

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis tauz uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison

Building Inspection Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2985

Madison, WI 53701-2985 (608) 266-4551



Submit the following via email to:

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

Part 1: General Application Information

Street Address:			
Alder District:		Zoning District:	
Project Contact Person Name		Role	
Company Name			
Phone		Email	

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

Part 2: Information for Landmarks Historic Value Review

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

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

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

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

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

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)	
Property Owner Name	
Company Name	
Street Address	
Phone	Email

For Office Use Only	
Date:	
Accela ID No.:	



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

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

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

Dear City of Madison Officials,

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

- 215 S Baldwin Street
- 221 S Baldwin Street
- 1312 E Wilson Street

Madison, WI 53703

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

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

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

Sincerely,

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

HEALTHY HOUSING – EQUITABLE ECONOMIC DEVELOPMENT – SUSTAINABLE LAND USE



Construction Information

215 S Baldwin St

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

221 S Baldwin St

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



1312 E Wilson St

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



Inspection Report

**Common Wealth Development c/o Justice Castaneda
Evelyn Betts**

Property Address:
215 S Baldwin St
Madison WI 53703





Jill Hauk Home Inspections, LLC

**Jill Hauk 2784-106
608.957.5866**



Table of Contents

<u>Cover Page</u>	1
<u>Table of Contents</u>	3
<u>Intro Page</u>	4
<u>1 Roofing</u>	6
<u>2 Exterior</u>	12
<u>3 Interiors</u>	20
<u>4 Structural Components</u>	25
<u>5 Plumbing System</u>	32
<u>6 Electrical System</u>	40
<u>7 Heating / Central Air Conditioning</u>	54
<u>8 Insulation and Ventilation</u>	62
<u>9 Garage</u>	68
<u>Defect Summary</u>	69
<u>General Summary</u>	92
<u>Back Page</u>	112

Date: 3/31/2025	Time: 09:00 AM	Report ID: 31mar2025 - 215 S Baldwin St
Property: 215 S Baldwin St Madison WI 53703	Customer: Common Wealth Development c/o Justice Castaneda Evelyn Betts	Real Estate Professional:

Scope of the Home Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

Standards of Practice:

Wisconsin State Statute 440.975 and
SPS 131 Subchapter IV

In Attendance:

CWD Associates

Type of building:

Single Family (2 story)

Approximate age of building:

Over 75 Years

Temperature at Start of Inspection:

Below 50 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Precipitation in the last 3 days:

Yes

Radon Test:

Yes

1. Roofing

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

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

A home inspector is not required to do any of the following: walk on the roofing; observe attached accessories, including, but not limited to, solar systems antennae and lightning arrestors; observe internal gutter and downspout systems and related underground drainage piping.

Styles & Materials

Roof Covering:
Dimensional asphalt shingles

Viewed roof covering from:
Ground
Upper level window(s)

Sky Light(s):
None

Chimney (exterior):
Brick

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

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

F D R E MA MO NI NP

1.1 (1) Repair: Downspout discharged directly onto the lower roof covering. Over time the concentrated draining of water over this section of the roof can result in a reduced shingle life and/or leaking. If it is draining next to a sidewall or valley, there is the increased potential of moisture intrusion in the area.

Recommend a qualified contractor install a downspout to take water to the gutter on the lower roof.



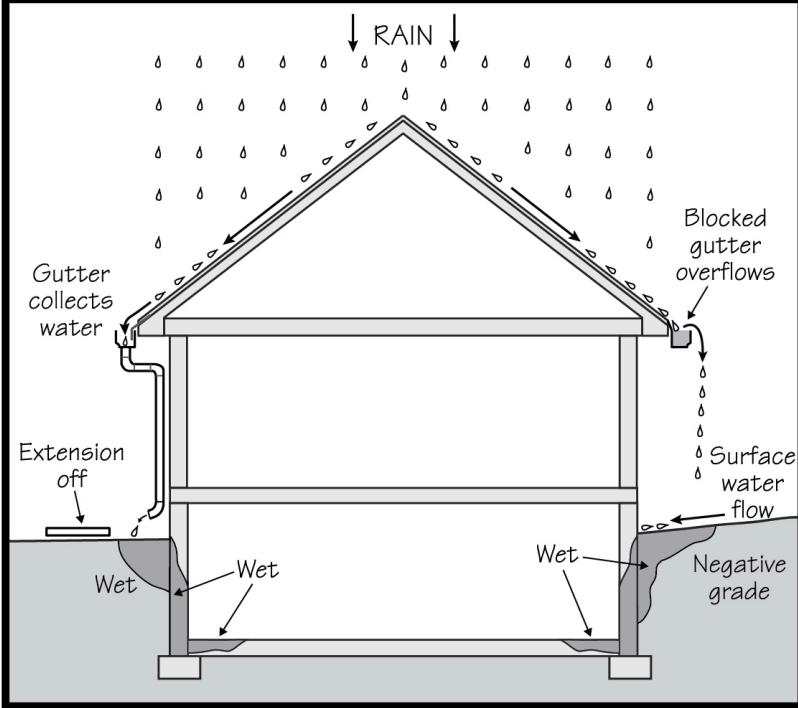
1.1 (2) Repair: Downspouts discharged roof drainage next to the foundation. This condition can result in excessively high moisture levels in the soil at the foundation and can cause damage to the foundation and moisture intrusion into the basement.

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



example of one location

Grading, Gutters and Downspouts



Homes must be protected from water with proper grading, gutters and downspouts.

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B158

short downspouts

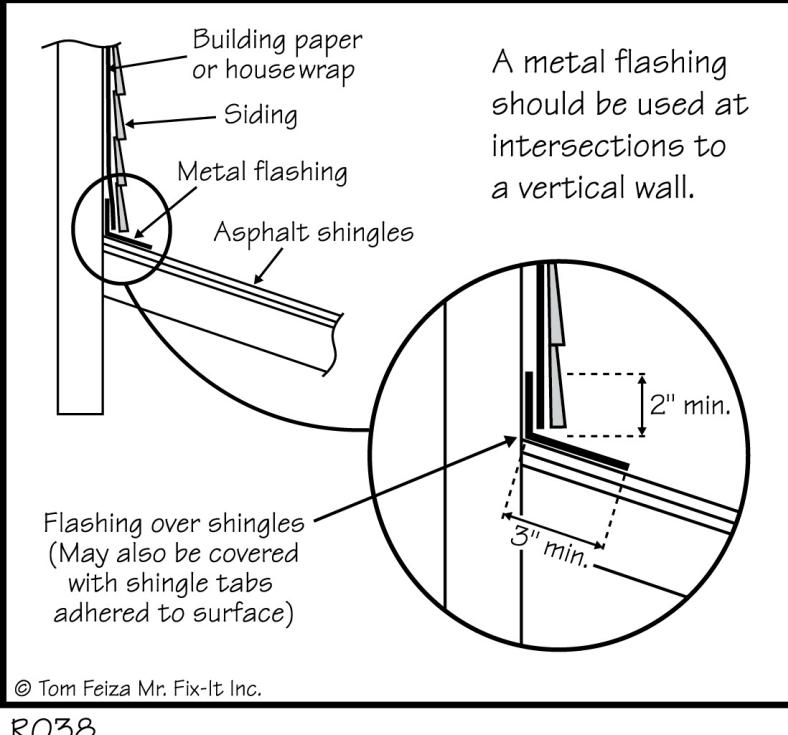
1.2 Repair: Headwall flashing was not installed in required areas. Areas are vulnerable to moisture intrusion and the resulting damage from it.

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



example of one location

Roof Flashing to Vertical Wall



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R038

headwall flashing

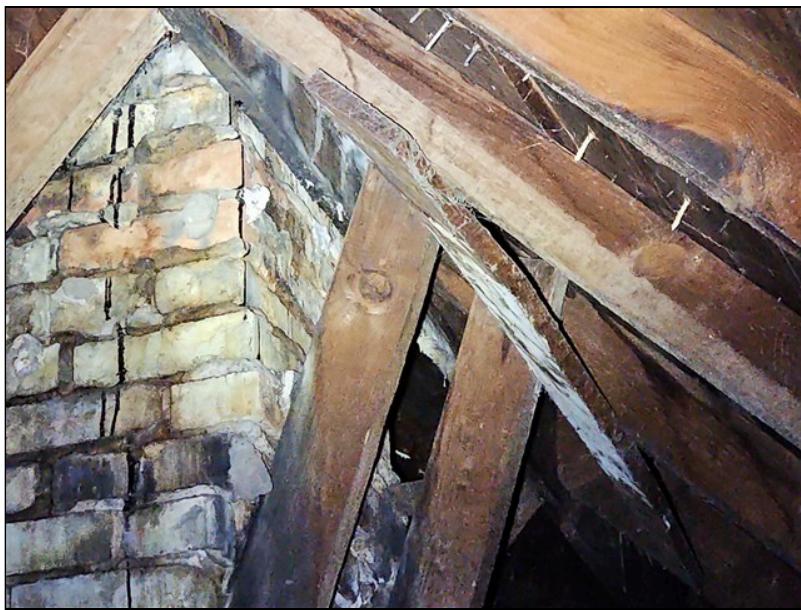
1.4 Defect: Chimney structure was deteriorated. In the basement, cracks were present. Chimney was leaning on the exterior. Moisture stains are indicative of a current or past leak in the flashing.

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

Please note the chimney is not venting the HVAC systems or water heater and serves no purpose.







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

2. Exterior

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

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

A home inspector is not required to observe the following: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; locks, latches or other security devices or systems; intercom systems; fences or privacy walls; insulation or vapor barriers in exterior walls; safety glazing; garage door operator remote control transmitters; geological or soil conditions; recreational facilities; out-buildings other garages and carports; trees, shrubs and other vegetation.

Styles & Materials

Siding Material and Style: Vinyl, Lap	Exterior Entry Doors: Wood Metal	Appurtenance: Balcony Porch
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Driveway:

Gravel

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

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F D R E MA MO NI NP

2.0 Wall cladding on a porch appeared to be made of asbestos. The mishandling of this type of wall cladding can be hazardous to your health. All work should be completed by a qualified contractor.

Please also be aware that the removal and disposal of asbestos siding typically costs more than wood/vinyl/metal siding.

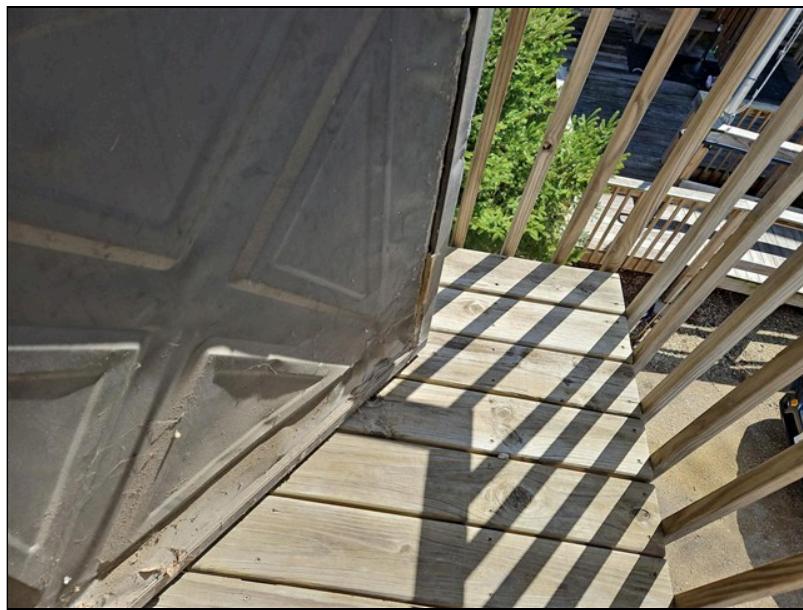


2.2 (1) Defect: Access to front door was blocked. There was only one exit to the exterior of the main floor.



2.2 (2) Repair: Storm door to balcony was damaged.





2.2 (3) Repair: Door to balcony was deteriorated.



2.4 (1) Defect: Rise of step to rear porch was excessive. Rise of steps was inconsistent. Conditions present are a trip hazard.

Recommend further evaluation and repair as necessary by qualified contractor.

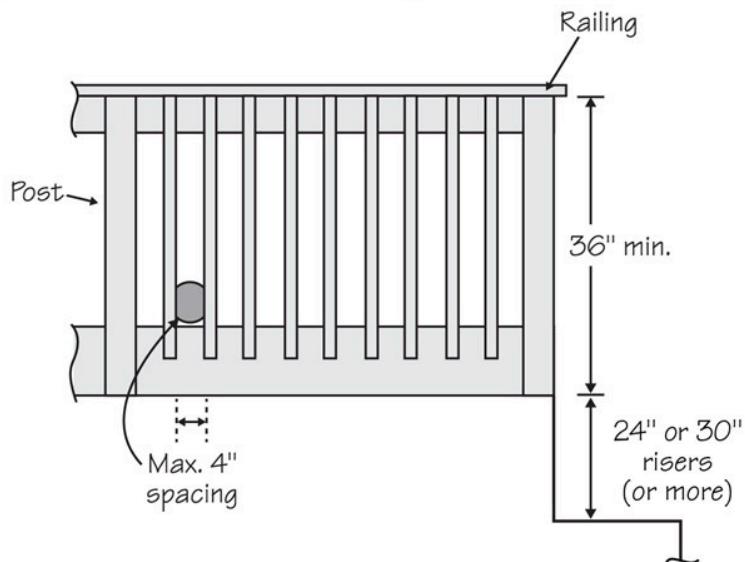


2.4 (2) Defect: The balusters on the guardrail on the balcony were spaced in excess of 4". This is a choking hazard for children.

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



Guardrail Requirements



A guardrail is required when a landing or balcony is 24"-30" high or up 3 steps or more. Today, spacing must be 4" or less. Codes have changed through the years. Check with local code authorities.

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M086

2.4 (3) Defect: Post supporting porch roof was not centered on footing. Footing was not set below the frost line and may move with frost heave.

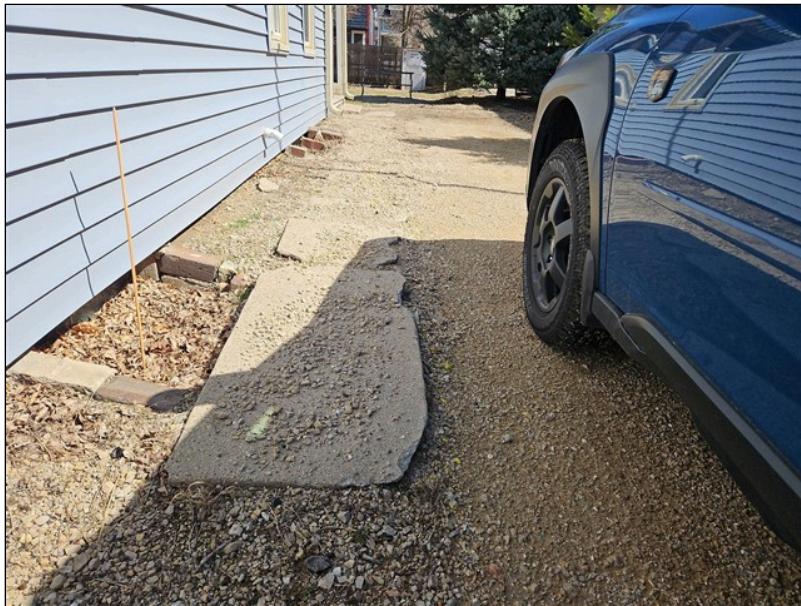
Recommend further evaluation and repair as necessary by qualified contractor.



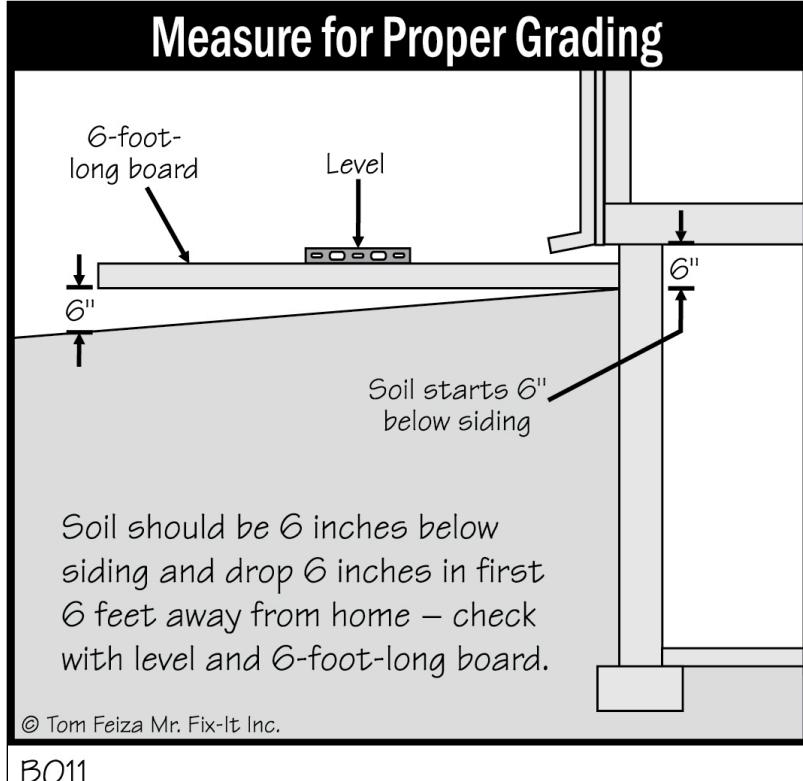


2.5 Defect: The heaving, settling and cracking of the sidewalk has created trip hazards.

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



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



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

3. Interiors

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

A home inspector is not required to observe any of the following: paint, wallpaper or any other cosmetic finish treatments on the interior walls, ceilings and floors; carpeting; draperies, blinds or other window treatments; household appliances; recreational facilities or another dwelling unit.

Styles & Materials

Ceiling Materials:

Drywall
Ceiling tile
Plaster

Wall Material:

Drywall
Plaster
Wood paneling

Floor Covering(s):

Carpet
Linoleum
Wood

Interior Doors:

Wood

Window Types:

Stationary, vinyl, thermal/insulated
Double hung, vinyl, thermal/insulated

Kitchen Cabinetry:

Wood

Kitchen Countertop:

Laminate

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

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

F D R E MA MO NI NP

3.0 (1) Repair: The plaster was disengaged/cracked in multiple locations.

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



example of one location

3.0 (2) Moisture stains were present on the ceiling in the attic space - at the time of the inspection, no moisture was present.



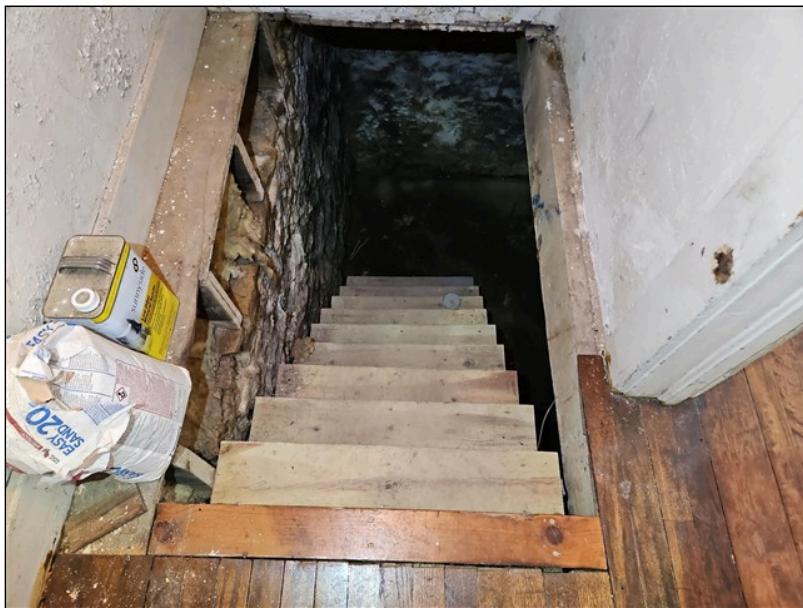


3.0 (3) Further Evaluation: The ceiling tile may contain asbestos. Testing would need to be conducted to confirm the presence of asbestos with certainty. Please refer to the EPA website for more information: <https://www.epa.gov/asbestos/protect-your-family>

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

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

Recommend further evaluation and repair by a qualified contractor.



3.3 Repair: Door was not connected to the frame.

Recommend further evaluation and repair by a qualified contractor.



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

4. Structural Components

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

Styles & Materials

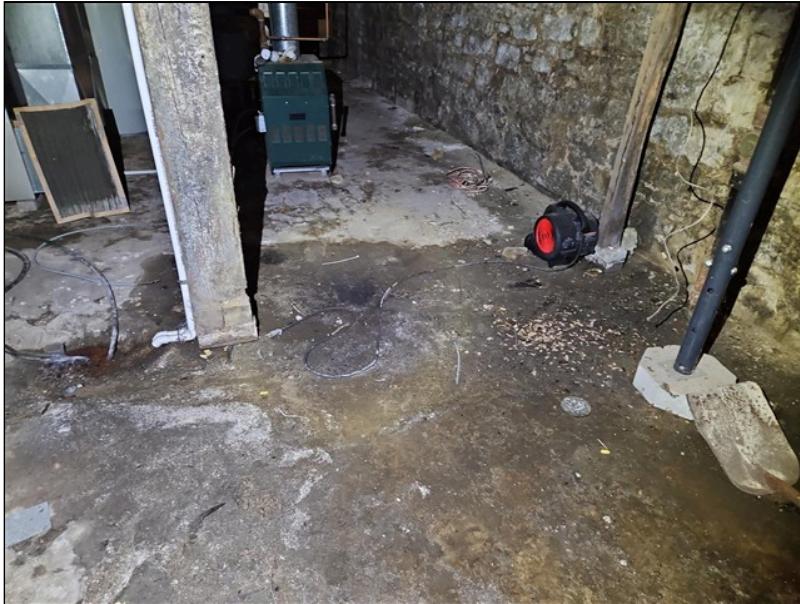
Foundation: Rock/Stone Incomplete view - skim coating was present	Floor Structure: Wood joists Wood beam(s)	Method used to observe Crawlspace: No crawlspace
Wall Structure: Wood Incomplete view - wall coverings were present	Columns: Steel screw jacks Wood posts	Ceiling Structure: Wood joists Incomplete view - ceiling structure was viewed from attic entrance(s) and covered in insulation
Roof Structure: Rafters OSB sheathing Wood planks	Roof-Type: Gable	Method used to observe attic: From entry in bedroom closet No planking was present to allow safe passage thru attic space(s)

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

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

4.0 Defect: Pooling water and moisture stains were present in the basement. The mortar was deteriorated between the rocks/stones in the foundation wall in areas. The deterioration of the mortar in a rock/stone foundation wall makes it vulnerable to moisture intrusion and may result in the structural integrity of the wall being compromised.

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





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

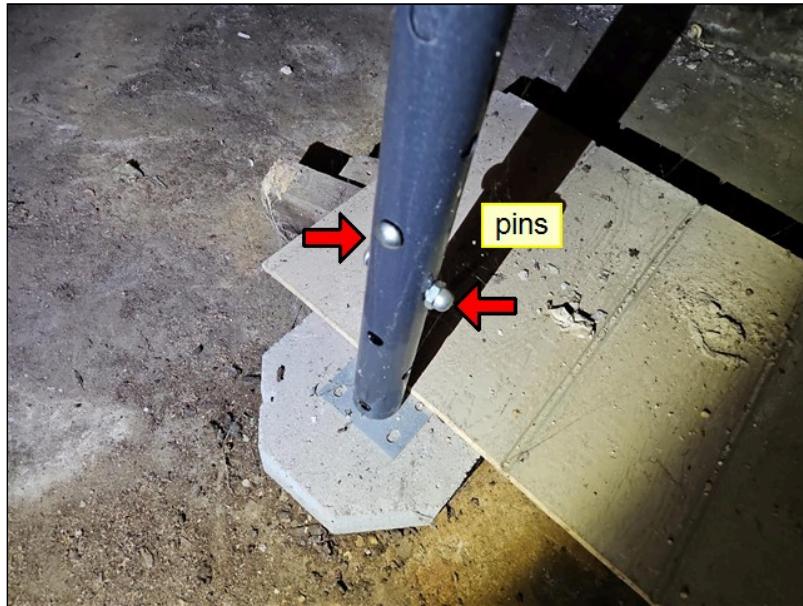
Recommend further evaluation and repair as necessary by a qualified professional.

Photos are not exhaustive documentation of all locations.



4.2 (2) Defect: Steel screw jacks were installed as columns supporting a main beam. Screw jacks are intended for temporary use only and not approved for permanent support. The pins only are supporting the floor structure.

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



4.3 Defect: Joist(s) were altered in a manner that impact their structural integrity. Beam was sagging.

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

Photos are not exhaustive documentation of all locations.





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

5. Plumbing System

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

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

A home inspector is not required to do any of the following: state the effectiveness of anti-siphon devices; determine whether the water supply or waste disposal systems are private or public; operate automatic safety controls or sump pumps equipped with internal or water dependent switches; operate any valve except water closet flush valves, fixture faucets and hose faucets; observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas; observe the interior of flues, chimneys and vents, or solar water heating systems; observe any exterior plumbing components such as water mains or swimming pools; determine water temperature; determine the proper sizing, design or use of plumbing materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply: Copper	Plumbing Water Distribution (inside home): Galvanized Copper PEX
Washer Drain Size: 1 1/2" Diameter	Plumbing Waste: Cast iron Galvanized PVC	Water Heater Power Source: Gas
Water Heater Capacity: 40 Gallon	Water Heater Manufacturer: Bradford-White	Water Heater Location: Basement

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

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NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

5.0 (1) Monitor: Cast iron and galvanized waste pipes will corrode from the inside to the outside over time and will need to be replaced eventually.

Recommend monitoring condition.



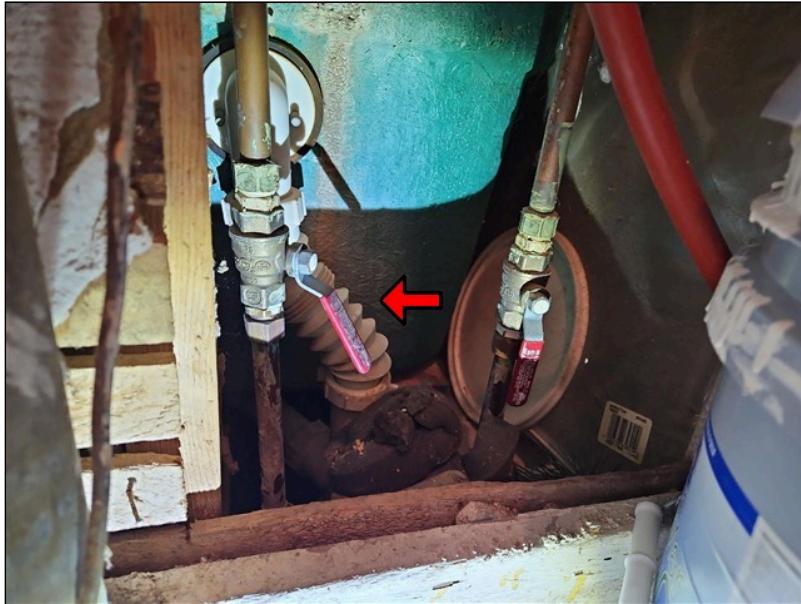
5.0 (2) Repair: Junction was deformed and may prevent proper drainage.

Recommend further evaluation and repair as necessary by licensed plumber.



5.0 (3) Repair: An expandable drain line was installed under the main level shared bath tub. Expandable waste lines will trap debris making them prone to clogging.

Recommend further evaluation and repair as necessary by licensed plumber.



5.0 (4) Repair: In the upper level shared bath, the sink did not have a functional drain stopper. The sink would not hold water.



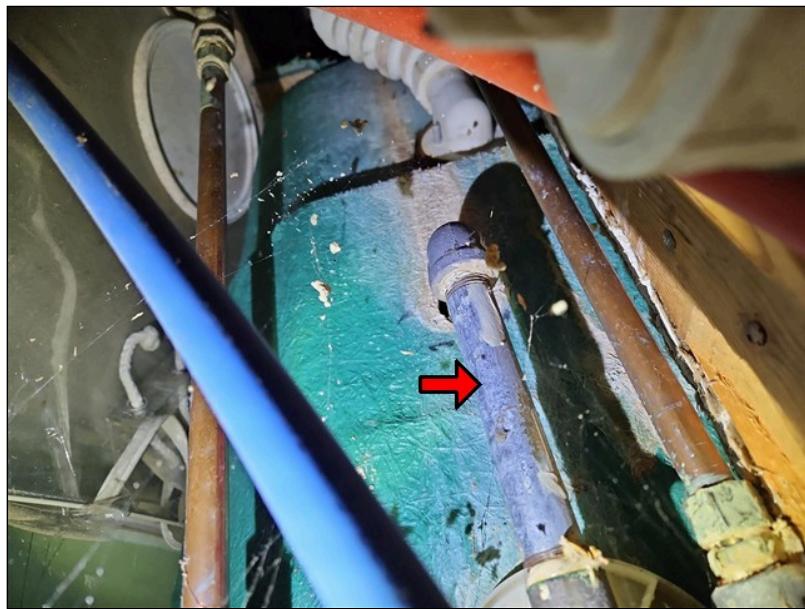
5.0 (5) Further Evaluation: The main water supply was shut off at the time of the inspection. The inspection of the plumbing system was incomplete.

5.1 (1) Repair: Toilets in both bathrooms were not firmly attached to floor. This could be indicative of a worn wax ring, damaged subfloor, flange bolts needing to be tightened or other reason.

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



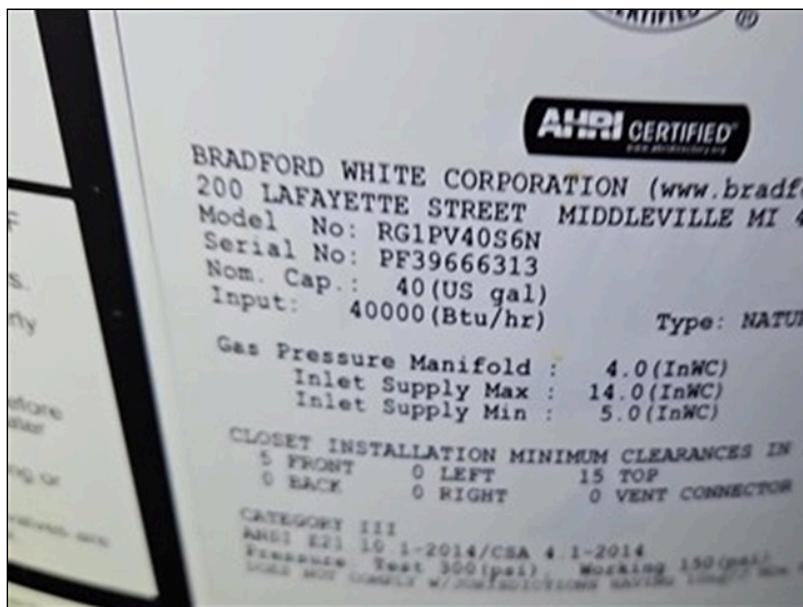
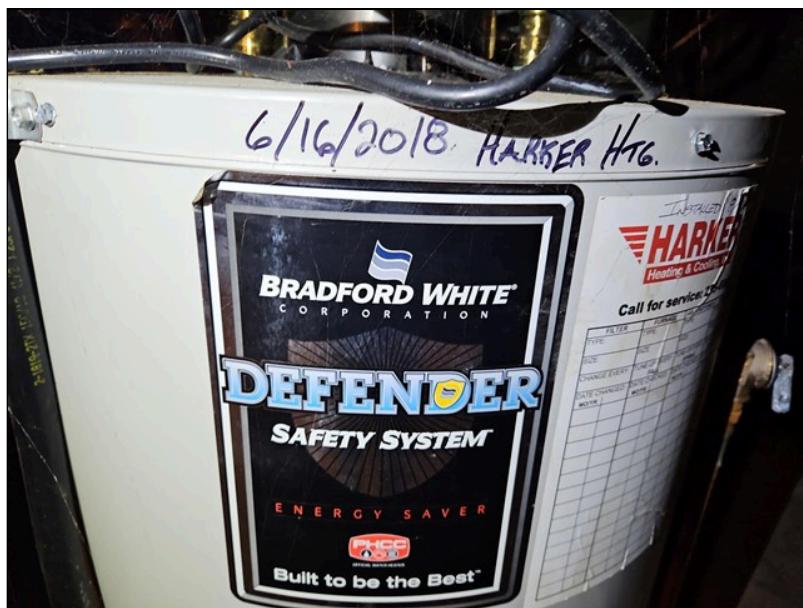
5.1 (2) Monitor: Galvanized steel pipe was in use for the water distribution lines. This style of pipe will rust from the inside out. The accumulation of rust/minerals on the inside of the pipe may restrict water flow. Recommend monitoring condition.



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

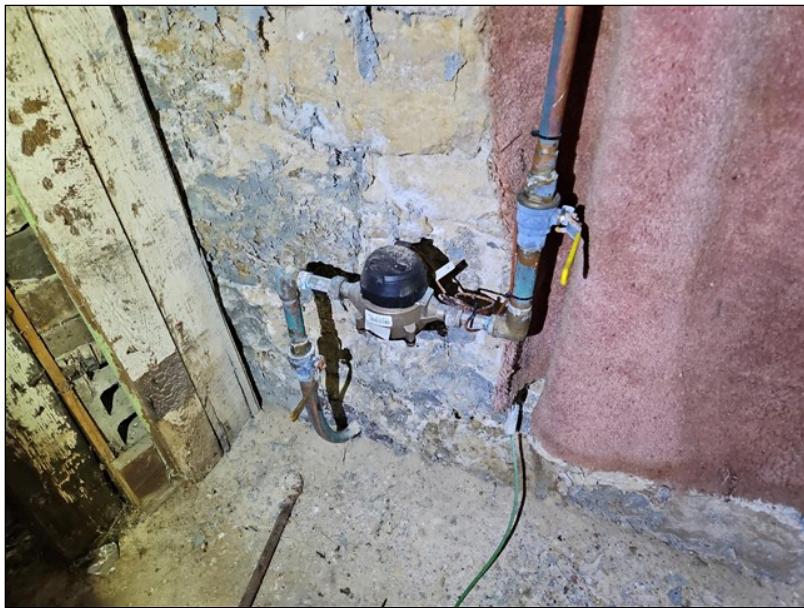
5.2 (1) Bradford White water heater - year of manufacture was 2017.





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

5.3 (1) The main water shut off was located in the basement.



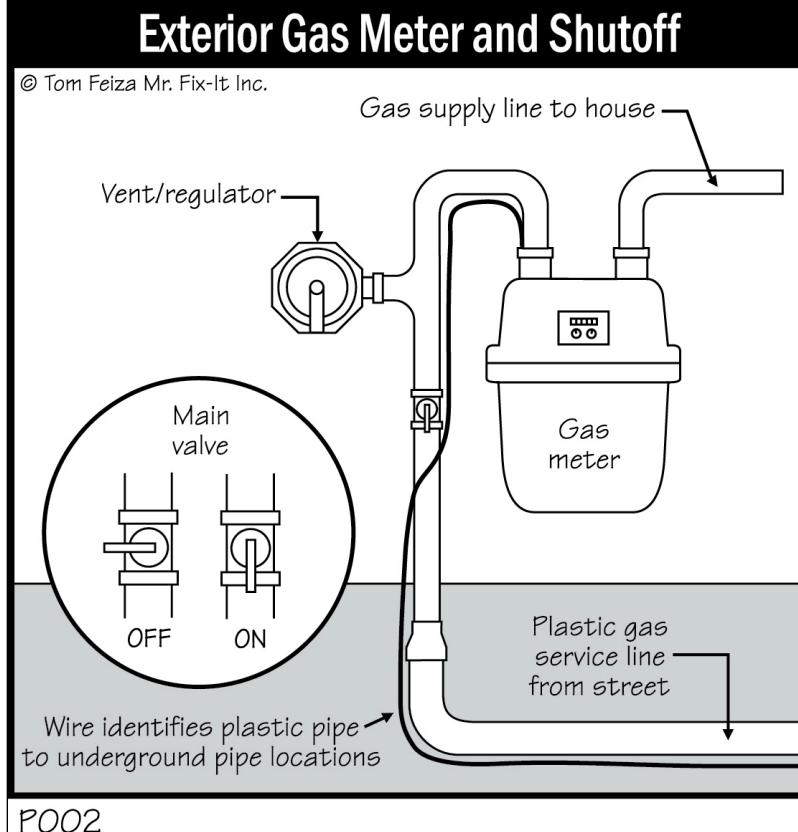
5.3 (2) Further Evaluation: The main water supply was shut off at the time of the inspection. The inspection of the plumbing system was incomplete.

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



Exterior Gas Meter and Shutoff

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5.7 Not Inspected: A water softener was present. The duration and scope of a standard home inspection prevents confirmation of the unit's proper operation.



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

6. Electrical System

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

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

Styles & Materials

Panel capacity:
100 amp main panel

Electrical Service Conductors:
120/240 Volts
Copper service entrance conductors
Overhead electrical service

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
Square D

Branch wire 15 and 20 AMP:
Copper

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

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

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

F D R E MA MO NI NP

6.2 (1) Defect: The deadfront cover was not installed on the panel box.

Recommend further evaluation and repair as necessary by licensed electrician.

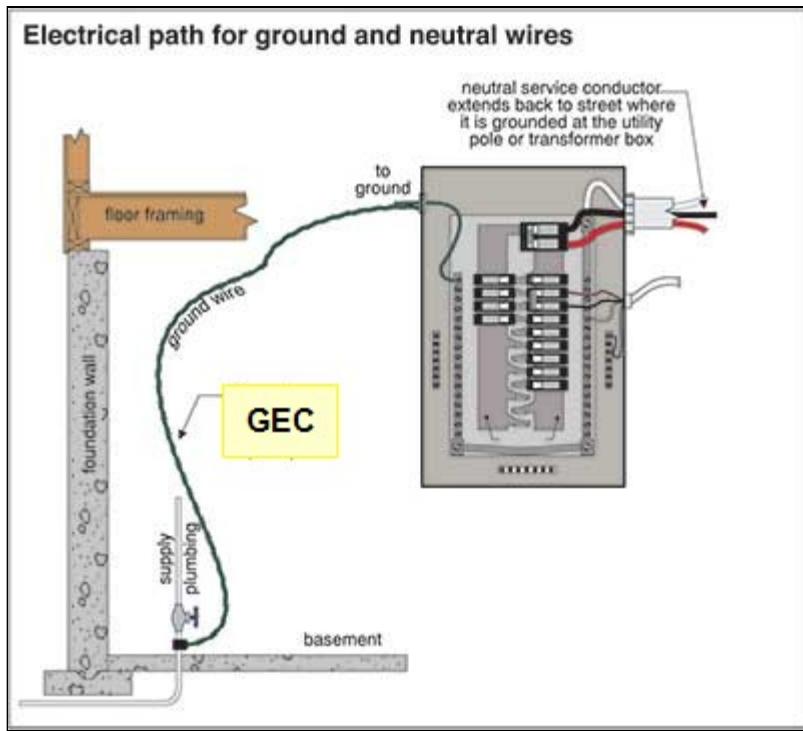


6.2 (2) Defect: A grounding electrode conductor (GEC) is the wire used to connect the grounding system of the home's electrical service to the grounding electrode (rod driven into the ground on the outside, main water supply pipe...).

The GEC was connected to a legacy lead water line - on the house side, not to the pipe leading to the ground outside.

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

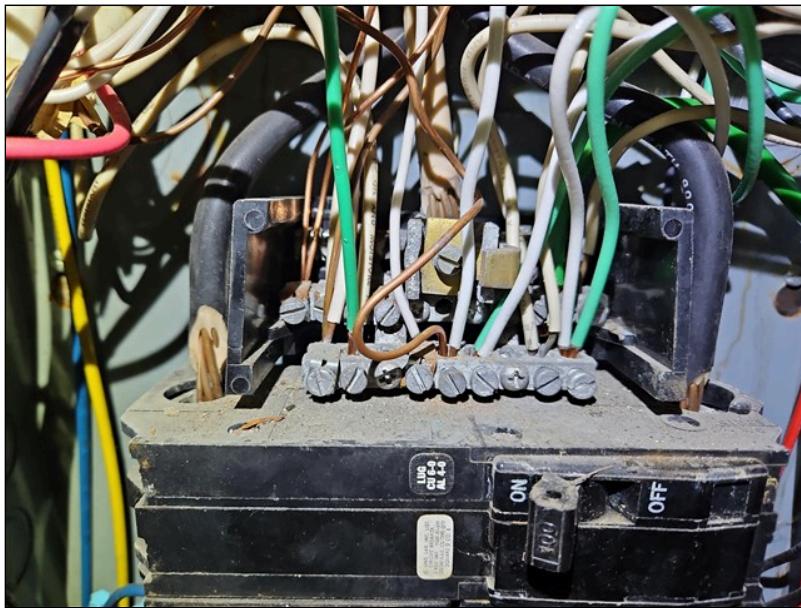




6.3 (1) Repair: Double lugged neutral and grounding conductors and double lugged neutral conductors were installed on the bus bar inside the main panel.

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

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



6.3 (2) Further Evaluation: Cloth wiring was present.

Cloth wiring is an older style, typically found in homes built before the 1960s. The cloth covering can become brittle, crack, or flake over time and exposing the wires which can be a shock and fire hazard.

Inspector is unable to comment on the condition of the wire in areas not visible.

Recommend further evaluation by a licensed electrician.



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

Recommend further evaluation and repair by a licensed electrician.

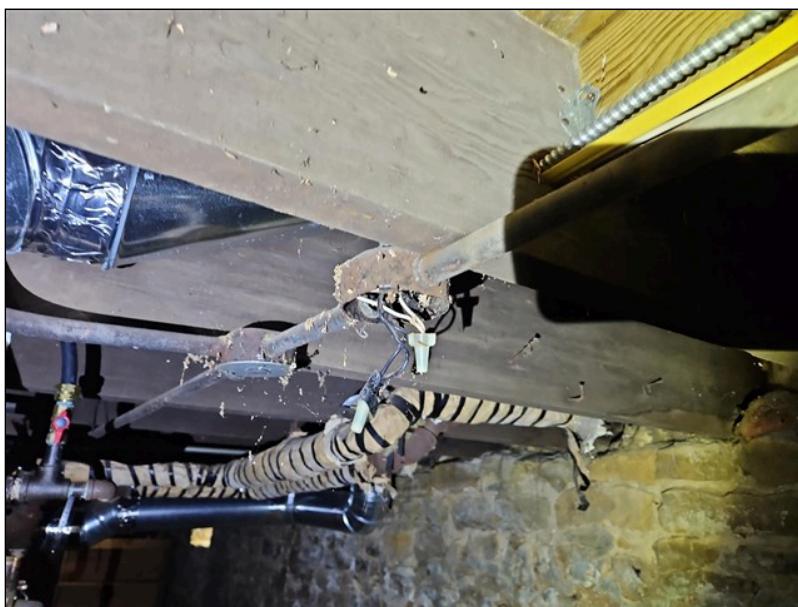
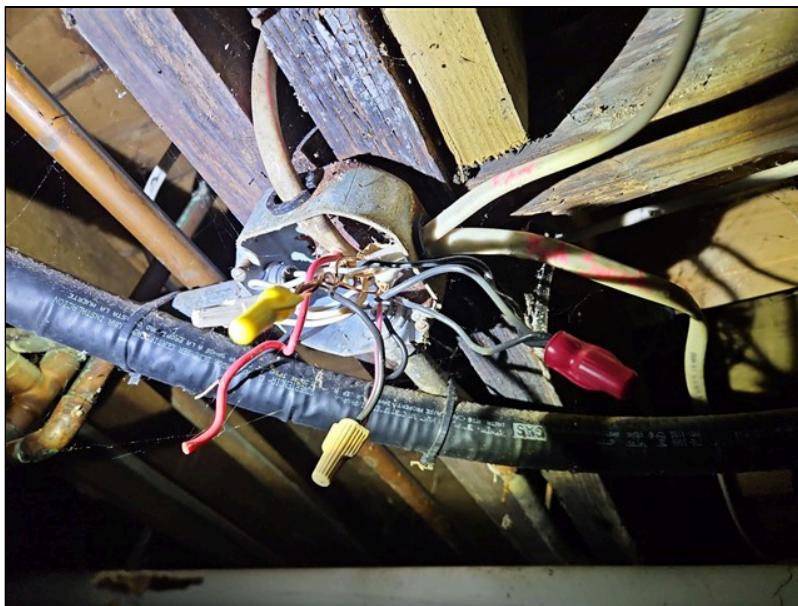


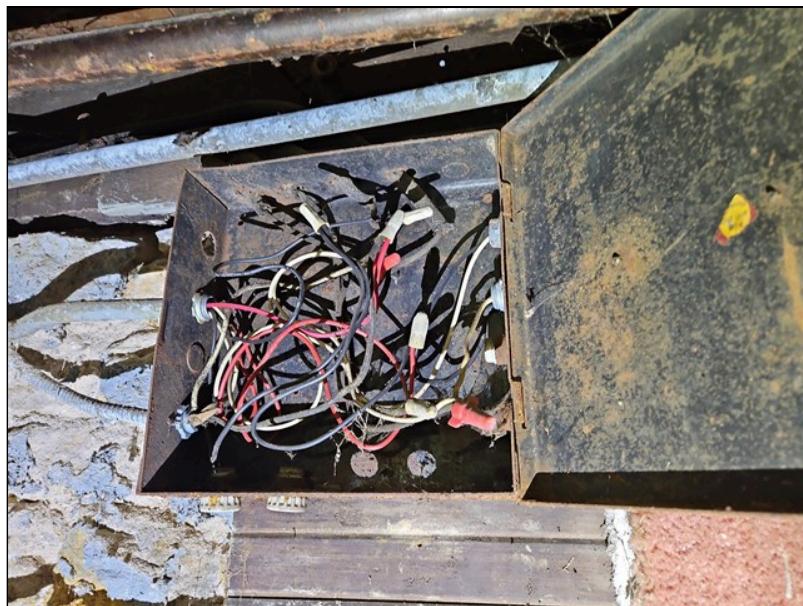
6.4 (2) Defect: Cover plates were missing. This condition leaves energized electrical components exposed to touch and is a shock/electrocution hazard.

Photos provided may not be exhaustive documentation of all locations.

Recommend further evaluation and repair as necessary by licensed electrician.





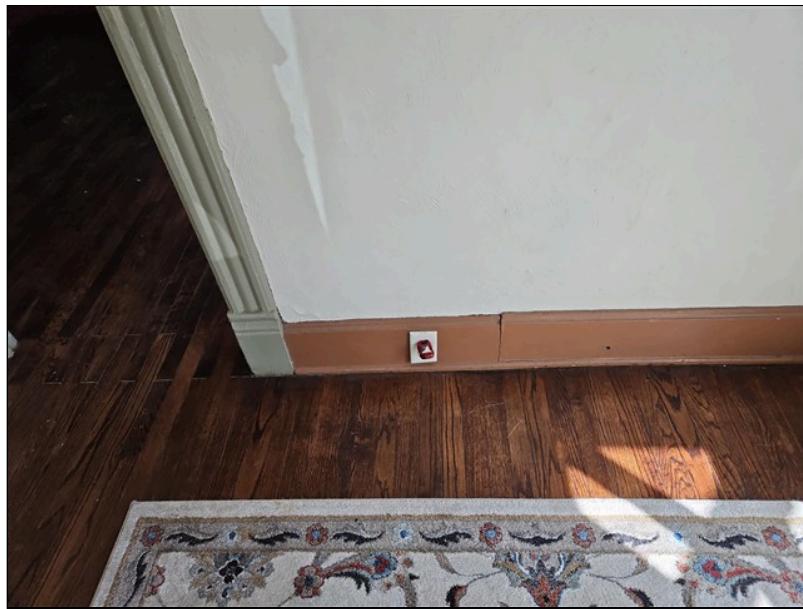


6.4 (3) Repair: There was no light fixture in the kitchen.



6.4 (4) Defect: Receptacle that was not energized was present in the dining room.

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

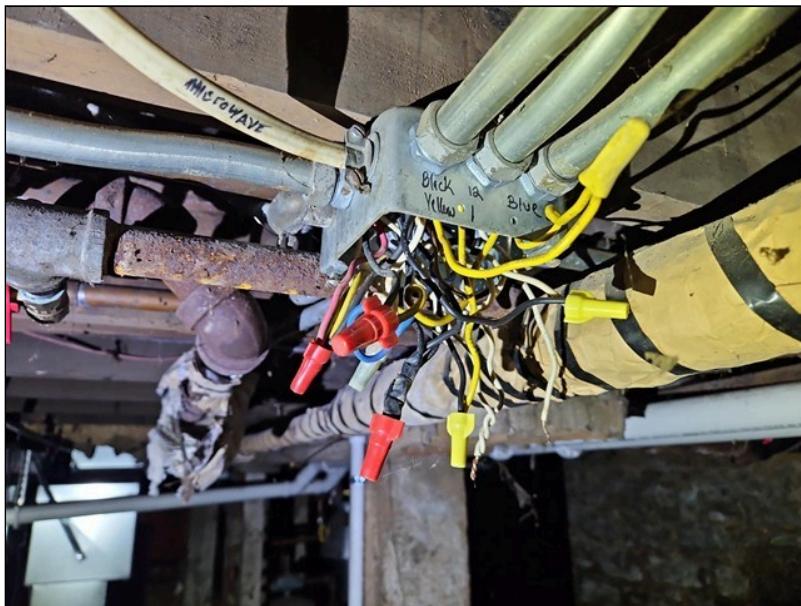


6.4 (5) Further Evaluation: Light fixture(s) did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, fixture or wiring. If after the light bulb is replaced, the fixture does not respond to the switch, recommend further evaluation and repair as necessary by licensed electrician.



6.4 (6) Further Evaluation: There is a limit to the number of wires that can be in a junction box. An excessive number may cause overheating and can be a fire hazard.

Recommend further evaluation of all junction boxes by licensed electrician.



6.5 (1) Defect: Non-grounded, 2-prong electrical receptacles were present. The lack of a grounding conductor will limit the use of items that require a ground. If there is an electrical surge in the home, items not plugged into a grounded receptacle will be damaged. The use of grounded receptacles increases the safety of the electrical system for the occupants of the home.

Recommend updating receptacles to include a grounding system or safety disconnect such as a GFCI protected receptacle/breaker. Work should be completed by a licensed electrician.

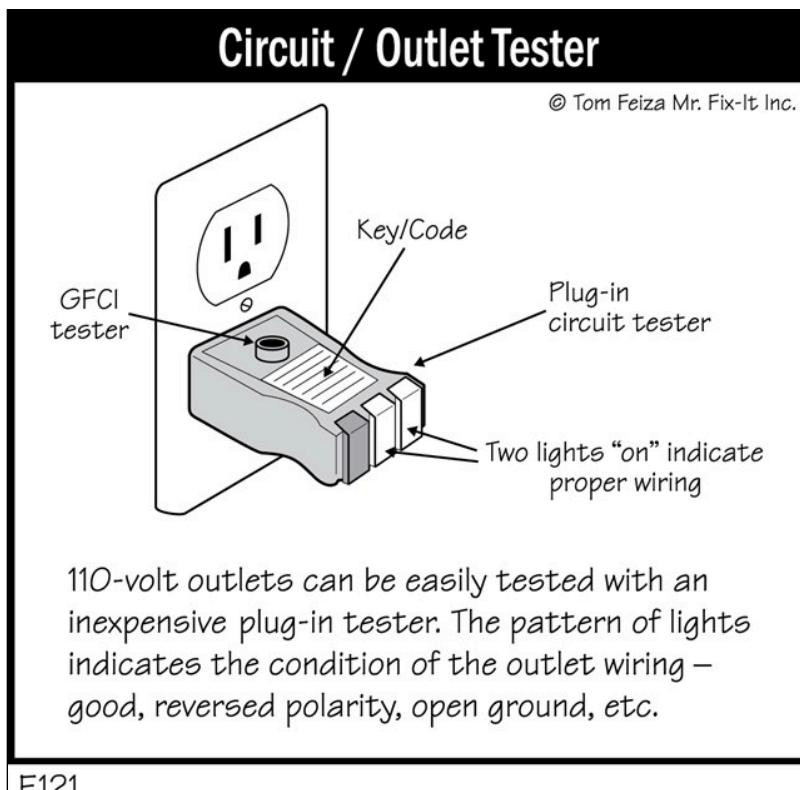


6.5 (2) Defect: Electrical receptacles had an open ground. There is an increased potential of electrical shock hazard as well as damage to electronics due to a power surge if a receptacle is not grounded.

Recommend further evaluation and repair as necessary by licensed electrician.



example of one location



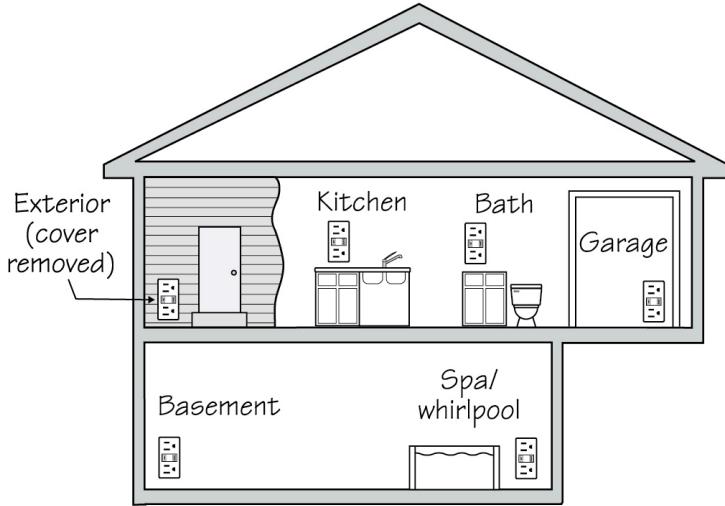
E121

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

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

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

GFCI Requirements – Residential



A ground fault circuit interrupter (GFCI) protected outlet is required in all areas where there is potential contact with water or soil.

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E117

6.5 (4) Further Evaluation: Given the age of the home, it is likely that knob and tube wiring was used when the home was built. The presence of receptacles with open grounds and 2 prong, non-grounded receptacle(s) may indicate knob and tube wiring is present.

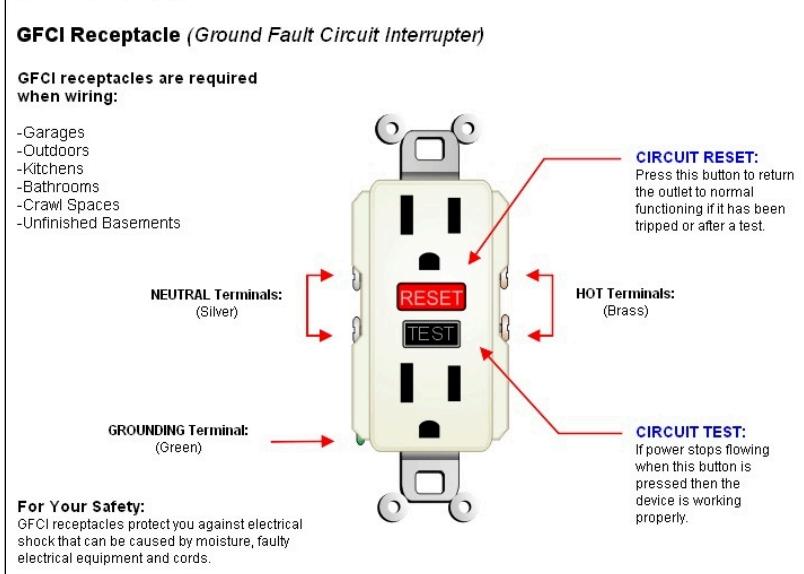
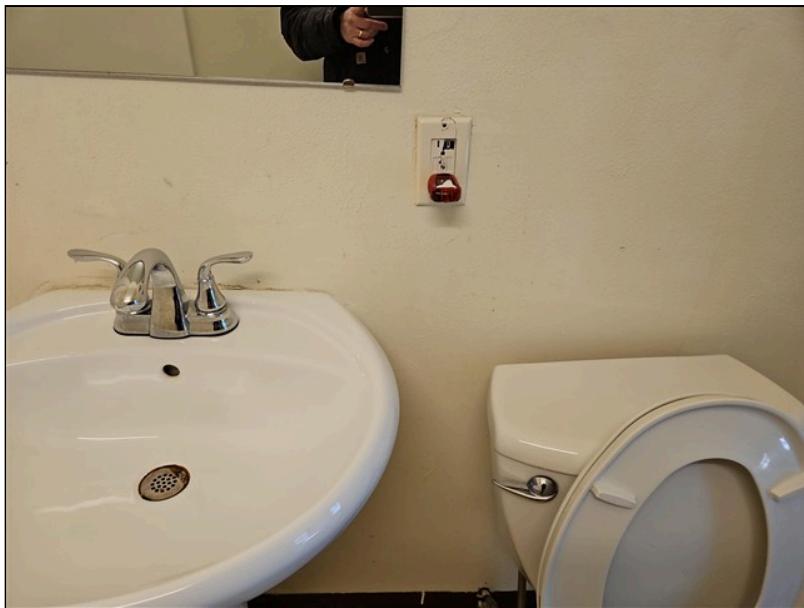
Knob and tube wiring can be considered a safety hazard due to its age, improper modifications being made (connecting it to NM sheathed cable) and situations where the building insulation envelopes the wire causing overheating as well as other reasons. A knob and tube branch circuit is not grounded which can be a shock hazard.

It is possible that knob and tube wire is present in areas that are not visible to the Inspector (behind walls, etc...).

Recommend further evaluation by licensed electrician.

6.6 Defect: GFCI receptacle was not energized when Inspector arrived. The reset button did not energize.

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



6.7 (1) Defect: There was an insufficient number of smoke alarms in the home. Please refer to the recommendations made by the National Fire Protection Association (NFPA): <https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms>

6.7 (2) Defect: There was an insufficient number of carbon monoxide alarms in the home. Recommend one is installed on each level of the home.

6.7 (3) Further Evaluation: Smoke and carbon monoxide alarms should be tested upon taking ownership of the home and on a regular basis.

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

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

7. Heating / Central Air Conditioning

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

A home inspector is not required to: operate heating/cooling systems when weather conditions or other circumstances may cause equipment damage, operate automatic safety controls, ignite or extinguish fuel fires, observe the interior of flues, fireplace insert flue connections or humidifiers, operate electronic air filters, observe non-central air conditioners, observe the uniformity or adequacy of cool-air supply or heat supply to the various rooms, observe the heat exchanger unless it is readily observable and normally accessible to an occupant of the dwelling unit, test the electrical current drawn by the AC unit or observe the pressure of the system coolant or determine the presence of leakage.

Styles & Materials

Heating Equipment	Energy Source: Gas	Number of Heat Systems (excluding wood): Two
Type: Forced air		
Heat System Brand: Bryant	Ductwork: Non-insulated	Filter Type: Disposable
Types of Fireplaces: None	Number of Wood stoves/Pellet stoves/Gas stoves: None	Cooling Equipment Type: Central Air Conditioner Unit
Cooling Equipment Energy Source: Electricity	Cooling Equipment Manufacturer: Bryant	Number of AC Systems: Two

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

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

F D R E MA MO NI NP

7.0 (1) Bryant furnace - year of manufacture was 2017.

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



7.0 (2) Bryant furnace - year of manufacture was 2018.

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





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

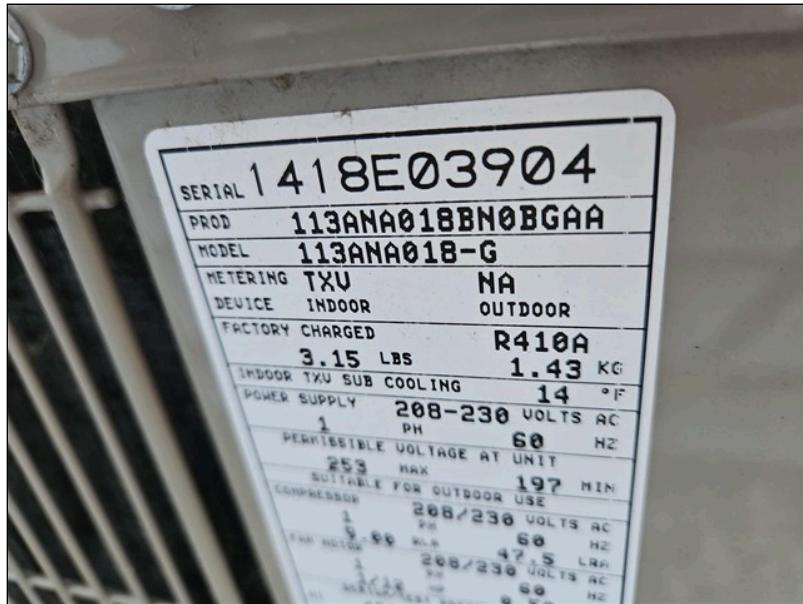
The inspection of the system was a visual inspection using only normal operating controls for the system. The inspection of the heating system is general and not technically exhaustive.

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

7.7 (1) Bryant AC unit - year of manufacture was 2018.

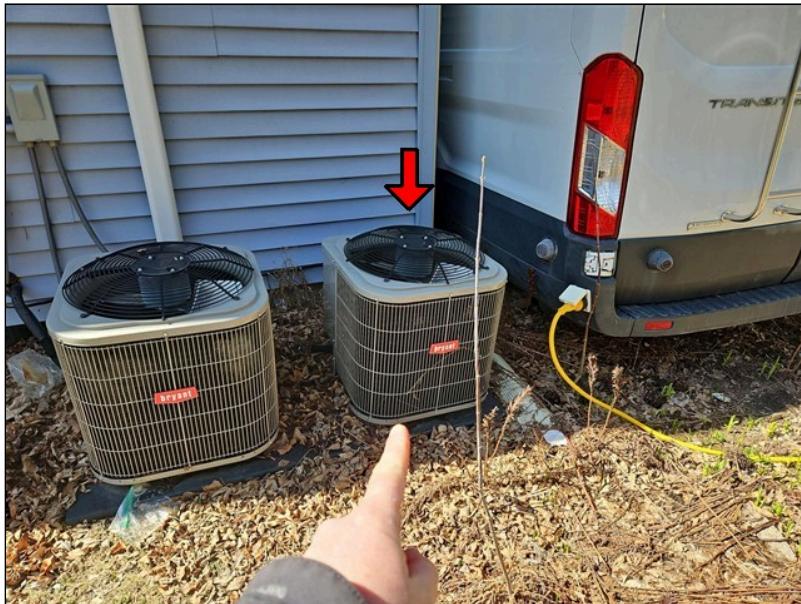
As the temperature was below 65 deg within the last 24 hours and damage can happen to the compressor if operated at low temperatures, the unit was not turned on. Physical condition was observed only.





7.7 (2) Bryant AC unit - year of manufacture was 2018.

As the temperature was below 65 deg within the last 24 hours and damage can happen to the compressor if operated at low temperatures, the unit was not turned on. Physical condition was observed only.





7.7 (3) Maintenance: No records were available to indicate that the central air conditioner system had a service/maintenance/safety check visit by a licensed HVAC professional in the last 12 months.

The inspection of the central air conditioning system was a visual inspection. The inspection of the system is general and not technically exhaustive.

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

7.8 Not Inspected: ACs were not operated due to the low temperature in the last 24 hours - the normal operating controls were not inspected.

7.10 Further Evaluation: A material that has the appearance of asbestos was present on the the legacy water pipes for the radiators. Asbestos is linked to health concerns. Recommend further evaluation and addressing as necessary by a qualified professional.



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

8. Insulation and Ventilation

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

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

Styles & Materials

Attic Insulation:

Blown cellulose
Vermiculite

Floor System Insulation:

None

Ventilation:

Gable vent(s)

Bathroom Exhaust Fan(s):

Present

Dryer Power Source:

Gas connection

Dryer Vent:

Smooth wall duct, metal

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

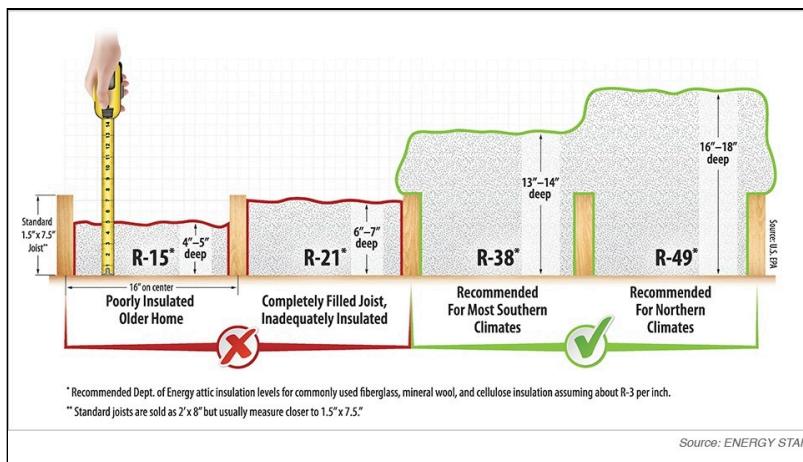
F= Functional, D= Defect, R= Repair, E= Further Evaluation, MA= Maintenance, MO= Monitor, NI= Not Inspected, NP= Not Present

F D R E MA MO NI NP

8.0 (1) Repair: An insufficient amount of insulation was installed in this attic per today's standards.

Recommend a qualified insulation specialist provide further evaluation and add insulation as necessary. Please note that adding insulation may require more ventilation and/or air sealing. All three should be evaluated together.

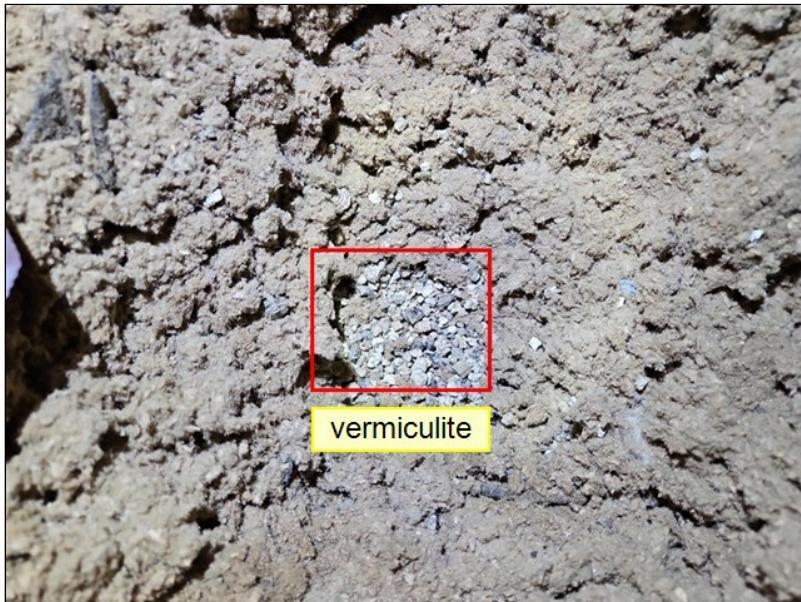




8.0 (2) Further Evaluation: Vermiculite insulation was present in the attic. Vermiculite insulation is known to contain asbestos. Testing by a qualified asbestos abatement specialist would need to be conducted to confirm the presence of asbestos with certainty.

Recommend further evaluation of the attic in these photos and the attic space with the planking on the floor and addressing as necessary by qualified asbestos abatement specialist.

A trust was created to help homeowners pay for the removal of vermiculite. It had a limited amount of funds - inspector uncertain if funds are still available. Please visit: <https://www.zonoliteatticinsulation.com/>

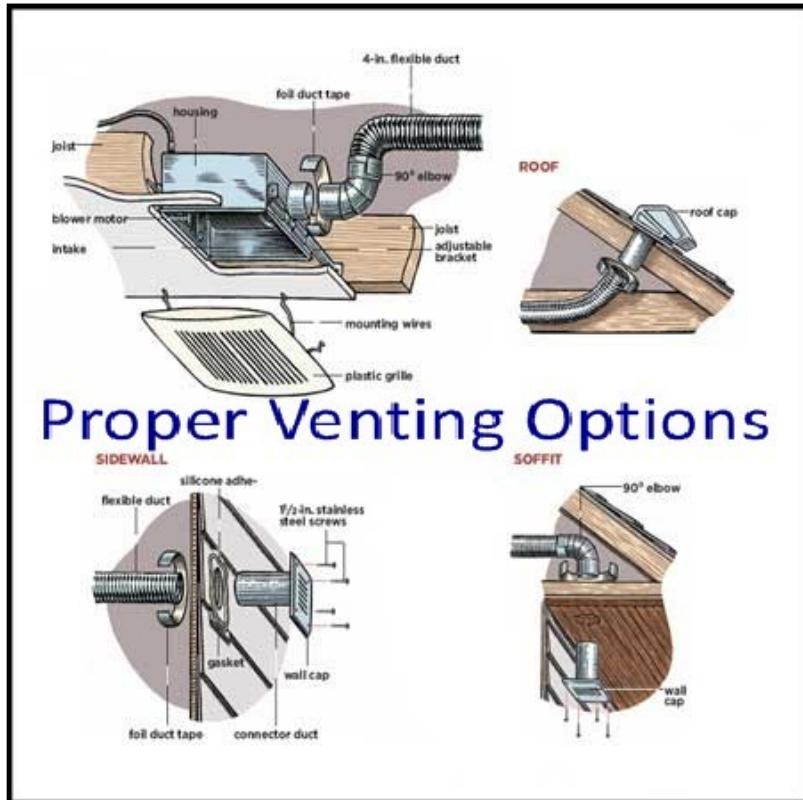




8.3 (1) Repair: A gable vent that would be used to vent the attic space was in use for the bathroom fan.

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





8.3 (2) Repair: The dryer vent was disengaged and not venting to the outside. This can create high levels of humidity in the home and introduce lint into the air.

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



8.3 (3) Defect: Bathroom fan did not turn on with the switch on the wall.



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

9. Garage

There was no garage on the property.

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

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

Defect Summary



Jill Hauk Home Inspections, LLC

608.957.5866

Customer

Common Wealth Development c/o Justice Castaneda
Evelyn Betts

Address

215 S Baldwin St
Madison WI 53703

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

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

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

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

1. Roofing

1.4 Chimney(s)

Defect: Chimney structure was deteriorated. In the basement, cracks were present. Chimney was leaning on the exterior. Moisture stains are indicative of a current or past leak in the flashing.

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

Please note the chimney is not venting the HVAC systems or water heater and serves no purpose.





2. Exterior

2.2 Doors

(1) **Defect:** Access to front door was blocked. There was only one exit to the exterior of the main floor.



2.4 Decks, Balconies, Porches

(1) **Defect:** Rise of step to rear porch was excessive. Rise of steps was inconsistent. Conditions present are a trip hazard.

Recommend further evaluation and repair as necessary by qualified contractor.

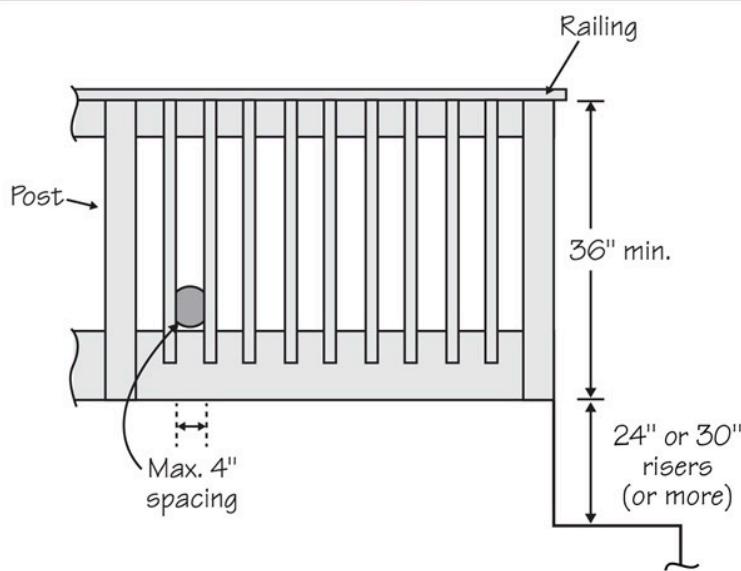


(2) **Defect:** The balusters on the guardrail on the balcony were spaced in excess of 4". This is a choking hazard for children.

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



Guardrail Requirements



A guardrail is required when a landing or balcony is 24"-30" high or up 3 steps or more. Today, spacing must be 4" or less. Codes have changed through the years. Check with local code authorities.

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M086

(3) **Defect:** Post supporting porch roof was not centered on footing. Footing was not set below the frost line and may move with frost heave.

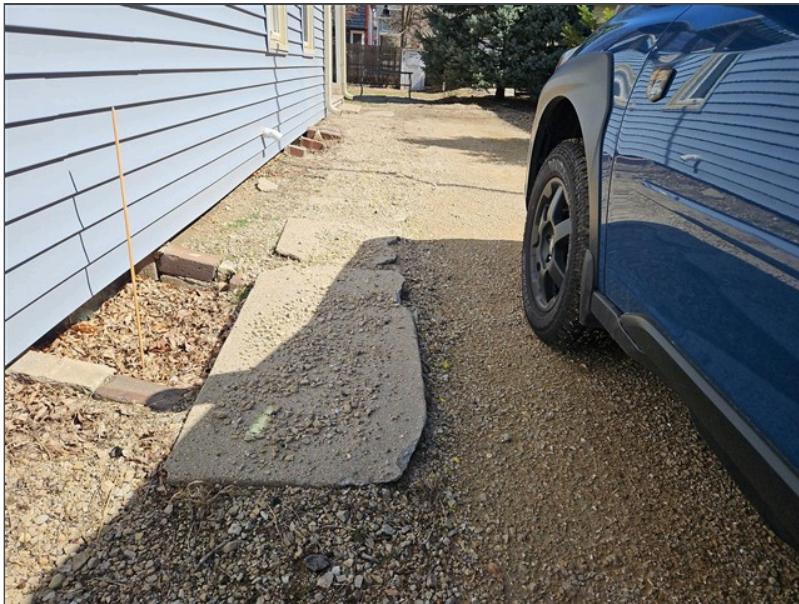
Recommend further evaluation and repair as necessary by qualified contractor.



2.5 Driveways, Patio Floors, Walkways

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

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



3. Interiors

3.2 Stairways, Balconies and Railings

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

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

Recommend further evaluation and repair by a qualified contractor.



4. Structural Components

4.0 Foundations, Basement and Crawlspace

Defect: Pooling water and moisture stains were present in the basement. The mortar was deteriorated between the rocks/stones in the foundation wall in areas. The deterioration of the mortar in a rock/stone foundation wall makes it vulnerable to moisture intrusion and may result in the structural integrity of the wall being compromised.

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





4.2 Columns

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

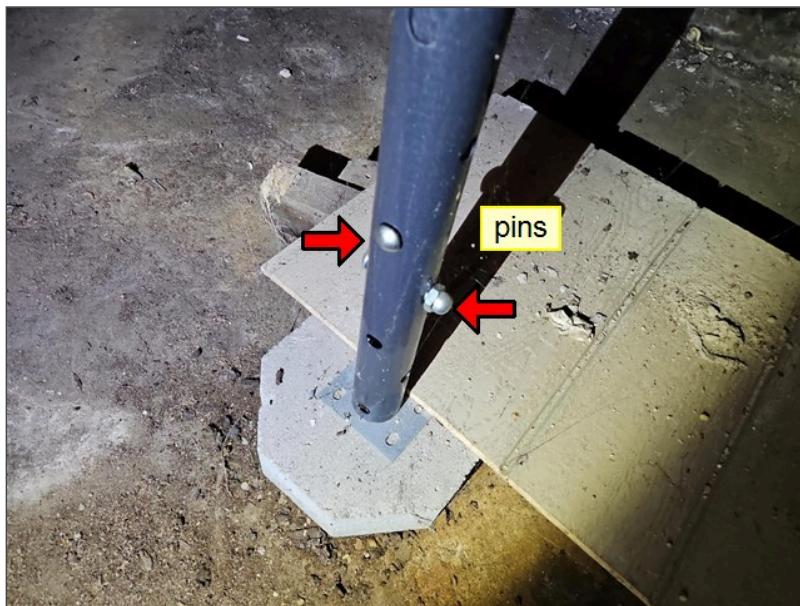
Recommend further evaluation and repair as necessary by a qualified professional.

Photos are not exhaustive documentation of all locations.



(2) **Defect:** Steel screw jacks were installed as columns supporting a main beam. Screw jacks are intended for temporary use only and not approved for permanent support. The pins only are supporting the floor structure.

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



4.3 Floors (Structural)

Defect: Joist(s) were altered in a manner that impact their structural integrity. Beam was sagging.

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

Photos are not exhaustive documentation of all locations.

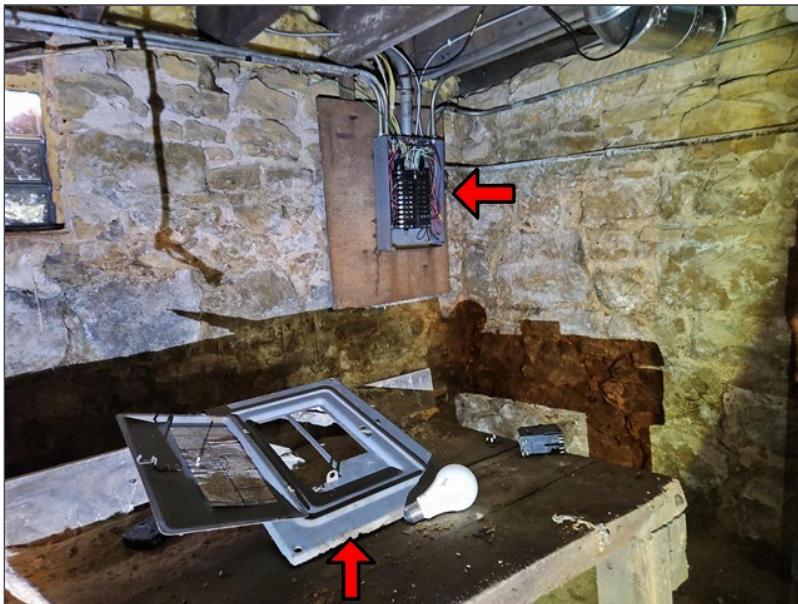


6. Electrical System

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

(1) **Defect:** The deadfront cover was not installed on the panel box.

Recommend further evaluation and repair as necessary by licensed electrician.

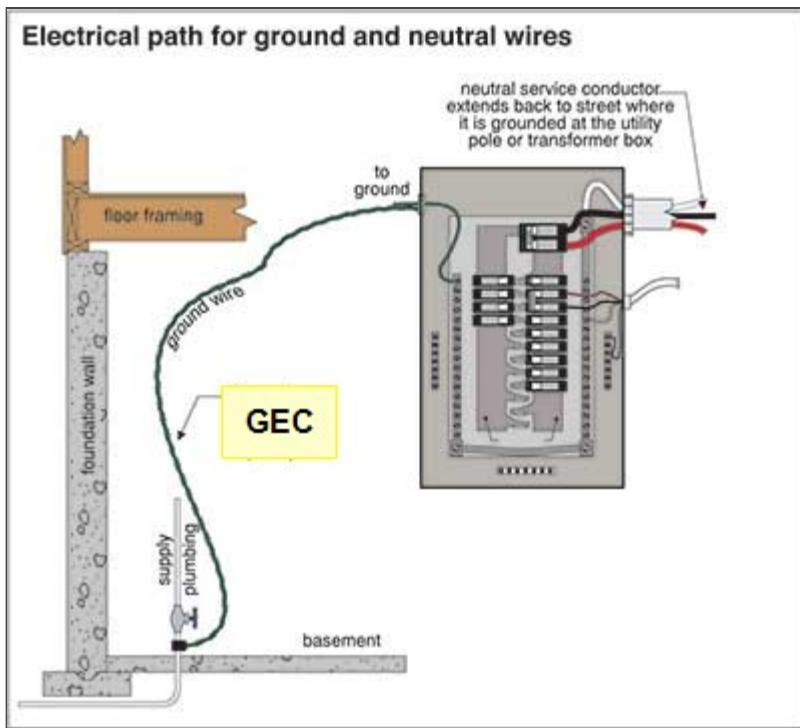


(2) **Defect:** A grounding electrode conductor (GEC) is the wire used to connect the grounding system of the home's electrical service to the grounding electrode (rod driven into the ground on the outside, main water supply pipe...).

The GEC was connected to a legacy lead water line - on the house side, not to the pipe leading to the ground outside.

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





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

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

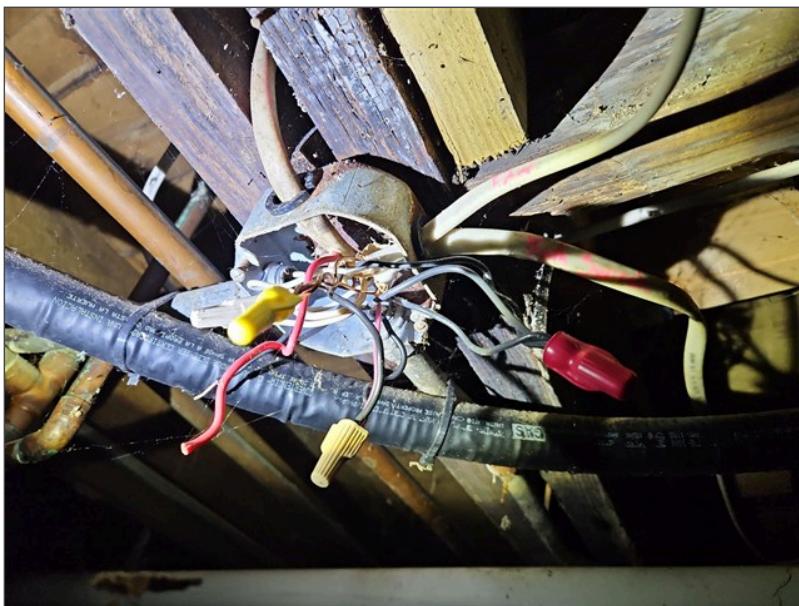
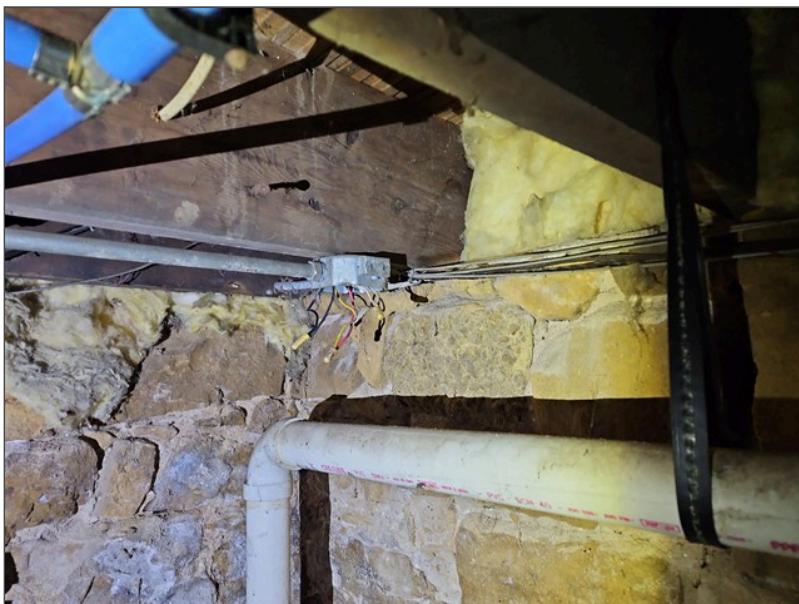
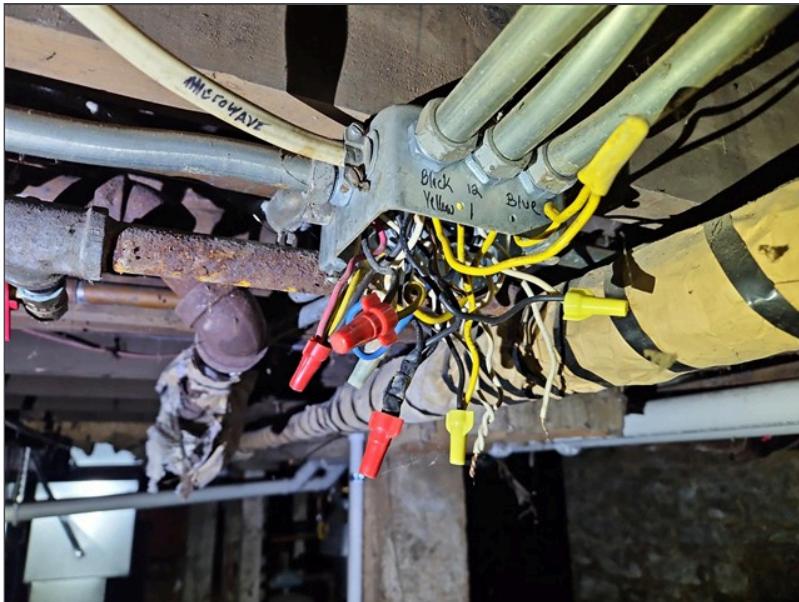
Recommend further evaluation and repair by a licensed electrician.

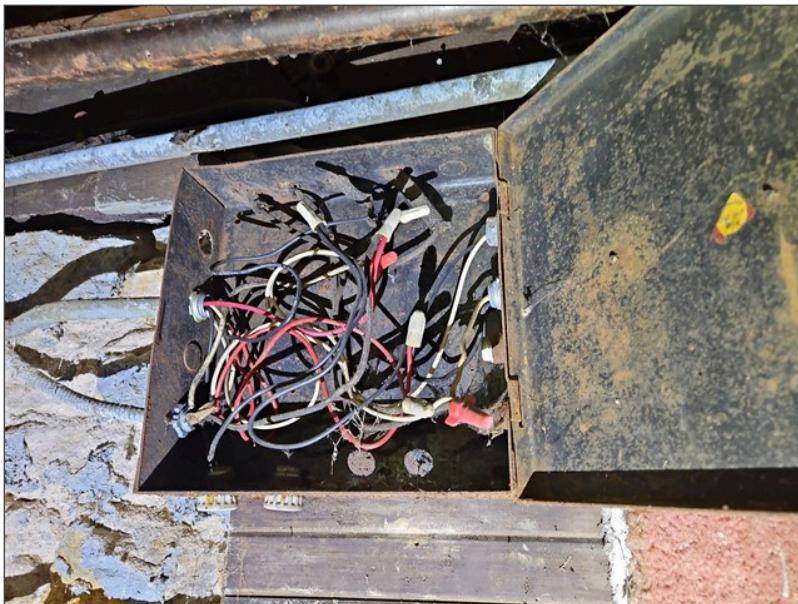
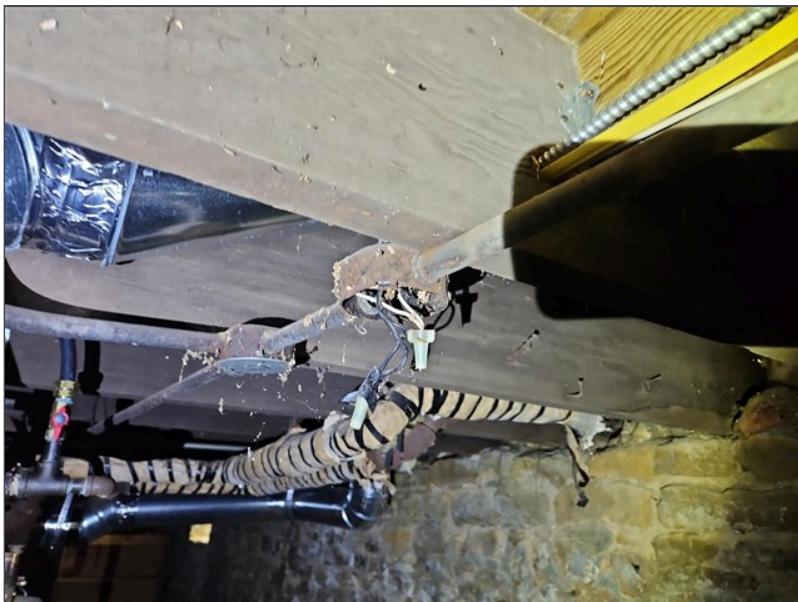


(2) **Defect:** Cover plates were missing. This condition leaves energized electrical components exposed to touch and is a shock/electrocution hazard.

Photos provided may not be exhaustive documentation of all locations.

Recommend further evaluation and repair as necessary by licensed electrician.

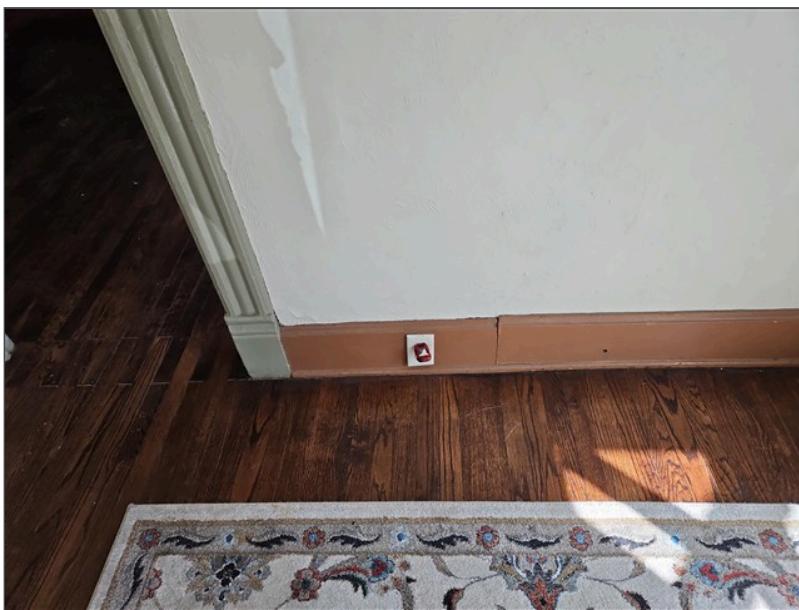






(4) **Defect:** Receptacle that was not energized was present in the dining room.

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



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

(1) **Defect:** Non-grounded, 2-prong electrical receptacles were present. The lack of a grounding conductor will limit the use of items that require a ground. If there is an electrical surge in the home, items not plugged into a grounded receptacle will be damaged. The use of grounded receptacles increases the safety of the electrical system for the occupants of the home.

Recommend updating receptacles to include a grounding system or safety disconnect such as a GFCI protected receptacle/breaker. Work should be completed by a licensed electrician.

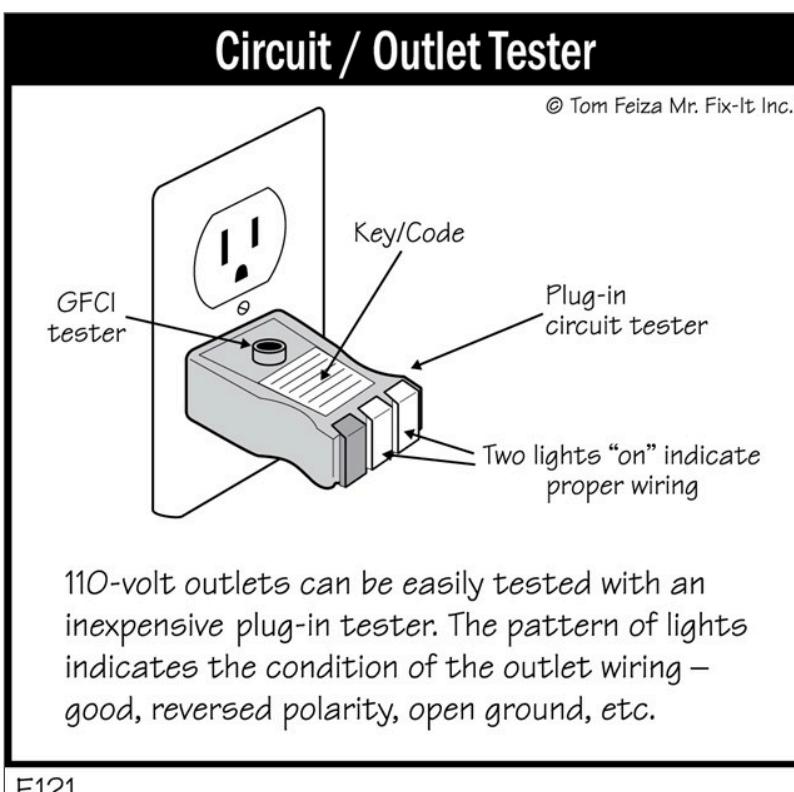


(2) **Defect:** Electrical receptacles had an open ground. There is an increased potential of electrical shock hazard as well as damage to electronics due to a power surge if a receptacle is not grounded.

Recommend further evaluation and repair as necessary by licensed electrician.



example of one location

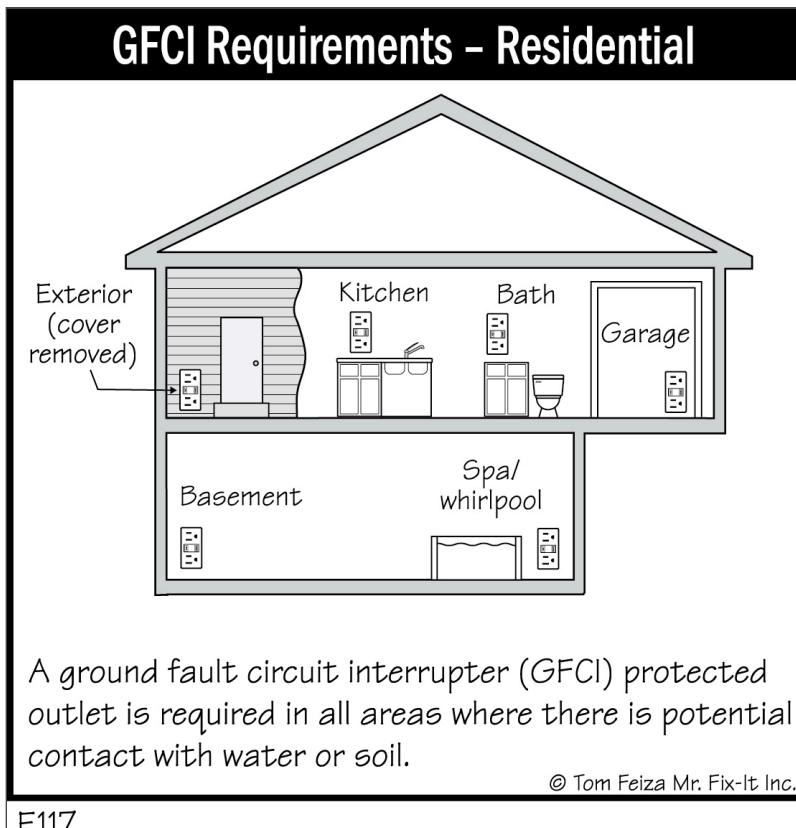


E121

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

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

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



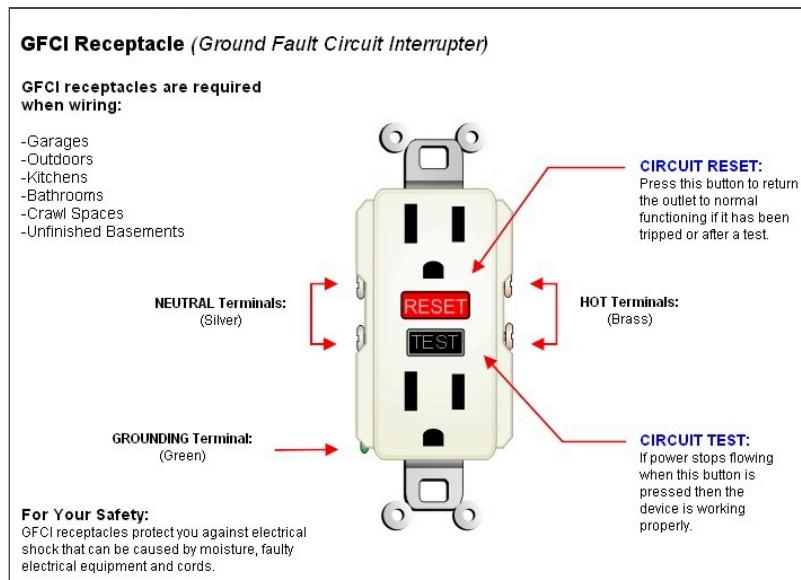
E117

6.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Defect: GFCI receptacle was not energized when Inspector arrived. The reset button did not energize.

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





6.7 Smoke and Carbon Monoxide Alarms

- (1) **Defect:** There was an insufficient number of smoke alarms in the home. Please refer to the recommendations made by the National Fire Protection Association (NFPA): <https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Installing-and-maintaining-smoke-alarms>
- (2) **Defect:** There was an insufficient number of carbon monoxide alarms in the home. Recommend one is installed on each level of the home.

8. Insulation and Ventilation

8.3 Venting Systems

- (3) **Defect:** Bathroom fan did not turn on with the switch on the wall.





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General Summary



Jill Hauk Home Inspections, LLC

608.957.5866

Customer

Common Wealth Development c/o Justice Castaneda
Evelyn Betts

Address

215 S Baldwin St
Madison WI 53703

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

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

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

1. Roofing

1.1 Roof Drainage Systems

(1) **Repair:** Downspout discharged directly onto the lower roof covering. Over time the concentrated draining of water over this section of the roof can result in a reduced shingle life and/or leaking. If it is draining next to a sidewall or valley, there is the increased potential of moisture intrusion in the area.

Recommend a qualified contractor install a downspout to take water to the gutter on the lower roof.

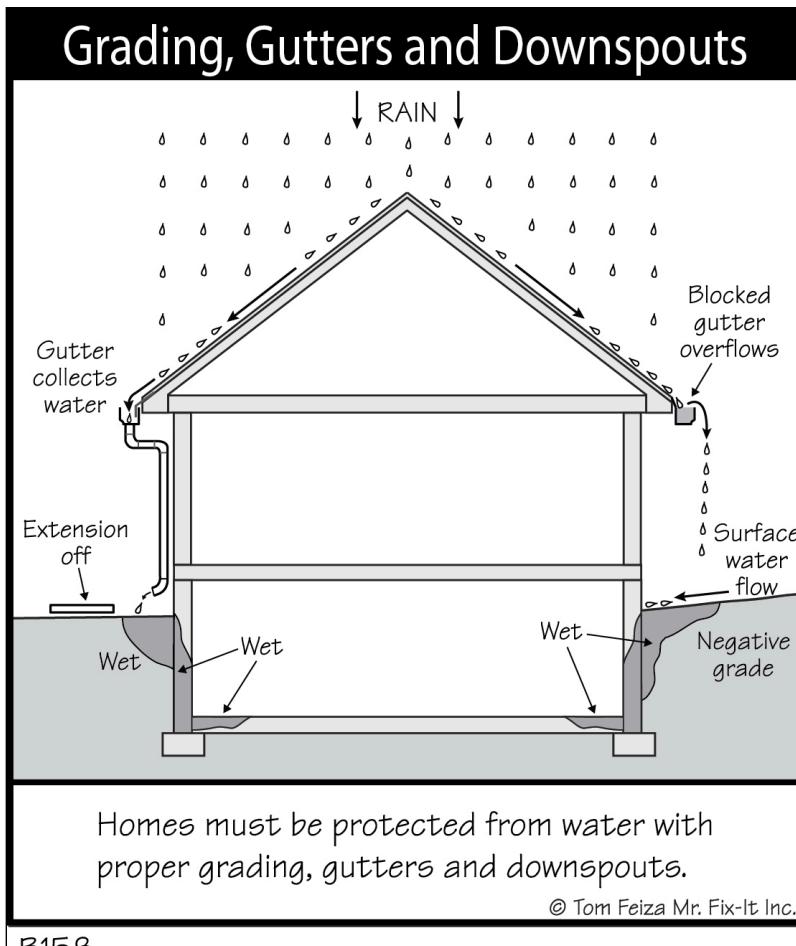


(2) **Repair:** Downspouts discharged roof drainage next to the foundation. This condition can result in excessively high moisture levels in the soil at the foundation and can cause damage to the foundation and moisture intrusion into the basement.

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



example of one location



B158

short downspouts

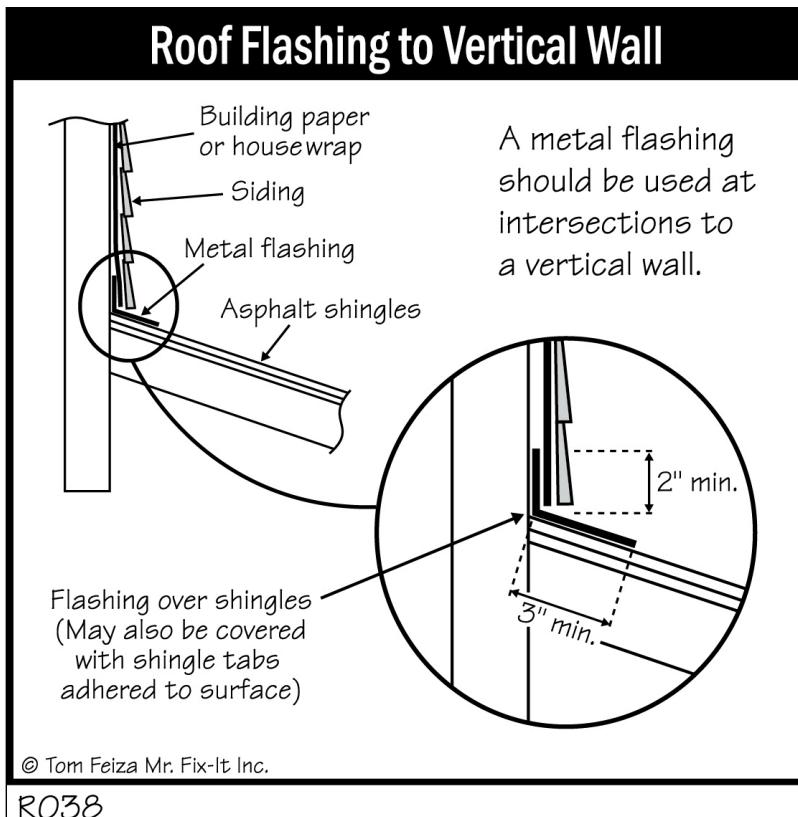
1.2 Flashings

Repair: Headwall flashing was not installed in required areas. Areas are vulnerable to moisture intrusion and the resulting damage from it.

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



example of one location



R038

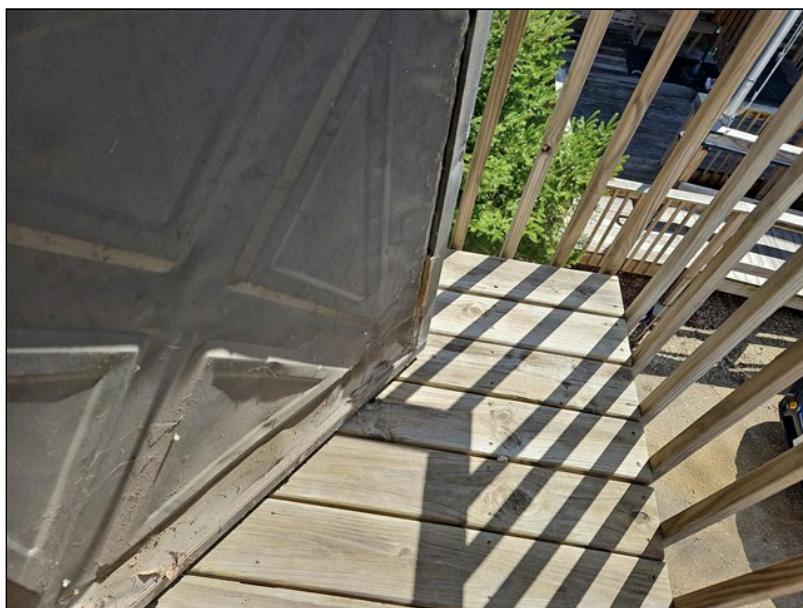
headwall flashing

2. Exterior

2.2 Doors

(2) **Repair:** Storm door to balcony was damaged.



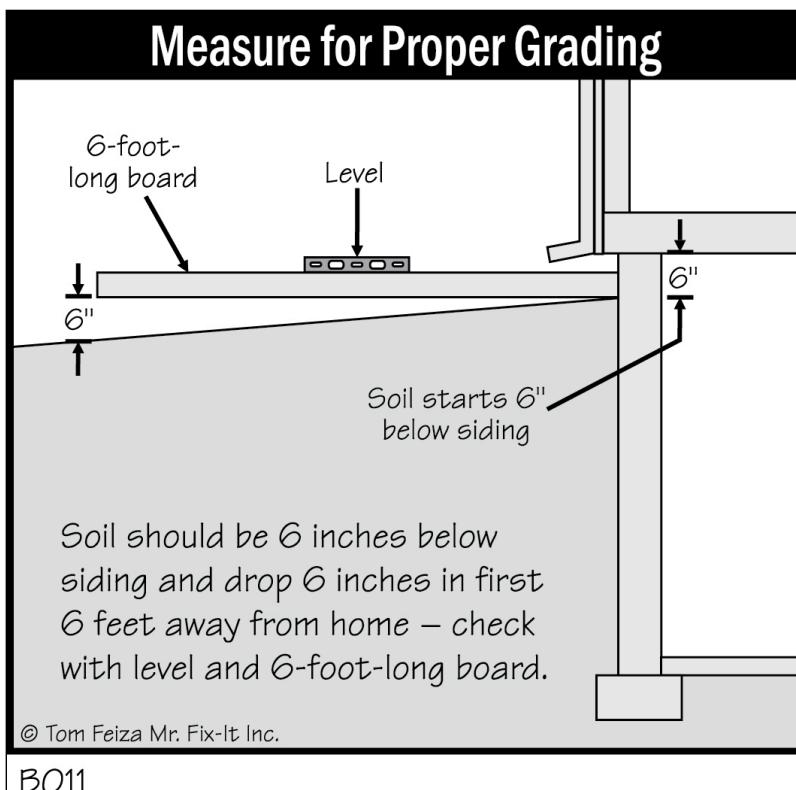


(3) **Repair:** Door to balcony was deteriorated.



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

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



3. Interiors

3.0 Ceilings, Walls

(1) **Repair:** The plaster was disengaged/cracked in multiple locations.

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



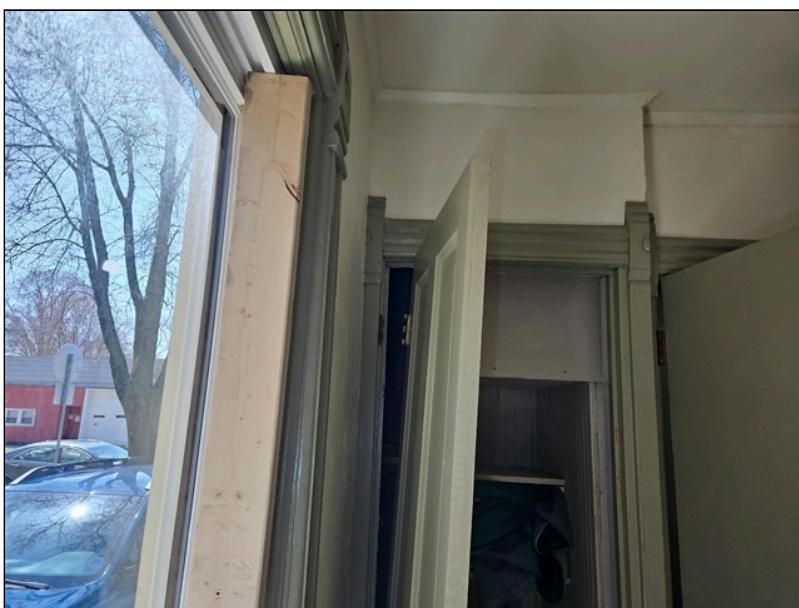
example of one location

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

3.3 Doors (representative number)

Repair: Door was not connected to the frame.

Recommend further evaluation and repair by a qualified contractor.



5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

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

Recommend monitoring condition.



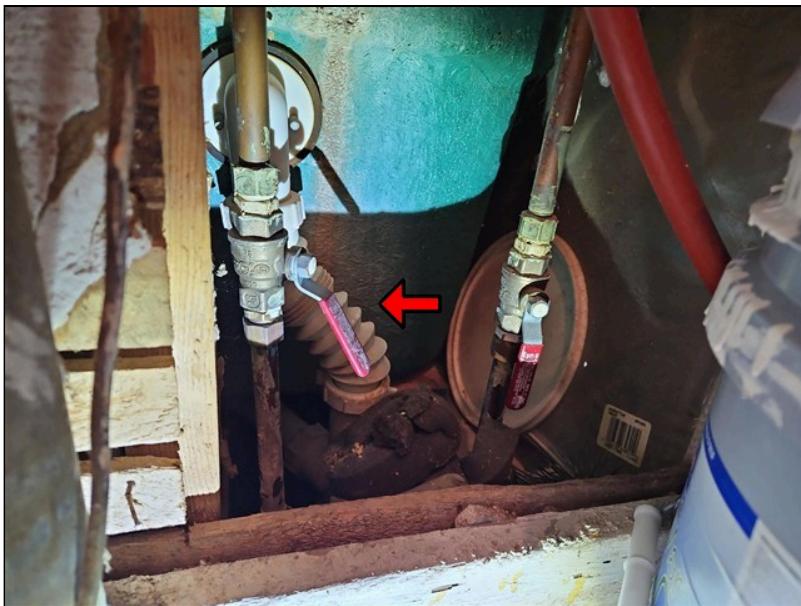
(2) **Repair:** Junction was deformed and may prevent proper drainage.

Recommend further evaluation and repair as necessary by licensed plumber.



(3) **Repair:** An expandable drain line was installed under the main level shared bath tub. Expandable waste lines will trap debris making them prone to clogging.

Recommend further evaluation and repair as necessary by licensed plumber.



(4) **Repair:** In the upper level shared bath, the sink did not have a functional drain stopper. The sink would not hold water.



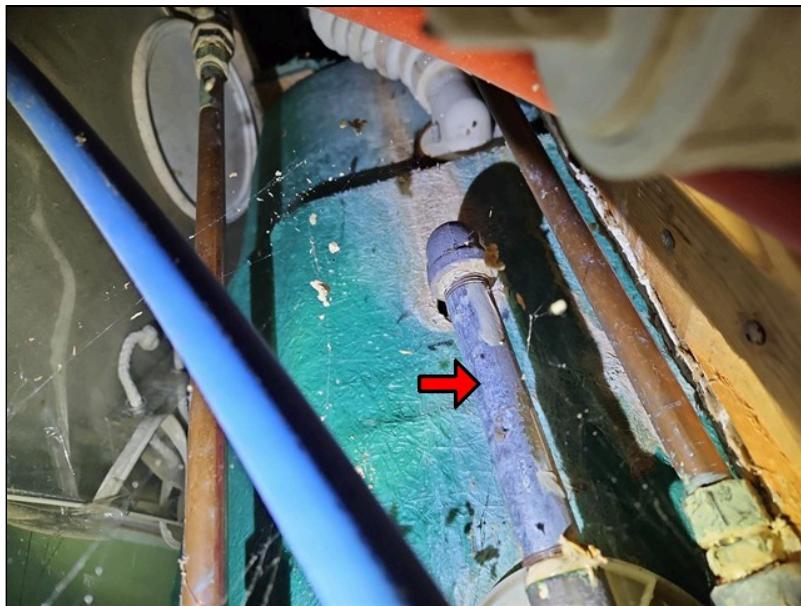
5.1 Plumbing Water Supply, Distribution System and Fixtures

(1) **Repair:** Toilets in both bathrooms were not firmly attached to floor. This could be indicative of a worn wax ring, damaged subfloor, flange bolts needing to be tightened or other reason.

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



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



5.2 Hot Water Systems, Controls and Venting

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

5.3 Main Water Shut-off Device

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

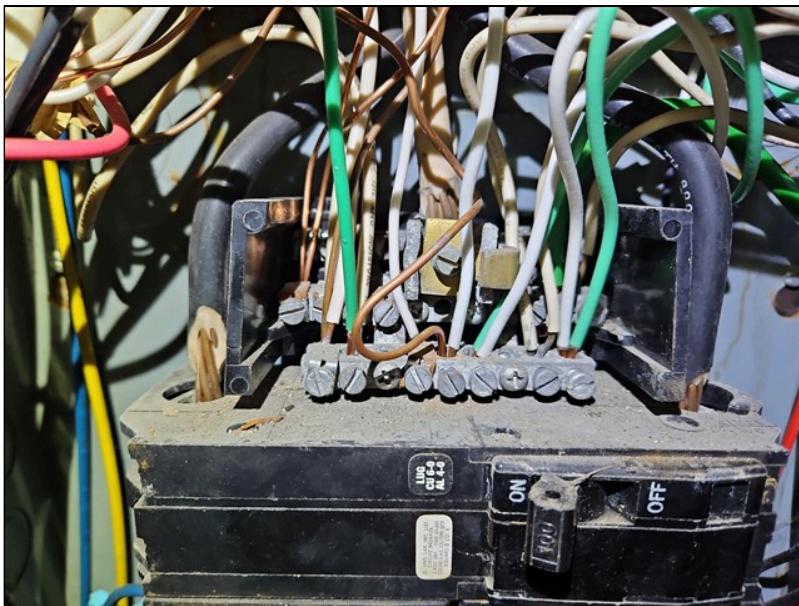
6. Electrical System

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

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

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

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

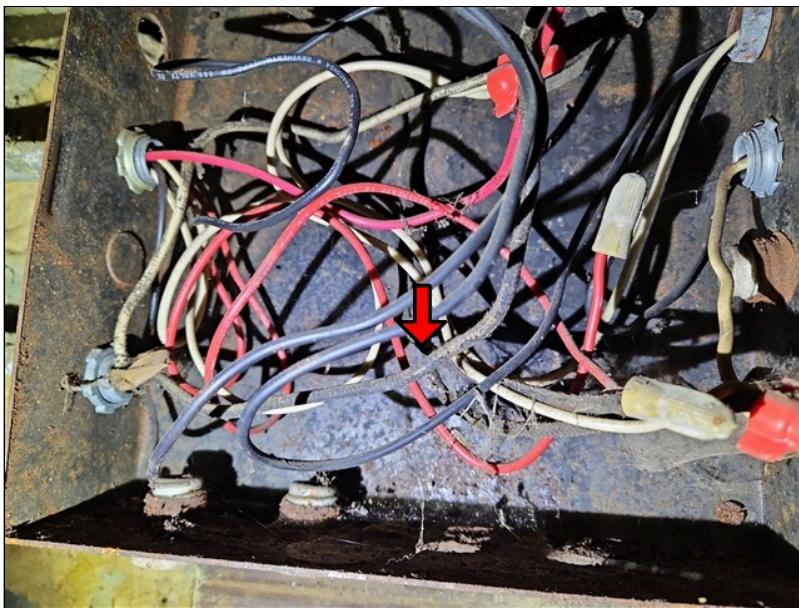


(2) **Further Evaluation:** Cloth wiring was present.

Cloth wiring is an older style, typically found in homes built before the 1960s. The cloth covering can become brittle, crack, or flake over time and exposing the wires which can be a shock and fire hazard.

Inspector is unable to comment on the condition of the wire in areas not visible.

Recommend further evaluation by a licensed electrician.

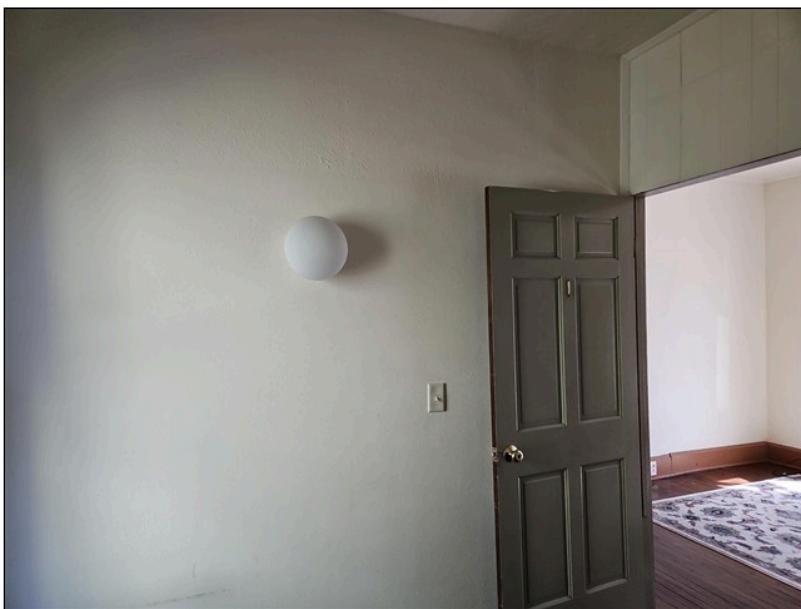


6.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

(3) **Repair:** There was no light fixture in the kitchen.

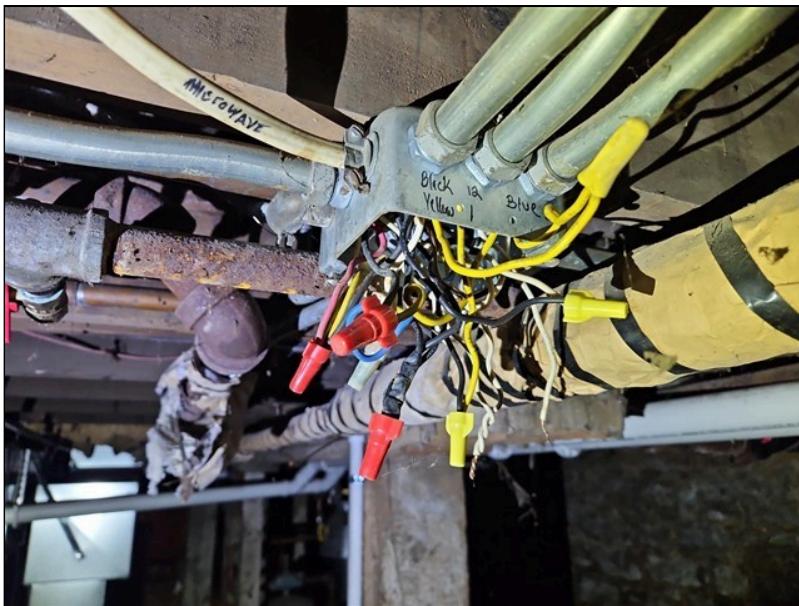


(5) **Further Evaluation:** Light fixture(s) did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, fixture or wiring. If after the light bulb is replaced, the fixture does not respond to the switch, recommend further evaluation and repair as necessary by licensed electrician.



(6) **Further Evaluation:** There is a limit to the number of wires that can be in a junction box. An excessive number may cause overheating and can be a fire hazard.

Recommend further evaluation of all junction boxes by licensed electrician.



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

(4) **Further Evaluation:** Given the age of the home, it is likely that knob and tube wiring was used when the home was built. The presence of receptacles with open grounds and 2 prong, non-grounded receptacle(s) may indicate knob and tube wiring is present.

Knob and tube wiring can be considered a safety hazard due to its age, improper modifications being made (connecting it to NM sheathed cable) and situations where the building insulation envelopes the wire causing overheating as well as other reasons. A knob and tube branch circuit is not grounded which can be a shock hazard.

It is possible that knob and tube wire is present in areas that are not visible to the Inspector (behind walls, etc...).

Recommend further evaluation by licensed electrician.

6.7 Smoke and Carbon Monoxide Alarms

(3) **Further Evaluation:** Smoke and carbon monoxide alarms should be tested upon taking ownership of the home and on a regular basis.

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

7. Heating / Central Air Conditioning

7.0 Heating Equipment

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

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

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

7.7 Central Air Conditioner

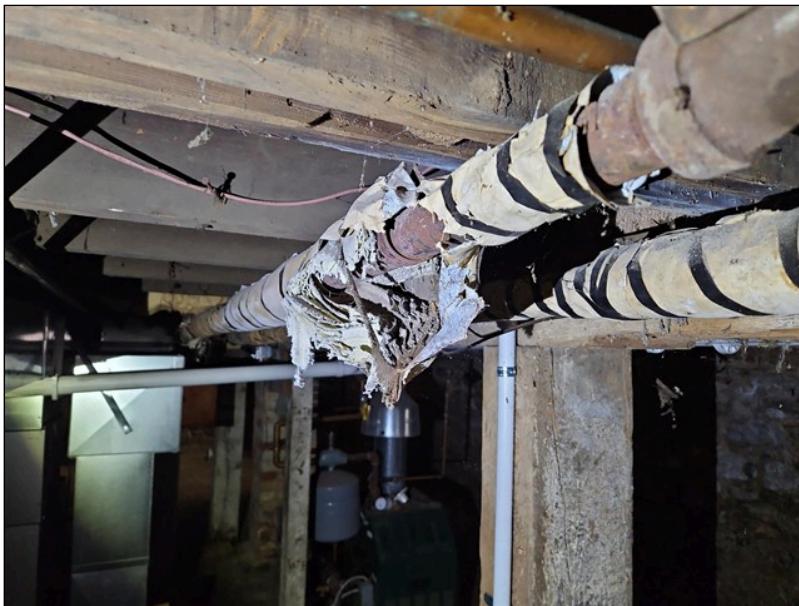
(3) **Maintenance:** No records were available to indicate that the central air conditioner system had a service/maintenance/safety check visit by a licensed HVAC professional in the last 12 months.

The inspection of the central air conditioning system was a visual inspection. The inspection of the system is general and not technically exhaustive.

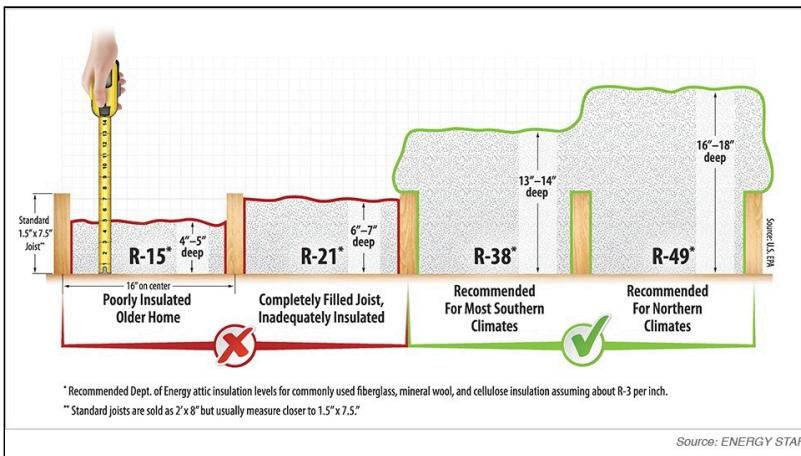
Recommend a licensed HVAC professional conduct a service/maintenance/safety checkup now and every 12 months thereafter.

7.10 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Further Evaluation: A material that has the appearance of asbestos was present on the legacy water pipes for the radiators. Asbestos is linked to health concerns. Recommend further evaluation and addressing as necessary by a qualified professional.

**8. Insulation and Ventilation****8.0 Insulation**

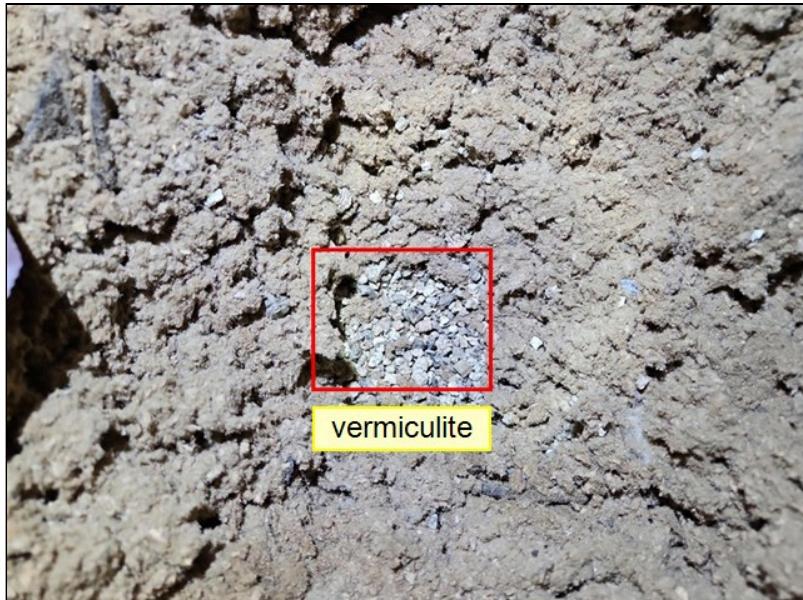
(1) **Repair:** An insufficient amount of insulation was installed in this attic per today's standards. Recommend a qualified insulation specialist provide further evaluation and add insulation as necessary. Please note that adding insulation may require more ventilation and/or air sealing. All three should be evaluated together.



(2) Further Evaluation: Vermiculite insulation was present in the attic. Vermiculite insulation is known to contain asbestos. Testing by a qualified asbestos abatement specialist would need to be conducted to confirm the presence of asbestos with certainty.

Recommend further evaluation of the attic in these photos and the attic space with the planking on the floor and addressing as necessary by qualified asbestos abatement specialist.

A trust was created to help homeowners pay for the removal of vermiculite. It had a limited amount of funds - inspector uncertain if funds are still available. Please visit:
<https://www.zonoliteatticinsulation.com/>

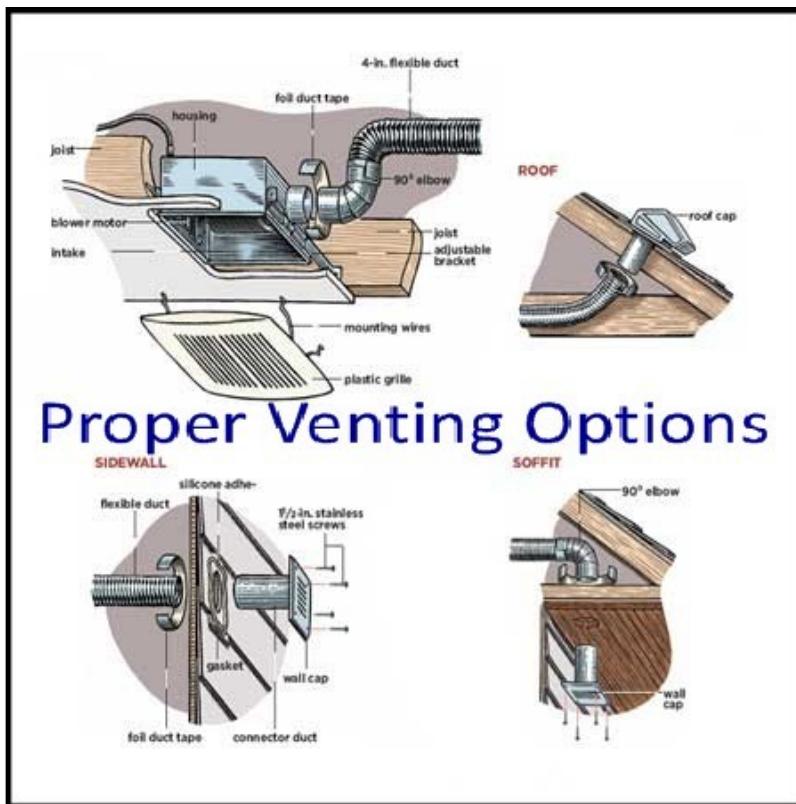


8.3 Venting Systems

(1) **Repair:** A gable vent that would be used to vent the attic space was in use for the bathroom fan.

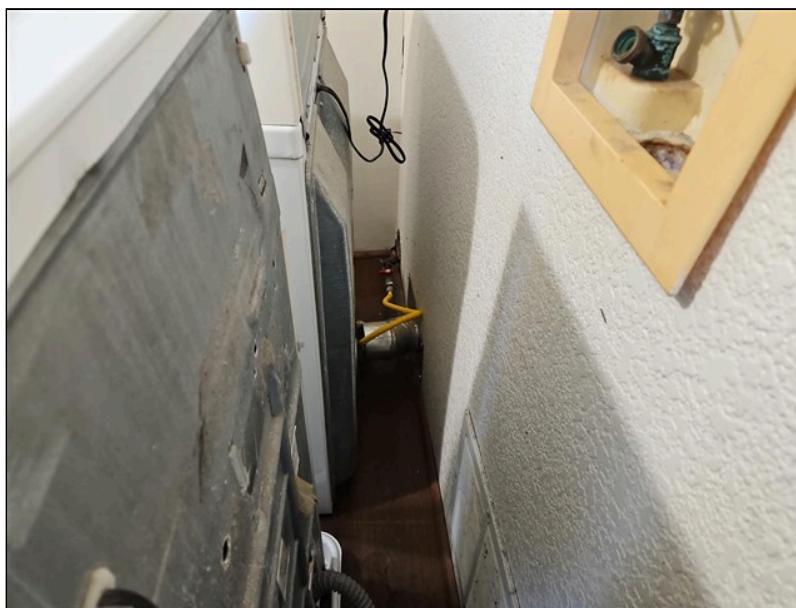
Recommend further evaluation and repair as necessary by a qualified contractor.





(2) **Repair:** The dryer vent was disengaged and not venting to the outside. This can create high levels of humidity in the home and introduce lint into the air.

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





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

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Jill Hauk Home Inspections, LLC

Jill Hauk

608.957.5866

Thank you for the opportunity to provide your home inspection.

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

[The Safe Home Book](#)

Learn more about:

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

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

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

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

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

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

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

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

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

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