

October 26, 2024

Re: Agenda Item 8, Legistar File #85527
Appeal of the Plan Commission action on the demolition permit for 2121 Jefferson St. and
1007 Edgewood Ave.
October 29 Common Council Meeting

Dear Alders:

As a licensed architect in the State of Wisconsin, it is our responsibility to protect the health, safety and welfare of the public. We have been recognized locally as well as nationally for our work. We take it very seriously. I begin here because what we are talking about are two houses that have been evaluated by an independent inspection company and found to have beams that have inadequate support for the floor joists, cracked/split joists, improper headers, joists which have moved from the nailers and beams, asbestos, unsafe electrical issues (knob and tube wiring), leaking plumbing systems, leaking roofs, and cracked, broken, and failing structural components. Further, our firm has noted substandard structure, non-original siding and windows, missing interior components and finishes. In essence, we observe two dilapidated and unhealthy buildings.

Why do I state all these things? Unfortunately, it does not appear that the Plan Commission received the independent inspection company reports we submitted to the City. Moreover, the Madison Trust for Historic Preservation has sent a letter to you all dated October 26, 2024 with a number of inaccuracies in it.

They begin by leaning on the idea that the Landmarks Commission has decided these houses have historic value because they, **along with 295 other houses**, are listed in the Wingra Park Historic District. This is not a City of Madison historical district. Instead, this area is recognized in the National Register of Historic Places. But being listed with 295 other houses in a historic place does not make these houses "historic." If they were, they would have their own designation. In fact, these houses were not designed by a notable architect, no one famous or significant ever lived in them, and they are not good or unique examples of the houses in the neighborhood. They are just two old houses that were poorly maintained prior to the Kawas purchasing them. Neither house carry any federal, state, or local historic designations or protections.

In the Trust's letter, they allege that the owners' intent is to build a large single-family house. In fact, they do not know what the goals of the project are – their words are crafted merely to cloud the reality of the actual project goals. The design brief for the new house is to craft a modest 2-story house of the same scale as the other houses in the neighborhood, and of the same character. If the new house is the same size as the other houses in the neighborhood, it cannot be called "large". Or perhaps all of the other houses are large. But the fact remains that, designed in the same scale and character of the neighborhood, the new house would fit gracefully in context with the other houses on the block, becoming part of the fabric of the neighborhood.

In opposing the demolition permit, the Trust relies on Standard 4 of Sec. 28.185(9)(c) where the Plan Commission is required to consider the recommendation of the Preservation Planner and Landmarks Commission. Unfortunately, this consideration is based on the false perception that the houses have historic designation. Again, they do not at any level, city, state, nor federal. This fact can't be ignored.

Interestingly, their letter also calls attention to Standard 6 where the Plan Commission again should consider the condition of the buildings and look at any building inspection and fire department reports. First, it appears the Plan Commission did not look at the condition of the buildings. We submitted independent inspection reports that highlighted all of the electrical, plumbing, water intrusion, and structural failures. In addition, our firm's photos and assessment was also submitted. However, the Staff report does not note those reports, and they were not included on Legistar. Second, the absence of a Madison building inspection report or a fire department report does not mean that there aren't unsafe or unhealthy conditions at these houses. It only means the houses haven't fallen or burned down.

Finally, they list Standard 7 which is partially redundant, referring again to historic buildings (these are not), and refers to the welfare of the city. I'll again note that, as a licensed architect in the State of Wisconsin, it is our responsibility to protect the health, safety and welfare of the public. Based on the condition of these buildings and their lack of historic designation, the City is neither promoting the health, safety and welfare of the public nor preserving the historic nature of the Vilas neighborhood by denying the demolition permit.

For your convenience, I've attached the independent inspection reports because it appears that neither the Alders, nor the Plan Commission members, have been given the opportunity to review this critical information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Bruns', with a horizontal line extending to the right.

Stephen Bruns, AIA, LEED AP
Principal

BRUNS ARCHITECTURE LLC

Attachments:

Jefferson_St_2121_and_Egewood_Ave_1007_PRE_Home Inspection Report E_2024-08-12
Jefferson_St_2121_and_Egewood_Ave_1007_PRE_Home Inspection Report J_2024-08-12

AmeriSpec Inspection Service
6441 Enterprise Lane
Suite 215
Madison, WI, 53719
Ph#: (608) 276-8060

SUMMARY ITEMS

Doc #: 202401-42775

Client Name: Sami Kawas

Dwelling Address: 1007 Edgewood Avenue
Madison, WI, 53711

Inspector: Mike Hoeser

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest Client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report.

Exterior

1104. Trim Maintenance. Recommend sealing the gaps between the fascia and shingles to help prevent pest entry. Caulking should be applied to joints, penetrations and voids as part of normal maintenance.
1105. Window & Frames **Defect. Cracking and peeling paint observed on the original frames. The house was built prior to 1978 the paint may contain lead. Either have the paint tested for lead or take all the precautions of lead paint. Recommend further review by a qualified contractor.**
1109. Electrical **Defect. No weatherproof cover or GFCI noted at the rear porch receptacle. The wiring of the fixture at the rear porch may pose a safety concern. Ungrounded three-prong receptacle and no GFCI noted at the front porch. Recommend review and repairs by a qualified electrician.**
1112. Exterior Faucets Maintenance. Suggest upgrading the exterior faucet to frost-free with an air gap to prevent freezing and water siphoning water back into the house from a garden hose.
1115. Lot / Grade Drainage Maintenance. We suggest maintaining a positive grade away from the foundation walls around the entire house, wherever possible, to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.
1121. Porch **Defect. The added support posts do not appear to be installed on footings. Recommend review by a qualified professional for repair or replacement, as necessary. The guardrail is too short. Recommend repairs/replacement for safety.**

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- 1121a. Rea Porch **Defect. The porch framing slopes to the right. The window frames appear to be out of plumb. Gaps in the ceiling may indicate past water entry. Recommend further review by a qualified contractor and repairs as needed.**
1122. Stairs / Steps **Defect. Uneven risers and sloped tread noted at the rear. The handrails are not graspable. The front storm door opens over the steps. Recommend review by a qualified professional for repair or replacement, as necessary.**

Roof

1209. Conditions Maintenance. The rubber membrane is bridging at the change of slope. Recommend review for repairs.

Attic

1356. Ventilation Maintenance. Hooded roof vents are installed on opposite sides of the roof. This may short-circuit soffit ventilation. The roof deck is not cut open properly under roof vents. Recommend review and repairs by a qualified contractor.
1358. Electrical Unable to inspect due to insulation cover.
1362. Attic **Defect. Rodent droppings observed in the insulation.**
- Comments **Recommend evaluation by a qualified pest control specialist.**

Basement

1602. Stairs **Defect. Open risers noted. Weak and improper guardrail noted. Uneven risers noted posing a trip hazard. The window is not tempered/safety glass. Recommend review by a qualified professional for repair or replacement, as necessary.**
1608. Joists **Defect. Cracked/split joist noted. Improper headers noted. Joists noted which have moved out from the nailers/beams. Recommend review by a qualified professional for repair or replacement, as necessary.**
1611. Beams **Defect. The beams do not appear to be adequate for support of the joists. Beams noted out of level and improperly supported. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.**
1612. Windows Maintenance. Windows are stuck shut. Recommend repairs and verifying operation with the sellers.
-

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1614. Electrical **Defect. Knob and tube wiring was observed. This is a "Safety Concern". Suggest review by licensed electrician prior to closing for replacement and removal of all knob and tube wiring. No GFCI protection noted. Suggest client consider upgrading with GFCI's at all basement receptacles to enhance safety. Upgrades should be performed by a licensed electrician.**
1620. Visible Plumbing Maintenance. Evidence of past leakage observed on several pipes. No leaks noted at the time of the inspection. Recommend contacting the seller(s) for information on any past plumbing leaks and repairs.
1626. Basement Comments **Defect. Stains, discoloration, growth and/or evidence of moisture observed on framing. These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, we recommend further review by a specialist so proper repairs and clean-up are made. Water stains not on ducts may indicate a past moisture issue in the basement. Recommend evaluation by a qualified contractor.**

Plumbing

1703. Supply Lines **Defect. No shut-off valve noted for the exterior faucet. Recommend repairs by a qualified plumber to allow the faucet to be winterized.**
- Galvanized supply pipes observed. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.
1705. Drain Waste Lines & Vent Pipes **Defect. Rust nodes and evidence of leakage noted on the kitchen sink drain pipe in the basement. Recommend review by a licensed plumber for repair or replacement, as necessary.**

Electrical

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1808. Wiring Method **Defect. Knob and tube wiring was observed. This is a "Safety Concern". Suggest review by licensed electrician prior to closing for replacement and removal of all active knob and tube for safety.**
1810. Smoke Detectors **Defect. Detectors are not installed in all bedrooms. Improper detectors are installed in the house. The City of Madison requires smoke detectors in each bedroom, the hallway outside the bedrooms and one on each other level. The detectors should be hard-wired with a battery back-up and interconnected or tamper-proof, sealed units.**
1811. Carbon Monoxide Detectors **Defect. No carbon monoxide detectors observed. The State of Wisconsin requires a carbon monoxide detector on each level of the house when there is an attached garage or fuel burning appliances. Recommend installing a detector on each level for safety.**
1812. Electrical Comments Yes. The electrical system for parts of the house is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system with GFCI protection to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested.

Heating

1905. General Conditions Maintenance. Evidence of past condensate leakage noted in the cabinet. The area was dry at the time of the inspection. Recommend contacting the seller(s) for more information or have inspected by a qualified heating contractor.
1909. Distribution / Ducting **Defect. Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety. Loose and disconnected ducts noted. Recommend review and repairs by a qualified heating contractor for efficient heating and cooling of the house.**

Air Conditioning

2003. General Conditions Refrigerant line insulation is damaged; recommend replacing insulation for improved performance. As most manufacturers

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-
- warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.
2004. Temperature Difference As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

Kitchen

2203. Ceiling Maintenance. Stains observed at the front right corner of the eating area. Recommend contacting the sellers for more information or further review by a qualified contractor.
2208. Electrical **Defect. No GFCI protection noted. To enhance safety, we suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the kitchen. Upgrades should be performed by a licensed electrician.**
2213. Traps / Drains / Supply **Defect. Negative slope and improper Tee noted. Recommend review by a licensed plumber for repair or replacement, as necessary.**

Bathroom

2308. Electrical Maintenance. While the counter receptacle is GFCI protected, it is not grounded. We recommend review for upgrading to grounded three-prong receptacles with GFCI protection in all wet areas for safety.
2311. Tub Surround Maintenance. The tile surround is short. Recommend review for extending the surround to prevent water damage to the walls. The edges of the tub/shower walls should be kept caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.

Half Bathroom

2403. Ceiling **Defect. The ceiling is too low posing a safety hazard. Recommend review by a qualified professional for repair or replacement, as necessary.**

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2407. Heat / Cooling Source No heat source noted. Recommend review by a qualified heating contractor for installation of a heat source for efficiency and comfort.
2408. Electrical **Defect. No GFCI protection noted. To enhance safety, we suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the bathroom. Upgrades should be performed by a licensed electrician.**
2409. Exhaust Fan Maintenance. None observed. We recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

Laundry Area

2511. Electrical **Defect. No GFCI protection noted. We suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the laundry area. Upgrades should be performed by a licensed electrician.**

Entry Way / Halls / Stairs

2601. Floors Maintenance. Floors throughout the house are sloped/uneven. The inspector is unable to determine cause as all framing is not visible. Suggest further review by a qualified contractor.
2604. Doors Maintenance. The front entry doorknob lock is old and worn. Recommend replacement.
2606. Windows **Defect. The windows in the stairway do not appear to have safety glass installed. This is a safety concern. Recommend review by a qualified contractor for upgrading for safety.**
2608. Electrical **Defect. Exposed fixture noted in the first level hallway closet. Missing knockout noted on the box. Recommend review and repairs by a qualified electrician.**

Office

2663. Ceilings Maintenance. Water stain noted on the tile. Part of the ceiling has been replaced; no water stains noted on the drywall. Recommend contacting the sellers for more information and monitoring.

Bedroom #1

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2682. Floors Maintenance. The wood floors need to be refinished. Primarily a cosmetic concern. Recommend review for refinishing as necessary.

Bedroom #2

2682.2 Floors Maintenance. The wood floors need to be refinished. Primarily a cosmetic concern. Recommend review for refinishing as necessary.

Bedroom #3

2684.3 Ceilings Maintenance. Stains observed in the closet ceiling. A qualified contractor is needed for further review and to perform necessary corrections.



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Doc #: 202401-42775 Inspector: Mike Hoeser

Date: 1/4/2024

Dwelling Address: 1007 Edgewood Avenue
Madison, WI, 53711

Client Name: Sami Kawas

Client's Agent: Jenny Bunbury Johnson Real Estate Company: Bunbury & Associates

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home.



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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE: The items inspected appeared to function normally at time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

MAINTENANCE: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed.

DEFECT: "Defect" 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 an 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.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of the home is both visual and functional provided utilities are on. Identifying or testing for the presence of asbestos, radon, mold, lead-based products, or other potentially hazardous materials are not part of a general home inspection. These hazards require specialized testing. The time period from inspection to closing varies with each property. We can only state condition at time of inspection. **THEREFORE, WE URGE YOU TO EVALUATE AND OPERATE ALL MAJOR SYSTEMS AND APPLIANCES ON YOUR FINAL WALK-THRU.**

This inspection does NOT take in account product/component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently, or will be, part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) website for recall information regarding any system or component.

AmeriSpec General Home Inspection

GENERAL CONDITIONS

1001.	Inspector	Mike Hoeser. License # 547-106
1002.	In Attendance	The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. The buyer was not present at the time of inspection. As property conditions can change from the date of inspection to the date of closing; it is suggested that the client test all major systems and appliances at the final walk-thru.
1003.	Occupancy	The property is vacant. House was unoccupied/vacant at the time of inspection. Due to non-use of plumbing and other major systems for some time, it is important that these systems be reviewed during your final walk-through and closely monitored for a few months after occupancy for evidence of leaks and other problems.
1004.	Property Information	This is a single family home.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is 124 years of age(approximately). Very old structures such as this were built before the standardization of building practices and are not anticipated to meet modern building standards. It is not uncommon to see signs of settlement and sagging, including walls and floors that are well out of plumb. Older homes typically have ungrounded electrical systems with a limited number of electric outlets. Plumbing and heating/cooling supply systems generally do not meet modern standards. Maintenance and upgrade needs should be anticipated for the various major systems of the home.
1007.	Weather Conditions	Weather conditions at the time of inspection were cloudy and cold with temperature in the 30's.
1008.	Start Time	11:00 AM.
1009.	Stop Time	1:20 PM.

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Exterior surfaces should be kept well painted, stained or sealed and caulked to prevent deterioration. Grading and adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Step #	Component	Comment
1101.	Driveway	Serviceable. Concrete.
1102.	Walkways	Serviceable. Concrete.

AmeriSpec General Home Inspection

1103.	Exterior Wall Cladding	Serviceable. Vinyl siding. Caulking should be applied at all joints and penetrations as part of normal maintenance.
1104.	Trim	Maintenance. Metal; Vinyl. Recommend sealing the gaps between the fascia and shingles to help prevent pest entry. Caulking should be applied to joints, penetrations and voids as part of normal maintenance.
1105.	Window & Frames	Defect. Double hung; Fixed; Wood frame; Metal clad wood frame. Cracking and peeling paint observed on the original frames. The house was built prior to 1978 the paint may contain lead. Either have the paint tested for lead or take all the precautions of lead paint. Recommend further review by a qualified contractor.
1106.	Exterior Door(s)	Serviceable. Wood; Storm door.
1107.	Gutters / Downspouts	Serviceable. Metal. Recommend installing longer extensions on the downspouts to ensure proper drainage away from the structure.
1108.	Fences / Gates	Not Present.

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1109. Electrical

Defect. No weatherproof cover or GFCI noted at the rear porch receptacle. The wiring of the fixture at the rear porch may pose a safety concern. Ungrounded three-prong receptacle and no GFCI noted at the front porch. Recommend review and repairs by a qualified electrician.



1110. Electric Meter(s)

Serviceable. The electric meter is located at the left side.

1111. Gas Meter(s)

Serviceable. The gas meter is located at the left side. The main gas shut off valve is located at the meter.

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1112. Exterior Faucets **Maintenance.** Suggest upgrading the exterior faucet to frost-free with an air gap to prevent freezing and water siphoning water back into the house from a garden hose.
1113. Lawn Sprinkler Not Present.
1114. Bell / Chime Serviceable.
1115. Lot / Grade Drainage **Maintenance.** Minor slope; Moderate slope. We suggest maintaining a positive grade away from the foundation walls around the entire house, wherever possible, to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.
1116. Foundation / Structure Type Serviceable. Basement; Stone. Missing mortar noted at grade level. Recommend tuck pointing.
1117. Retaining Wall(s) Serviceable. Stone.
1118. Patio Not Present.
1119. Deck Not Present.
1120. Balcony Not Present.
1121. Porch **Defect. Wood.** The added support posts do not appear to be installed on footings. Recommend review by a qualified professional for repair or replacement, as necessary. The guardrail is too short. Recommend repairs/replacement for safety.



- 1121a. Rea Porch **Defect.** The porch framing slopes to the right. The window frames appear to be out of plumb. Gaps in the ceiling may indicate past water entry. Recommend further review by a qualified contractor and repairs as needed.

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1122.	Stairs / Steps	Defect. Uneven risers and sloped tread noted at the rear. The handrails are not graspable. The front storm door opens over the steps. Recommend review by a qualified professional for repair or replacement, as necessary.
1124.	Exterior Comments	No.

Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee or a certification against roof leaks. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate.

Step #	Component	Comment
1201.	Methods Used To Inspect	Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired. The roof was not mounted due to snow cover, slope and height. The roof was approximately 40% covered by snow.
1202.	Material/Type	Gable; Hip; Flat; Asphalt composition shingle; Rubber/Membrane roofing.
1203.	Number of Layers	One layer of shingles.
1205.	Exposed Flashings	Serviceable. Metal; Rubber.
1207.	Skylights/Tube s	Not Present.

AmeriSpec General Home Inspection

1209. Conditions

Maintenance. The rubber membrane is bridging at the change of slope. Recommend review for repairs.



The rest of the roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.

1211.	Maintenance	No.
1212.	Roof	No.
	Comments	

Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements.

Step #	Component	Comment
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1351.	Access location / Inspection method	The attic above the second level was inspected from the access. No access noted for the attic above the first level. This is a limited review. Recommend creating an access for inspection of this area prior to close.
1352.	Framing	Serviceable. Rafters; 2X4.
1353.	Sheathing	Serviceable. Plywood; Solid wood plank.
1354.	Evidence of Leaking	No.
1355.	Insulation	Serviceable. Blown-in insulation; Fiberglass; Cellulose. 11-13" of insulation noted.
1356.	Ventilation	Maintenance. Soffit vents; Gable vents; Hooded roof vents. Hooded roof vents are installed on opposite sides of the roof. This may short-circuit soffit ventilation. The roof deck is not cut open properly under roof vents. Recommend review and repairs by a qualified contractor.
1357.	Windows	Not Present.
1358.	Electrical	Unable to inspect due to insulation cover.
1359.	Distribution / Ducting	Not Present.
1360.	Chimneys	Not Present.
1361.	Maintenance	No.
1362.	Attic Comments	Defect. Rodent droppings observed in the insulation. Recommend evaluation by a qualified pest control specialist.

**Basement**

While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and

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can only be identified at the actual time of occurrence. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. The chance of leakage increases when exterior grading and other surfaces are not pitched away from the home and when roof gutters/downspouts are within a few feet of the foundation.

Step #	Component	Comment
1601.	Access	The basement was accessed from the kitchen and exterior right.
1602.	Stairs	Defect. Open risers noted. Weak and improper guardrail noted. Uneven risers noted posing a trip hazard. The window is not tempered/safety glass. Recommend review by a qualified professional for repair or replacement, as necessary.

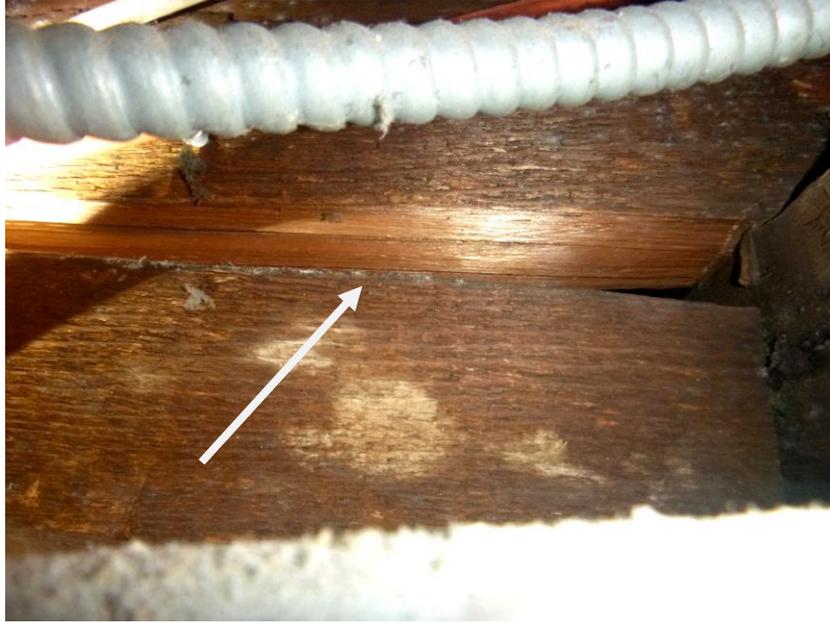


1603.	Floor	Serviceable. Concrete.
1604.	Walls	Serviceable. Stone.
1605.	Ceiling	Unfinished.
1606.	Exterior Door(s)	Serviceable. Recommend installing an insulated door for efficiency.

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1608. Joists

Defect. Conventional 2 X 6, 2 x 8 framing; Conventional 2 X 10 framing. Cracked/split joist noted. Improper headers noted. Joists noted which have moved out from the nailers/beams. Recommend review by a qualified professional for repair or replacement, as necessary.



1608a. More Pictures



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- 1609. Sub Floor Serviceable. Wood plank.
- 1610. Support Posts / Serviceable.
Columns
- 1611. Beams

Defect. Wood. The beams do not appear to be adequate for support of the joists. Beams noted out of level and improperly supported. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.



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1611a. More Pictures



1612. Windows

Maintenance. Windows are stuck shut. Recommend repairs and verifying operation with the sellers.

1613. Heat / Cooling Source

Central heating/cooling.

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1614. Electrical

Defect. Knob and tube wiring was observed. This is a "Safety Concern". Suggest review by licensed electrician prior to closing for replacement and removal of all knob and tube wiring. No GFCI protection noted. Suggest client consider upgrading with GFCI's at all basement receptacles to enhance safety. Upgrades should be performed by a licensed electrician.



1615. Ventilation

Serviceable. Exterior door; Windows. All basements should have some kind of dehumidification system running during the warm months of the year.

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1616.	Insulation	Serviceable. Spray Foam Insulation. Icynene or polyurethane.
1617.	Laundry Tub / Sink	See laundry section.
1618.	Faucets	See laundry section.
1619.	Toilet	Not Present.
1620.	Visible Plumbing	Maintenance. Evidence of past leakage observed on several pipes. No leaks noted at the time of the inspection. Recommend contacting the seller(s) for information on any past plumbing leaks and repairs.
1621.	Sump Pit	Not Present.
1622.	Sump Plumbing	Not Present.
1623.	Ejector Pump	Not Present.
1624.	Distribution / Ducting	Ducts/Registers.

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1626. Basement
Comments

Defect. Stains, discoloration, growth and/or evidence of moisture observed on framing. These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, we recommend further review by a specialist so proper repairs and clean-up are made. Water stains not on ducts may indicate a past moisture issue in the basement. Recommend evaluation by a qualified contractor.



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Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures.

Step #	Component	Comment
1701.	Shut Off Valve Location	Main shut-off is located in the basement. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702.	Water Supply System	Water supply appears to be a public water system.
1703.	Supply Lines	<p>Defect. Copper. No shut-off valve noted for the exterior faucet. Recommend repairs by a qualified plumber to allow the faucet to be winterized.</p> <p>Galvanized supply pipes observed. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.</p>
1704.	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems.

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1705. Drain Waste Lines & Vent Pipes
Defect. Rust nodes and evidence of leakage noted on the kitchen sink drain pipe in the basement. Recommend review by a licensed plumber for repair or replacement, as necessary.



1706. Ejector Pump(s) Not Present.
1707. Sump Pump(s) Not Present.
1708. Maintenance Keep salt in water softener. Shut off all exterior faucets for winter time and remove all garden hoses.
1709. Plumbing Comments No.

Electrical

Our electrical inspection meets the Wisconsin standards of practice and is done by sampling visibly accessible wiring and fixtures. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades.

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Step #	Component	Comment
1801.	Electrical Main Service	Service entrance is underground.
1802.	Service Amperage and Voltage	Service panel rating is approximately 100 amps and 120-240 volts.
1803.	Main and Sub Panel Location(s)	Main panel is located in the basement.
1805.	Main Electrical Panel	Serviceable. Service entrance cables are copper. Overload protection is provided by breakers.
1806.	Sub-Panel Comments	Not Present.
1808.	Wiring Method	<p>Defect. This is a "Safety Concern". Suggest review by licensed electrician prior to closing for replacement and removal of all active knob and tube for safety.</p> <p>BX or armored cable observed. Non Metallic cable; Conduit. Knob and tube wiring was observed.</p>
1809.	Equipment Grounding Present	Yes.
1810.	Smoke Detectors	<p>Defect. Detectors are not installed in all bedrooms. Improper detectors are installed in the house. The City of Madison requires smoke detectors in each bedroom, the hallway outside the bedrooms and one on each other level. The detectors should be hard-wired with a battery back-up and interconnected or tamper-proof, sealed units.</p>
1811.	Carbon Monoxide Detectors	<p>Defect. No carbon monoxide detectors observed. The State of Wisconsin requires a carbon monoxide detector on each level of the house when there is an attached garage or fuel burning appliances. Recommend installing a detector on each level for safety.</p>
1812.	Electrical Comments	<p>Yes. The electrical system for parts of the house is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system with GFCI protection to enhance electrical safety. A review by a licensed electrician prior to closing for upgrading the electrical system is suggested.</p>

Heating

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Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.** We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a HVAC contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air.

Step #	Component	Comment
1901.	Location of unit	The heating system is located in the basement.
1902.	Heating Design Type/Brand & Age	Gas forced air; High efficiency furnace. Manufactured by Armstrong in approximately 2012.
1903.	Energy Source	Natural gas with shutoff valve provided.
1904.	Burner Chambers	Serviceable. Only a small area of the heat exchanger was visible without disassembling the unit. This is a limited review.
1905.	General Conditions	Maintenance. Evidence of past condensate leakage noted in the cabinet. The area was dry at the time of the inspection. Recommend contacting the seller(s) for more information, or have inspected by a qualified heating contractor.



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- | | | |
|-------|-----------------|---|
| 1906. | Exhaust Venting | Serviceable. Plastic; Direct thru-the-wall vent. |
| 1907. | Thermostat | Serviceable. |
| 1908. | Air Filters | Filter size is 16"x20"x1". Recommend replacing the filter on a regular basis to ensure proper operation and air flow. |

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1909. Distribution /
Ducting

Defect. Ducts/Registers. Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety. Loose and disconnected ducts noted. Recommend review and repairs by a qualified heating contractor for efficient heating and cooling of the house.



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1911.	Maintenance	Recommend having the furnace cleaned and inspected on an annual basis to ensure safe and proper operation.
1912.	Heating Comments	No.

Air Conditioning

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. If a detailed evaluation is desired an HVAC contractor should be consulted. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the seller(s)/occupant(s) if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs.

Step #	Component	Comment
2001.	Location of unit	The air conditioning compressor is located at the left side.
2002.	Air Conditioning Design Type/Brand	Split system; Electric. Manufactured by in approximately 2012.
2003.	General Conditions	Refrigerant line insulation is damaged; recommend replacing insulation for improved performance. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.
2004.	Temperature Difference	As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.
2005.	Energy Source	Electric with disconnect provided.
2006.	Thermostat	Same as heating system.
2007.	Air Filters	Same as heating system.
2008.	Distribution / Ducting	Same as heating system.
2009.	Maintenance	No.

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2010. Air No.
Conditioning
Comments

Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Water heater blankets may void the warranty on some newer water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Step #	Component	Comment
2101.	Location of unit	The water heater is located in the basement.
2102.	Type & Age	Natural gas. Water heater was manufactured in 2018.
2103.	Brand / Capacity	50 gallon. Manufactured by Bradford White.
2105.	Energy Source	Natural gas. Gas shut-off valve was observed near this appliance.
2106.	Temperature / Pressure Release Valve	Serviceable.
2108.	Water Heater Condition	Serviceable. Water heater was serviceable at time of inspection.
2109.	Flue Venting	Serviceable. Plastic; Direct through the wall..
2110.	Overflow Pan / Drain Line	Not Present.
2111.	Maintenance	No.
2112.	Water Heater Comments	No.

Kitchen

Appliance inspection is beyond the Wisconsin Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Clients are advised to purchase a home warranty plan because appliances, including new

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appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Step #	Component	Comment
2201.	Floor	Serviceable. Sheet vinyl.
2202.	Walls	Serviceable.
2203.	Ceiling	Maintenance. Stains observed at the front right corner of the eating area. Recommend contacting the sellers for more information or further review by a qualified contractor.



2204.	Doors	Serviceable.
2205.	Closet / Wardrobe	Not Present.
2206.	Windows	Serviceable.
2207.	Heat / Cooling Source	Central heating/cooling.
2208.	Electrical	Defect. No GFCI protection noted. To enhance safety, we suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the kitchen. Upgrades should be performed by a licensed electrician.
2209.	Cabinets	Serviceable.
2210.	Counter Tops	Serviceable.
2211.	Sinks	Serviceable.
2212.	Faucets	Serviceable.

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2213. Traps / Drains / Supply **Defect. Negative slope and improper Tee noted. Recommend review by a licensed plumber for repair or replacement, as necessary.**



2214. Disposals Not Present.
 2215. Dishwasher(s) Not Present.
 2216. Refrigerator Serviceable. Refrigerator was operational at the time of inspection. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.
 2217. Stove / Cook Top Serviceable. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure.
 2218. Ovens Serviceable. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.
 2219. Hood / Fan / Light Not Present.
 2220. Microwave Not Present.
 2222. Kitchen No.
 Comments

Bathroom

- | Step # | Component | Comment |
|--------|-----------|---------------------------------------|
| 2300. | Location | Located in the hallway; Second level. |
| 2301. | Floor | Serviceable. Vinyl tile. |

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2302.	Walls	Serviceable.
2303.	Ceiling	Serviceable.
2304.	Doors	Serviceable.
2305.	Closet / Wardrobe	Not Present.
2306.	Windows	Serviceable. The window/frame in the tub/shower area should be protected from water to prevent deterioration of the frame and wall cavity.
2307.	Heat / Cooling Source	Central heating/cooling.
2308.	Electrical	Maintenance. While the counter receptacle is GFCI protected, it is not grounded. We recommend review for upgrading to grounded three-prong receptacles with GFCI protection in all wet areas for safety.
2309.	Exhaust Fan	Serviceable.
2310.	Tub/Whirlpool	Serviceable. Tub.
2311.	Tub Surround	Maintenance. The tile surround is short. Recommend review for extending the surround to prevent water damage to the walls. The edges of the tub/shower walls should be kept caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.
2312.	Tub Enclosure	Not Present.
2313.	Tub Faucet	Serviceable.
2314.	Shower Base	Same as tub.
2315.	Shower Surround	Same as tub.
2316.	Shower Door	Not Present.
2317.	Shower Faucet	Serviceable.
2318.	Sinks	Serviceable.
2319.	Sink Faucets	Serviceable.
2320.	Traps / Drains / Supply	Serviceable. No leaks noted at the time of the inspection.
2321.	Toilet	Serviceable.
2323.	Counter / Cabinets	Serviceable.
2326.	Bathroom Comments	No.

Half Bathroom

Step #	Component	Comment
2401.	Floor	Serviceable. Concrete.
2402.	Walls	Serviceable.

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2403.	Ceiling	Defect. The ceiling is too low posing a safety hazard. Recommend review by a qualified professional for repair or replacement, as necessary.
2404.	Doors	Serviceable.
2405.	Closet / Wardrobe	Not Present.
2406.	Windows	Not Present.
2407.	Heat / Cooling Source	No heat source noted. Recommend review by a qualified heating contractor for installation of a heat source for efficiency and comfort.
2408.	Electrical	Defect. No GFCI protection noted. To enhance safety, we suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the bathroom. Upgrades should be performed by a licensed electrician.
2409.	Exhaust Fan	Maintenance. None observed. We recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
2410.	Sinks	Not Present.
2411.	Sink Faucets	Not Present.
2412.	Traps / Drains / Supply	Not Present.
2413.	Toilet	Serviceable.
2415.	Counter / Cabinets	Not Present.
2417.	Half Bathroom Comments	No.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Suggest upgrading hoses for the washing machine to braided stainless steel to prevent bursting.

Step #	Component	Comment
2501.	Floor	Serviceable. Concrete.
2502.	Walls	Serviceable.
2503.	Ceiling	Unfinished.
2504.	Doors	Not Present.
2505.	Closet / Wardrobe	Not Present.

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2506.	Windows	See basement windows section.
2507.	Cabinets	Not Present.
2508.	Laundry Tub / Sink	Serviceable.
2509.	Faucets	Serviceable.
2510.	Heat / Cooling Source	Not present.
2511.	Electrical	Defect. No GFCI protection noted. We suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the laundry area. Upgrades should be performed by a licensed electrician.
2512.	Washer Hookups	Serviceable. Washer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.
2513.	Dryer/Hookups	Serviceable. Electric. Dryer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.
2514.	Exhaust Fan	Not Present.
2516.	Laundry Area Comments	No.

Entry Way / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Step #	Component	Comment
2601.	Floors	Maintenance. Carpet. Floors throughout the house are sloped/uneven. The inspector is unable to determine cause as all framing is not visible. Suggest further review by a qualified contractor.

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2602.	Walls	Serviceable. Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
2603.	Ceilings	Serviceable.
2604.	Doors	Maintenance. The front entry doorknob lock is old and worn. Recommend replacement.
2605.	Closet / Wardrobe	Serviceable.
2606.	Windows	Defect. The windows in the stairway do not appear to have safety glass installed. This is a safety concern. Recommend review by a qualified contractor for upgrading for safety.
2607.	Heat / Cooling Source	Central heating/cooling.
2608.	Electrical	Defect. Exposed fixture noted in the first level hallway closet. Missing knockout noted on the box. Recommend review and repairs by a qualified electrician.
2609.	Stairs	Serviceable.
2611.	Comments	No.

Dining Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2621.	Floors	Serviceable. Carpet.
2622.	Walls	Serviceable.
2623.	Ceilings	Serviceable.
2624.	Doors	Serviceable.
2625.	Closet / Wardrobe	Not Present.
2626.	Windows	Serviceable.
2627.	Heat / Cooling Source	Central heating/cooling.
2628.	Electrical	Serviceable.
2629.	Wet Bar	Not Present.
2631.	Comments	No.

Living Room

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Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2641.	Floors	Serviceable. Carpet.
2642.	Walls	Serviceable.
2643.	Ceilings	Serviceable.
2644.	Doors	Not Present.
2645.	Closet / Wardrobe	Not Present.
2646.	Windows	Serviceable.
2647.	Heat / Cooling Source	Central heating/cooling.
2648.	Electrical	Serviceable.
2649.	Wet Bar	Not Present.
2652.	Comments	No.

Office

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2661.	Floors	Serviceable. Carpet.
2662.	Walls	Serviceable.
2663.	Ceilings	Maintenance. Water stain noted on the tile. Part of the ceiling has been replaced; no water stains noted on the drywall. Recommend contacting the sellers for more information and monitoring.
2664.	Doors	Serviceable.
2665.	Closet / Wardrobe	Not Present.
2666.	Windows	Serviceable.
2667.	Heat / Cooling Source	Central heating/cooling.
2668.	Electrical	Serviceable.
2669.	Wet Bar	Not Present.
2672.	Comments	No.

Bedroom #1

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Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Step #	Component	Comment
2681.	Location	Second floor; Front; Left side.
2682.	Floors	Maintenance. Wood. The wood floors need to be refinished. Primarily a cosmetic concern. Recommend review for refinishing as necessary.
2683.	Walls	Serviceable.
2684.	Ceilings	Serviceable.
2685.	Doors	Serviceable.
2686.	Closet / Wardrobe	Serviceable.
2687.	Windows	Serviceable.
2688.	Heat / Cooling Source	Central heating/cooling.
2689.	Electrical	Serviceable.
2690.	Comments	No.

Bedroom #2

Step #	Component	Comment
2681.2.	Location	Second floor; Front; Right side.
2682.2.	Floors	Maintenance. Wood. The wood floors need to be refinished. Primarily a cosmetic concern. Recommend review for refinishing as necessary.
2683.2.	Walls	Serviceable.
2684.2.	Ceilings	Serviceable.
2685.2.	Doors	Serviceable.
2686.2.	Closet / Wardrobe	Serviceable.
2687.2.	Windows	Serviceable.
2688.2.	Heat / Cooling Source	Central heating/cooling.
2689.2.	Electrical	Serviceable.
2690.2.	Comments	No.

AmeriSpec General Home Inspection**Bedroom #3**

Step #	Component	Comment
2681.3.	Location	Second floor; Rear; Right side.
2682.3.	Floors	Serviceable. Carpet.
2683.3.	Walls	Serviceable.
2684.3.	Ceilings	Maintenance. Stains observed in the closet ceiling. A qualified contractor is needed for further review and to perform necessary corrections.



2685.3.	Doors	Serviceable.
2686.3.	Closet / Wardrobe	Serviceable.
2687.3.	Windows	Serviceable.
2688.3.	Heat / Cooling Source	Central heating/cooling.
2689.3.	Electrical	Serviceable.
2690.3.	Comments	No.

AmeriSpec Inspection Service
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Ph#: (608) 276-8060

SUMMARY ITEMS

Doc #: 202401-42774

Client Name: Sami Kawas

Dwelling Address: 2121 Jefferson Street
Madison, WI, 53711

Inspector: Mike Hoerer

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest Client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report.

Exterior

1103. Exterior Wall Cladding **Defect. The fireplace vent is not properly flashed. Loose siding and improper flashing noted between the flat roof systems and siding. Recommend review by a qualified professional for repair or replacement, as necessary. Caulking should be applied at all joints and penetrations as part of normal maintenance.**
1109. Electrical **Defect. The GFCI at the rear porch does not trip when tested and does not have a weatherproof cover. Recommend repairs by a qualified electrician for safety.**
1112. Exterior Faucets **Maintenance. A hose is attached to the right faucet. This may cause freezing and damage to the pipe. The faucet was not operated. Recommend verifying operation with the sellers and inspection for leakage prior to close. Suggest upgrading the exterior faucets to frost-free with an air gap to prevent freezing and water siphoning water back into the house from a garden hose.**
1115. Lot / Grade Drainage **Defect. Inadequate grade noted at several areas. Recommend review by licensed contractor for corrections as needed. We suggest maintaining a positive grade away from the foundation walls around the entire house, wherever possible, to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.**
- 1121a. Rear Porch **Defect. No guardrails noted. Recommend review for installing guardrails for safety. The middle roof support post is not installed directly above the post below. The outed joist is bolted onto the post, not set on top. Recommend evaluation by a qualified contractor.**
-

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1122. Stairs / Steps **Defect. Uneven risers noted posing trip hazards. The wood tread at grade level at the front steps poses a slip concern. Recommend review by a qualified contractor for repairs/replacement for safety.**

Roof

1205. Exposed Flashings Maintenance. No kick-out flashing noted the guide water away from the siding. Recommend review for installing kick-out flashing. Step flashing is installed very close to a keyway which may allow water entry. Recommend repairs.
1209. Conditions **Defect. Asphalt composition shingles are installed on the right side flat roof which is not proper. Recommend evaluation by a qualified roofer.**

Shingles are curling. Some granule erosion noted. Wavy and uneven shingles noted. Repairs noted. Recommend further review by a qualified roofer.

Attic

1354. Evidence of Leaking Yes. Stains observed on the roof decking. No moisture was present at time of inspection. Recommend monitoring.
1356. Ventilation Maintenance. Gable vents should not be used in conjunction with soffit and hooded roof vents. The gable vents may short-circuit soffit ventilation. Recommend covering the gable vents.
1358. Electrical Unable to inspect due to insulation cover.

Basement

1602. Stairs **Defect. The landing is not properly supported. No guardrails noted. Uneven and open risers noted. The window in the stairs is not tempered/safety glass. Inadequate headroom noted. Recommend review by a qualified professional for repair or replacement, as necessary.**
- 1602a. Rear Stairs to the Exterior **Defect. Oen risers, uneven risers and inadequate headroom noted. The door opens over the stairs posing a safety issue. Evidence of water and pest entry noted. Recommend review by a qualified professional for repair or replacement, as necessary.**
1604. Walls Maintenance. Water stains noted near the electric panel. Recommend contacting the sellers for more information and

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- monitoring or have reviewed by a qualified contractor. The foundation walls are mostly covered and not visible for inspection.
1608. Joists **Defect. Improperly bored holes noted. Cracked/split joists noted. Joists are notched to seat on the beam nailers weakening the joists. Joists are improperly supported by window frames. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.**
1611. Beams **Defect. The split beam system is not properly supported at the posts. The beam is crushing onto the posts. Splices in the beam noted not installed over posts. Cracked beam noted. Recommend evaluation and repairs by a qualified contractor prior to close.**
1612. Windows **Defect. The front window in the right wall is stuck and not fully closed. Recommend repairs for security and efficiency.**
- The windows are painted shut. Recommend verifying operation with the sellers prior to close.
1614. Electrical **Defect. Knob and tube wiring was observed. This is a "Safety Concern". Suggest review by licensed electrician prior to closing for inspection and replacement of knob and tube wiring. No GFCI protection noted. Suggest client consider upgrading with GFCI's at all basement receptacles to enhance safety. Ungrounded receptacle noted. Recommend review and repairs by a qualified electrician.**
1616. Insulation **Defect. The kitchen pantry is not properly insulated. Recommend review for repairs for efficiency.**
1620. Visible Plumbing **Defect. Evidence of leakage noted on a valve near the water softener. Recommend review by a licensed plumber for repair or replacement, as necessary.**
- Evidence of past leakage observed on several pipes/valves. No leaks noted at the time of the inspection. Recommend contacting the seller(s) for information on any past plumbing leaks and repairs.
1626. Basement Comments **Yes. Evidence of rodents noted. Recommend review by a qualified pest control specialist.**
-

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Plumbing

1703. Supply Lines **Defect. No shut-off valves noted on the exterior faucet supply pipes. Recommend review for installation of shut-off valves to winterize the faucets.**

Galvanized supply pipes observed. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.

1705. Drain Waste Lines & Vent Pipes Maintenance. Most of the plumbing is older and/or original & will likely need ongoing maintenance/replacement. Older drains are metal/cast iron which deteriorates over time, having hidden damage, root problems, which can affect drainage or water flow. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Electrical

1808. Wiring Method **Defect. Knob and tube wiring was observed in the basement. This is a "Safety Concern". Suggest review by licensed electrician prior to closing for replacement and removal of all active knob and tube for safety.**
1810. Smoke Detectors **Defect. Detectors are not installed in all bedrooms. The City of Madison requires smoke detectors in each bedroom, the hallway outside the bedrooms and one on each other level. The detectors should be hard-wired with a battery back-up and interconnected or tamper-proof, sealed units.**
1811. Carbon Monoxide Detectors **Defect. No carbon monoxide detectors observed on the second level or in the basement. The State of Wisconsin requires a carbon monoxide detector on each level of the house when there is an attached garage or fuel burning appliances. Recommend installing detectors on the first level and in the basement for safety.**

Heating

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1904. Burner Chambers **Defect. Due to yellow/orange flames in the middle burner, the age and lack of maintenance, a qualified HVAC contractor is recommended to clean the unit inspect the heat exchanger prior to close.**
1907. Thermostat **Maintenance. Recommend installing a programmable thermostat.**
1909. Distribution / Ducting **Defect. Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety. Ducts noted poorly installed/connected. Recommend review for repairs for efficient heating of the house.**
1911. Maintenance **Yes. No service/maintenance record noted. Recommend having the furnace cleaned and inspected by a qualified heating contractor. Recommend having the furnace cleaned and inspected on an annual basis to ensure safe and proper operation.**
1912. Heating Comments **Yes. The furnace is old and near or at the end of its useful life. Recommend cleaning and inspection by a qualified heating contractor prior to close. Recommend replacing the furnace when feasible.**

Fireplace

2153. Firebox **Defect. No gas shut-off valve noted. Exposed wires noted to the switches. Recommend review and repairs by a qualified contractor prior to close.**
2157. Comments **Yes. Recommend verifying permits for installing the fireplace with the seller(s).**

Kitchen

2208. Electrical **Defect. No GFCI protection noted. To enhance safety, we suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the kitchen. Upgrades should be performed by a licensed electrician.**
2213. Traps / Drains / Supply **Defect. Improper slope noted on the left sink trap arm. Past leakage noted on supply pipe assembly. The right trap is corroded and has leaked. Recommend review by a licensed plumber for repair or replacement, as necessary.**

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Bathroom

2320. Traps / **Defect. The sink drain assembly is corroded and shows**
Drains / **evidence of leakage. Recommend review by a qualified**
Supply **plumber for replacement of the drain assembly.** \b0
2326. **Bathroom** Limited clearance noted between the toilet and sink; use caution
Comments in the area.

Bathroom #2

- 2307.2 **Heat /** Maintenance. No heat source noted. Recommend review by a
. **Cooling** qualified heating contractor for installation of a heat source for
Source efficiency and comfort.
- 2308.2 **Electrical** **Defect. No wall outlet noted near the sink. The light fixture is**
. **low and exposed. Recommend review and repairs by a**
qualified electrician.
- 2309.2 **Exhaust** Maintenance. None observed. We recommend an exhaust fan be
. **Fan** installed in all bathrooms for proper ventilation and moisture
control.
- 2317.2 **Shower** Maintenance. Lower water flow noted. Recommend review by a
. **Faucet** qualified plumber.
- 2326.2 **Bathroom** Yes. Recommend verifying permits for installing the shower with
. **Comments** the sellers.

Laundry Area

2508. **Laundry** **Defect. Improper trap and venting of the drain assembly**
Tub / Sink **noted. The washer drain pipe is also not vented. Recommend**
review by a qualified plumber for repairs/replacement.
2511. **Electrical** **Defect. No GFCI protection noted. We suggest that the Client**
consider upgrading with GFCIs at all receptacles near water
sources such as the laundry area. Upgrades should be
performed by a licensed electrician.

Entry Way / Halls / Stairs

2601. **Floors** Maintenance. Floors throughout the house are sloped/uneven.
The inspector is unable to determine cause as all framing is not

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2606. Windows visible. Suggest further review by a qualified contractor.
Defect. Windows in stairways are NOW required to have safety/tempered glass installed. Suggest that the Client consider upgrading to safety/tempered glass to enhance safety. A qualified glass company should be consulted for a complete review of all windows that may require upgrades to ensure safety.
2609. Stairs **Defect. The upper guardrail is too short. Recommend repairs/replacement for safety.**

Living Room

2646. Windows Maintenance. Inoperable balances noted on two windows. Recommend repairs to ensure the windows stay in the desired position.

Family Room

2663. Ceilings **Defect. Stains noted in the ceiling. The inspector probed the stains with a moisture meter and found normal levels of moisture present. Recommend contacting the sellers for more information and monitoring or have reviewed by a qualified contractor.**
2668. Electrical Maintenance. The switches on the rear wall are an older style and may or may not be wired using knob and tube wiring. Recommend further evaluation by a qualified electrician.

Bedroom #1

2686. Closet /
Wardrobe **Defect. Exposed light fixture noted. This is a fire safety concern. Recommend consulting with a licensed electrician for replacement, as needed, to ensure safety.**



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Doc #: 202401-42774 Inspector: Mike Hoeser

Date: 1/4/2024

Dwelling Address: 2121 Jefferson Street
Madison, WI, 53711

Client Name: Sami Kawas

Client's Agent: Jenny Bunbury Johnson Real Estate Company: Bunbury & Associates

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home.



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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE: The items inspected appeared to function normally at time of inspection.

NOT PRESENT: The item was not present at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

MAINTENANCE: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed.

DEFECT: "Defect" 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 an 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.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of the home is both visual and functional provided utilities are on. Identifying or testing for the presence of asbestos, radon, mold, lead-based products, or other potentially hazardous materials are not part of a general home inspection. These hazards require specialized testing. The time period from inspection to closing varies with each property. We can only state condition at time of inspection. **THEREFORE, WE URGE YOU TO EVALUATE AND OPERATE ALL MAJOR SYSTEMS AND APPLIANCES ON YOUR FINAL WALK-THRU.**

This inspection does NOT take in account product/component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently, or will be, part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) website for recall information regarding any system or component.

AmeriSpec General Home Inspection**GENERAL CONDITIONS**

1001.	Inspector	Mike Hoeser. License # 547-106
1002.	In Attendance	The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. The buyer was not present at the time of inspection. As property conditions can change from the date of inspection to the date of closing; it is suggested that the client test all major systems and appliances at the final walk-thru.
1003.	Occupancy	The property is vacant. House was unoccupied/vacant at the time of inspection. Due to non-use of plumbing and other major systems for some time, it is important that these systems be reviewed during your final walk-through and closely monitored for a few months after occupancy for evidence of leaks and other problems.
1004.	Property Information	This is a single family home.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is 124 years of age(approximately). Very old structures such as this were built before the standardization of building practices and are not anticipated to meet modern building standards. It is not uncommon to see signs of settlement and sagging, including walls and floors that are well out of plumb. Older homes typically have ungrounded electrical systems with a limited number of electric outlets. Plumbing and heating/cooling supply systems generally do not meet modern standards. Maintenance and upgrade needs should be anticipated for the various major systems of the home.
1007.	Weather Conditions	Weather conditions at the time of inspection were clear and cold with temperature in the 30's.
1008.	Start Time	8:00 AM.
1009.	Stop Time	11:00 AM.

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Exterior surfaces should be kept well painted, stained or sealed and caulked to prevent deterioration. Grading and adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Step #	Component	Comment
1101.	Driveway	Serviceable. Asphalt.
1102.	Walkways	Serviceable. Concrete; Paver/Tile.

AmeriSpec General Home Inspection

1103. Exterior Wall Cladding

Defect. Vinyl siding. The fireplace vent is not properly flashed. Loose siding and improper flashing noted between the flat roof systems and siding. Recommend review by a qualified professional for repair or replacement, as necessary. Caulking should be applied at all joints and penetrations as part of normal maintenance.



1104. Trim

Serviceable. Metal; Vinyl; Wood. Caulking should be applied to joints, penetrations and voids as part of normal maintenance.

1105. Window & Frames

Serviceable. Double hung; Casement; Fixed; Wood frame.

AmeriSpec General Home Inspection

1106. Exterior Door(s) Serviceable. Wood; Storm door. Doors with glass that are near the floor level could be dangerous. Suggest that the Client consider upgrading to safety/tempered glass to enhance safety. A qualified glass company should be consulted for a complete review of all windows and doors that may require upgrades to ensure safety.
1107. Gutters / Downspouts Serviceable. Metal.
1108. Fences / Gates Not Present.
1109. Electrical **Defect. The GFCI at the rear porch does not trip when tested and does not have a weatherproof cover. Recommend repairs by a qualified electrician for safety.**
1110. Electric Meter(s) Serviceable. The electric meter is located at the right side.
1111. Gas Meter(s) Serviceable. The gas meter is located at the right side. The main gas shut off valve is located at the meter.
1112. Exterior Faucets **Maintenance. A hose is attached to the right faucet. This may cause freezing and damage to the pipe. The faucet was not operated. Recommend verifying operation with the sellers and inspection for leakage prior to close. Suggest upgrading the exterior faucets to frost-free with an air gap to prevent freezing and water siphoning water back into the house from a garden hose.**



1113. Lawn Sprinkler Not Present.
1114. Bell / Chime Serviceable.

AmeriSpec General Home Inspection

1115. Lot / Grade Drainage **Defect. Flat lot; Minor slope. Inadequate grade noted at several areas. Recommend review by licensed contractor for corrections as needed. We suggest maintaining a positive grade away from the foundation walls around the entire house, wherever possible, to further channel water away from the foundation walls and to reduce the potential for possible water infiltration into the home.**



1116. Foundation / Structure Type Serviceable. Basement; Stone.
1117. Retaining Wall(s) Not Present.
1118. Patio Not Present.
1119. Deck Not Present.
1120. Balcony Not Present.
1121. Porch Serviceable. Wood.

AmeriSpec General Home Inspection

1121a. Rear Porch

Defect. Wood; Screened. No guardrails noted. Recommend review for installing guardrails for safety. The middle roof support post is not installed directly above the post below. The outed joist is bolted onto the post, not set on top. Recommend evaluation by a qualified contractor.



AmeriSpec General Home Inspection

1122. Stairs / Steps

Defect. Wood. Uneven risers noted posing trip hazards. The wood tread at grade level at the front steps poses a slip concern. Recommend review by a qualified contractor for repairs/replacement for safety.



1124. Exterior
Comments

No.

Roof

AmeriSpec General Home Inspection

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee or a certification against roof leaks. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate.

Step #	Component	Comment
1201.	Methods Used To Inspect	The upper roof was inspected from the ground using 8x42 field glasses due to height and slope. The flat roof systems were inspected from the top of a ladder.
1202.	Material/Type	Gable; Flat; Asphalt composition shingle; Rubber/Membrane roofing.
1203.	Number of Layers	One layer of shingles.
1205.	Exposed Flashings	Maintenance. Metal; Rubber. No kick-out flashing noted the guide water away from the siding. Recommend review for installing kick-out flashing. Step flashing is installed very close to a keyway which may allow water entry. Recommend repairs.
1207.	Skylights/Tubes	Not Present.

AmeriSpec General Home Inspection

1209. Conditions **Defect. Asphalt composition shingles are installed on the right side flat roof which is not proper. Recommend evaluation by a qualified roofer.**

Shingles are curling. Some granule erosion noted. Wavy and uneven shingles noted. Repairs noted. Recommend further review by a qualified roofer.



1211. Maintenance No.
1212. Roof No.
Comments

Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements.

AmeriSpec General Home Inspection

Step #	Component	Comment
1351.	Access location / Inspection method	The attic was inspected from the access.
1352.	Framing	Serviceable. Rafters; 2X4.
1353.	Sheathing	Serviceable. Spaced wood plank. Spaced planking may need to be upgraded to a solid sheathing when a new roof is installed. This will add to the cost of a new roof.
1354.	Evidence of Leaking	Yes. Stains observed on the roof decking. No moisture was present at time of inspection. Recommend monitoring.
		
1355.	Insulation	Serviceable. Blown-in insulation; Fiberglass. 11-13" of insulation noted
1356.	Ventilation	Maintenance. Soffit vents; Gable vents; Hooded roof vents. Gable vents should not be used in conjunction with soffit and hooded roof vents. The gable vents may short-circuit soffit ventilation. Recommend covering the gable vents.
1357.	Windows	Serviceable.
1358.	Electrical	Not Inspected/Tested. Unable to inspect due to insulation cover.
1359.	Distribution / Ducting	Not Present.
1360.	Chimneys	Not Present.
1361.	Maintenance	No.
1362.	Attic Comments	No.

Basement

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While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. The chance of leakage increases when exterior grading and other surfaces are not pitched away from the home and when roof gutters/downspouts are within a few feet of the foundation.

Step #	Component	Comment
1601.	Access	The basement was accessed from the hallway.

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1602. Stairs

Defect. The landing is not properly supported. No guardrails noted. Uneven and open risers noted. The window in the stairs is not tempered/safety glass. Inadequate headroom noted. Recommend review by a qualified professional for repair or replacement, as necessary.



AmeriSpec General Home Inspection

1602a. Rear Stairs to
the Exterior

Defect. Open risers, uneven risers and inadequate headroom noted. The door opens over the stairs posing a safety issue. Evidence of water and pest entry noted. Recommend review by a qualified professional for repair or replacement, as necessary.



1603. Floor

Serviceable. Concrete.

AmeriSpec General Home Inspection

1604. Walls

Maintenance. Stone. Water stains noted near the electric panel. Recommend contacting the sellers for more information and monitoring or have reviewed by a qualified contractor. The foundation walls are mostly covered and not visible for inspection.

1605. Ceiling
1606. Exterior
Door(s)

Serviceable. Partially finished.
Serviceable. Wood.

AmeriSpec General Home Inspection

1608. Joists

Defect. Conventional 2 X 8 framing. Improperly bored holes noted. Cracked/split joists noted. Joists are notched to seat on the beam nailers weakening the joists. Joists are improperly supported by window frames. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.



AmeriSpec General Home Inspection

1608a. More Pictures



AmeriSpec General Home Inspection

1609. Sub Floor Serviceable. Wood plank.
1610. Support Posts / Serviceable. Wood.
Columns
1611. Beams

Defect. Wood. The split beam system is not properly supported at the posts. The beam is crushing onto the posts. Splices in the beam noted not installed over posts. Cracked beam noted. Recommend evaluation and repairs by a qualified contractor prior to close.



1612. Windows **Defect. The front window in the right wall is stuck and not fully closed. Recommend repairs for security and efficiency.**

The windows are painted shut. Recommend verifying operation with the sellers prior to close.

1613. Heat / Cooling Central heating.
Source

AmeriSpec General Home Inspection

1614. Electrical

Defect. Knob and tube wiring was observed. This is a "Safety Concern". Suggest review by licensed electrician prior to closing for inspection and replacement of knob and tube wiring. No GFCI protection noted. Suggest client consider upgrading with GFCI's at all basement receptacles to enhance safety. Ungrounded receptacle noted. Recommend review and repairs by a qualified electrician.



1615. Ventilation

Serviceable. Exterior door. All basements should have some kind of dehumidification system running during the warm months of the year.

AmeriSpec General Home Inspection

1616. Insulation

Defect. Fiberglass; Spray Foam Insulation. The kitchen pantry is not properly insulated. Recommend review for repairs for efficiency.



1617. Laundry Tub / Sink See laundry section.
1618. Faucets See laundry section.
1619. Toilet Not Present.

AmeriSpec General Home Inspection

1620. Visible
Plumbing

Defect. Evidence of leakage noted on a valve near the water softener. Recommend review by a licensed plumber for repair or replacement, as necessary.



Evidence of past leakage observed on several pipes/valves. No leaks noted at the time of the inspection. Recommend contacting the seller(s) for information on any past plumbing leaks and repairs.

1621.	Sump Pit	Not Present.
1622.	Sump Plumbing	Not Present.
1623.	Ejector Pump	Not Present.
1624.	Distribution / Ducting	Ducts/Registers.

AmeriSpec General Home Inspection

1626. Basement
Comments

Yes. Evidence of rodents noted. Recommend review by a qualified pest control specialist.



Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures.

Step #	Component	Comment
1701.	Shut Off Valve Location	Main shut-off is located in the basement. We suggest caution when operating shut-offs that have not been turned for a long period of time.
1702.	Water Supply System	Water supply appears to be a public water system.

AmeriSpec General Home Inspection

1703.	Supply Lines	<p>Defect. Copper. No shut-off valves noted on the exterior faucet supply pipes. Recommend review for installation of shut-off valves to winterize the faucets.</p> <p>Galvanized supply pipes observed. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.</p>
1704.	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems.
1705.	Drain Waste Lines & Vent Pipes	Maintenance. PVC; Cast iron; Galvanized. Most of the plumbing is older and/or original & will likely need ongoing maintenance/replacement. Older drains are metal/cast iron which deteriorates over time, having hidden damage, root problems, which can affect drainage or water flow. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.
1706.	Ejector Pump(s)	Not Present.
1707.	Sump Pump(s)	Not Present.
1708.	Maintenance	Keep salt in water softener. Shut off all exterior faucets for winter time and remove all garden hoses.
1709.	Plumbing Comments	No.

Electrical

Our electrical inspection meets the Wisconsin standards of practice and is done by sampling visibly accessible wiring and fixtures. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades.

Step #	Component	Comment
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AmeriSpec General Home Inspection

1801.	Electrical Main Service	Service entrance is underground.
1802.	Service Amperage and Voltage	Service panel rating is approximately 100 amps and 120-240 volts.
1803.	Main and Sub Panel Location(s)	Main panel is located in the basement.
1805.	Main Electrical Panel	Serviceable. Service entrance cables are copper. Overload protection is provided by breakers.
1806.	Sub-Panel Comments	Not Present.
1808.	Wiring Method	Defect. Knob and tube wiring was observed in the basement. This is a "Safety Concern". Suggest review by licensed electrician prior to closing for replacement and removal of all active knob and tube for safety. BX or armored cable observed. Branch circuit wiring is copper; Non Metallic cable; Conduit.
1809.	Equipment Grounding Present	Yes.
1810.	Smoke Detectors	Defect. Detectors are not installed in all bedrooms. The City of Madison requires smoke detectors in each bedroom, the hallway outside the bedrooms and one on each other level. The detectors should be hard-wired with a battery back-up and interconnected or tamper-proof, sealed units.
1811.	Carbon Monoxide Detectors	Defect. No carbon monoxide detectors observed on the second level or in the basement. The State of Wisconsin requires a carbon monoxide detector on each level of the house when there is an attached garage or fuel burning appliances. Recommend installing detectors on the first level and in the basement for safety.
1812.	Electrical Comments	No.

Heating

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.** We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you

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obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a HVAC contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air.

Step #	Component	Comment
1901.	Location of unit	The heating system is located in the basement.
1902.	Heating Design Type/Brand & Age	Gas forced air; High efficiency furnace. Manufactured by Heil in approximately 1994.
1903.	Energy Source	Natural gas with shutoff valve provided.
1904.	Burner Chambers	Defect. Due to yellow/orange flames in the middle burner, the age and lack of maintenance, a qualified HVAC contractor is recommended to clean the unit inspect the heat exchanger prior to close.
1905.	General Conditions	Serviceable. Unit is a high efficiency gas furnace. Due to the sealed compartments on these type units, not all portions are visible. Therefore, this is a limited visual inspection of the exterior cabinet only. Unit was operated with normal operating controls and appeared to function properly at time of inspection. If a more detailed review is desired, we recommend consulting with a licensed HVAC contractor for dis-assembly of the unit for closer inspection.
1906.	Exhaust Venting	Serviceable. Plastic; Direct thru-the-wall vent.
1907.	Thermostat	Maintenance. Recommend installing a programmable thermostat.
1908.	Air Filters	Serviceable. Filter size is 20"x25"x1". Recommend replacing the filter on a regular basis to ensure proper operation and air flow.

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1909. Distribution /
Ducting

Defect. Ducts/Registers. Possible asbestos materials observed. The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing lab be performed prior to closing for repairs/replacement needed to ensure safety. Ducts noted poorly installed/connected. Recommend review for repairs for efficient heating of the house.



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1911.	Maintenance	Yes. No service/maintenance record noted. Recommend having the furnace cleaned and inspected by a qualified heating contractor. Recommend having the furnace cleaned and inspected on an annual basis to ensure safe and proper operation.
1912.	Heating Comments	Yes. The furnace is old and near or at the end of its useful life. Recommend cleaning and inspection by a qualified heating contractor prior to close. Recommend replacing the furnace when feasible.

Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Water heater blankets may void the warranty on some newer water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

Step #	Component	Comment
2101.	Location of unit	The water heater is located in the basement.
2102.	Type & Age	Natural gas. Water heater was manufactured in 2021.
2103.	Brand / Capacity	40 gallon. Manufactured by Rheem.
2105.	Energy Source	Natural gas. Gas shut-off valve was observed near this appliance.
2106.	Temperature / Pressure Release Valve	Serviceable.
2108.	Water Heater Condition	Serviceable. Water heater was serviceable at time of inspection.
2109.	Flue Venting	Serviceable. Plastic; Direct through the wall.
2110.	Overflow Pan / Drain Line	Not Present.
2111.	Maintenance	No.
2112.	Water Heater Comments	No.

Fireplace

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Our inspection of fireplaces and/or stoves is visual, and no fires are started during a general home inspection. If a complete inspection is of concern, we suggest further review by a chimney/fireplace specialist. Many components of the fireplace or stove are not visible during a general home inspection.

Step #	Component	Comment
2151.	Location	Located in family room.
2152.	Style/Type	Metal/fabricated; Gas direct vent.
2153.	Firebox	Defect. No gas shut-off valve noted. Exposed wires noted to the switches. Recommend review and repairs by a qualified contractor prior to close.
2154.	Damper	Not Present.
2155.	Flue and Smoke Chamber	Serviceable. Full length not visible.
2156.	Maintenance	Recommend having the fireplace cleaned and inspected periodically to ensure safe and proper operation.
2157.	Comments	Yes. Recommend verifying permits for installing the fireplace with the seller(s).

Kitchen

Appliance inspection is beyond the Wisconsin Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Clients are advised to purchase a home warranty plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Step #	Component	Comment
2201.	Floor	Serviceable. Vinyl.
2202.	Walls	Serviceable.
2203.	Ceiling	Serviceable.
2204.	Doors	Not Present.
2205.	Closet / Wardrobe	Not Present.
2206.	Windows	Serviceable.
2207.	Heat / Cooling Source	Central heating.
2208.	Electrical	Defect. No GFCI protection noted. To enhance safety, we suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the kitchen. Upgrades should be performed by a licensed electrician.

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2209.	Cabinets	Serviceable. Evidence of past leakage observed in the sink cabinet. No leakage at time of inspection. Recommend contacting the sellers for more information and monitoring.
2210.	Counter Tops	Serviceable.
2211.	Sinks	Serviceable.
2212.	Faucets	Serviceable.

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2213. Traps / Drains / Supply **Defect. Improper slope noted on the left sink trap arm. Past leakage noted on supply pipe assembly. The right trap is corroded and has leaked. Recommend review by a licensed plumber for repair or replacement, as necessary.**



2214. Disposals Serviceable.
2215. Dishwasher(s) Not Present.
2216. Refrigerator Serviceable. Refrigerator was operational at the time of inspection. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.

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2217.	Stove / Cook Top	Serviceable. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure.
2218.	Ovens	Serviceable. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.
2219.	Hood / Fan / Light	Not Present.
2220.	Microwave	Not Present.
2222.	Kitchen Comments	No.

Bathroom

Step #	Component	Comment
2300.	Location	Located in the hallway; Second level.
2301.	Floor	Serviceable. Ceramic tile.
2302.	Walls	Serviceable.
2303.	Ceiling	Serviceable.
2304.	Doors	Serviceable.
2305.	Closet / Wardrobe	Not Present.
2306.	Windows	Serviceable.
2307.	Heat / Cooling Source	Central heating.
2308.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2309.	Exhaust Fan	Serviceable.
2310.	Tub/Whirlpool	Serviceable. Tub.
2311.	Tub Surround	Serviceable. The edges of the tub/shower walls should be kept caulked to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.
2312.	Tub Enclosure	Not Present.
2313.	Tub Faucet	Serviceable.
2314.	Shower Base	Same as tub.
2315.	Shower Surround	Same as tub.
2316.	Shower Door	Not Present.
2317.	Shower Faucet	Serviceable.
2318.	Sinks	Serviceable.
2319.	Sink Faucets	Serviceable.

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2320. Traps / Drains / Supply **Defect. The sink drain assembly is corroded and shows evidence of leakage. Recommend review by a qualified plumber for replacement of the drain assembly.**



2321. Toilet Serviceable.
 2323. Counter / Cabinets Serviceable.
 2326. Bathroom Comments **Yes. Limited clearance noted between the toilet and sink; use caution in the area.**

Bathroom #2

Step #	Component	Comment
2300.2.	Location	Basement.
2301.2.	Floor	Serviceable. Concrete.
2302.2.	Walls	Serviceable.
2303.2.	Ceiling	Unfinished.
2304.2.	Doors	Serviceable.
2305.2.	Closet / Wardrobe	Not Present.
2306.2.	Windows	See basement windows section.
2307.2.	Heat / Cooling Source	Maintenance. No heat source noted. Recommend review by a qualified heating contractor for installation of a heat source for efficiency and comfort.
2308.2.	Electrical	Defect. No wall outlet noted near the sink. The light fixture is low and exposed. Recommend review and repairs by a qualified electrician.

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2309.2.	Exhaust Fan	Maintenance. None observed. We recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
2310.2.	Tub/Whirlpool	Not Present.
2311.2.	Tub Surround	Not Present.
2312.2.	Tub Enclosure	Not Present.
2313.2.	Tub Faucet	Not Present.
2314.2.	Shower Base	Serviceable. Shower pans are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower pan and surrounding areas was inspected for leaks. No visible leaks were noted at the time of inspection.
2315.2.	Shower Surround	Serviceable. Shower surrounds are vulnerable to the potential for water infiltration and should be well sealed as part of routine maintenance. In some installations the drain/surround floor interface requires frequent maintenance/sealing to reduce the potential for water infiltration below.
2316.2.	Shower Door	Not Present.
2317.2.	Shower Faucet	Maintenance. Lower water flow noted. Recommend review by a qualified plumber.
2318.2.	Sinks	Serviceable.
2319.2.	Sink Faucets	Serviceable.
2320.2.	Traps / Drains / Supply	Serviceable. No leaks noted at the time of the inspection.
2321.2.	Toilet	Serviceable.
2323.2.	Counter / Cabinets	Not Present.
2326.2.	Bathroom Comments	Yes. Recommend verifying permits for installing the shower with the sellers.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Suggest upgrading hoses for the washing machine to braided stainless steel to prevent bursting.

Step #	Component	Comment
2501.	Floor	Serviceable. Concrete.
2502.	Walls	Serviceable.
2503.	Ceiling	Unfinished.

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2504.	Doors	Not Present.
2505.	Closet / Wardrobe	Not Present.
2506.	Windows	See basement windows section.
2507.	Cabinets	Not Present.
2508.	Laundry Tub / Sink	Defect. Improper trap and venting of the drain assembly noted. The washer drain pipe is also not vented. Recommend review by a qualified plumber for repairs/replacement.



2509.	Faucets	Serviceable.
2510.	Heat / Cooling Source	Not present.
2511.	Electrical	Defect. No GFCI protection noted. We suggest that the Client consider upgrading with GFCIs at all receptacles near water sources such as the laundry area. Upgrades should be performed by a licensed electrician.
2512.	Washer Hookups	Serviceable. Washer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.
2513.	Dryer/Hookups	Serviceable. Electric. Dryer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.
2514.	Exhaust Fan	Not Present.
2516.	Laundry Area Comments	No.

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Entry Way / Halls / Stairs

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Step #	Component	Comment
2601.	Floors	Maintenance. Carpet. Floors throughout the house are sloped/uneven. The inspector is unable to determine cause as all framing is not visible. Suggest further review by a qualified contractor.
2602.	Walls	Serviceable. Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual.
2603.	Ceilings	Serviceable.
2604.	Doors	Serviceable.
2605.	Closet / Wardrobe	Serviceable.
2606.	Windows	Defect. Windows in stairways are NOW required to have safety/tempered glass installed. Suggest that the Client consider upgrading to safety/tempered glass to enhance safety. A qualified glass company should be consulted for a complete review of all windows that may require upgrades to ensure safety.
2607.	Heat / Cooling Source	Central heating.
2608.	Electrical	Serviceable.

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2609. Stairs

Defect. The upper guardrail is too short. Recommend repairs/replacement for safety.

2611. Comments No.

Living Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2641.	Floors	Serviceable. Carpet.
2642.	Walls	Serviceable.
2643.	Ceilings	Serviceable.
2644.	Doors	Not Present.
2645.	Closet / Wardrobe	Not Present.
2646.	Windows	Maintenance. Inoperable balances noted on two windows. Recommend repairs to ensure the windows stay in the desired position.
2647.	Heat / Cooling Source	Central heating.
2648.	Electrical	Serviceable.
2649.	Wet Bar	Not Present.
2652.	Comments	No.

AmeriSpec General Home Inspection**Family Room**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Step #	Component	Comment
2661.	Floors	Serviceable. Carpet.
2662.	Walls	Serviceable.

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2663. Ceilings

Defect. Stains noted in the ceiling. The inspector probed the stains with a moisture meter and found normal levels of moisture present. Recommend contacting the sellers for more information and monitoring or have reviewed by a qualified contractor.



- 2664. Doors Serviceable.
- 2665. Closet / Wardrobe Not Present.
- 2666. Windows Serviceable.

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2667. Heat / Cooling Source Central heating.
2668. Electrical [Maintenance. The switches on the rear wall are an older style and may or may not be wired using knob and tube wiring. Recommend further evaluation by a qualified electrician.](#)



2669. Wet Bar Not Present.
2672. Comments No.

Bedroom #1

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Step #	Component	Comment
2681.	Location	Second floor; Front; Left side.
2682.	Floors	Serviceable. Carpet.
2683.	Walls	Serviceable.
2684.	Ceilings	Serviceable.
2685.	Doors	Serviceable.

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2686.	Closet / Wardrobe	Defect. Exposed light fixture noted. This is a fire safety concern. Recommend consulting with a licensed electrician for replacement, as needed, to ensure safety.
2687.	Windows	Serviceable.
2688.	Heat / Cooling Source	Central heating.
2689.	Electrical	Serviceable.
2690.	Comments	No.

Bedroom #2

Step #	Component	Comment
2681.2.	Location	Second floor; Front; Right side.
2682.2.	Floors	Serviceable. Carpet.
2683.2.	Walls	Serviceable.
2684.2.	Ceilings	Serviceable.
2685.2.	Doors	Serviceable.
2686.2.	Closet / Wardrobe	Serviceable.
2687.2.	Windows	Serviceable.
2688.2.	Heat / Cooling Source	Central heating.
2689.2.	Electrical	Serviceable.
2690.2.	Comments	No.

Bedroom #3

Step #	Component	Comment
2681.3.	Location	Second floor; Rear; Left side.
2682.3.	Floors	Serviceable. Carpet.
2683.3.	Walls	Serviceable.
2684.3.	Ceilings	Serviceable.
2685.3.	Doors	Serviceable.
2686.3.	Closet / Wardrobe	Serviceable.
2687.3.	Windows	Serviceable.
2688.3.	Heat / Cooling Source	Central heating.
2689.3.	Electrical	Serviceable.
2690.3.	Comments	No.

Bedroom #4

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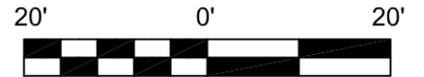
Step #	Component	Comment
2681.4.	Location	Second floor; Rear; Right side.
2682.4.	Floors	Serviceable. Carpet.
2683.4.	Walls	Serviceable.
2684.4.	Ceilings	Serviceable.
2685.4.	Doors	Serviceable.
2686.4.	Closet / Wardrobe	Serviceable.
2687.4.	Windows	Serviceable.
2688.4.	Heat / Cooling Source	Central heating.
2689.4.	Electrical	Serviceable.
2690.4.	Comments	No.

Plat of Survey

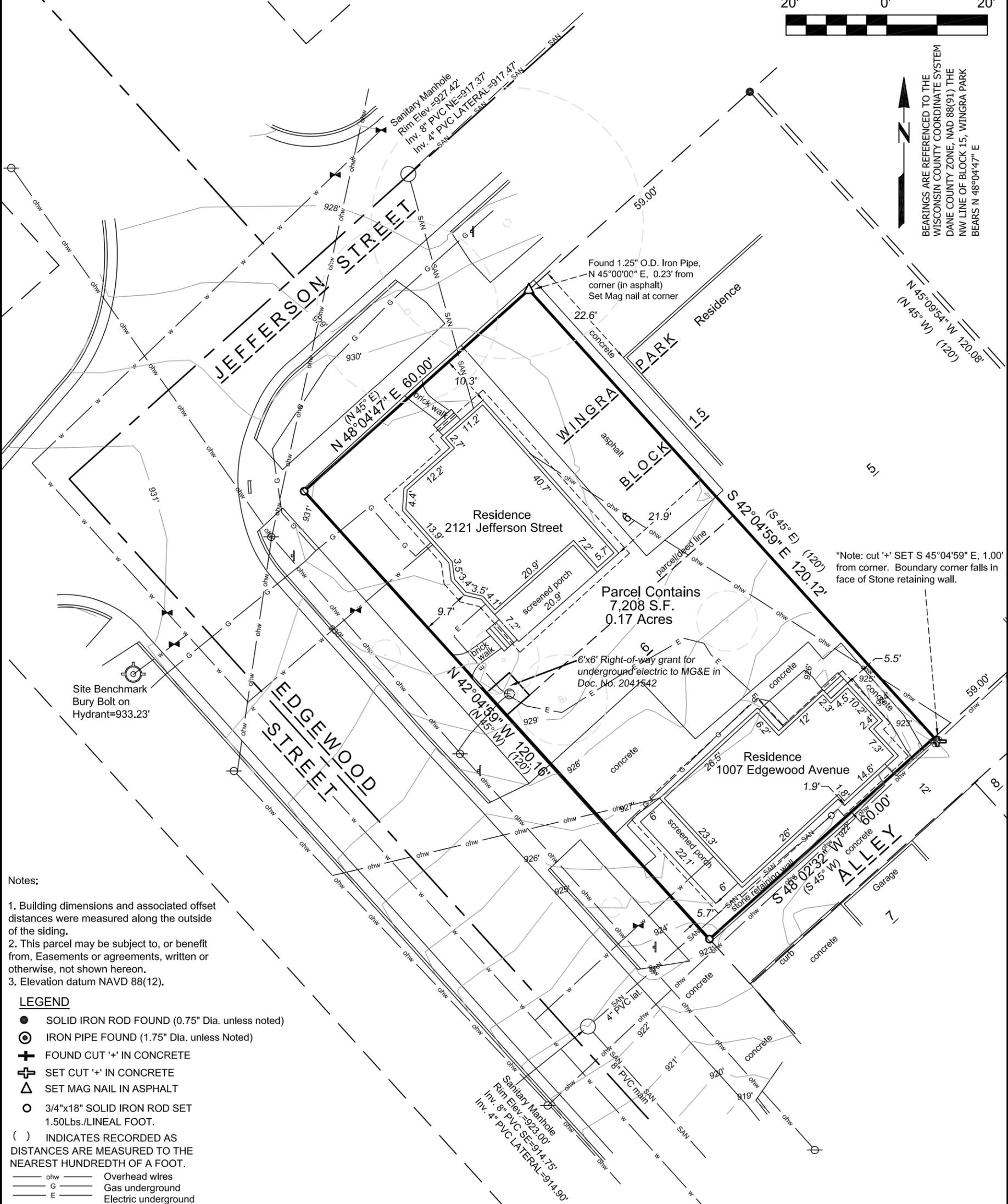
Legal Description of Record:

Document No. 5945943: The Southeast $\frac{1}{2}$ of Lot Six (6), Block Fifteen (15), Wingra Park, in the City of Madison, County of Dane, State of Wisconsin

Document No. 5945944: The Northwest $\frac{1}{4}$ of Lot Six (6), Block Fifteen (15), Wingra Park, in the City of Madison, County of Dane, State of Wisconsin



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE COUNTY ZONE, NAD 88(91) THE NW LINE OF BLOCK 15, WINGRA PARK BEARS N 48°04'47" E



*Note: cut '+' SET S 45°04'59" E, 1.00' from corner. Boundary corner falls in face of Stone retaining wall.

Parcel Contains 7,208 S.F. 0.17 Acres

6'x6' Right-of-way grant for underground electric to MG&E in Doc. No. 2041542

Site Benchmark Bury Bolt on Hydrant=933.23'

Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. Elevation datum NAVD 88(12).

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1.75" Dia. unless Noted)
- ⊕ FOUND CUT '+' IN CONCRETE
- ⊕ SET CUT '+' IN CONCRETE
- △ SET MAG NAIL IN ASPHALT
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ohw Overhead wires
- G Gas underground
- E Electric underground
- SAN Sanitary Sewer
- Water
- w Utility Pole
- Street sign
- Utility Pedestal

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, visible improvements, potential encroachments and it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 15th Day of July, 2024: Paul A. Spetz, S 2525

PREPARED FOR:
BRUNS ARCHITECTURE
207 E. BUFFALO STREET, SUITE 315
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