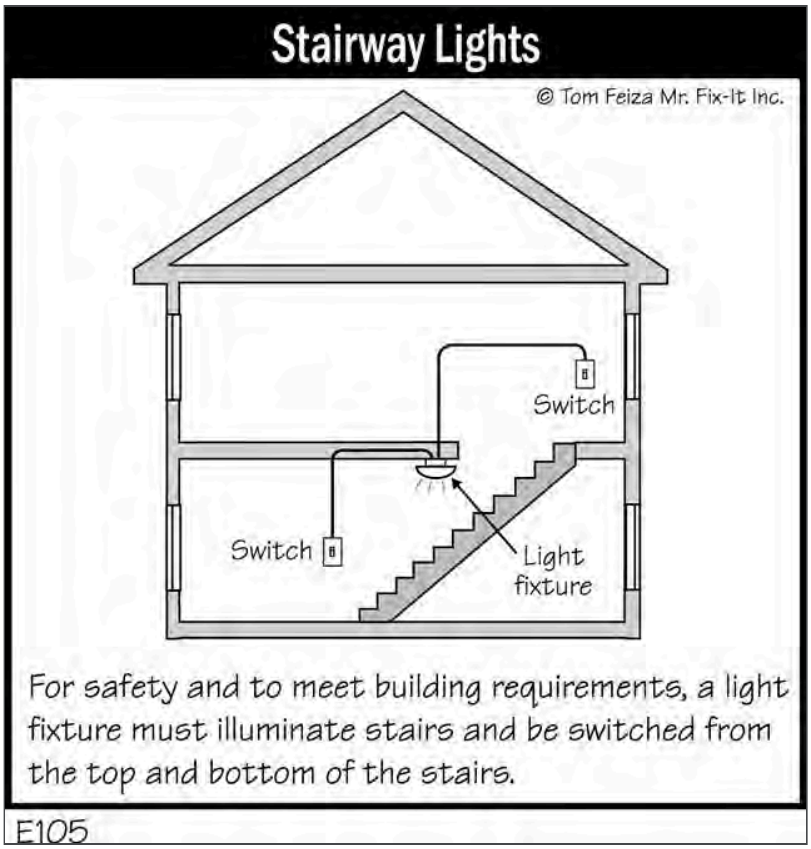
Recommend further evaluation and repair by a qualified contractor.

(2) **Defect:** A door opens over stairs without a landing being present. This is a fall hazard.

Recommend further evaluation and repair by a qualified contractor.

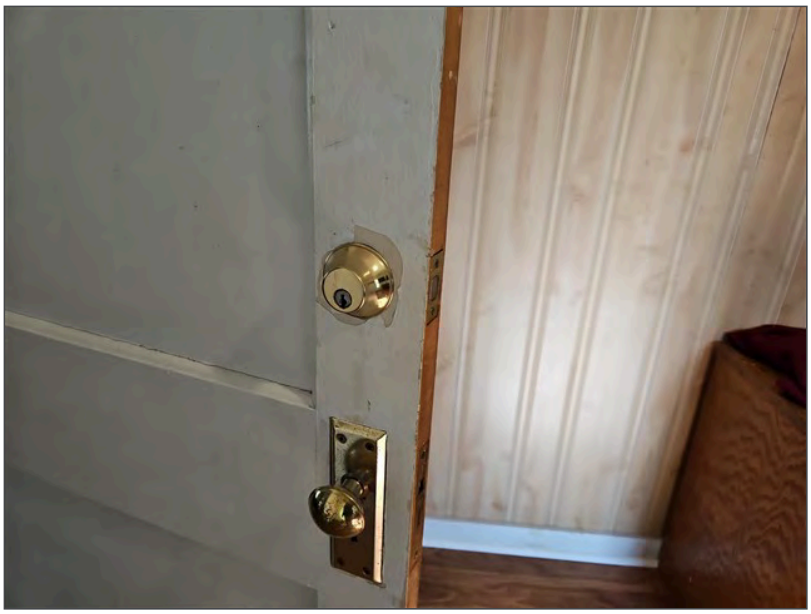
(3) **Defect:** There were no switches at the bottom and top of the stairs that would have turned on the light in the stairs to the basment - if there was a light bulb.

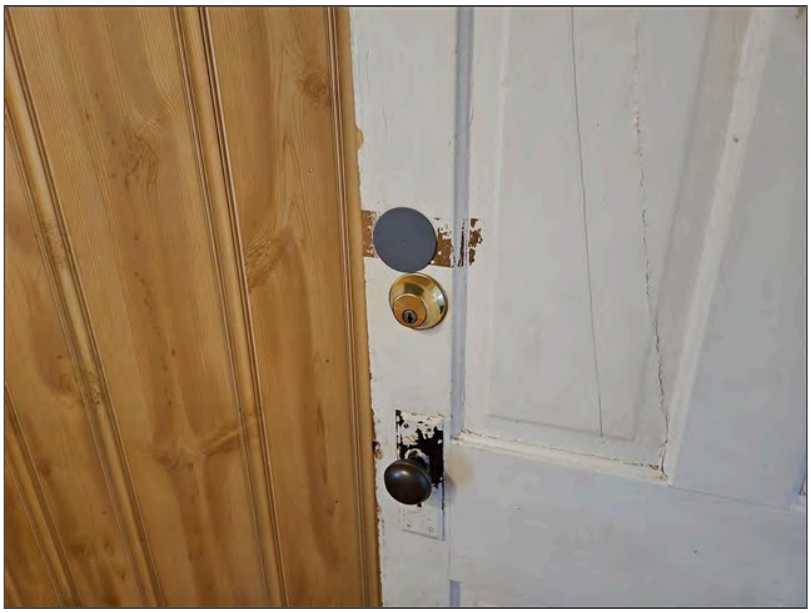
Recommend further evaluation and repair as necessary by a licensed electrician.



3.3 Doors (representative number)

Defect: Bedroom doors could be locked using a deadbolt. The exterior of the doors could only be opened with a key. This is a potential safety hazard.





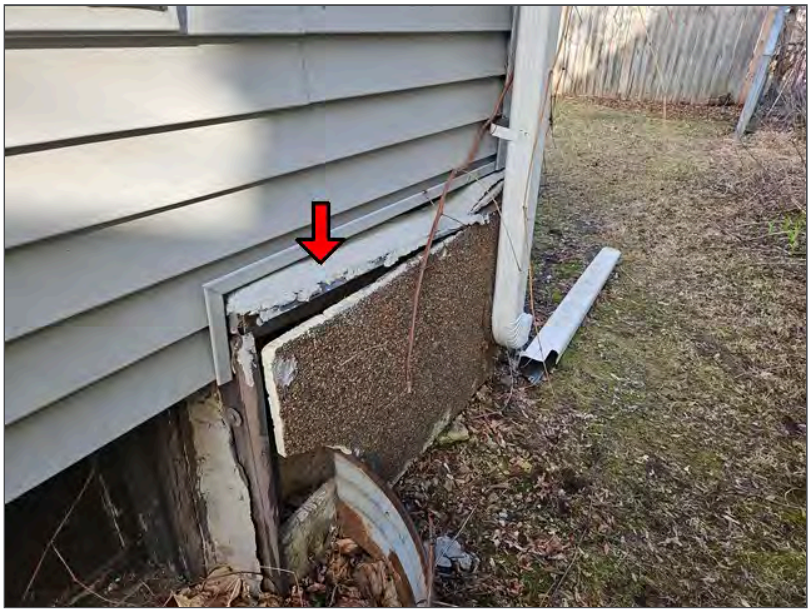
4. Structural Components

4.0 Foundations, Basement and Crawlspace

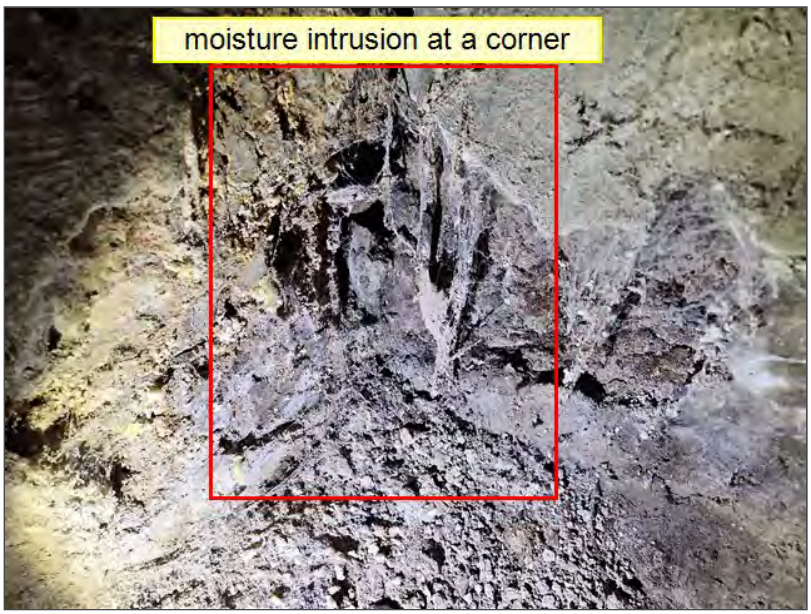
Defect: Foundation was damaged. Gaps present in the foundation walls indicate the need for tuckpointing. Evidence of moisture intrusion was present. Foundation walls were bowed. Extensive presence of effloresence was observed. Effloresence is indicative of excessive pooling of water at the foundation, which can lead to its damage and water intrusion.

Please note that the presence of skim coating prevented a complete determination of all the materials used to build the foundation. Poured concrete may also have been used.

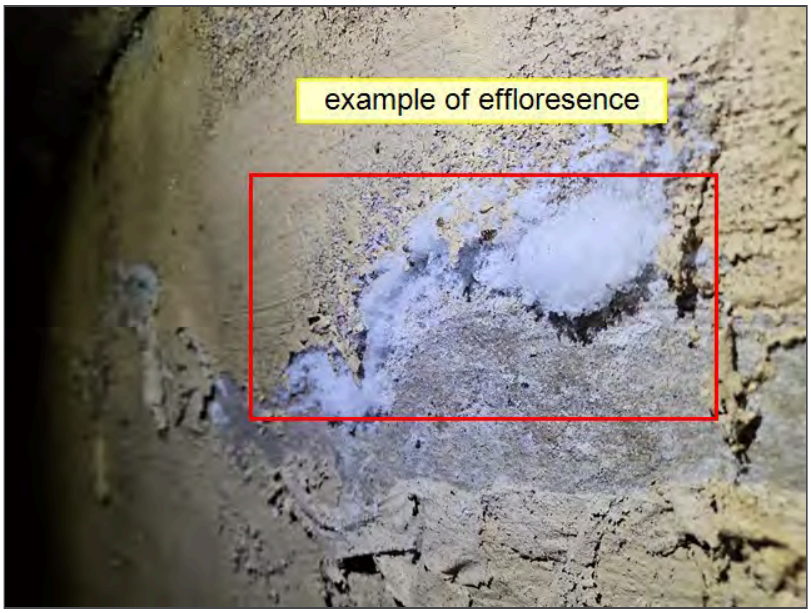
Recommend further evaluation and repair as necessary by a qualified foundation specialist.

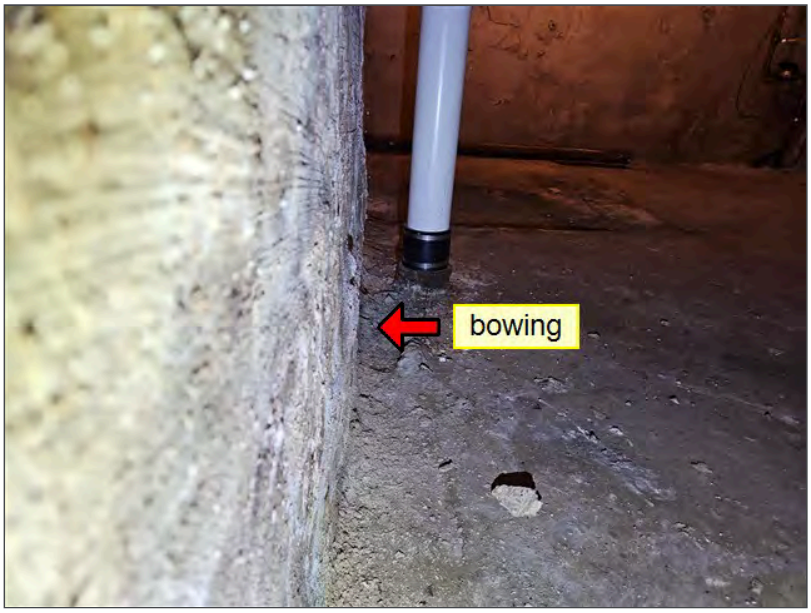



moisture stains


moisture intrusion at a corner


effloresence and possible cracking





4.2 Columns

Defect: Columns were not constructed in a manner or in a condition to adequately support the floor structure.

Recommend further evaluation and repair as necessary by a qualified professional.

Photos are not exhaustive documentation of all locations.

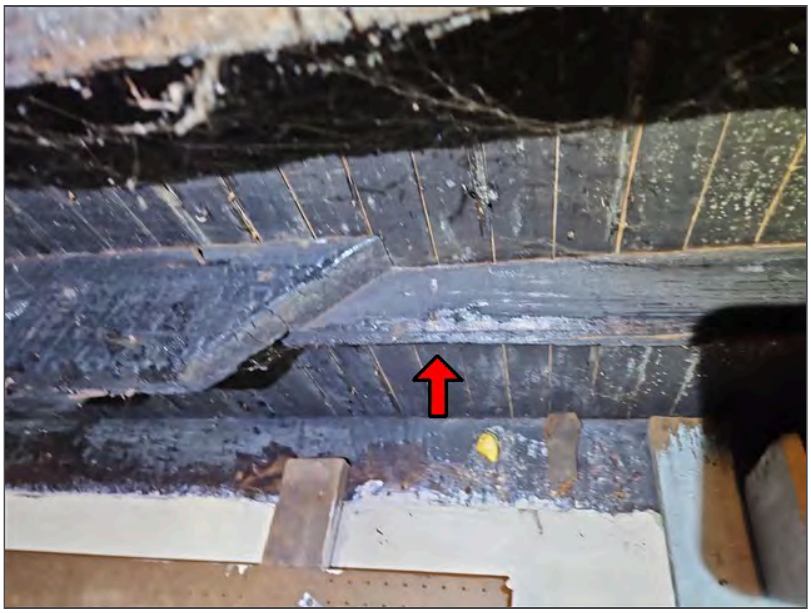
4.3 Floors (Structural)

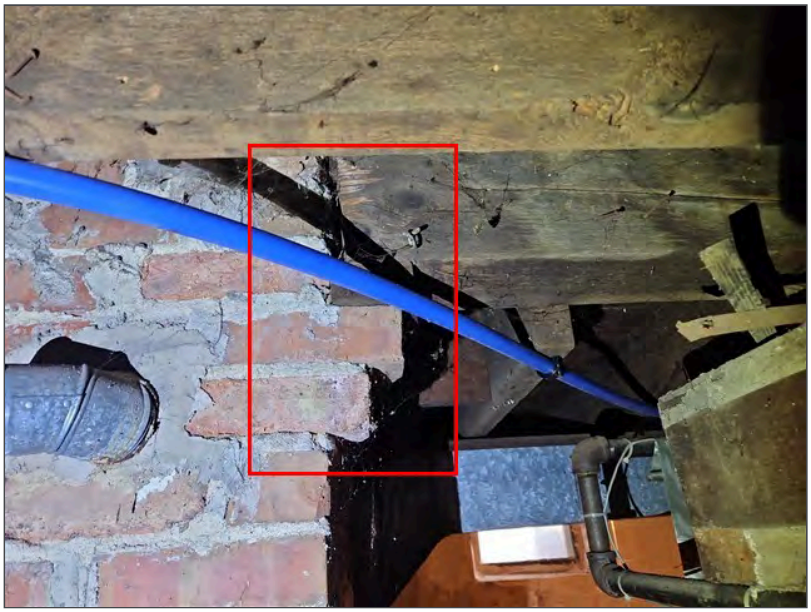
Defect: Joist(s) were altered in a manner that impact their structural integrity. Main beam was resting on chimney corbels - cracks were present. Please see note 1.4 about the condition of the bottom of the chimney. Subfloor was deteriorated.

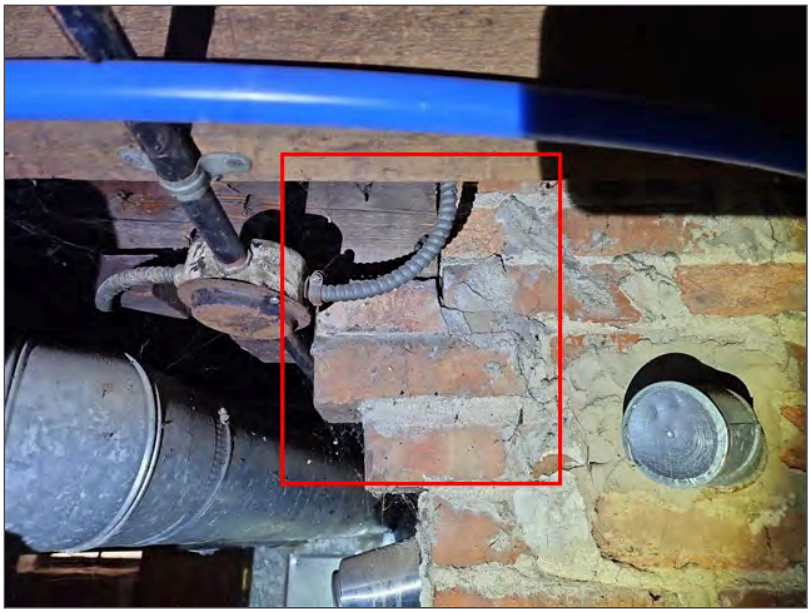
Fire damage was present - structural integrity of these floor components need to be confirmed.

Recommend further evaluation and repair as necessary by a qualified professional.

Photos are not exhaustive documentation of all locations.



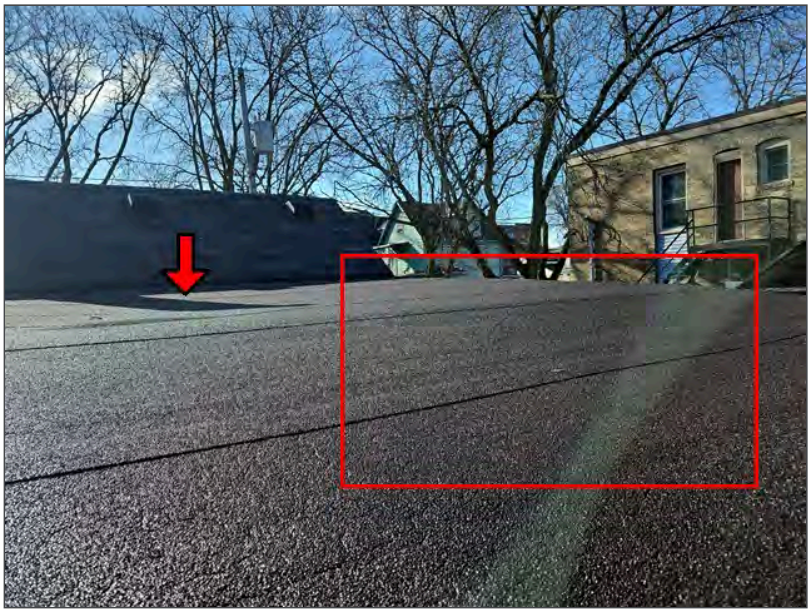




4.4 Roof Structure and Attic

(1) **Defect:** Roof decking was wavy and depressions were present. Above the stairs to the basement, the wood planks were deteriorated and the OSB did not appear to be resting on the rafters.

Recommend further evaluation and repair as necessary by a qualified professional.



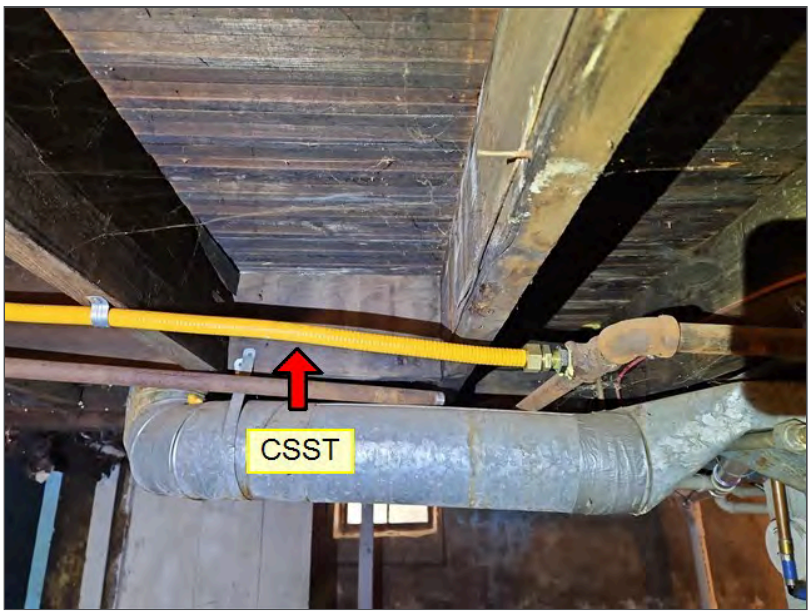
5. Plumbing System

5.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)

(1) **Defect:** CSST is a flexible fuel line. When installed inside or attached to a building it should be bonded to the electrical grounding system of the building. This is to help mitigate the potential of an electrical surge from forming holes in the CSST resulting in the leaking of fuel.

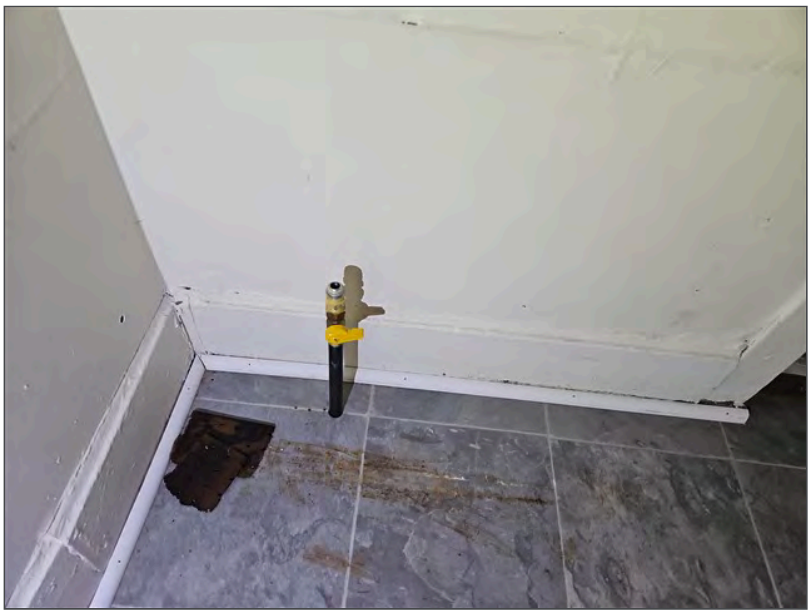
Bonding is attaching a conductor between the rigid fuel line before its connection to the CSST and the home's electrical grounding system.

The CSST was not bonded. Recommend further evaluation and repair as necessary by licensed electrician.



(2) **Defect:** A gas supply line was shut off at the valve but was not capped. If the valve is opened, gas will flow into the home and create a dangerous condition.

Recommend further evaluation and repair as necessary by licensed plumber.



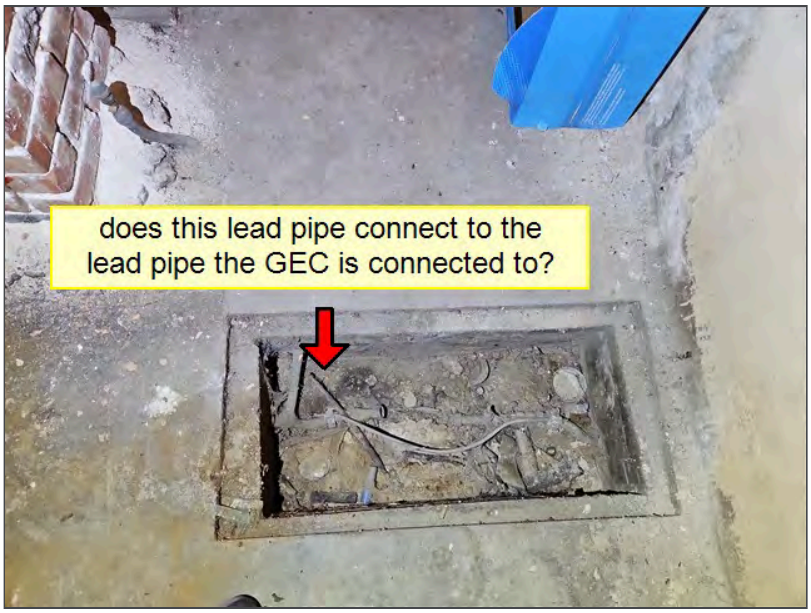
6. Electrical System

6.2 Service and Grounding Equipment, Bonding, Main Overcurrent Device, Service and Distribution Panels (Main Panel and Subpanels)

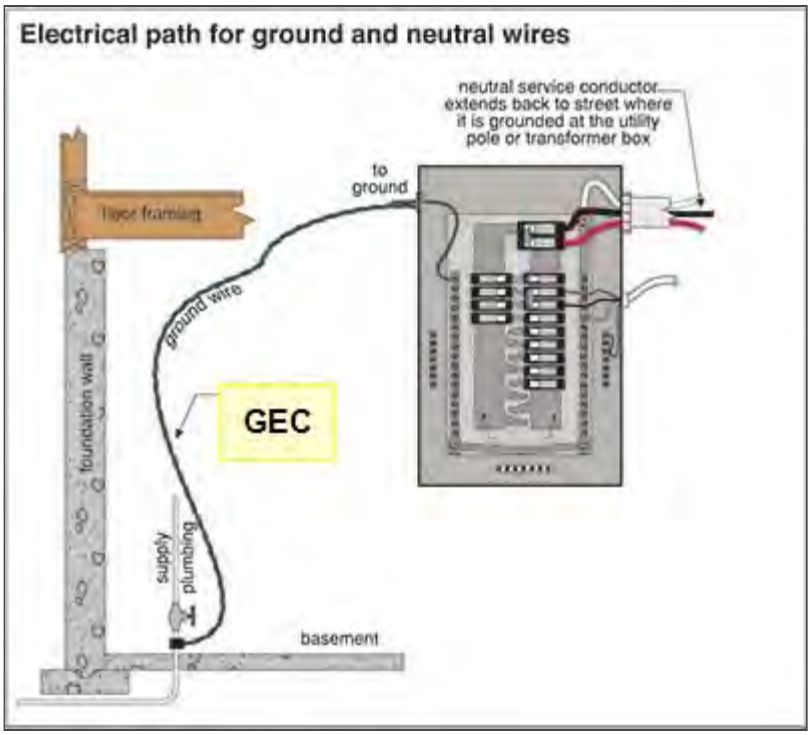
(1) **Defect:** A grounding electrode conductor (GEC) is the wire used to connect the grounding system of the home's electrical service to the grounding electrode (rod driven into the ground on the outside, main water supply pipe...).

The GEC was connected to a legacy lead water line - continuity to ground outside was not able to be confirmed.

Recommend connecting the clamp for the GEC to the current main water supply line by a licensed electrician.

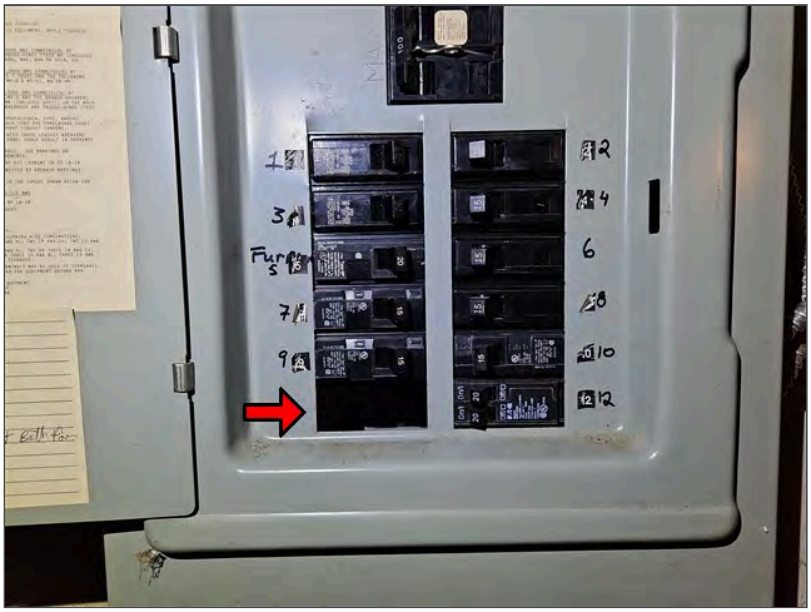

does this lead pipe connect to the
lead pipe the GEC is connected to?

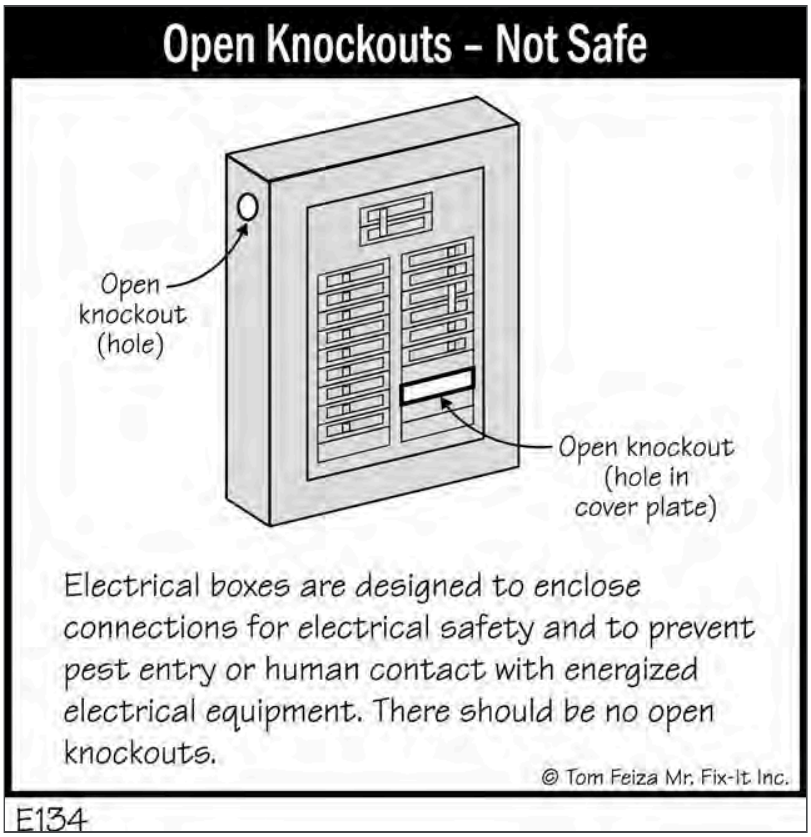

current main water suppljy



(2) **Defect:** The main panel had knockout(s) removed and gap(s) present. A gap in the deadfront panel provides direct access to the live conductors in the panel. This is a electrocution hazard.

Recommend further evaluation and repair as necessary by a licensed electrician.



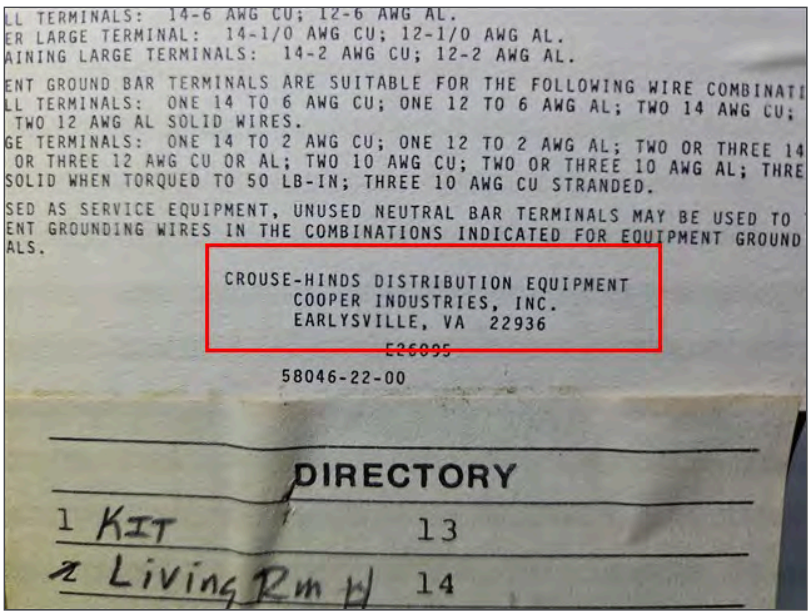


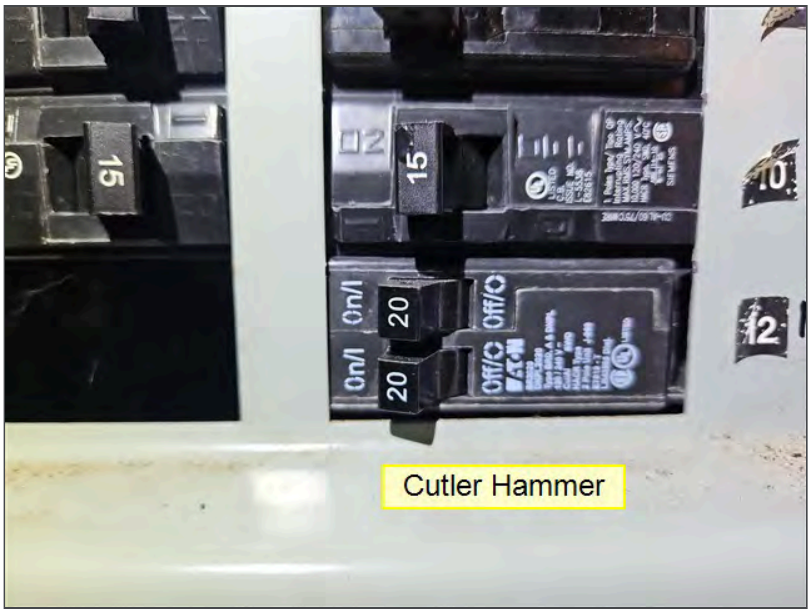
6.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

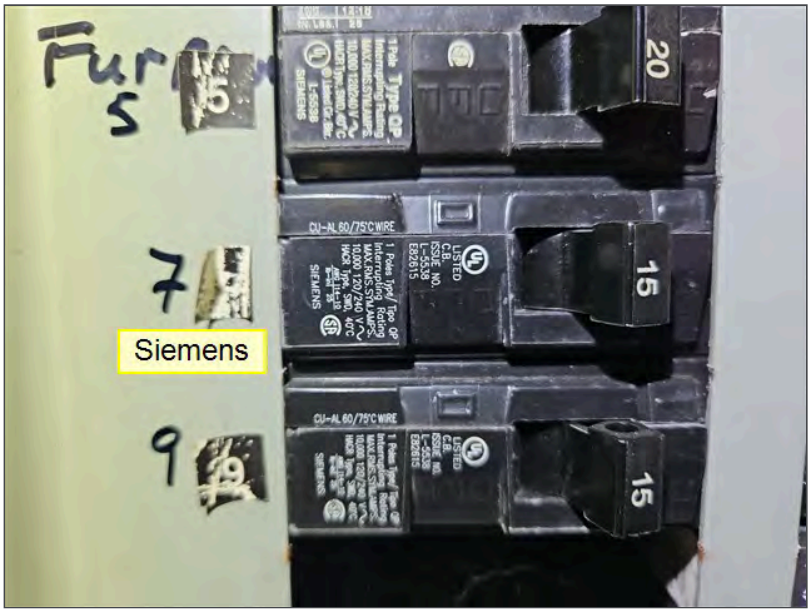
(1) **Defect:** Multiple circuit breakers in the main panel were of a different brand than the panel manufacturer. Only the breaker manufacturers and models listed on the legend on the panel can be used. Not all circuit breakers are interchangeable among the different panel manufacturers.

Using circuit breakers other than the original manufacturer's may void the United Laboratories (UL) approval and the manufacturer's warranty.

Recommend further evaluation and repair as necessary by licensed electrician.







6.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

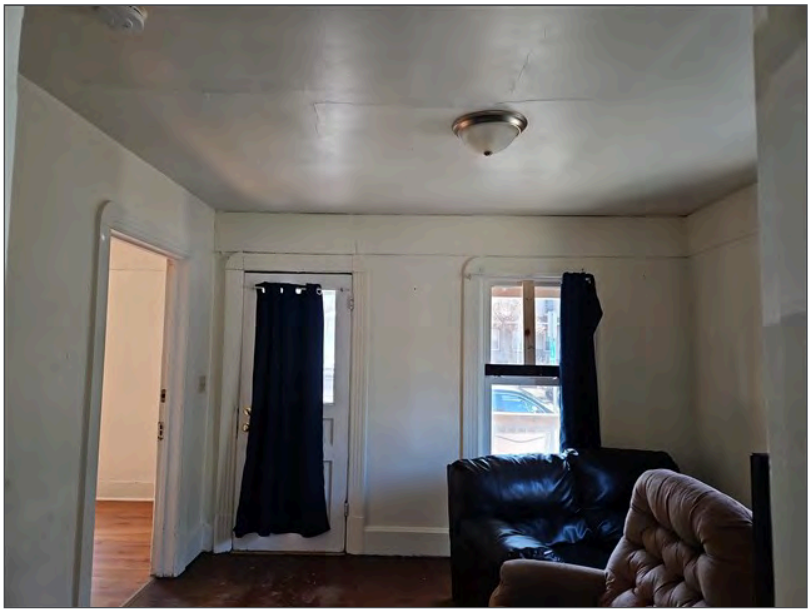
(1) **Defect:** Cover plate(s) were missing. This condition leaves energized electrical components exposed to touch and is a shock/electrocution hazard.

Photo provided may not be exhaustive documentation of all locations.

Recommend further evaluation and repair as necessary by licensed electrician.

(3) **Defect:** In multiple rooms, there was not a way to turn on a light when entering a room through a doorway.

Recommend further evaluation and repair as necessary by licensed electrician.



(4) **Defect:** Light fixture was not securely attached to the structure in the basement.

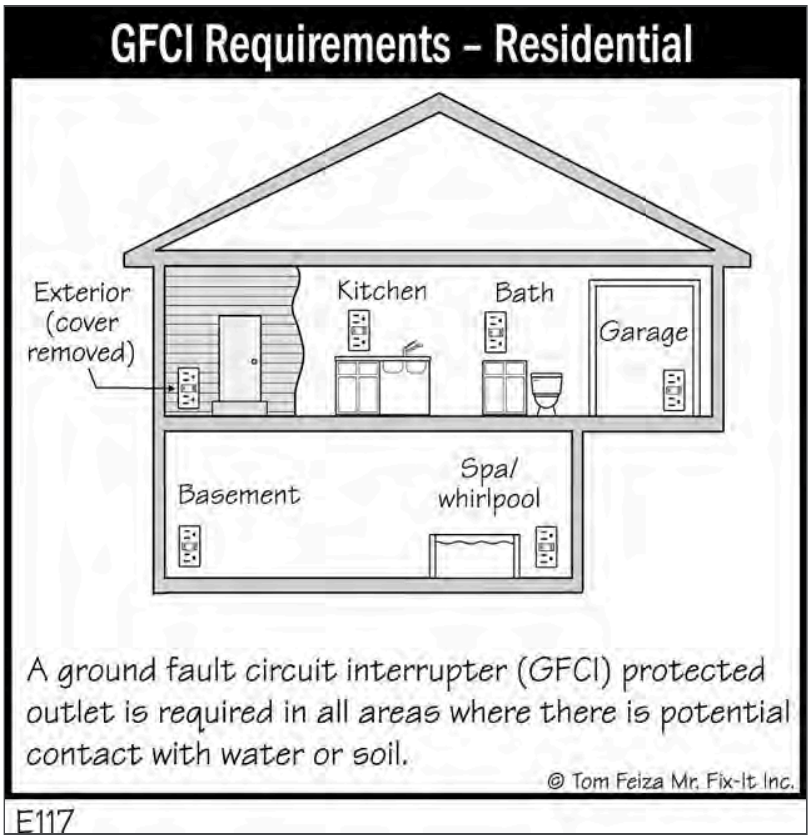
Recommend further evaluation and repair as necessary by licensed electrician.

6.5 Polarity and Grounding of Receptacles, Use of GFCI receptacles in Required Areas

Defect: A GFCI protected receptacle monitors the flow of current in the receptacle. If it detects that current is flowing along an unintended path, such as through water or a person, it will trip. It is a safety device meant to protect the user from a shock/electrocution hazard.

GFCI protected receptacles were not installed in all required areas. The absence of GFCI protected receptacles is a shock hazard.

Recommend further evaluation and repair as necessary by a licensed electrician.



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General Summary

Jill Hauk Home Inspections, LLC

608.957.5866

Customer
Common Wealth Development c/o Justice Castaneda
Evelyn Betts

Address
1312 E Wilson St
Madison WI 53703

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All systems and components with a recommendation of further evaluation should be reviewed by a qualified professional before the end of the Inspection Contingency.

1. Roofing

1.0 Roof Coverings

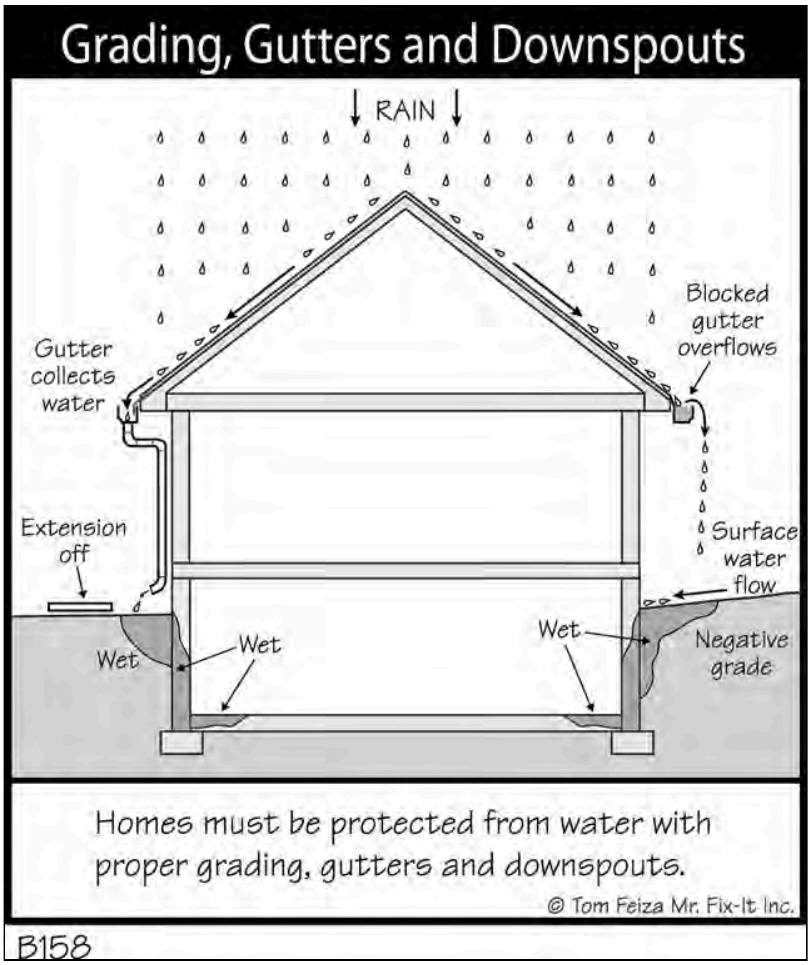
(3) **Repair:** Ridge cap shingle was spilt. Condition may allow moisture intrusion.

Recommend further evaluation of the roof coverings and repair as necessary by qualified roofing contractor.

1.1 Roof Drainage Systems

Repair: Downspouts discharged roof drainage next to the foundation. This condition can result in excessively high moisture levels in the soil at the foundation and can cause damage to the foundation and moisture intrusion into the basement.

Recommend installation of downspout extensions to discharge roof drainage a minimum of (6) feet from the foundation.



2. Exterior

2.1 Eaves, Soffits and Fascias

Repair: Disengaged fascia was present at the left side (facing front) of the home. Sealant was deteriorated. Area is vulnerable to the entry of vermin and moisture.

Recommend further evaluation and repair as necessary by a qualified contractor.

2.2 Doors

Repair: Both storm doors were damaged.

Recommend further evaluation and repair as necessary by a qualified contractor.


front door would not latch

2.3 Windows (exterior)

(1) **Repair:** Window well covers were not installed at the basement windows. Recommend the installation of window well covers to prevent the accumulation of snow and rain which can make the windows and foundation vulnerable to moisture intrusion.

(2) **Repair:** Basement window frames were deteriorated. Their deterioration will result in moisture intrusion into the basement.

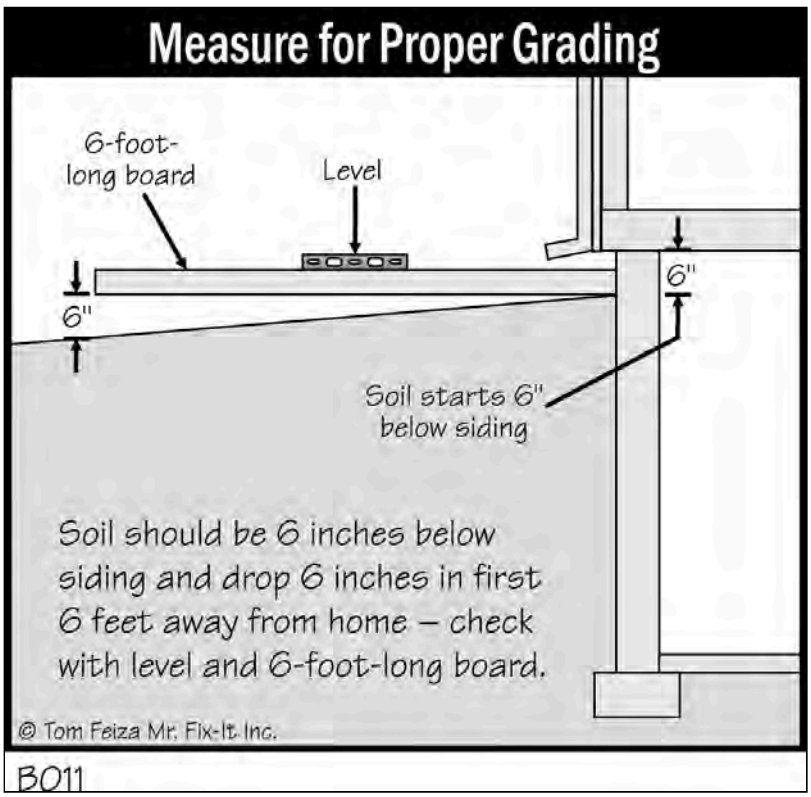
Recommend further evaluation and repair as necessary by a qualified contractor.

Given the age of the home, it is possible for lead paint to be present. Recommend testing and taking appropriate safety protocols as necessary.

(3) **Repair:** Screens were not present on all of the windows.

2.6 Vegetation, Grading, Retaining Walls - with respect to impact on building

Repair: The landscaping was insufficiently sloped away from the home in multiple locations. This can cause excessively high levels of moisture at the foundation and cause damage to the foundation and moisture intrusion into the basement. Recommend correcting landscape to drain water away from home.



3. Interiors

3.0 Ceilings, Walls

(1) **Further Evaluation:** Given the age of the home, the ceiling tile may contain asbestos. Testing

would need to be conducted to confirm the presence of asbestos with certainty. Please refer to the EPA website for more information: https://www.epa.gov/asbestos/protect-your-family

(2) **Repair:** The plaster was disengaged/cracked in multiple locations. Recommend further evaluation and repair as necessary by a qualified contractor.

3.6 Other

(1) **Further Evaluation:** Evidence of potential vermin/insect activity was present in the basement.

Recommend further evaluation by a qualified professional.

4. Structural Components

4.4 Roof Structure and Attic

(2) **Further Evaluation:** The attic hatch was covered in foam board insulation. After repeated attempts, the Inspector was not able to raise the hatch completely - it was bumping into the roof decking - or pull it through the opening.

As a result, the view of the attic space under the pitched roof was very limited.

4.5 Ceilings (Structural)

Further Evaluation: The attic hatch was covered in foam board insulation. After repeated attempts, the Inspector was not able to raise the hatch completely - it was bumping into the roof decking.

As a result, the view of the attic space under the pitched roof was very limited.

5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

(1) **Further Evaluation:** Was a broken piece of cast iron pipe used to make a "repair"?

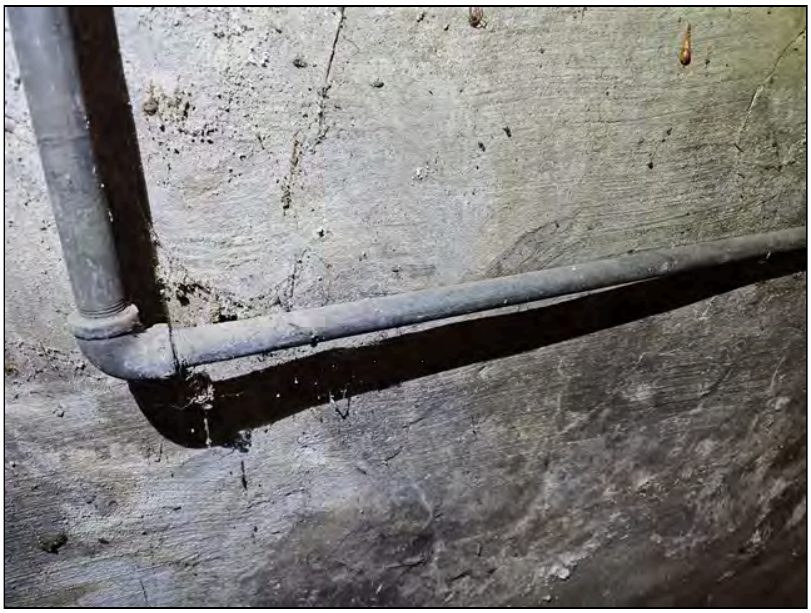
Recommend further evaluation by licensed plumber.

(2) **Monitor:** Cast iron waste pipes will corrode from the inside to the outside over time and will need to be replaced eventually. Recommend monitoring condition.

(3) **Further Evaluation:** The main water supply was shut off at the time of the inspection. The inspection of the plumbing system was incomplete.

5.1 Plumbing Water Supply, Distribution System and Fixtures

(1) **Monitor:** Galvanized steel pipe was in use for the water distribution lines. This style of pipe will rust from the inside out. The accumulation of rust/minerals on the inside of the pipe may restrict water flow. Recommend monitoring condition.



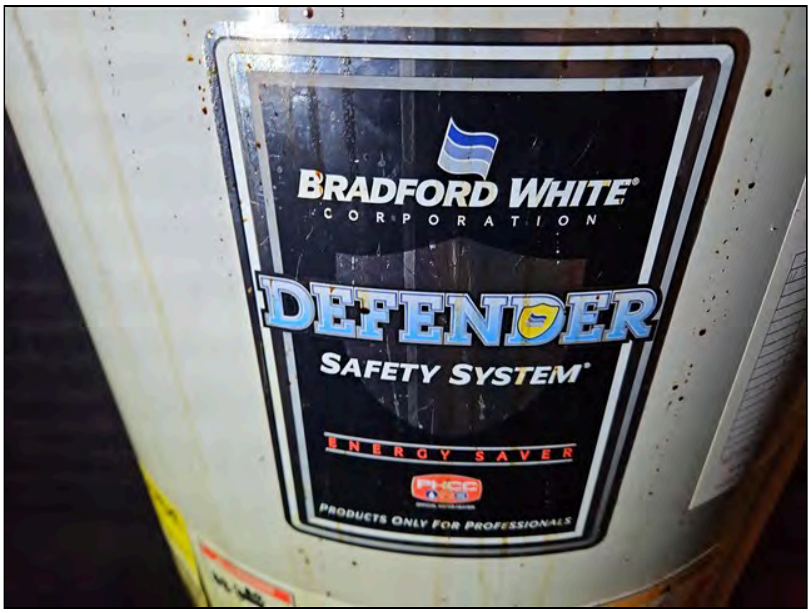
(2) **Further Evaluation:** The main water supply was shut off at the time of the inspection. The inspection of the plumbing system was incomplete.

5.2 Hot Water Systems, Controls and Venting

Bradford White water heater - year of manufacture was 2007.

Equipment was older that the typical expected lifespan of 8-12 years. Recommend creating budget for replacement.

Further Evaluation: Unit was not plugged in and working at the time of the inspection.


BRADFORD WHITE
CORPORATION
DEFENDER
SAFETY SYSTEM
ENERGY SAVER
PRODUCTS ONLY FOR PROFESSIONALS


Gama
BRADFORD WHITE CORPORATION
200 LAFAYETTE ST. MIDDLEVILLE MI 49333
Model No:M1TW40S6FBN
Serial No: DH9536609 D/N:
Cap. 40(gal.)
Input:40000 (Btu/hr.) Gas: NATURAL
Gas press. Manifold:4.0 (''w.c.). Inlet
Supply Max:14.0 (''w.c.) Min. 5.0 (''w.c.).
For closet installation.
MINIMUM CLEARANCES FROM COMBUSTIBLE
CONSTRUCTION: 1 INCHES FRONT. 0 IN. LEFT
0 IN. RIGHT. 0 INCHES BACK. 15 IN. TOP
0 INCHES FROM VENT CONNECTOR.
ANS Z21.10.1-2004*CSA 4.1-2004
Press: Test 300 (psi). Working 150 (psi)


DO NOT REMOVE
WARRANTY INFORMATION
all
comfort
services
Exceeding Expectations with Integrity
24 HOUR SERVICE ON ALL MAKES
CALL 838-7300
DATE
WORK PERFORMED
TECHNICIAN
11 7 07
INSTALLED

5.3 Main Water Shut-off Device

Further Evaluation: The main water supply was shut off at the time of the inspection. The inspection of the plumbing system was incomplete.

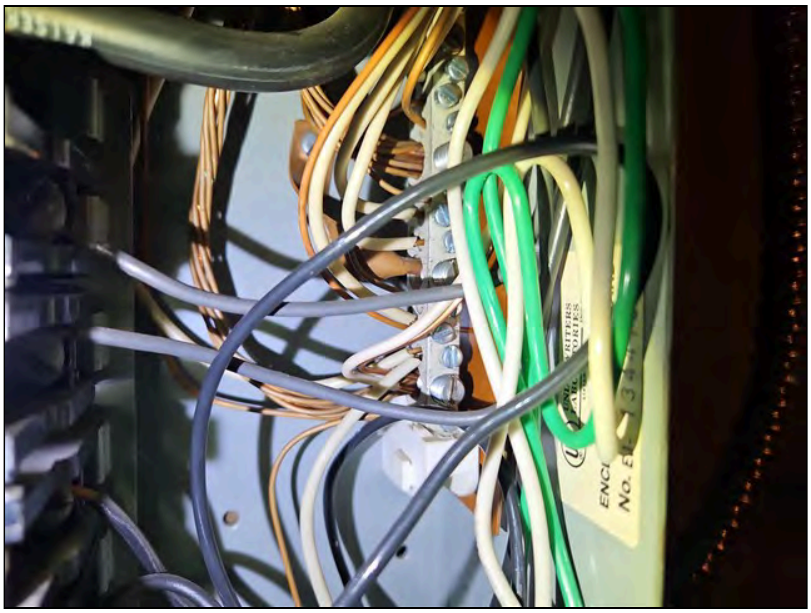
6. Electrical System

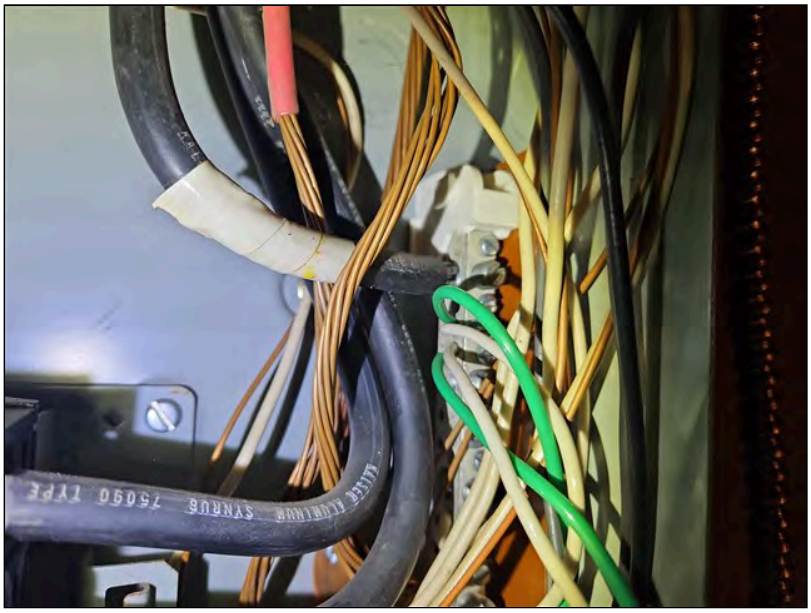
6.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

(2) **Repair:** Double lugged neutral and grounding conductors and double lugged neutral conductors were installed on the bus bar inside the main panel.

Lugs can loosen over time because of the electromagnetic force created by electrical current and the constant subtle heating and cooling of electrical circuits. A loose lug can result in arcing of the neutral wires against the bus bar and present a potential fire hazard.

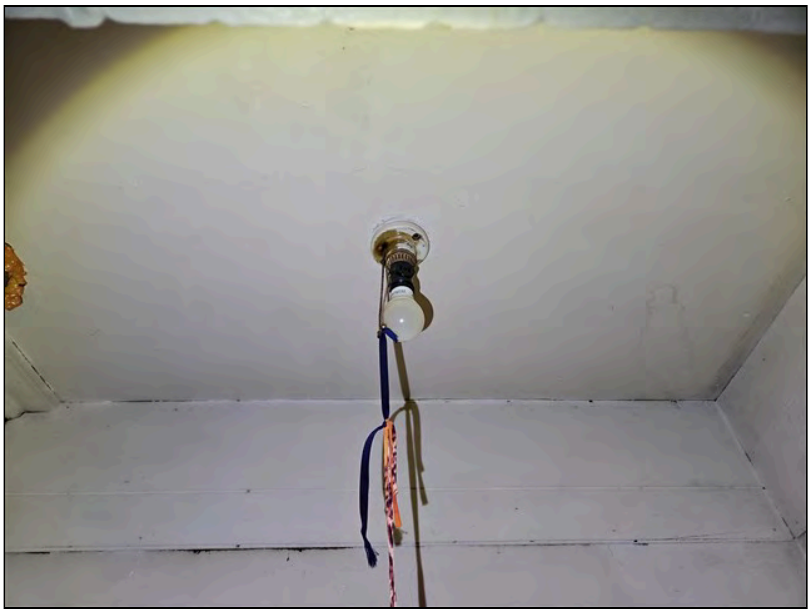
Recommend further evaluation of the panel and repair as necessary by licensed electrician.





6.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

(2) **Repair:** A incandescent light bulb without a cover was present in a closet. This can be a safety hazard when flammable items stored in a closet come in contact with the light bulb. Recommend the use of fluorescent light bulbs and the addition of covers.



6.7 Smoke and Carbon Monoxide Alarms

Further Evaluation: Smoke and carbon monoxide alarms should be tested upon moving into the home and on a regular basis.

Smoke alarms lose their effectiveness over time and have a typical lifespan of 10 years. If the age of a smoke alarm is not known, recommend it is replaced. For more information on smoke detectors, please refer to the National Fire Protection Association (NFPA): https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms

7. Heating / Central Air Conditioning

7.0 Heating Equipment

(2) **Maintenance/Further Evaluation:** No records were available to indicate that the heating system had a service/maintenance/safety check visit by a licensed HVAC professional in the last 12 months.

The inspection of the system was a visual inspection using only normal operating controls for the system. The inspection of the heating system is general and not technically exhaustive.

- The blower motor squeaked when operating.

Recommend a licensed HVAC professional conduct a service/maintenance/safety checkup now and every 12 months thereafter.

8. Insulation and Ventilation

8.0 Insulation

(2) **Further Evaluation:** The attic hatch was covered in foam board insulation. After repeated attempts, the Inspector was not able to raise the hatch completely - it was bumping into the roof decking.

As a result, the view of the attic space under the pitched roof was very limited.

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

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Jill Hauk Home Inspections, LLC

Jill Hauk

608.957.5866

Thank you for the opportunity to provide your home inspection.

Jill Hauk Home Inspections, LLC is pleased to provide ***The Safe Home Book*** as part of your inspection report. This book is full of helpful safety information for items and issues around the home. You may save the link for future viewing anytime you wish. Click the link below (you will leave the report) and enjoy, as a gift from me.

The Safe Home Book

Learn more about:

CHILD SAFETY: 12 safety devices to protect your children, crib safety, furniture and TV tip-over hazards, anti-tip brackets, window falls, safety glass, child-proofing windows and stairs, garage doors and openers, trampoline safety, tree swings, treehouses.

LADDERS AND STAIRWAYS: Ladder safety, attic pull-down ladders, stairways, deck safety.

SWIMMING POOL SAFETY: Home pools, swimming pool barriers, pool alarms, pool drain hazards, pool water pathogens, saunas.

HOME SECURITY: Burglar-resistant homes, bump keys, the 10 best places to hide valuables in your home, window bars, safe rooms (panic rooms).

FIRE SAFETY: Dryer vent safety, pilot lights, hearths and hearth extensions, holiday safety, firestops, clothes closet lighting, barbecue safety, kerosene heaters, attached garage fire containment, non-conforming bedrooms, window wells, fire extinguishers, smoke alarms, fire sprinklers, house numbers.

ELECTRICAL SAFETY: Aluminum wiring, knob-and-tube wiring, ungrounded electrical receptacles, ground-fault circuit interrupters (GFCIS), arc-fault circuit interrupters (AFCIS), electric fences, generators.

ENVIRONMENTAL CONCERNS: Asbestos, asbestos cement siding, lead facts, formaldehyde, carbon monoxide, backdrafting, fireplace fuel, ventless fireplaces, mold, central humidifiers, bathroom ventilation, sewer gases, pesticides, pet allergens, greywater, backflow prevention, carpeted bathrooms, chinese drywall, home heating oil tanks, underground fuel

storage tanks, compost pile hazards, Hantavirus, plants and indoor air quality.

MOTHER NATURE: Earthquake preparedness, tornado inspections, wind mitigation, windbreaks, tree dangers, lightning, poison ivy, oak and sumac, rodents, bed bugs, venomous pests, snow guards, defensible space, emergency preparedness.

ELDERLY SAFETY: Aging in place, aging in place checklist, anti-scald valves.