

Eagle Eye, LLC Home Inspections

4978 W Oakwood Pk Dr
Janesville WI 53548-9088
(608) 757-9299

Doc #: 4567 Inspector: Jim Fleischmann
Date: MO/DA/YR
Dwelling Address: 123 Random St
Any Town, WI 53545-2345
Client Name: Your Name
6789 Your St
Your Town, WI 53548
Client's Agent: Your Agent Real Estate Company: Any Real Estate Company

SAMPLE NOTE - THIS IS A SAMPLE INSPECTION REPORT ONLY, INSPECTION PICTURES HAVE BEEN INTENTIONALLY EXCLUDED. THE LAST PAGES INCLUDE THE SUMMARY REPORT.

This inspection was performed in agreement by means of the Eagle Eye LLC, Home Inspections "Inspection Agreement", authored by the Wisconsin Association of Home Inspectors, (WAHI).

Additional Terms, Conditions, Limitations and Exclusions:

Systems, items and conditions which are not within the scope of the building inspection include, but are not limited to the following: security and fire protection systems; humidifiers; air to air exchangers; paint, wallpaper, and other treatments to interior walls, ceilings and windows; floor coverings; recreational equipment systems or facilities; energy efficiency measurements; concealed or private secured systems; swimming pool, hot tub, and spa equipment and accessories; private sewer systems and wells; solar heating systems; heating system accessories; heat exchangers; sprinkling systems; water softener or treatment equipment; central vacuum system; household appliances; telephone, intercom, entertainment or cable TV systems; low voltage wiring systems; TV antenna or satellite TV equipment; lightning arrestors; trees or plants; governing codes, ordinances, statutes and covenants; manufacturer specifications or recalls; EIFS, or any accessory component. No testing or inspection is made, but not limited to radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation, molds, fungi or any other environmental hazards or hazardous materials. Only items listed on this report are inspected. Any items not listed are therefore, excluded from the report.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. Some items noted on the Inspection Report may be considered as general maintenance items and may not be recognized as a condition of your sales contract. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible prior to removal, repair or replacement of such system or component, so that we may review the situation. Recommendations for further review may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional or specialist. The Wisconsin Standards of Practice does set general guidelines and minimum requirements for the home inspection and we strive to exceed these requirements.

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DEFINITION OF TERMS

FUNCTIONAL - Satisfactory, performing its function and its condition is appropriate for its age and use.

MARGINAL - Performing some or all of its functions, but probably will require repair or replacement anytime within the upcoming years.

NON-FUNCTIONAL - Poor condition, defect, or material adverse fact, not performing its function or its condition is not appropriate for its age or use. The component will need repair or replacement now or in the very near future to become functional.

SAFETY CONCERN/HAZARD - A potential or current safety hazard. Correction of the condition is recommended.

REVIEW - Further evaluation is recommended by client, and/or a qualified person, professional, or specialist so that client is fully aware of a condition or component that may be in need of service such as maintenance, repairs, replacement or upgrades.

REPAIR - Condition or component will require repair or replacement to return to a functional condition.

LACKS MAINTENANCE - May or may not be currently functioning. The components appearance, condition, and/or age indicate that repairs or maintenance are needed.

COMMENTS - condition with further explanation. Does not necessarily represent an improper condition or need for repair.

N/V - Not visible/not inspected.

N/A - Not applicable/not inspected.

GENERAL INFORMATION

Conditions reported are limited to the visible components at the time of the inspection only. If recommendations for service or the need for further review or evaluation is identified in this report it should be completed well before closing or the close of escrow by the appropriate qualified person, specialist, or licensed professional. Further evaluation or service may identify additional deficiencies, recommendations, or needed upgrades that may affect your evaluation of the property.

GENERAL CONDITIONS

1001	In Attendance	Client representative (family/friend), present at the entire inspection. Client, present for the last ½ of the inspection.
1002	Occupancy	Occupied, fully furnished.
1003	Main Entry Faces	West, per inspection.
1004	Structure	1 1/2 Story; Single family residence.
1005	Estimated/Reported Age	Approximately 68 years old.
1006	Weather Conditions	Mostly sunny; No recent rain.
1007	Temperature	Approx. 43 degrees.
1008	Ground Cover	Damp; Partial snow cover.
1009	Start Time	1:00 PM
1010	End Time	4:15 PM

Grounds

Step #	Component	Comments
1101	Driveway	Concrete, typical cracks noted. Minimal/negative pitch near the garage, recommend review of the condition for proper water control away from the foundation.
1102	Walkways	Functional. Concrete.
1103	Patio	Functional. Concrete. Uneven surfaces: trip hazard. Evidence of previous mud-jacking noted.
1105	Grading/Drainage	Lacks Maintenance. Minimal/negative slope noted along dwelling at/by the east side, south side. Recommend adding soil to divert surface water away from the building. Recommend adding window well(s)/cover(s).

1106	High Grade Level at Wall(s)	Lacks Maintenance. Wood/siding in contact or too close to soil at/by the garage east side. Recommend removing grade to expose as much of foundation as needed to prevent moisture damage and to allow visual inspection for possible infestation. High topography may prohibit proper slope, the recommended grade would be below the bottom of any wood or siding and pitch outward 1" per foot for approximately 5'-6'. Recommend review of the method(s) needed to maintain or create positive drainage of surface water away from the building.
1107	Retaining/Yard Wall	Functional. Concrete, typical cracks noted.
1108	Fencing	Repair. Wood fence. Recommend repair(s) as needed.
1109	Other	Lacks Maintenance. Exterior of home has overgrown area(s) of vegetation and view/access is limited. Recommend trimming back shrubberies/trees away from the building.

Roof

General Information: Only roof or roof areas that are readily accessible or fully visible are evaluated. Flashings at roof penetrations and roof sections normally have very limited visibility due to being concealed by roof coverings, coatings, siding, etc..., therefore cannot be fully evaluated.

Step #	Component	Comments
1201	Roof Visibility	All of roof, inspected from the ground with binoculars, a ladder at eaves, and a lower roof level.
1202	Roof Style/Pitch	Functional. Gable roof: steep pitch.
1203	Roof Covering	Functional. Asphalt composition shingles. Estimated/reported age of roof covering: ±10 years. Number of layers: 3 layers visible. The following conditions were noted: Curling/cupping. Moss growing. Tree limbs or branches too close/in contact, recommend trimming away from roof.
1204	Flashings	Repair. Tar coated; Limited Visibility. Flashing in need of repairs at electrical mast, recommend sealant/repairs/replacement as needed. Non-professional installation of roof covering noted at lower side of chimney. The lower side of the flashing is installed under the roof covering, which may allow water to enter if not sealed and/or maintained. Recommend routine inspection or the correct installation of the flashing over the top of the roof covering. "Kick-out" style flashing is not visible in the area(s) where the fascia, roof sheathing, and a sidewall meet at the north side entrance. This is an area that has a possibility of water getting behind the siding and is not visible or determinable. Recommend monitoring or further review to ensure water from entering this area.

1205	Valley Material	Marginal. Limited Visibility; Asphalt. Limited view due to snow in valley(s). The following conditions were noted: Cracking. Holes or cracks noted through surface layer of doubled valley material. Recommend repair(s) as needed.
1206	Ventilation System	Lacks Maintenance. Roof vent(s); Gable vent(s). Damaged/missing screening noted at gable vent(s).
1207	Plumbing Vent(s)	Present.
1208	Skylight(s)	N/A

Chimney

General Information: Flue(s) cannot be totally evaluated at this inspection. Chimney flue visibility is either limited or not visible for various reasons such as accessibility, straightness, length, cap, soot/creosote, etc....

Step #	Component	Comments
1251	Chase	Brick Chase. Deterioration at mortar joints noted. Recommend repair(s) as needed.
1252	Flue	N/V.

Exterior Components

Step #	Component	Comments
1301	Stoop	Functional. Front stoop: Concrete. Side stoop: Concrete.
1302	Steps	Concrete side step(s). Uneven treads/risers, trip hazard.
1303	Deck	Painted/Stained Wood. Client is advised that guardrail/baluster construction may not meet modern day standards, recommend further review for safety improvements if client is concerned. Flashing is not visible above ledger board. Flashing is recommended to prevent water from entering behind the ledger board. Limited visibility, access under deck was limited because of low clearance, obstructions, and no access.
1305	Gutters/Downspouts/ Extensions	Repair. Metal/Aluminum Gutter(s); Partial system; Insides need to be cleaned. Missing downspout(s) noted. Recommend repairs as needed. Recommend installing proper length extension(s) as needed to ensure water diversion away from the building.
1306	Trim/Soffit/Facia	Functional. Metal/aluminum trim, soffit and facia.
1307	Siding	Functional. Vinyl. Shifted vinyl siding noted. Recommend repair(s) as needed.
1308	Windows/ Frames/Trim	Wood frame; Aluminum covered trim. Missing window trim noted at east window. Recommend repair(s) as needed.

1309	Storms/Screens as Installed	Functional. Metal combination storms.
1310	Doors	Repair. Missing storm door hardware noted at the side door.
1311	Foundation Walls	Functional. Poured Concrete.
1312	Basement Windows	Lacks Maintenance. Wood frame. Recommend cleaning dirt/debris to below window sill level to deter water from sill level.
1313	A/C Condenser	Lacks Maintenance. Carrier. Approximate age: 18 years. Max breaker/fuse size: 30 amp. Exterior electrical disconnect is present. Unit is not level, recommend leveling A/C unit for proper operation. Cooling fins are dirty, recommend cleaning for better efficiency.
1314	Hose Bib(s)	Hose bib type at the north side: Not a frost proof or anti-siphon valve, not operated due to freezing seasonal temperatures. Regular seasonal shut-off and draining is recommended prior to freezing temperatures.
1315	Caulking	Areas of cracked/deteriorated caulking noted. Caulking should be checked as routine maintenance and added or maintained at any location such as windows, doors, utility penetrations, etc., as applicable, where it will be helpful to keep out the exterior elements.

Exterior Electrical

Step #	Component	Comments
1401	Exterior Service	Functional. Overhead.
1402	Service Entrance Wire	Functional.
1403	Grounding	Conduit visible to ground level. The underground exterior ground system is not visible and therefore cannot be verified. Presence or adequacy of exterior ground system is not evaluated.
1404	GFCI Protected Outlet(s)	Safety Concern/Hazard. GFCI does not operate near the front entrance, recommend verifying correct wiring installation and/or replacement as needed.
1405	"Grounded" Outlet(s)	Functional, grounded, and correct polarity. Not GFCI protected, consider GFCI upgrade as a safety improvement.
1407	Other Electrical	Non-professional wiring methods noted to garage, recommend further review/repairs as needed. Unsecured/loose hanging wire, low clearance noted, recommend proper installation.

Porch

Step #	Component	Comments
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1501	Porch	Enclosed porch at the front.
1502	Support Pier/Post	Concrete Pier; Limited Visibility; Mostly Concealed.
1503	Floor System	N/V. Spongy floor system noted.
1504	Posts/Walls	Functional. Framed construction.
1505	General Observations	Sagging noted at front overhead span.

Detached Garage

Step #	Component	Comments
1701	Garage Type	1-car.
1702	Roof Visibility	All of roof, inspected from a ladder at eaves.
1703	Roof Style/Pitch	Functional. Gable roof: steep pitch.
1704	Roof Covering	Functional. Asphalt composition shingles. Estimated/reported age of roof covering: ±10 years. Number of layers: 2 layers visible. The following conditions were noted: Caulk/tar/sealant noted, indicates probable area of a previous roof covering problem, recommend routine inspection/maintenance.
1706	Gutters/Downspouts/Extensions	Vinyl; Partial System. Proper drainage is essential to prevent moisture damage and erosion. Client may wish to have gutters/downspouts added.
1707	Siding	Marginal. Wood. Some siding in generally poor condition, in need of repairs or replacement.
1708	Trim/Soffit/Facia	Marginal. Wood trim, soffit and fascia. Rotted/damaged wood at trim noted.
1709	Roof Structure	Wood Rafters; Cross Ties. Cross ties are pulled loose from rafters, recommend repair.
1710	Roof Sheathing	Functional. OSB over 1x wood board.
1711	Door(s)/Window(s)	Marginal. Missing window trim noted. Delamination noted at the side service door.
1712	Sill Plates	Not visible.
1713	Moisture/Stains	Fresh/active water leak present at the floor at the NW corner. Improper driveway pitch noted. Rotted/damaged wood noted. Recommend further review or evaluation.
1714	Floor/Foundation	Functional. Concrete, typical cracks noted.

1715	Vehicle Door(s)	Marginal. Overhead; Wooden. Damaged door panel(s) noted. Door does not operate properly/easily. Recommend installing safety cables through extension springs for the purpose of containing springs should breakage occur.
1716	Opener(s)	Safety Concern/Hazard. One Opener. Manual safety reverse: inoperable. The garage door opener manual safety reverse does not reverse door when reasonable resistance is applied, recommend (less down force) adjustment/repair. Opener(s): operable. Electronic sensors are improperly installed, the recommended height is approximately 6" above floor. Have to keep door opener control depressed to operate door, not operating properly.
1717	GFCI Protected Outlet(s)	Functional, grounded, and correct polarity.
1718	"Grounded" Outlet(s)	Functional, grounded, and correct polarity. Not GFCI protected, consider GFCI upgrade as a safety improvement.
1719	2-Prong Outlet(s)	Safety Concern/Hazard. Reverse polarity outlet at the east side, recommend correction/upgrade to grounded GFCI outlet(s).
1721	Other Electrical	Extension cord wiring is present, not recommended for permanent use.
1722	General Observations	Lacks Maintenance. Rotted/damaged wood noted at various locations.

Attic

Step #	Component	Comments
1801	Access/Location	Bedroom: scuttle hole, inspected from in the attic.
1802	Flooring	None.
1803	Roof Structure	Functional. Wood rafters and joists; Collar ties.
1804	Roof Sheathing	Functional. 1x wood board.
1805	Exhaust Fan(s)	Bathroom-1 exhaust fan: exhausts into the attic. Recommend venting exhaust fan(s) directly to the exterior to ensure against a future unwanted moisture condition in the attic.
1806	Moisture/Stains	Moisture/water stains noted at the roof sheathing, at the chimney area. Appears to be old stains.
1807	Insulation	Insulation type(s): fiberglass batt, approximate average overall thickness as viewed is 7" installed above room ceilings. Approximate average R value is R-22. Area(s) of insulation not present, consider adding insulation. Kraft faced vapor barrier is installed away from heated surface. The recommended placement is towards the heated surface to prevent trapping moisture.

1808	Ventilation	Ventilation appears to be adequate for moisture control at this time, no moisture related conditions found. Whole house fan to attic: operates.
1809	Chimney Chase(s)	Functional. Brick.
1810	Other Electrical	Taped wire connections noted, recommend further review of connections and enclosure in junction box(es). Dated light fixtures noted, recommend considering upgrade.
1811	Other	Nesting materials from pests noted in attic.

Kitchen

General Information: If report indicates that appliances are present and functional, the following shall apply: Dishwashers are observed for leaks and that the sound of water is filling, the pump is operating, and spraying is heard (full cycles are not run). Stoves are tested to see that the burners are working and the oven and broiler get hot. Timers, controls, convection ovens, warming plates, refrigerator temperatures, water supply/ice makers, portable dishwashers, and microwave ovens are not tested or evaluated.

If a range is present, client is advised to verify the installation of anti-tip brackets to prevent the stove from tipping forward. No representation is made to the life expectancy of any appliance.

Step #	Component	Comments
1901	Countertops/ Cabinets	Functional.
1902	Sink/Plumbing	Functional water flow, drainage, no plumbing leaks. Corrosion noted on drain line, no leaking apparent. Unconventional materials/sealant present on drain line, no leaking apparent.
1903	Appliances	Functional. Disposal; Dishwasher; Electric Range/Oven; Exhaust Fan; Refrigerator. Recommend installing romex connector at electric wire connection to disposal. Recommend air gap at dishwasher drain piping to drain.
1904	Stove Hook-up(s)	Electric, 240v. outlet-present; Gas, shut off valve-present.
1905	GFCI Protected Outlet(s)	Functional, grounded, and correct polarity.
1908	Other	Damaged door jamb noted.

Bathroom-1

Step #	Component	Comments
2001	Location	First floor: Full bath.
2002	Ventilation	Exhaust fan-operates; Window-present. Fan operates but runs noisy.

2003	Sink(s)/Plumbing	Functional water flow, drainage, no plumbing leaks. Single Vanity. Corrosion noted on supply line, no leaking apparent. Water damage noted to sink cabinet.
2004	Bathtub/Shower Area/Plumbing	Ceramic Tile Shower. Shower/tub diverter valve not working properly. Recommend repair(s) as needed.
2005	Toilet/Plumbing	Lacks Maintenance. Two-piece Toilet. Toilet bowl is loose to floor, recommend repairs as needed to prevent leaking.
2006	GFCI Protected Outlet(s)	No wall outlet present.
2007	"Grounded" Outlet(s)	Fixture outlet only; Not GFCI protected, consider GFCI upgrade as a safety improvement.
2009	Other	Light fixture may not be rated for shower use, recommend further review.

Laundry Room/Area

General Information: Washer and dryer operation is not within the scope of this inspection and therefore not evaluated if present. Dryer and vent piping require regular cleaning to prevent lint buildup as routine maintenance. Washer water supply valves should be shut off when not in use for added leak protection.

Step #	Component	Comments
2101	Laundry Sink/Tub	Lacks Maintenance. Plastic/Fiberglass. Functional: water flow, drainage. Faucet valve stem leaks from under handle when operated.
2102	Dryer Vent	Repair. Flexible plastic tubing. Exterior dryer vent is not closing, recommend cleaning, repair or replacement. Plastic tubing is not recommended for venting dryers. Consider an upgrade to aluminum pipe to increase efficiency and reduce fire hazard.
2103	Appliances Present	Washer; Gas Dryer; Natural draft water heater near-by.
2104	Dryer Hook-up(s)	Electric Outlet; Gas, shut off valve-present.
2106	"Grounded" Outlet(s)	Functional, grounded, and correct polarity. Not GFCI protected by sink, consider GFCI upgrade as a safety improvement.
2108	Other	Lacks Maintenance. Recommend securing water supply pipes to wall.

Interiors

General Information: Rooms/areas are identified by name and/or the following assigned number codes for the following steps in this category and the basement category. This category also includes general conditions at the kitchen, bathroom, and laundry areas.

Client is advised to maintain and keep reliable, operable smoke detector(s) and carbon monoxide (CO) detector(s) installed per manufacturer specifications and applicable regulatory requirements.

Step #	Component	Comments
2201	Location/Rooms	First floor: Dining Room= room #1. Living Room= room #2. SE Bedroom= room #3. NE Bedroom= room #4. Second floor: North Bedroom= room #5. South Den/Office= room #6.
2202	Steps/Stairwells	Safety Concern/Hazard. Wood interior steps. Carpet covered. Missing handrail noted. Missing guardrail/balusters(s) noted. Recommend installing a full length handrail as a safety feature. Consider installing guardrail/balusters at open side(s) of steps for a safety improvement. Uneven treads/risers, trip hazard.
2203	Heat Source	Present in finished rooms/areas unless noted. Electric wall heater present at room #2, operates.
2204	Floor Structure	Functional.
2205	Windows	Lacks Maintenance. Wood Windows; Single Pane Glass; Insulated Glass. A representative number of windows have been operated. No sign of insulated glass seal failure is found. General window condition is indicative of age of home. General conditions observed: Glazing compound in need of repair. Broken counter-balance mechanism(s) at the kitchen, room #3, room #5.
2206	Doors	Closet door not installed at room #4.
2207	Walls/Ceiling	General conditions observed: Typical cracking noted at various locations.
2208	Moisture/Stains	Present. Moisture/water stains noted at the ceiling near the chimney. Abnormal moisture is not present per use of a moisture meter. Appears to be old stains.
2209	Outlets/Switches/ Electrical	Reverse polarity outlet(s) at wall lamp, room #3, recommend correction. No wall switch is present at wall lamp, room #3. Reverse polarity outlet(s) at room #4, recommend correction. Outlet cover(s) missing at room #4, install cover(s). No switch(es) present at bathroom-1.
2210	Ceiling Fan(s)	Functional, but wobbles or is out of balance at room #2.
2211	Smoke Alarm(s)	Safety Concern/Hazard. Smoke alarm(s) not installed at second floor, basement. Smoke alarm(s) not operating at first floor.
2212	Other	Recommend safety support arms for sides of lid at window/storage box to prevent accidental falling.

Basement

Step #	Component	Comments
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2401	Steps/Stairwells	Wood basement steps. Carpet covered. Unconventional handrail noted. Stairway under-carriage is not visible.
2402	Foundation Wall(s)	Functional. Poured Concrete. Repair work noted at apparent vertical crack(s) at the north side and NW corner. Foundation wall inspection is limited to the visible area at the time of the inspection only, covered or concealed area(s) of the foundation wall are present and therefore cannot be evaluated.
2403	Floor	Functional. Concrete, typical cracks noted.
2404	Support Post/Beam	Functional. Steel Post; Wood Beam.
2405	First Floor Structure/ Framing	Functional. Wood Joists- 2"x10". Notched floor joist(s) noted under the bathroom. Repair does not appear necessary.
2406	Basement Drainage	Floor drain(s) present, not tested.
2407	Sump Pump/Crock	Functional. Sump pump present; Drain tile visible in crock. Debris in crock, recommend cleaning. Connected on GFCI circuit, not recommended. If GFCI should trip off, pump will not operate.
2408	Moisture/Stains	Moisture/water stains noted at the sub floor, under the bathroom. Appears to be old stains. Dark stains and/or substance is present but not tested or evaluated at the foundation wall, SW corner.
2409	GFCI Protected Outlet(s)	Functional, grounded, and correct polarity.
2410	"Grounded" Outlet(s)	Functional, grounded, and correct polarity. Not GFCI protected, consider GFCI upgrade as a safety improvement.
2412	Other Electrical	Surface installed romex wiring noted, not a recommended installation and may be susceptible to physical damage. Romex wires are stapled upward/overhead, (the recommended installation is through drilled holes, stapled to the sides of wood support, or be protected by conduit). Client is advised of the installation method and may consider further review if correction is warranted.
2413	Other	Items in storage prevented full inspection. Radon mitigation system is present in home, system adequacy or radon level is not evaluated at this inspection. Sight tube monitor shows system is in operation.

Plumbing

General Information: Main shut-off valve is not tested, client is advised to check valve periodically for proper operation.

Step #	Component	Comments
2701	Main Shut-off Valve	Located in basement by water meter.

2702	Water Entry Piping	Functional. Copper.
2703	Supply Piping	Functional. Galvanized Steel. Corrosion noted on water lines.
2704	Water Flow/Pressure	Functional. No cross connections apparent.
2705	Drain/Waste/Vent System	Functional. Cast Iron. Some corrosion noted on cast iron pipe.
2706	Sanitary Pump	N/A.
2707	Water Softener	Softener is plugged in; Plumbing is hooked up; Softener operation is not evaluated.

Fuel/Distribution

Step #	Component	Comments
2901	Fuel Type	Natural Gas. Main fuel shut off location is by exterior gas meter.
2902	Fuel Pipe	Functional. Black Iron.

Water Heater

General Information: T&P relief valve lever (temperature and pressure) should be operated annually to determine if valve is operational and waterways are clear. Relief valve testing, water temperature measurement, or electric heating element operation/CO detection (as applicable) is not included in this inspection.

Step #	Component	Comments
3001	Manufacturer/Data	40 Gallon. State. Approximate age: 15 year(s). Unit has insulation wrap, limited view.
3002	Fuel Supply	Gas, valve present.
3003	Relief Valve/Piping	Safety Concern/Hazard. Extension pipe is not installed at T&P relief valve, install extension pipe for safety.
3004	Vent Pipe	Metal; No improper conditions noted. Orphaned water heater appears to be the only appliance that vents into a masonry chimney. The chimney liner is not visible, which should be present and properly sized to provide proper drafting and prevent moisture from condensing in the flue, recommend further review to verify condition, presence and size.
3005	Operation	Functional. Rust/scale noted on burner assembly, recommend cleaning.

Forced Air Heating System

General Information: Heat exchangers cannot be entirely examined nor their condition be determined without being disassembled. This is not possible during a visual, non-technically exhaustive inspection. If the furnace has not been serviced

in the last 12 months, client may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Step #	Component	Comments
3101	Manufacturer/Data	Carrier. Approximate age: 18 year(s).
3102	Fuel Supply	Repair. Gas, valve present. Recommend installing drip leg at gas pipe to unit.
3103	Distribution	Direct drive blower; Metal ductwork; Cold air return(s).
3104	Heat Exchanger	Not Accessible.
3105	Vent Pipe	PVC; No improper conditions noted.
3106	Filter	Lacks Maintenance. Standard, replace/clean.
3107	Controls	Functional. Normal operating, disconnect, and safety controls observed.
3108	Burners/Operation	Functional. CO detection: 26 ppm, with Bacharach at flue. The normal sequence of operating modes was executed with no obvious deficiencies noted. Client may consider cleaning and annual service as regular maintenance.

Cooling System

Step #	Component	Comments
3401	System Type	Central Air, electric, air cooled. Exterior temperature is too low to safely operate the system (system is not inspected).

Electrical/Main Panel

General information: As applicable, circuit breakers are not operated at this inspection; outlet, switch or electrical disconnect covers are not removed unless listed in this report; nor are cartridge fuses removed if present to check for proper sizing at any location at this inspection. Electrical systems need to be properly grounded for safety, however, to verify all of the grounding methods and adequacy of the ground system, including "bootleg" grounds, is beyond the scope of this inspection. Any electrical service, maintenance, repairs, or upgrades should be preformed by a qualified, licensed electrician. Further evaluation or service may identify additional deficiencies, recommendations, or needed upgrades that may affect your evaluation of the property.

Step #	Component	Comments
3501	Electrical Service	100 Amp. 120-240 Volt-Breakers.
3502	Main Disconnect/ Location	Main disconnect is located in the main panel in the basement.
3503	Panel/Manufacturer	Functional. Square D-QO.

3504	Service Entrance Conductors	Functional. Copper.
3505	Grounding	Appears grounded by: Two ground wires exit panel. Ground wire is connected to both sides of water meter.
3506	Branch Wiring	Safety Concern/Hazard. Romex; Copper Wire. Oversized breakers(s) at multiple circuits, recommend correction. Reducing the breaker size may or may not provide sufficient amperage for needed use. Recommend further review by a licensed electrician.
3507	GFCI Protected Outlet	GFCI outlet by panel-not present.
3508	General Observations	Further review by a licensed electrician for an evaluation of the electrical service panel is recommended. Further evaluation or service may identify additional deficiencies, recommendations, or needed upgrades as required.

Sub Panel

Step #	Component	Comments
3601	Location	Garage.
3602	Panel	30 Amp; Breaker(s). Main disconnect is not present in panel box, a disconnect is recommended at this location.
3603	Supply Wiring	Functional. Copper.
3604	Ground/Neutral	Appears grounded by: Ground wire exits panel. Neutral and ground are separated as required. Neutral bar appears isolated from panel as required. Loose ground connection noted, recommend proper connection.
3605	Branch Wiring	Functional. Copper Wire.

Electrical

Step #	Component	Comments
3701	General Observations	A random and representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage (if present), and exterior walls were observed and tested. Electrical panel(s) observed as reported. If any improper conditions are found, the condition is identified in the appropriate category(s).

Additional Comments

Step #	Component	Comments
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3801 Deferred Cost Items Possible items of higher value/costs that may appear to be at or near their typical normal life expectancy, or show indications that the component may require repair, replacement or upgrade anytime between now and the upcoming years may include the following component(s): Water heater. Air conditioner-condensing unit. Furnace. Rotted or damaged wood at various locations. Window(s). Garage component(s). Garage overhead door.

SUMMARY REPORT
Eagle Eye, LLC Home Inspections
4878 W Oakwood Pk Dr
Janesville WI 53548-9088
(608) 757 9299

Doc #: 4567

Client Name: Your Name

Dwelling Address: 123 Random St
 Any Town, WI 53545-2345

Inspector: Jim Fleischmann

This Summary Report is designed to assist the reader as an overview of the full report. Items listed in the report may have been inadvertently left off the Summary Report, client should read the entire report. We will not be held liable for any omissions on this Summary Report.

Grounds

1101. Driveway Minimal/negative pitch near the garage, recommend review of the condition for proper water control away from the foundation.

Roof

1205. Valley Material Marginal. Limited view due to snow in valley(s). The following conditions were noted: Cracking. Holes or cracks noted through surface layer of doubled valley material.
 Recommend repair(s) as needed.

Exterior Electrical

1404. GFCI Protected **Safety Concern/Hazard. GFCI does not operate near the front entrance, recommend verifying correct wiring installation and/or replacement as needed.**
 Outlet(s)

1407. Other Electrical Non-professional wiring methods noted to garage, recommend further review/repairs as needed. Unsecured/loose hanging wire, low clearance noted, recommend proper installation.

Detached Garage

1707. Siding Marginal. Some siding in generally poor condition, in need of repairs or replacement.

1708. Trim/Soffit/Facia Marginal. Wood trim, soffit and facia. Rotted/damaged wood at trim noted.

1709. Roof Structure Cross ties are pulled loose from rafters, recommend repair.

1711. Door(s)/Window(s)	Marginal. Missing window trim noted. Delamination noted at the side service door.
1713. Moisture/Stains	Fresh/active water leak present at the floor at the NW corner. Improper driveway pitch noted. Rotted/damaged wood noted. Recommend further review or evaluation.
1715. Vehicle Door(s)	Marginal. Damaged door panel(s) noted. Door does not operate properly/easily. Recommend installing safety cables through extension springs for the purpose of containing springs should breakage occur.
1716. Opener(s)	Safety Concern/Hazard. Manual safety reverse: inoperable. The garage door opener manual safety reverse does not reverse door when reasonable resistance is applied, recommend (less down force) adjustment/repair. Opener(s): operable. Electronic sensors are improperly installed, the recommended height is approximately 6" above floor. Have to keep door opener control depressed to operate door, not operating properly.
1719. 2-Prong Outlet(s)	Safety Concern/Hazard. Reverse polarity outlet at the east side, recommend correction/upgrade to grounded GFCI outlet(s).

Attic

1810. Other Electrical	Taped wire connections noted, recommend further review of connections and enclosure in junction box(es). Dated light fixtures noted, recommend considering upgrade.
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Interiors

2201	Location/Rooms	First floor: Dining Room= room #1. Living Room= room #2. SE Bedroom= room #3. NE Bedroom= room #4. Second floor: North Bedroom= room #5. South Den/Office= room #6.
2202. Steps/Stairwells		Safety Concern/Hazard. Wood interior steps. Carpet covered. Missing handrail noted. Missing guardrail/balusters(s) noted. Recommend installing a full length handrail as a safety feature. Consider installing guardrail/balusters at open side(s) of steps for a safety improvement. Uneven treads/risers, trip hazard.
2209. Outlets/Switches/ Electrical		Reverse polarity outlet(s) at wall lamp, room #3, recommend correction. No wall switch is present at wall lamp, room #3. Reverse polarity outlet(s) at room #4, recommend correction. Outlet cover(s) missing at room #4, install cover(s). No switch present at bathroom-1.
2211. Smoke Alarm(s)		Safety Concern/Hazard. Smoke alarm(s) not installed at second floor, basement. Smoke alarm(s) not operating at first floor.

Water Heater

3003. Relief Valve/Piping Safety Concern/Hazard. Extension pipe is not installed at T&P relief valve, install extension pipe for safety.

Electrical/Main Panel

3506. Branch Wiring Safety Concern/Hazard. Oversized breakers(s) at multiple circuits, recommend correction. Reducing the breaker size may or may not provide sufficient amperage for needed use.
Recommend further review by a licensed electrician.

Sub Panel

3604. Ground/Neutral Appears grounded by: Ground wire exits panel. Neutral and ground are separated as required. Neutral bar appears isolated from panel as required. Loose ground connection noted, recommend proper connection.