

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

SUMMARY ITEMS

Doc #: 27216

Client Name: Louis Fortis

Dwelling Address: 906 Williamson Street
Madison, WI 53703

Inspector: Michael Gebben

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

- | | | |
|-------|------------------------|--|
| 1101. | Driveway | <u>Maintenance. Recommend paving the driveway and parking areas.</u> |
| 1103. | Exterior Wall Cladding | Defect. Wood deterioration observed. Building is no longer weather resistant, entire structure needs to new siding. Suggest review by a qualified contractor for repairs/replacement, as needed. |
| 1104. | Trim | Defect. Wood deterioration observed. Suggest review by a qualified contractor for repairs/replacement, as needed. |
| 1105. | Window & Frames | Defect. All the windows are in disrepair to point of replacement. In the inspector's opinion, the windows/frames are near the end of their useful life due to lack of maintenance over the years. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close. |
| 1106. | Exterior Door(s) | <u>Maintenance. Both doors are damage and need replacing. Recommend review by a qualified professional for repair or replacement, as necessary.</u> |
| 1107. | Gutters / Downspouts | <u>Maintenance. In the inspector's opinion, the gutters/downspouts are near the end of their useful life due to age. Recommend review for repair or replacement as necessary.</u> |
| 1109. | Electrical | <u>Maintenance. No exterior outlets.</u> |
| 1112. | Exterior Faucets | <u>Maintenance. Suggest adding exterior faucets.</u> |
| 1114. | Bell / Chime | <u>Maintenance.</u> |
| 1115. | Lot / Grade Drainage | <u>Maintenance. Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. We suggest maintaining a</u> |

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

- 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 **Defect. Skim coating of mortar over most of the foundation, indicating the limestone is starting to fail. Recommend review by a qualified professional for repair or replacement, as necessary.**
1121. Porch **Defect. Wood deterioration observed. Structure of the front porch is starting to fail, porch structure may need completely rebuilt. Suggest review by a qualified contractor for repairs/replacement, as needed.**
1124. Exterior Comments Yes. Evidence of past fuel oil heat noted. Possibility of a buried fuel tank on the property.

Roof

1205. Exposed Flashings **Defect. Flashing appears to be improperly installed. Suggest review by a licensed roofer prior to closing for repairs/replacement, as needed.**
1209. Conditions **Defect. Damaged shingles observed. Recommend review by a licensed roofer for repair or replacement, as necessary, prior to close.**
1211. Maintenance Yes. Suggest trimming all trees and vegetation away from roof to prevent damage to roofing materials.
1212. Roof Comments Yes. Roof shingles appear to be about 14-16 years old. Design life of a three tab shingle is 20 years.

Attic

1352. Framing **Defect. Severe bowing and cracking of almost every rafter. Years of heavy snow and too many layers of shingles have taken their toll on the roof structure. Recommend review by a structural engineer or other qualified professional for repair or replacement, as necessary, prior to close.**
1354. Evidence of Leaking Yes. Active leak noted, recommend further review by a roofer for repairs/replacement as needed.
1355. Insulation Maintenance. 4-6" of insulation present. Recommend adding additional insulation.
1356. Ventilation Maintenance. No soffit venting observed. Recommend adding additional ventilation to avoid premature aging of roof and help

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

1357. Windows to maintain proper humidity and temperature control. Missing vent screens observed; suggest replacement to prevent unwanted entry of pests.
Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
1360. Chimneys Maintenance. Damaged/deteriorated mortar observed; suggest tuck pointing, as necessary, to prevent further damage.
1361. Maintenance Yes. For energy savings no money better spent than on upgrading the value of insulation and air sealing the attic. For Wisconsin the R-value of attic insulation should be around R-50 to R-60. Depth will vary depending on material used. Ventilation of attic space is important for preventing ice damming, moisture control, summer cooling, and roof life. The venting of attic space should be 40/60% split with upper venting being 40-50% and lower venting being 50-60%. Upper venting allows warm/hot and moist air to leave, while lower venting allows cool dry air to enter. Too much upper venting, attic starts drawing air from the house. Too little upper venting and moisture is trapped and attic heats up during summer months. The recommended amount of venting is 1 square foot of venting, half top, half lower for every 300 square feet of attic space.
1362. Attic Comments Yes. Rodent paths/tunnels observed in the insulation. Recommend evaluation by a qualified pest control specialist.

Chimney

1402. Visible Condition Maintenance. Loose/missing mortar and brick deterioration observed, recommend review for tuck pointing and repair as necessary.
1403. Chimney Flue **Defect. The chimney stack appears to have an unlined flue. Chimney flue liners are a fire safety feature which the client should consider installing to enhance safety. Regular cleaning of the chimney is recommended to ensure safe and efficient operation.**
1404. Flashings Maintenance. No counter-flashing observed; suggest re-flashing to help shed water and prevent moisture penetration.
1408. Chimney Comments Yes. Chimney is used by the boiler and water heater, suggest a stainless steel liner be installed to prevent CO2 poisoning.

Basement

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

1603. Floor **Defect. Active leaks observed at the time of inspection. Cracks/deterioration observed. In the Inspector's opinion, the floor is near the end of its useful life. Recommend review by qualified professional for repair or replacement, as necessary.**
1604. Walls **Defect. Damaged/deteriorated mortar observed; suggest tuck pointing, as necessary, to prevent further damage. Active leaks observed at the time of inspection. Recommend review by licensed professional for repair or replacement, as necessary.**
1608. Joists **Defect. Sagging observed in floor framing. Wood deterioration observed to floor framing members. Review is needed by a licensed contractor for repairs, as needed, prior to close.**
1609. Sub Floor **Defect. Wood rot, moisture damage observed. Review is needed by a licensed contractor for repairs, as needed, prior to close.**
1611. Beams **Defect. Beams are sagging and rotten; review by licensed building contractor is needed for corrections prior to close.**
1612. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
1614. Electrical Maintenance. Several areas without lighting. Recommend a well-lighted basement. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
1615. Ventilation Maintenance. All basements should have some kind of dehumidification system running during the warm months of the year.
1616. Insulation Maintenance. No insulation was visible; suggest adding insulation for energy savings.
1617. Laundry Tub / Sink Maintenance. In the inspectors opinion the tub/sink is near the end of its useful life due to age. Recommend review by plumber for repair or replacement, as necessary.
1618. Faucets Maintenance. Suggest adding a mixing faucet.
1620. Visible Plumbing **Defect. Old lead and steel pipes noted. Improper and poorly done repairs noted. Extensive corrosion observed; no leaks visible at time of inspection. Recommend review by a licensed**
-

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

1624. Distribution / Ducting **plumber for repair or replacement, as necessary, prior to close.**
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.
1626. Basement Comments **Defect. Stains, discoloration, growth and/or evidence of moisture observed. 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. Limited review due to personal property.**

Plumbing

1703. Supply Lines **Defect. Lead supply pipes observed. While environmental concerns and other chemical testing are beyond the scope of the inspection, your inspector's experience leads him to suspect that the materials used on the main water service lines may contain lead. Lead can be hazardous to your health; therefore it is recommended that a water chemical test be performed prior to closing to determine if your water supply system meets proper and safe health standards. Due to safety concerns client should consider future replacement of the lead pipes. In the Inspector's opinion, the supply pipes are near the end of their useful life due to age, poor materials and poor repairs. Recommend review by a licensed plumber for repair or replacement, as necessary.**
1705. Drain Waste Lines & Vent Pipes **Defect. 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. Extensive corrosion observed; no leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.**
1709. Plumbing Comments Yes. No water softener noted. Most of the water in southern Wisconsin is very hard. Recommend installing a water softener to prolong the life of the pipes, fixtures and water heater.

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

Electrical

1805. Main Electrical Panel Maintenance. Overload protection is provided by breakers. Doubled-up neutrals and grounds were observed in the main electrical panel. The connection of a neutral and equipment-grounding conductor creates a significant problem. One of the objectives of a correct arrangement of bonding jumpers, neutrals and equipment grounds is to allow circuit isolation while keeping the equipment grounding conductor still connected to the grounding electrode. A licensed electrician is needed to review the panel and make all corrections necessary for safe and proper operation of the system.
1810. Smoke Detectors Safety. City of Madison requires smoke detectors in every bedroom, in every hallway outside of every bedroom and on every floor of the home. Smoke detectors must be either hardwired (110 volts) or lifetime lithium batteries.
1811. Carbon Monoxide Detectors Safety. City of Madison requires carbon monoxide detectors on every level of the home with bedrooms and/or gas appliances.

Heating

1904. Burner Chambers Maintenance. Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.
1909. Distribution / Ducting **Defect. Possible asbestos materials observed throughout the house. 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.**
1912. Heating Comments Yes. Steam boilers are very inefficient and dangerous due to high temperature of steam. Suggest upgrading to a hot water boiler.

Kitchen

2201. Floor **Defect. Floor is sloped/uneven. Suggest further review by a qualified contractor prior to closing for corrections, as**
-

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

- needed.**
2203. Ceiling Maintenance. Plaster has separated from lath; recommend repairs to prevent further damage. Ceiling is sagging. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
2204. Doors Maintenance. Door is damaged. Recommend review for repair or replacement, as necessary.
2206. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
2208. Electrical Maintenance. Not all counter outlets are GFCI protected. Recommend installing where missing as a safety upgrade.
2209. Cabinets Maintenance. Rodent droppings noted. For further review, a qualified pest control specialist is recommended. In the inspector's opinion, the cabinets are near the end of their useful life due to damage and age. Recommend review by qualified professional for repair or replacement, as necessary.
2210. Counter Tops Maintenance. Deterioration/damage observed. Recommend review by a qualified professional for repair or replacement, as necessary.
2212. Faucets Maintenance. Faucet(s) leak. Recommend review by a qualified professional for repair or replacement, as necessary.

Bathroom

2301. Floor Maintenance. Broken/damaged tiles observed. Cracks/deterioration observed; recommend licensed contractor review for repairs, as needed.
2302. Walls **Defect. Stains, discoloration, growth and/or evidence of moisture observed. 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, it is strongly recommended that a mold inspection be performed by a qualified professional to determine the presence of, and types of, mold in the house and that corrective measures be taken to limit moisture inside the home.**
2303. Ceiling **Defect. Stains, discoloration, growth and/or evidence of moisture observed. 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**

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

2306. Windows **result in adverse health effects, we recommend further review by a specialist so proper repairs and clean-up are made.** Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
2309. Exhaust Fan Maintenance. None observed; we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
2311. Tub Surround Maintenance. In the inspector's opinion, the tub/shower surround is near the end of its useful life due to water damage. Recommend review for repairs/replacement, as needed.
2313. Tub Faucet Maintenance. Low water flow observed. Loss of pressure noted when two or more fixtures are operated at the same time. Recommend review by plumber for repair or replacement, as necessary.
2319. Sink Faucets Maintenance. Low water flow observed. Loss of pressure noted when two or more fixtures are operated at the same time. Recommend review by a plumber for repair or replacement, as necessary.
2321. Toilet Maintenance. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary. Older/Original toilet. Suggest upgrading for water savings.
2323. Counter / Cabinets Maintenance. Cosmetic damage observed on drawer/cabinet; suggest corrections as needed.
2326. Bathroom Comments Yes. Entire bathroom needs remodeling.

Half Bathroom

2401. Floor Maintenance. Broken/damaged tiles observed. Cracks/deterioration observed; recommend licensed contractor review for repairs, as needed.
2403. Ceiling **Defect. Evidence of past water penetration observed. Recommend review Seller Disclosure Statement or have it reviewed by licensed professional for repair or replacement, as necessary.**
-

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

2406. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
2409. Exhaust Fan Maintenance. None observed; we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
2411. Sink Faucets Maintenance. Faucet(s) leak. Recommend review by a qualified professional for repair or replacement, as necessary.
2413. Toilet Maintenance. Older/Original toilet. Suggest upgrading for water savings.
2415. Counter / Cabinets Maintenance. Cosmetic damage observed on drawer/cabinet; suggest corrections as needed.

First Floor

2621. Floors **Defect. Floor is sloped/uneven. In the Inspector's opinion, the wood floors are near the end of its useful life. Recommend review by qualified professional for repair or replacement, as necessary.**
2622. Walls Maintenance. 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.
2623. Ceilings **Defect. Ceiling is sagging. The plaster has separated from the lath in the several locations. Recommend corrections as needed. Recommend review by a qualified professional for repair or replacement, as necessary.**
2624. Doors Maintenance. The doors are damaged. Recommend repair/replacement as needed.
2626. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
2628. Electrical Maintenance. Lacking in outlets for today's standards, suggest adding more outlets. One on every wall and every 12 feet. Recommend review by a qualified professional for repair or replacement, as necessary.

Second Floor

2682. Floors Maintenance. Floor is sloped/uneven. Unable to determine cause. Suggest further review by a qualified contractor prior to closing
-

AmeriSpec Home Inspections
2829 Perry Street Suite 100
Madison, WI 53713
Ph#: (608) 276-8060

2684. Ceilings for corrections, as needed. In the Inspector's opinion, the floors are near the end of its useful life. Recommend review by qualified professional for repair or replacement, as necessary. **Defect. Stains observed on ceiling/wall. No moisture was present at time of inspection. Client is advised to consult seller(s) to determine the source of staining and verify that corrections have been made. The plaster has separated from the lath in the several locations. Recommend corrections as needed. Recommend review by a qualified professional for repair or replacement, as necessary.**
2685. Doors Maintenance. The doors are damaged. Recommend repair/replacement as needed.
2686. Closet / Wardrobe Maintenance. Doors are damaged or missing - primarily a cosmetic concern. Recommend corrections, as needed.
2687. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
2689. Electrical Maintenance. Lacking outlets in each room. Suggest adding one outlet to every wall. Recommend review by a qualified professional for repair or replacement, as necessary.
2690. Comments Yes. Building overall has been neglected over the years and in need of repairs and replacement from top to bottom. This inspection report recognizes the fact that this property is suffering from some deferred maintenance and is in need of updating in a number of areas. With this in mind we have purposefully overlooked things such as worn flooring and stuck or sticking doors and windows. The main intention of this report is to identify major operational defects and areas of necessary maintenance.



AmeriSpec Home Inspections

2829 Perry Street Suite 100

Madison, WI 53713

Ph#: (608) 276-8060

Doc #: 27216 Inspector: Michael Gebben
Date: 5/21/2015
Dwelling Address: 906 Williamson Street
Madison, WI 53703
Client Name: Louis Fortis
Client's Agent: Chuck Chvala Real Estate Company: Custom Real Estate

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.





AmeriSpec Home Inspections

2829 Perry Street Suite 100

Madison, WI 53713

Ph#: (608) 276-8060

TABLE OF CONTENTS

SECTION	PAGE
SUMMARY ITEMS.....	1
DEFINITION OF TERMS	13
GENERAL INFORMATION.....	13
GENERAL CONDITIONS	14
Exterior.....	14
Roof.....	16
Attic.....	17
Chimney.....	19
Basement.....	20
Plumbing.....	24
Electrical.....	25
Heating.....	27
Water Heater.....	28
Kitchen.....	29
Bathroom.....	30
Half Bathroom.....	32
First Floor.....	33
Second Floor.....	34



AmeriSpec Home Inspections

2829 Perry Street Suite 100

Madison, WI 53713

Ph#: (608) 276-8060

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: The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life.

SAFETY: A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, or a change in accepted residential building standards.

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. The process of evaluating the sufficiency of water flow in plumbing, or the cooling efficiency of air conditioning, is oftentimes subjective. Therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. 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 prior to closing.

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	Michael Gebben. License # 152-106
1002.	In Attendance	Tenants.
1003.	Occupancy	The property is occupied by a tenant. Home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004.	Property Information	This is a multi-family structure.
1005.	Levels	2 story structure.
1006.	Estimated Age	This structure is approximately 80 to 100 years of age.
1007.	Weather Conditions	Weather conditions at the time of inspection were clear and warm with temperature in the 70's.
1008.	Start Time	4:00 PM.
1009.	Stop Time	6:30 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 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	<u>Maintenance. Gravel. Recommend paving the driveway and parking areas.</u>
1102.	Walkways	Serviceable. Concrete.
1103.	Exterior Wall Cladding	Defect. Wood siding. Wood deterioration observed. Building is no longer weather resistant, entire structure needs to new siding. Suggest review by a qualified contractor for repairs/replacement, as needed.
1104.	Trim	Defect. Wood. Wood deterioration observed. Suggest review by a qualified contractor for repairs/replacement, as needed.
1105.	Window & Frames	Defect. Double hung; Wood frame. All the windows are in disrepair to point of replacement. In the inspector's opinion, the windows/frames are near the end of their useful life due to lack of maintenance over the years. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.

AmeriSpec General Home Inspection

- | | | |
|-------|--------------------------------|---|
| 1106. | Exterior
Door(s) | <u>Maintenance. Wood. Both doors are damage and need replacing. Recommend review by a qualified professional for repair or replacement, as necessary.</u> |
| 1107. | Gutters /
Downspouts | <u>Maintenance. In the inspector's opinion, the gutters/downspouts are near the end of their useful life due to age. Recommend review for repair or replacement as necessary.</u> |
| 1108. | Fences / Gates | Not Present. |
| 1109. | Electrical | <u>Maintenance. No exterior outlets.</u> |
| 1110. | Electric
Meter(s) | Serviceable. |
| 1111. | Gas Meter(s) | Serviceable. |
| 1112. | Exterior
Faucets | <u>Maintenance. Suggest adding exterior faucets.</u> |
| 1113. | Sprinkler | Not Present. |
| 1114. | Bell / Chime | <u>Maintenance. Doorbell inoperable.</u> |
| 1115. | Lot / Grade
Drainage | <u>Maintenance. Flat lot. Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. 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.</u> |
| 1116. | Foundation /
Structure Type | Defect. Basement; Stone. Skim coating of mortar over most of the foundation, indicating the limestone is starting to fail. Recommend review by a qualified professional for repair or replacement, as necessary. |
| 1117. | Retaining
Wall(s) | Not Present. |
| 1118. | Patio | Not Present. |
| 1119. | Deck | Not Present. |
| 1120. | Balcony | Not Present. |
| 1121. | Porch | Defect. Wood. Wood deterioration observed. Structure of the front porch is starting to fail, porch structure may need completely rebuilt. Suggest review by a qualified contractor for repairs/replacement, as needed. |



AmeriSpec General Home Inspection

1122.	Stairs / Steps	Serviceable. Wood.
1124.	Exterior Comments	<u>Yes. Evidence of past fuel oil heat noted. Possibility of a buried fuel tank on the property.</u>

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	The roof was inspected from top of a ladder.
1202.	Material/Type	Gable; Asphalt composition shingle.
1203.	Number of Layers	One layer of shingles.
1205.	Exposed Flashings	Defect. Flashing appears to be improperly installed. Suggest review by a licensed roofer prior to closing for repairs/replacement, as needed.



1207.	Skylights	Not Present.
-------	-----------	--------------

AmeriSpec General Home Inspection

1209. Conditions **Defect. Damaged shingles observed. Recommend review by a licensed roofer for repair or replacement, as necessary, prior to close.**




1211. Maintenance Yes. Suggest trimming all trees and vegetation away from roof to prevent damage to roofing materials.
1212. Roof Yes. Roof shingles appear to be about 14-16 years old.
Comments Design life of a three tab shingle is 20 years.

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
1351.	Access location / Inspection method	The attic was entered and a visual inspection was performed.

AmeriSpec General Home Inspection

1352. Framing **Defect. Rafters. Severe bowing and cracking of almost every rafter. Years of heavy snow and too many layers of shingles have taken their toll on the roof structure. Recommend review by a structural engineer or other qualified professional for repair or replacement, as necessary, prior to close.**
- 
1353. Sheathing Serviceable. Waferboard OSB.
1354. Evidence of Leaking Yes. Active leak noted, recommend further review by a roofer for repairs/replacement as needed.
1355. Insulation Maintenance. Blown-in insulation; Cellulose. 4-6" of insulation present. Recommend adding additional insulation.
1356. Ventilation Maintenance. Gable vents; Hooded roof vents. No soffit venting observed. Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control. Missing vent screens observed; suggest replacement to prevent unwanted entry of pests.
1357. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
1358. Electrical Serviceable.
1359. Distribution / Ducting Not Present.
1360. Chimneys Maintenance. Damaged/deteriorated mortar observed; suggest tuck pointing, as necessary, to prevent further damage.

AmeriSpec General Home Inspection

1361.	Maintenance	<p><u>Yes. Upgrading Insulation; Upgrading Ventilation. For energy savings no money better spent than on upgrading the value of insulation and air sealing the attic. For Wisconsin the R-value of attic insulation should be around R-50 to R-60. Depth will vary depending on material used. Ventilation of attic space is important for preventing ice damming, moisture control, summer cooling, and roof life. The venting of attic space should be 40/60% split with upper venting being 40-50% and lower venting being 50-60%. Upper venting allows warm/hot and moist air to leave, while lower venting allows cool dry air to enter. Too much upper venting, attic starts drawing air from the house. Too little upper venting and moisture is trapped and attic heats up during summer months. The recommended amount of venting is 1 square foot of venting, half top, half lower for every 300 square feet of attic space.</u></p>
1362.	Attic Comments	<p><u>Yes. Rodent paths/tunnels observed in the insulation. Recommend evaluation by a qualified pest control specialist.</u></p>


Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

Step #	Component	Comment
1401.	Chimney Type	Masonry chimney.
1402.	Visible Condition	<u>Maintenance. Loose/missing mortar and brick deterioration observed, recommend review for tuck pointing and repair as necessary.</u>

AmeriSpec General Home Inspection

1403.	Chimney Flue	<p>Defect. The chimney stack appears to have an unlined flue. Chimney flue liners are a fire safety feature which the client should consider installing to enhance safety. Regular cleaning of the chimney is recommended to ensure safe and efficient operation.</p> 
1404.	Flashings	<p><u>Maintenance. No counter-flashing observed; suggest re-flashing to help shed water and prevent moisture penetration.</u></p>
1405.	Spark Arrestor / Rain Cap	Not Present.
1406.	Saddle/Cricket	Not Present.
1407.	Maintenance	No.
1408.	Chimney Comments	<p><u>Yes. Chimney is used by the boiler and water heater; suggest a stainless steel liner be installed to prevent CO2 poisoning.</u></p>

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 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	Yes.
1602.	Stairs	Serviceable.

AmeriSpec General Home Inspection

1603. Floor **Defect. Concrete. Active leaks observed at the time of inspection. Cracks/deterioration observed. In the Inspector's opinion, the floor is near the end of its useful life. Recommend review by qualified professional for repair or replacement, as necessary.**




1604. Walls **Defect. Stone. Damaged/deteriorated mortar observed; suggest tuck pointing, as necessary, to prevent further damage. Active leaks observed at the time of inspection. Recommend review by licensed professional for repair or replacement, as necessary.**



1605. Ceiling Not Present.
1606. Exterior Door(s) Not Present.

AmeriSpec General Home Inspection

1608. Joists **Defect. Conventional 2 X 10 framing. Sagging observed in floor framing. Wood deterioration observed to floor framing members. Review is needed by a licensed contractor for repairs, as needed, prior to close.**
1609. Sub Floor **Defect. Wood rot, moisture damage observed. Review is needed by a licensed contractor for repairs, as needed, prior to close.**
1610. Support Posts / Columns Serviceable. Concrete; Wood.
1611. Beams **Defect. Wood. Beams are sagging and rotten; review by licensed building contractor is needed for corrections prior to close.**
- 
1612. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
1613. Heat / Cooling Source Central heating.
1614. Electrical Maintenance. Several areas without lighting. Recommend a well-lighted basement. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
1615. Ventilation Maintenance. All basements should have some kind of dehumidification system running during the warm months of the year.
1616. Insulation Maintenance. No insulation was visible; suggest adding insulation for energy savings.
1617. Laundry Tub / Sink Maintenance. In the inspectors opinion the tub/sink is near the end of its useful life due to age. Recommend review by plumber for repair or replacement, as necessary.
1618. Faucets Maintenance. Suggest adding a mixing faucet.
1619. Toilet Not Present.

AmeriSpec General Home Inspection

1620. Visible
Plumbing

Defect. Old lead and steel pipes noted. Improper and poorly done repairs noted. Extensive corrosion observed; no leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.



1621. Sump Pit
1622. Sump Plumbing
1623. Ejector Pump
1624. Distribution /
Ducting

Not Present.

Not Present.

Not Present.

Defect. Pipes/Radiators. 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.



AmeriSpec General Home Inspection

1626. Basement
Comments
- Defect. Stains, discoloration, growth and/or evidence of moisture observed. 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. Limited review due to personal property.**




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 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 **Defect. Copper. Lead supply pipes observed. While environmental concerns and other chemical testing are beyond the scope of the inspection, your inspector's experience leads him to suspect that the materials used on the main water service lines may contain lead. Lead can be hazardous to your health; therefore it is recommended that a water chemical test be performed prior to closing to determine if your water supply system meets proper and safe health standards. Due to safety concerns client should consider future replacement of the lead pipes. In the Inspector's opinion, the supply pipes are near the end of their useful life due to age, poor materials and poor repairs. Recommend review by a licensed plumber for repair or replacement, as necessary.**
1704. Waste Disposal System The waste disposal system appears to be connected to public sewer systems.
1705. Drain Waste Lines & Vent Pipes **Defect. 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. Extensive corrosion observed; no leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.**
- 
1706. Ejector Pump(s) Not Present.
1707. Sump Pump(s) Not Present.
1708. Maintenance No.
1709. Plumbing Comments Yes. No Water Softener. No water softener noted. Most of the water in southern Wisconsin is very hard. Recommend installing a water softener to prolong the life of the pipes, fixtures and water heater.

Electrical

AmeriSpec General Home Inspection

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
1801.	Electrical Main Service	Service entrance is over head.
1802.	Service Amperage and Voltage	Service panel rating is approximately 200 amps and 120/240 volts.
1803.	Main and Sub Panel Location(s)	Main panel is located in the basement.
1805.	Main Electrical Panel	<u>Maintenance. Service entrance cables are copper; Branch circuit wiring is copper. Overload protection is provided by breakers. Doubled-up neutrals and grounds were observed in the main electrical panel. The connection of a neutral and equipment-grounding conductor creates a significant problem. One of the objectives of a correct arrangement of bonding jumpers, neutrals and equipment grounds is to allow circuit isolation while keeping the equipment grounding conductor still connected to the grounding electrode. A licensed electrician is needed to review the panel and make all corrections necessary for safe and proper operation of the system.</u>
1806.	Sub-Panel Comments	Not Present.
1808.	Wiring Method	Serviceable. Romex; Branch circuit wiring is copper.
1809.	Equipment Grounding Present	Yes.
1810.	Smoke Detectors	<u>Safety. City of Madison requires smoke detectors in every bedroom, in every hallway outside of every bedroom and on every floor of the home. Smoke detectors must be either hardwired (110 volts) or lifetime lithium batteries.</u>

AmeriSpec General Home Inspection

1811.	Carbon Monoxide Detectors	<u>Safety. City of Madison requires carbon monoxide detectors on every level of the home with bedrooms and/or gas appliances.</u>
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 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	Steam boiler. Manufactured by Williamson in approximately 2007.
1903.	Energy Source	Natural gas with shutoff valve provided.
1904.	Burner Chambers	<u>Maintenance. Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.</u>
1905.	General Conditions	Serviceable. Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection.
1906.	Exhaust Venting	Serviceable. Metal.
1907.	Thermostat	Serviceable.
1908.	Air Filters	Not Present.

AmeriSpec General Home Inspection

1909. Distribution / Ducting **Defect. Pipes/Radiators. Possible asbestos materials observed throughout the house. 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.**



1911. Maintenance Recommend having the steam boiler cleaned and inspected on an annual basis to ensure safe and proper operation.
1912. Heating Yes. Steam boilers are very inefficient and dangerous due to high temperature of steam. Suggest upgrading to a hot water boiler.
1912. 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 2014.
2103.	Brand / Capacity	40 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.

AmeriSpec General Home Inspection

2108.	Water Heater Condition	Serviceable. Water heater was serviceable at time of inspection.
2109.	Flue Venting	Serviceable. Metal.
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 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	Defect. Sheet vinyl. Floor is sloped/uneven. Suggest further review by a qualified contractor prior to closing for corrections, as needed.
2202.	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.
2203.	Ceiling	<u>Maintenance. Plaster has separated from lath; recommend repairs to prevent further damage. Ceiling is sagging. Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.</u>
2204.	Doors	<u>Maintenance. Door is damaged. Recommend review for repair or replacement, as necessary.</u>
2205.	Closet / Wardrobe	Serviceable.
2206.	Windows	<u>Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.</u>
2207.	Heat / Cooling Source	Central heating.
2208.	Electrical	<u>Maintenance. Not all counter outlets are GFCI protected. Recommend installing where missing as a safety upgrade.</u>


AmeriSpec General Home Inspection

2209.	Cabinets	<u>Maintenance. Rodent droppings noted. For further review, a qualified pest control specialist is recommended. In the inspector's opinion, the cabinets are near the end of their useful life due to damage and age. Recommend review by qualified professional for repair or replacement, as necessary.</u>
2210.	Counter Tops	<u>Maintenance. Deterioration/damage observed. Recommend review by a qualified professional for repair or replacement, as necessary.</u>
2211.	Sinks	Serviceable. Stainless steel.
2212.	Faucets	<u>Maintenance. Faucet(s) leak. Recommend review by a qualified professional for repair or replacement, as necessary.</u>
2213.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
2214.	Disposals	Not Present.
2215.	Dishwasher(s)	Not Present.
2216.	Refrigerator	Serviceable.
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	Second level.
2301.	Floor	<u>Maintenance. Ceramic tile. Broken/damaged tiles observed. Cracks/deterioration observed; recommend licensed contractor review for repairs, as needed.</u>

AmeriSpec General Home Inspection

2302. Walls **Defect. Stains, discoloration, growth and/or evidence of moisture observed. 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, it is strongly recommended that a mold inspection be performed by a qualified professional to determine the presence of, and types of, mold in the house and that corrective measures be taken to limit moisture inside the home.**
- 
2303. Ceiling **Defect. Stains, discoloration, growth and/or evidence of moisture observed. 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.**
2304. Doors Serviceable.
2305. Closet / Wardrobe Not Present.
2306. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
2307. Heat / Cooling Source Central heating.
2308. Electrical Serviceable. Ground fault interrupter provided for safety.
2309. Exhaust Fan Maintenance. None observed; we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
2310. Tub/Whirlpool Serviceable. Tub.
2311. Tub Surround Maintenance. In the inspector's opinion, the tub/shower surround is near the end of its useful life due to water damage. Recommend review for repairs/replacement, as needed.
2312. Tub Enclosure Not Present.


AmeriSpec General Home Inspection

2313.	Tub Faucet	<u>Maintenance. Low water flow observed. Loss of pressure noted when two or more fixtures are operated at the same time. Recommend review by plumber for repair or replacement, as necessary.</u>
2314.	Shower Base	Not Present.
2315.	Shower Surround	Not Present.
2316.	Shower Door	Not Present.
2317.	Shower Faucet	Serviceable. Same as tub.
2318.	Sinks	Serviceable.
2319.	Sink Faucets	<u>Maintenance. Low water flow observed. Loss of pressure noted when two or more fixtures are operated at the same time. Recommend review by a plumber for repair or replacement, as necessary.</u>
2320.	Traps / Drains / Supply	Serviceable. Flow and drainage were serviceable at the time of inspection.
2321.	Toilet	<u>Maintenance. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary. Older/Original toilet. Suggest upgrading for water savings.</u>
2323.	Counter / Cabinets	<u>Maintenance. Cosmetic damage observed on drawer/cabinet; suggest corrections as needed.</u>
2326.	Bathroom Comments	<u>Yes. Entire bathroom needs remodeling.</u>

Half Bathroom

Step #	Component	Comment
2401.	Floor	<u>Maintenance. Ceramic tile. Broken/damaged tiles observed. Cracks/deterioration observed; recommend licensed contractor review for repairs, as needed.</u>
2402.	Walls	Serviceable.

AmeriSpec General Home Inspection

2403.	Ceiling	<p>Defect. Evidence of past water penetration observed. Recommend review Seller Disclosure Statement or have it reviewed by licensed professional for repair or replacement, as necessary.</p> 
2404.	Doors	Serviceable.
2405.	Closet / Wardrobe	Not Present.
2406.	Windows	<u>Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.</u>
2407.	Heat / Cooling Source	Central heating.
2408.	Electrical	Serviceable. Ground fault interrupter provided for safety.
2409.	Exhaust Fan	<u>Maintenance. None observed; we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.</u>
2410.	Sinks	Serviceable.
2411.	Sink Faucets	<u>Maintenance. Faucet(s) leak. Recommend review by a qualified professional for repair or replacement, as necessary.</u>
2412.	Traps / Drains / Supply	Serviceable. Flow and drainage appeared to be serviceable at the time of inspection.
2413.	Toilet	<u>Maintenance. Older/Original toilet. Suggest upgrading for water savings.</u>
2415.	Counter / Cabinets	<u>Maintenance. Cosmetic damage observed on drawer/cabinet; suggest corrections as needed.</u>
2417.	Half Bathroom Comments	No.

First Floor

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.

AmeriSpec General Home Inspection

Step #	Component	Comment
2621.	Floors	Defect. Wood. Floor is sloped/uneven. In the Inspector's opinion, the wood floors are near the end of its useful life. Recommend review by qualified professional for repair or replacement, as necessary.
2622.	Walls	<u>Maintenance. 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.</u>
2623.	Ceilings	Defect. Ceiling is sagging. The plaster has separated from the lath in the several locations. Recommend corrections as needed. Recommend review by a qualified professional for repair or replacement, as necessary.
2624.	Doors	<u>Maintenance. The doors are damaged. Recommend repair/replacement as needed.</u>
2625.	Closet / Wardrobe	Serviceable.
2626.	Windows	<u>Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.</u>
2627.	Heat / Cooling Source	Central heating.
2628.	Electrical	<u>Maintenance. Lacking in outlets for today's standards, suggest adding more outlets. One on every wall and every 12 feet. Recommend review by a qualified professional for repair or replacement, as necessary.</u>
2629.	Wet Bar	Not Present.
2631.	Comments	No.

Second Floor

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.

AmeriSpec General Home Inspection

2682. Floors Maintenance. Carpet; Wood. Floor is sloped/uneven. Unable to determine cause. Suggest further review by a qualified contractor prior to closing for corrections, as needed. In the Inspector's opinion, the floors are near the end of its useful life. Recommend review by qualified professional for repair or replacement, as necessary.
2683. Walls Serviceable.
2684. Ceilings **Defect. Stains observed on ceiling/wall. No moisture was present at time of inspection. Client is advised to consult seller(s) to determine the source of staining and verify that corrections have been made. The plaster has separated from the lath in the several locations. Recommend corrections as needed. Recommend review by a qualified professional for repair or replacement, as necessary.**
2685. Doors Maintenance. The doors are damaged. Recommend repair/replacement as needed.
2686. Closet / Wardrobe Maintenance. Doors are damaged or missing - primarily a cosmetic concern. Recommend corrections, as needed.
2687. Windows Maintenance. In the Inspector's opinion, the windows are near the end of their useful life. Recommend review by a professional for repair or replacement, as necessary.
2688. Heat / Cooling Source Central heating.
2689. Electrical Maintenance. Lacking outlets in each room. Suggest adding one outlet to every wall. Recommend review by a qualified professional for repair or replacement, as necessary.
2690. Comments Yes. Building overall has been neglected over the years and in need of repairs and replacement from top to bottom. This inspection report recognizes the fact that this property is suffering from some deferred maintenance and is in need of updating in a number of areas. With this in mind we have purposefully overlooked things such as worn flooring and stuck or sticking doors and windows. The main intention of this report is to identify major operational defects and areas of necessary maintenance.