

# Inspection Report

## Sample Report

**Property Address:**  
2291 Boot lake road  
Eagle River WI 54521



**Homestead Inspections, LLC**

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<b>Date:</b> 10/12/2010	<b>Time:</b> 11:00 AM	<b>Report ID:</b> 56
<b>Property:</b> 2291 Boot lake road Eagle River WI 54521	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b> Pete Kunz Action Realty

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Acceptable (A)** = Ratings should give satisfactory service within the limits of its age.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Maintenance Required (MR)** = Is considered normal upkeep.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Hazardous (H)** = Rating is a dangerous situation and requires immediate attention.

**Investigate Further (IF)** = Refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

**Access** = This section describes the aspects which limit the inspection, if any. If any restrictions are noted throughout the report, reinspection may be needed after overcoming the restrictions

**FYI** = Additional general information and / or explanation of conditions; safety information; cosmetic issues; and useful tips or suggestions for home ownership.

**SC** = A condition, system or component that is considered harmful or dangerous due to its presence or absence.

**In Attendance:**  
Customer's Agent

**Type of building:**  
Single Family (2 story)

**Approximate age of building:**  
OVER 15

**Temperature:**  
Below 60

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Dry

**Rain in last 3 days:**  
No

## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



### Styles & Materials

**Roof Covering:**  
COMPOSITION SHINGLES

**Viewed roof covering from:**  
Walked roof

**Sky Light(s):**  
Two

**Chimney (exterior):**  
Vinyl siding  
Metal Flue Pipe

### Items

#### 1.0 ACCESS

Typical

#### 1.1 ROOF COVERINGS

Acceptable

#### 1.2 FLASHINGS

Acceptable

#### 1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Acceptable

#### 1.4 ROOF DRAINAGE SYSTEMS

Acceptable

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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

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



### Styles & Materials

**wall cladding flashing and trim:**

Bevel

**Siding Material:**

Cedar

**Exterior Entry Doors:**

Insulated glass

**Appurtenance:**

Covered porch

**Driveway:**

Asphalt

### Items

**2.0 ACCESS**

Typical

**2.1 DOORS (Exterior)**

Repair or Replace

Lower patio doors are not working properly repairs are needed.



2.1 Picture 1

**2.2 WINDOWS**

Acceptable

**2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

Acceptable

**2.4 EAVES, SOFFITS AND FASCIAS**

Acceptable

**2.5 WALL CLADDING FLASHING AND TRIM**

Acceptable

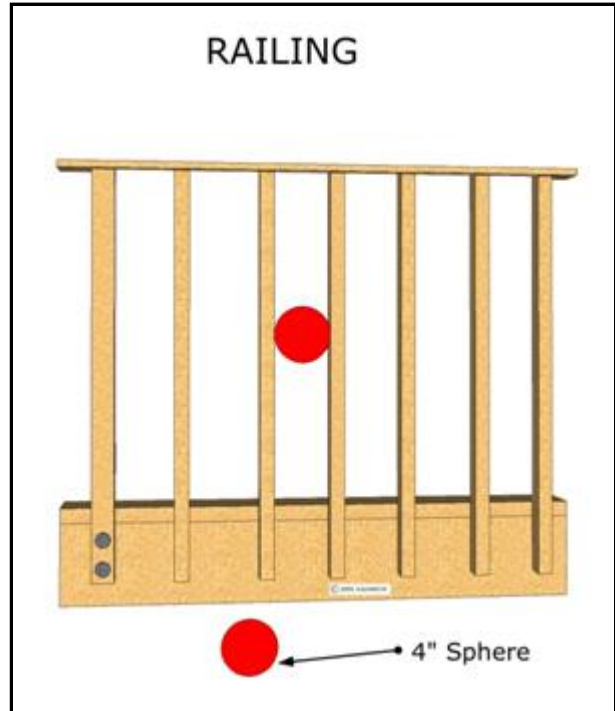
**2.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Safety concern

- ❌ (1) Spindles are too far apart. Additional spindles should be added to rails to lesson the spaces between them. This can be hazardous to small children. They should be no more than 4 inches apart.



2.6 Picture 1



2.6 Picture 2

- (2) The inspector noted loose rails. This can be a very dangerous condition and should be repaired as soon as possible.



2.6 Picture 3

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. Garage

#### Styles & Materials

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Insulated

**Auto-opener Manufacturer:**  
CHAMBERLAIN  
LIFT-MASTER

#### Items

##### 3.0 ACCESS

Typical

##### 3.1 GARAGE FLOOR

Acceptable

##### 3.2 GARAGE DOOR (S)

Maintenance Required

- ⚠ The weather stripping on the garage door(s) is either worn or missing. Weather stripping not only helps to prevent entry of debris, etc. into the building, but also protects the door itself. Without weather stripping present the door may begin to wick moisture up into the door; over time, this may cause decay and deterioration of the door. Repair or replace as necessary.



3.2 Picture 1



3.2 Picture 2

##### 3.3 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Acceptable

##### 3.4 Garage Exterior

Acceptable



## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



### Styles & Materials

**Ceiling Materials:**

Drywall  
Tongue & Groove

**Wall Material:**

Drywall  
Tongue & Groove

**Floor Covering(s):**

Mixed

**Interior Doors:**

Raised panel

**Window Types:**

Thermal/Insulated

**Cabinetry:**

Wood

**Countertop:**

Corian

### Items

**4.0 ACCESS**

Typical

**4.1 CEILINGS**

Acceptable

**4.2 WALLS**

Manintenance Required



- Some cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired, providing the settlement has stopped.



4.2 Picture 1



4.2 Picture 2

## 4.3 FLOORS

Acceptable

## 4.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Acceptable

## 4.5 DOORS (REPRESENTATIVE NUMBER)

Acceptable

## 4.6 WINDOWS (REPRESENTATIVE NUMBER)

FYI

The room on the lower level currently being used as a bedroom does not have proper egress. There are many variables that affect the placement, size, height, etc. of egress windows. If you intend to continue using this room as sleeping quarters contact a qualified builder for instructions on proper installation of egress window(s).



4.6 Picture 1

## 4.7 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Acceptable

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.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



### Styles & Materials

**Foundation:**

Masonry block

**Floor Structure:**

2 X 10  
Wood joists

**Columns or Piers:**

Steel lally columns

**Ceiling Structure:**

2X4

**Roof Structure:**

Engineered wood trusses

**Roof-Type:**

Gable

**Method used to observe attic:**

From entry

**Attic info:**

Scuttle hole

### Items

#### 5.0 ACCESS

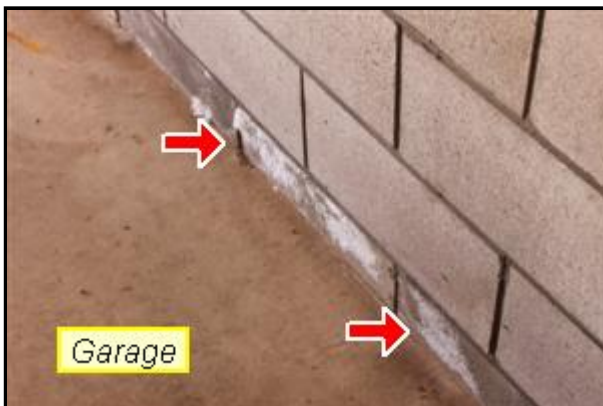
**Restricted**

Some areas are finished. For obvious reasons, the components located behind the finished areas were not inspected.

**5.1 FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.**

**Maintenance Required**

- White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



5.1 Picture 1



5.1 Picture 2

**5.2 ROOF STRUCTURE AND ATTIC**

Acceptable

**5.3 FLOOR JOISTS: This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.**

Acceptable

**5.4 FOUNDATION: Earth, concrete**

Acceptable

**5.5 BEAMS**

Acceptable

**5.6 COLUMNS OR PIERS**

Acceptable

**5.7 FLOORS (Structural)**

Acceptable

**5.8 WATER CONTROL: In many areas of the country it may be almost impossible to prevent some water entry into basements or crawlspaces. Proper water control reduces the amount of water entry and provides for its removal.**

Acceptable

**5.9 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Repair or Replace

🔧 Visible signs of water intrusion in the basement are present from water. Water intrusion can cause deterioration and excessive moisture on building components if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



5.9 Picture 1



5.9 Picture 2

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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.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; 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 waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



### Styles & Materials

**Water Source:**  
Well

**Plumbing Water Supply (into home):**  
Not visible

**Plumbing Water Distribution (inside home):**  
Copper

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste:**  
ABS

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
40 Gallon (1-2 people)

**Water heater Brand:**  
RUUD

**Water Heater Location:**  
Utility Room

### Items

#### 6.0 ACCESS

Typical

#### 6.1 SUPPLY PIPING

Acceptable

#### 6.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Acceptable

#### 6.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Safety concern

- ⊕ The hot and the cold are reversed (Kitchen faucet)



6.3 Picture 1

## 6.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Acceptable

## 6.5 MAIN WATER SHUT-OFF DEVICE (Describe location)

Acceptable

Basement

## 6.6 SEWER EJECTOR PUMP

Acceptable

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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.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The 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 circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



### Styles & Materials

**Electrical Service Conductors:**  
Below ground

**Panel capacity:**  
200 AMP

**Panel Type:**  
Circuit breakers

**Electric Panel Manufacturer:**  
SQUARE D

**Branch wire 15 and 20 AMP:**  
Copper

**Wiring Methods:**  
Romex

### Items

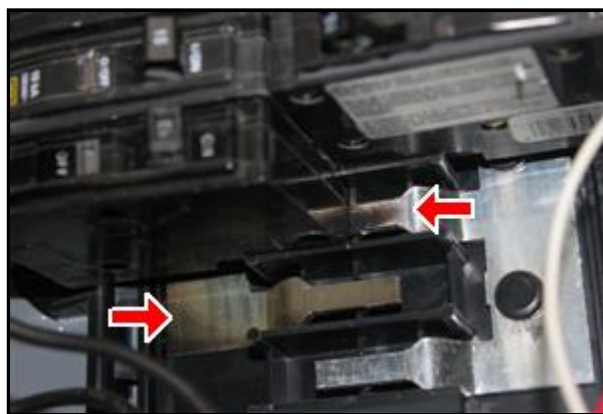
#### 7.0 ACCESS

Typical

**7.1 MAIN PANEL: This is the main supply panel. Become familiar with its location and study the circuit location markings, if any.**

Safety concern

**+** The bus bar in the main panel is showing signs of over heating. Recommend that you have a licensed electrical contractor evaluate the panel and make repairs.



7.1 Picture 1

**7.2 SUB PANEL: Auxiliary or subpanels are used to extend the system to provide a protected power source near large appliances or equipment or for additional buildings. Use the same**



**caution as with the main panel.**

Acceptable

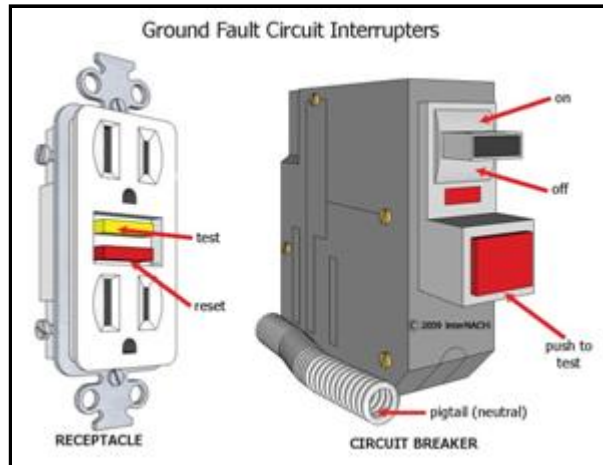
**7.3 SERVICE ENTRANCE CONDUCTORS**

Acceptable

**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

Safety concern

- +** There is no GFCI (Ground Fault Circuit Interrupter) protection noted on some of the interior outlets. GFCI are recommended in kitchens counter top outlets, bathrooms, spas, garages, unfinished basements and crawl spaces. First floor bathroom and the second floor bathroom.



7.4 Picture 1

**7.5 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Acceptable

**7.6 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)**

Acceptable

**7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS**

Acceptable

**7.8 SMOKE DETECTORS**

Acceptable

**7.9 CARBON MONOXIDE DETECTORS**

Acceptable

**7.10 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Acceptable

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.



## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



### Styles & Materials

**Heat Type:**  
Forced Air

**Energy Source:**  
Natural gas

**Number of Heat Systems (excluding wood):**  
One

**Heat System Brand:**  
AMANA

**Ductwork:**  
Non-insulated

**Filter Type:**  
Disposable

**Types of Fireplaces:**  
Solid Fuel

**Operable Fireplaces:**  
One

**Cooling Equipment Type:**  
Air conditioner unit

**Cooling Equipment Energy Source:**  
Electricity

**Central Air Manufacturer:**  
AMANA

### Items

#### 8.0 ACCESS

Typical

#### 8.1 HEATING EQUIPMENT/ FORCED AIR

Acceptable

#### 8.2 DISTRIBUTION - Radiator, baseboard, radiant slab, radiant ceiling, radiant floor

Acceptable

#### 8.3 NORMAL OPERATING CONTROLS

Acceptable

#### 8.4 AUTOMATIC SAFETY CONTROLS

Acceptable

#### 8.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

FYI

Filter size



8.5 Picture 1

## 8.6 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Acceptable

## 8.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Safety concern

- +** The clay liner in chimney for the fireplace in the Living room has 1/4 inch or more build-up of creosote. I recommend A qualified person clean the liner for safety.

## 8.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Acceptable

## 8.9 COOLING AND AIR HANDLER EQUIPMENT

Acceptable

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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.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



### Styles & Materials

**Attic Insulation:**

Blown

**Ventilation:**

Ridge vents  
Soffit Vents

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Vinyl

### Items

**9.0 INSULATION IN ATTIC**

Acceptable

**9.1 Ventilation of Attic**

Acceptable

**9.2 VENTING SYSTEMS (Kitchens, baths and laundry)**

Acceptable

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.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



### Styles & Materials

**Dishwasher Brand:**  
BOSCH

**Disposer Brand:**  
IN SINK ERATOR

**Range/Oven:**  
JENN AIR

**Refrigerator:**  
GENERAL ELECTRIC

### Items

#### 10.0 DISHWASHER

Acceptable

#### 10.1 RANGES/OVENS/COOKTOPS

Acceptable

#### 10.2 RANGE HOOD

Acceptable

#### 10.3 FOOD WASTE DISPOSER

Acceptable

#### 10.4 REFRIGERATOR

Acceptable

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The built-in appliances of the home were 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.

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## Summary

**2291 Boot Lake Road  
Eagle River, WI 54521  
Office: 715/479-4151  
Cell: 715/891-1350**

**Customer**  
Sample Report

**Address**  
2291 Boot lake road  
Eagle River WI 54521

### **Maintenance Required**

#### **3.2 GARAGE DOOR (S)**

##### **Manintenance Required**

The weather stripping on the garage door(s) is either worn or missing. Weather stripping not only helps to prevent entry of debris, etc. into the building, but also protects the door itself. Without weather stripping present the door may begin to wick moisture up into the door; over time, this may cause decay and deterioration of the door. Repair or replace as necessary.

#### **4.2 WALLS**

##### **Manintenance Required**

Some cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired, providing the settlement has stopped.

#### **5.1 FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.**

##### **Manintenance Required**

White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

### **Repair or Replace**

#### **2.1 DOORS (Exterior)**

##### **Repair or Replace**

Lower patio doors are not working properly repairs are needed.

#### **5.9 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

##### **Repair or Replace**

Visible signs of water intrusion in the basement are present from water. Water intrusion can cause deterioration and excessive moisture on building components if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.

## **+** Safety concern

### **2.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

#### **Safety concern**

(1) Spindles are too far apart. Additional spindles should be added to rails to lesson the spaces between them. This can be hazardous to small children. They should be no more than 4 inches apart.

### **6.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

#### **Safety concern**

The hot and the cold are reversed (Kitchen faucet)

### **7.1 MAIN PANEL: This is the main supply panel. Become familiar with its location and study the circuit location markings, if any.**

#### **Safety concern**

The bus bar in the main panel is showing signs of over heating. Recommend that you have a licensed electrical contractor evaluate the panel and make repairs.

### **7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

#### **Safety concern**

There is no GFCI (Ground Fault Circuit Interrupter) protection noted on some of the interior outlets. GFCI are recommended in kitchens counter top outlets, bathrooms, spas, garages, unfinished basements and crawl spaces. First floor bathroom and the second floor bathroom.

### **8.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

#### **Safety concern**

The clay liner in chimney for the fireplace in the Living room has 1/4 inch or more build-up of creosote. I recommend A qualified person clean the liner for safety.

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# INVOICE

**Homestead Inspections, LLC**  
**2291 Boot Lake Road**  
**Eagle River, WI 54521**  
**Office: 715/479-4151**  
**Cell: 715/891-1350**  
**Inspected By: John Zirzow**

**Inspection Date:** 10/12/2010  
**Report ID:** 56

<b>Customer Info:</b>	<b>Inspection Property:</b>
Sample Report  <b>Customer's Real Estate Professional:</b> Pete Kunz Action Realty	2291 Boot lake road Eagle River WI 54521

### Inspection Fee:

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Sq Ft 2,001 - 2,500	350.00	1	350.00
			<b>Tax \$0.00</b>
			<b>Total Price \$350.00</b>

**Payment Method:** Check  
**Payment Status:** Invoice Sent  
**Note:** Thank You