

PROPERTY INSPECTION REPORT
PROVIDED BY
**A CLOSER LOOK
HOME INSPECTIONS INC.**

920.725.4995 TOLL FREE 1.888.445.5337

www.acloserlookhomeinspections.com



PREPARED EXCLUSIVELY FOR
**1517 KATIE CT
NEW LONDON WI 4961**

A CLOSER LOOK HOME INSPECTION REPORT

CLIENT NAME: Craig Baumgartner.
INSPECTION SITE ADDRESS: 1517 Katie Ct.
INSPECTION SITE CITY/STATE/ZIP: New London, WI 54961.
DATE OF INSPECTION: June 17, 2010.
TIME OF INSPECTION: 12:00 PM.
INSPECTION #: 1517 Katie Ct New London.
REAL ESTATE AGENT: Erica Smedema.
CLIENT MAILING ADDRESS: 1517 Katie Ct.
CLIENT CITY/STATE/ZIP: New London, WI 54961.
CLIENT PHONE #: 920 982 7970.
CLIENT FAX #:

CLIMATIC CONDITIONS

WEATHER: Sunny.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 70-80 Deg.

BUILDING CHARACTERISTICS

MAIN ENTRY FACES: North.
APPROXIMATE AGE OF HOUSE: 10 - 20 years.
BUILDING TYPE: 1 family.
STORIES: 2 Story.
FOUNDATION: Basement.

UTILITY SERVICES

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION

OCCUPIED: Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Seller.

PAYMENT INFORMATION

TOTAL FEE: \$275.00.

REPORT DEFINITIONS

SATISFACTORY - Indicates the component is functionally consistent with its original purpose however may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within the next five years.

POOR - Indicates the component will need repair or replacement now or in the near future.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the

conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to Conflict Resolution Services, Inc. in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

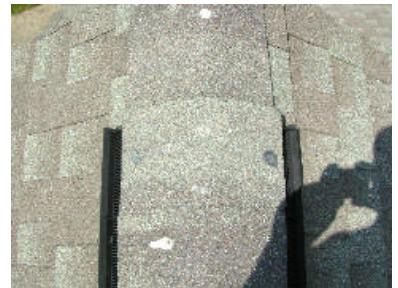
ROOF

GENERAL ROOF CONDITION

ROOF VISIBILITY: All.
 INSPECTED FROM: Roof.



STYLE: Gable.
 PITCH: Medium.
 TYPE: Composition shingles.
 APPROXIMATE AGE: 10 - 15 years.
 ROOF COVERING CONDITION: General condition appears satisfactory with normal signs of weathering/curling and aging. Regular maintenance and inspections are advised. Moss buildup is present. Exposed nail heads present on roof recommend tarring.



ROOF FLASHING: Metal.
 FLASHING CONDITION: Satisfactory.
 VENTILATION SYSTEM: Ridge, Soffit.
 SKYLIGHT(S): Satisfactory.
 PLUMBING VENT: Present.

CHIMNEY

LOCATION: South.
 VIEWED FROM: Roof.
 MATERIAL: Framed.
 CONDITION: Satisfactory.

GUTTERS & DOWNSPOUTS

TYPE: Galvanized/Aluminum.
 CONDITION: Satisfactory.

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger or roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and as such are not inspected.

GROUNDS

DRIVEWAY

MATERIAL: Concrete.
CONDITION: Satisfactory.

SIDEWALKS

MATERIAL: Concrete.
CONDITION: Satisfactory.

LANDSCAPING

CONDITION: Trim bushes away from structure.



GRADING: Negative grade at foundation recommend Using topsoil, raise the landscape to create a positive slope away from the foundation walls of 1 inch per foot for the first 4 to 5 feet. All added soil must be thoroughly tamped to avoid future settling. Recommend covering the first 4 feet with 5-10 mil. plastic sheeting secured at the wall every 12 inches with lawn staples, then cover the plastic sheeting with decorative stone or mulch for aesthetics. Borders should not restrict water flow away from the foundation or be higher than 1/2 inch above the soil level.

EXTERIOR STAIRS/STOOPS

MATERIAL: Concrete, Brick.
CONDITION: Satisfactory.

DECKS

MATERIAL: Painted/Stained Wood.
CONDITION: Satisfactory.

PATIO

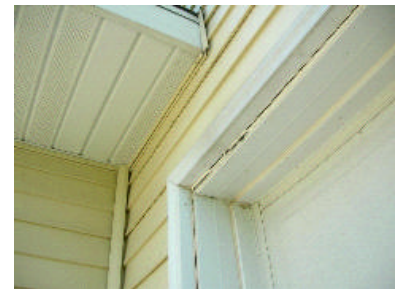
MATERIAL: Concrete, Paver/Tile.
CONDITION: Satisfactory.

Proper water drainage must be controlled to maintain a dry basement. This is achieved by keeping gutters clean, extending downspouts at least 5 to 6 feet away from the building and maintaining a positive grade of the soil. A positive grade of the soil consists of a 1 inch drop per foot for 5 to 6 feet away from the building. Where a negative grade exists additional backfill is recommended. In some instances it may be necessary to dig out and relandscape to achieve a positive grade. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

EXTERIOR

EXTERIOR

SIDING MATERIAL: Brick, Vinyl siding.
SIDING CONDITION: Satisfactory - May show normal wear and tear.
WALL FRAMING: Not visible.
TRIM MATERIAL: Wood, Metal.
TRIM CONDITION: Satisfactory, Recommend painting/staining.
SOFFIT AND FACIA MATERIAL: Metal.
SOFFIT AND FACIA CONDITION: Satisfactory.
EXTERIOR WINDOW FRAMES: Aluminum covered.
EXTERIOR WINDOWS CONDITION: Satisfactory.
EXTERIOR DOORS Satisfactory.
CAULKING: Marginal, Recommend around, masonry ledges, utility penetrations,



EXTERIOR FAUCET CONDITION: One or more faucets operated, satisfactory.

MAIN ELECTRICAL SERVICE

ENTRANCE CABLES: Underground.



CONDITION: Satisfactory.

ELECTRICAL FIXTURES & OUTLETS

SWITCHES/FIXTURES/OUTLETS Satisfactory. GFCI present and operable.

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EXTERIOR CENTRAL AIR CONDITIONING UNIT #1

CONDITION: Satisfactory.



BRAND NAME: Carrier.

APPROX. AGE IN YEARS: 2007.

EXTERIOR BASEMENT ENTRANCE

ENTRY:

Stairs and handrail satisfactory.

GARAGE

GARAGE:

<i>TYPE</i>	Attached, 3-car.
<i>OVERHEAD DOORS:</i>	Material, Metal, Satisfactory - The overhead door is in satisfactory condition, and it is functional.
<i>AUTOMATIC OPENER:</i>	The overhead door opener appears to function appropriately.
<i>SAFETY REVERSE</i>	Operable. Pressure Reverse. Electric Eye.
<i>SERVICE DOOR:</i>	Satisfactory. Steel door.
<i>FLOOR:</i>	Material, Concrete, Satisfactory.
<i>FIRE SEPERATION WALLS:</i>	The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.
<i>SIDING</i>	Type: Same as House.
<i>TRIM</i>	Type: Same as House.

GENERAL ROOF CONDITION

<i>ROOF VISIBILITY:</i>	All. Same as house.
<i>INSPECTED FROM:</i>	Roof.
<i>SWITCHES/FIXTURES/OUTLETS</i>	Satisfactory. GFCI present and operable.
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Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in concrete and most do not represent a structural problem. If major cracks are present along with displacement, we routinely recommend further evaluation be made by a qualified structural engineer. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. All exterior grades should allow for surface and roof water to flow away from the foundation. Caulking with a high quality caulk is often recommend around exterior openings/penetrations. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

GENERAL KITCHEN CONDITIONS

KITCHEN

<i>COUNTER TOPS:</i>	Satisfactory.
<i>CABINETS:</i>	Satisfactory.
<i>WALLS/CEILINGS:</i>	Satisfactory.
<i>FLOORS:</i>	Satisfactory.
<i>HEAT SOURCE PRESENT:</i>	Yes.
<i>WINDOWS:</i>	Satisfactory.
<i>DOORS:</i>	Satisfactory.
<i>KITCHEN SINK:</i>	Satisfactory.
<i>RANGE/COOK TOP AND OVEN:</i>	Satisfactory.
<i>EXHAUST FAN:</i>	Satisfactory.

KITCHEN #2 SUITE

<i>COUNTER TOPS:</i>	Satisfactory.
<i>CABINETS:</i>	Satisfactory.
<i>WALLS/CEILINGS:</i>	Satisfactory.
<i>FLOORS:</i>	Satisfactory.
<i>HEAT SOURCE PRESENT:</i>	Yes.
<i>WINDOWS:</i>	Satisfactory.
<i>DOORS:</i>	Satisfactory.
<i>KITCHEN SINK:</i>	Satisfactory.
<i>RANGE/COOK TOP AND OVEN:</i>	Satisfactory.
<i>EXHAUST FAN:</i>	Satisfactory.

KITCHEN APPLIANCES

<i>REFRIGERATOR:</i>	Satisfactory.
<i>DISHWASHER:</i>	Satisfactory.
<i>GARBAGE DISPOSAL:</i>	Satisfactory.

KITCHEN APPLIANCES #2 SUITE

<i>REFRIGERATOR:</i>	Satisfactory.
<i>DISHWASHER:</i>	Dishwasher is noisy.

ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory. GFCI present and operable.

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ELECTRICAL #2 SUITE

SWITCHES/FIXTURES/OUTLETS **Electrical outlet(s) have reverse polarity. Recommend a licensed electrician repair.**

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Any inspection of appliances is informational only. Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

LAUNDRY

LAUNDRY

LAUNDRY LOCATION: 1st floor area - Recommend "No Burst" washer hoses and drain pan.
LAUNDRY CONDITION: Plumbing appears satisfactory.
LAUNDRY SINK: Satisfactory.
CLOTHES WASHER: Present but not evaluated.
CLOTHES DRYER: Present but not evaluated.

LAUNDRY #2 SUITE

LAUNDRY LOCATION: 1st floor area - Recommend "No Burst" washer hoses and drain pan.
LAUNDRY CONDITION: Plumbing appears satisfactory.
LAUNDRY SINK: Satisfactory.
CLOTHES WASHER: Present but not evaluated.
CLOTHES DRYER: Present but not evaluated.

ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory. GFCI present and operable.

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Any inspection of appliances is informational only. Appliances are not moved during the inspection. Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. "No Burst" supply lines and drain pan are recommended when finished floors are present in/under area.

INTERIOR ROOMS

ROOM

ROOM LOCATION: 1st Floor, South West.
WALLS/CEILINGS: Satisfactory.
FLOORS: Satisfactory.
HEAT SOURCE PRESENT: Yes.
WINDOWS: Satisfactory.
DOORS: Satisfactory.

ROOM ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory.
 :

ROOM

ROOM LOCATION: 1st Floor, West.
WALLS/CEILINGS: Satisfactory.
FLOORS: Satisfactory.
HEAT SOURCE PRESENT: Yes.
WINDOWS: Satisfactory.
DOORS: Satisfactory.

ROOM ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory.
 :

ROOM

ROOM LOCATION: 1st Floor, South.
WALLS/CEILINGS: Satisfactory.
FLOORS: Satisfactory.
HEAT SOURCE PRESENT: Yes.
WINDOWS: Satisfactory.
DOORS: Satisfactory.

ROOM ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory.
 :

ROOM

ROOM LOCATION: 1st Floor, South East.
WALLS/CEILINGS: Satisfactory.
FLOORS: Satisfactory.
HEAT SOURCE PRESENT: Yes.
WINDOWS: Satisfactory.
DOORS: Satisfactory.

ROOM ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory.
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SMOKE / FIRE DETECTOR

SMOKE / FIRE DETECTOR: Smoke alarm(s) responded to test button operation.

BED ROOM #1

ROOM LOCATION: 1st Floor, North East.
WALLS/CEILINGS: Satisfactory.

FLOORS: Satisfactory.
 HEAT SOURCE PRESENT: Yes.
 WINDOWS: Satisfactory.
 DOORS: Satisfactory.

ROOM ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory.
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BED ROOM #2

ROOM LOCATION: 2nd Floor, North.
 WALLS/CEILINGS: Satisfactory.
 FLOORS: Satisfactory.
 HEAT SOURCE PRESENT: Yes.
 WINDOWS: Satisfactory.
 DOORS: Satisfactory.

ROOM ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory.
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BED ROOM #3

ROOM LOCATION: 2nd Floor, West.
 WALLS/CEILINGS: Satisfactory.
 FLOORS: Satisfactory.
 HEAT SOURCE PRESENT: Yes.
 WINDOWS: Satisfactory.
 DOORS: Satisfactory.

ROOM ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory.
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BED ROOM #4

ROOM LOCATION: 2nd Floor, South West.
 WALLS/CEILINGS: Satisfactory.
 FLOORS: Satisfactory.
 HEAT SOURCE PRESENT: Yes.
 WINDOWS: Satisfactory.
 DOORS: Satisfactory.

ROOM ELECTRICAL

SWITCHES/FIXTURES/OUTLETS Satisfactory.
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Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Where practical, your inspector may use a moisture meter to determine the status of visible stained areas. Cosmetic items such as paint, wallpaper and other finish treatments, including carpeting and window coverings, are not the subject of this inspection. Your inspector checks a representative number of doors, windows, electrical outlets and a representative number of installed cabinets during his inspection of the building interior. No effort is made to move occupants personal belongings, furniture, rugs, plants or ceiling tiles during the inspection. The presence of these items often restricts viewing at interior areas. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

BATHROOMS

BATHROOM

BATH LOCATION: Half.
CONDITION OF SINK: Satisfactory.
CONDITION OF TOILET: Satisfactory.
EXHAUST FAN: Satisfactory.
HEAT SOURCE Present.
WALLS AND CEILING Satisfactory.

BATH ELECTRICAL:

SWITCHES/FIXTURES/OUTLETS Satisfactory. GFCI present and operable.
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BATHROOM

BATH LOCATION: #2 Suite.
CONDITION OF SINK: Satisfactory.
CONDITION OF TOILET: Satisfactory.
TUB/SHOWER AND WALLS: Satisfactory.
TUB/SHOWER PLUMBING
FIXTURES: Satisfactory.
EXHAUST FAN: Satisfactory.
HEAT SOURCE Present.
WALLS AND CEILING Satisfactory.

BATH ELECTRICAL:

SWITCHES/FIXTURES/OUTLETS Satisfactory. GFCI present and operable.
 :

BATHROOM

BATH LOCATION: Master bedroom.
CONDITION OF SINK: Satisfactory.
CONDITION OF TOILET: Satisfactory.
TUB/SHOWER AND WALLS: Satisfactory.
TUB/SHOWER PLUMBING
FIXTURES: Satisfactory.
WHIRLPOOL TUB Pump appears to function.
EXHAUST FAN: Satisfactory.
HEAT SOURCE Present.
WALLS AND CEILING Satisfactory.

BATH ELECTRICAL:

SWITCHES/FIXTURES/OUTLETS Satisfactory. GFCI present and operable.
 :

BATHROOM

BATH LOCATION: Main.
CONDITION OF SINK: Satisfactory.
CONDITION OF TOILET: Satisfactory.
TUB/SHOWER AND WALLS: Satisfactory.
TUB/SHOWER PLUMBING
FIXTURES: Satisfactory.
EXHAUST FAN: Satisfactory.
HEAT SOURCE Present.

WALLS AND CEILING

Satisfactory.

BATH ELECTRICAL:

SWITCHES/FIXTURES/OUTLETS Satisfactory. GFCI present and operable.

It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection.

ATTIC

ATTIC, INSULATION AND VENTILATION

ACCESS Scuttlehole.
INSPECTED FROM: In the attic.



STRUCTURE Roof structure material is wood, Truss framing, Sheathing material is flakeboard.
CONDITION: Satisfactory.
INSULATION TYPE: Fiberglass batts, Fiberglass- Blown.
CONDITION: Marginal, Some insulation is installed unevenly or has been compacted, Evidence of varment Intrusion present.
APPROX. DEPTH AND R-FACTOR: 12 inches + R - 38 +
VAPOR BARRIER Vapor barrier was observed in a small area and appears proper but due to very limited visibility, it is impossible to determine if it is proper throughout attic.

The attic space may not be fully accessible. Even in the most accessible of attics, not all areas are visible. It is beyond the scope of this inspection to determine if leaks are currently active. Inquire with the sellers as to the status of roof leaks. The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis.

FOUNDATION

BASEMENT

<i>STAIRS & HANDRAILS:</i>	Stairs are in satisfactory condition.
<i>ACCESSIBILITY:</i>	Basement is only partially accessible-
<i>FOUNDATION WALL MATERIAL:</i>	Poured concrete.
<i>FOUNDATION WALLS CONDITION:</i>	Satisfactory.

INSIDE VISUAL INSPECTION:

<i>WALLS AT THIS TIME WERE:</i>	Painted, Drywall.
<i>MOISTURE</i>	No Indications of moisture.
<i>BASEMENT FLOOR MATERIAL:</i>	Concrete.
<i>FLOOR CONDITION:</i>	Typical cracks present. Satisfactory.
<i>SUMP PUMP:</i>	The sump pump does not operate. (smaller of 2 pumps)
<i>FLOOR JOISTS:</i>	Wood. Size, 2 x 10 16" O.C.
<i>FLOOR JOISTS CONDITION:</i>	Components appear satisfactory.
<i>BEAMS AND COLUMNS:</i>	Wood Beam, Metal Post.
<i>BEAMS AND COLUMNS CONDITION:</i>	Components appear satisfactory.
<i>DRAINAGE:</i>	A floor drain is present.
<i>SWITCHES/FIXTURES/OUTLETS</i>	Satisfactory.

The above opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be tuckpointed or caulked as part of ongoing maintenance. Major cracks should be evaluated by a qualified professional. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with displacement, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Caulking with a high quality caulk is often recommend around exterior openings/penetrations. This report is not intended as a termite/pest inspection. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite/pest infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

PLUMBING

PLUMBING SYSTEM

MAIN ENTRY LINE LOCATION Water meter/shut-off is located, at the north side of the basement. Valve not tested.



MAIN ENTRY LINE MATERIAL: Copper.
MAIN ENTRY LINE CONDITION: Satisfactory.
SUPPLY LINE MATERIAL: Copper.
SUPPLY LINE CONDITION: Satisfactory.
WASTE, DRAIN & VENT MATERIAL: Plastic.
WASTE, DRAIN & VENT CONDITION: Satisfactory.

WATER HEATER

BRAND NAME: State.



APPROX. AGE: 1994.
TYPE: Gas.
SIZE: 50 Gallons.
LOCATION: Basement.
CONDITION: Carbon deposits are present on water heater. Large amounts of rust and corrosion present on burners.
VENTING: Satisfactory.
FUEL SHUT OFF VALVE LOCATION: The fuel shut off valve is located on the gas line next to water heater.
FUEL LINE CONDITION: Satisfactory.

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

HEATING & AIR CONDITIONING

HEATING SYSTEM #1

BRAND NAME: Carrier.



APPROXIMATE AGE IN YEARS: 1994.
LOCATION: Basement.
SYSTEM TYPE: Forced Air.
FUEL TYPE: Natural Gas.
FUEL CONDITION: Satisfactory.
SHUT OFF LOCATION: The fuel shut off valve is located on the gas line next to the furnace .
GENERAL CONDITION: Appears operational.
BURNERS/HEAT EXCHANGERS: Satisfactory.
COMBUSTION AIR: Appears satisfactory.
VENTING: Satisfactory.
PUMP/BLOWER FAN: Satisfactory.
AIR FILTERS: Satisfactory.
CONTROLS: Satisfactory.

DUCTWORK

TYPE: Sheet metal.
DUCTS/AIR SUPPLY: Satisfactory.

AIR CONDITIONING

TYPE: Central air.
CONDITION: Satisfactory.
BRAND NAME: Carrier.
APPROX. AGE IN YEARS: 2007.
RETURN AIR TEMPERATURE: 64.
SUPPLY AIR TEMPERATURE: 45.
AIR TEMPERATURE DROP: 19.
SYSTEM CONDITION: Satisfactory.
CONDENSATE LINE: Satisfactory.

The best preventative maintenance for heating systems is a yearly clean and tune and regular cleaning or changing of air filters, at least every 30 to 90 days. Heat exchangers contained in most forced air type systems require annual inspection by factory trained personnel who can test for the presence of damage and/or dangerous fumes in the heated air supply. Make inquiry with the seller to insure the heating equipment has been inspected within the last year and obtain another service call if the written results of the last inspection are not available. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

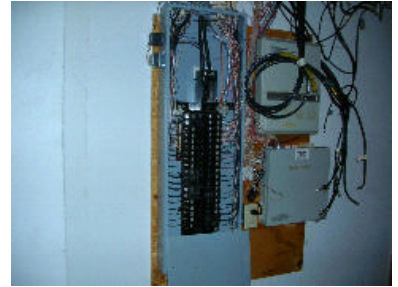
Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution

of air throughout a building cannot be addressed by a visual inspection. This inspection report is not intended to address the condition of specialized system components such as humidifiers or dehumidifiers, electronic air filters and solar space heating systems, due to their technical nature. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. We offer no opinion on heating supply adequacy or distribution balance of air flow, as both are subjective measures.

ELECTRICAL SYSTEM

MAIN ELECTRICAL PANEL

MAIN PANEL LOCATION: Basement.



TYPE: Circuit breakers.
MAIN WIRE: Aluminum.
AMPERAGE: 200 amps.
VOLTS: 220 Volt.
BRANCH WIRING: Copper, Aluminum (220 volt OK)
CONDITION: Satisfactory, Multiple wires are connected to a single lug on a circuit breaker.

SUBPANEL

SUBPANEL #1 LOCATION: Basement.



SUB PANEL COMMENTS: Satisfactory, Multiple wires are connected to a single lug on a circuit breaker.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. For safety reasons Ground Fault Circuit Interrupter (GFCI) electrical outlets are recommended at the exterior, garage, bath rooms & kitchen electrical outlets. Personal property may prevent access and testing to some electrical outlets and switches. Operation of time clock motors is not tested. Inoperative light fixtures often lack bulbs or have burned out bulbs installed. Light bulbs are not changed during the inspection. Smoke Alarms and Carbon Monoxide detectors should be installed within 15 feet of all bedroom doors, and tested regularly. Any ceiling fans are checked for general operation only. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

A CLOSER LOOK HOME INSPECTIONS INC
THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT
PLEASE READ IT CAREFULLY

Client: Craig Baumgartner
Address: 1517 Katie Ct New London, WI 54961
Inspection Fee:\$275.00. Radon Fee:

1. **Purpose And Scope:** The object of this inspection is to provide a professional, good faith opinion of the apparent condition of structures and systems of the residential real estate described above, on the date and the time of observation. The inspection and report will conform to the current **Standards of Practice of the American Society of Home Inspector (ASHI)**, a copy of which is available upon request, and the standards of practice for home Inspectors set forth in Chapter 440 of the Wisconsin Statutes and the administrative rules applying to that chapter. Home inspection is an activity that is regulated in Wisconsin, and so this contract will refer to sections of Wisconsin law that affect this contract.

The inspection is designed and intended to detect observable conditions of an improvement to residential real property, subject to certain limitations. The inspection will cover all areas as required under Wisconsin Chapter 440 and its administrative rules. The Inspector will also report on any material adverse facts known or observed during the inspection.

The inspection is not technically exhaustive. This inspection does not cover any latent defects or defects not reasonably observable during the inspection, including, but not limited to, recent repairs, paint or covering that may conceal current or prior defects, whether deliberately concealed or otherwise. This inspection will not and cannot alert Inspector or the Client to conditions of the structure which are concealed, not readily accessible, or would require cleaning, alteration, excavation, or destructive testing. The Client understands that the Inspector will not dig, probe, dismantle equipment, or remove permanent materials or items which would be damaged by such, nor will Inspector enter unsafe or inaccessible areas to perform the inspection. Other limitations encountered during the inspection may be noted in the report itself.

2. **Exclusions and Limitations:** The following areas are excluded from the inspection under this contract:
- Calculating the strength, adequacy or efficiency of an improvement to residential real property or a component of an improvement to residential real property;
 - Entering any area or performing any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property, or entering any area or performing any procedure that may be dangerous to the home Inspector or to other persons;
 - Operating any component of an improvement to residential real property that is inoperable;
 - Operating any component of an improvement to residential real property that does not respond to normal operating controls;
 - Disturbing insulation or moving personal items, furniture, equipment, vegetation, soil, snow, ice, or debris that obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property;
 - Determining the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances;
 - Predicting future conditions, including the failure of a component of an improvement to residential real property;
 - Projecting or estimating the operating costs of a component of an improvement to residential real property;
 - Evaluating acoustic characteristics of a component of an improvement to residential real property;
 - Inspecting for the presence or absence of pests, including rodents, insects and wood damaging organisms;
 - Inspecting cosmetic items, underground items, or items not permanently installed;
 - Inspecting for the presence of any hazardous substances;
- Disassembling any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of real property.

The inspection also excludes opinions on;

- The life expectancy of an improvement;

- Causes for needing major repairs;
- The methods, materials, or cost of making repairs or corrections;
- The suitability of improvements or components of improvements for a specialized use.

3. **Warranty:** *No warranties or guarantees are expressed or implied as a result of this inspection.* The inspection report is valid only for the day and time of the inspection; building systems can develop problems at the most unexpected times or even on the day of the inspection. The Inspector is providing no guarantee or warranty. The Client recognizes that there is NO REPRESENTATION OF WARRANTY OR GUARANTEE OF EXPECTED OR REMAINING FUTURE LIFE FOR ITEMS INSPECTED. The inspection and report is not an insurance policy. Client agrees to arrange the purchase of such insurance policy from others if Client so desires.
4. **Use of inspection by third parties:** No other person or entity may rely upon or utilize the report of Inspector without acceptance of all the terms, limitations and conditions of this Contract. In the event that any person, not a party to this contract, makes any claim against Inspector arising out of the services performed by Inspector under this Contract, that person or entity is also subject to the terms of this agreement, including but not limited to, the provisions of Section 5, Dispute Resolution. ***The Inspection Report does not relieve any person or entity from any duty to disclose conditions that the inspection did not observe or report.***
5. **Dispute resolution forum:** Inspector and client (and any other person or entity claiming to have relied upon the inspection report) specifically agree that any controversy or claim arising out of or relating to the inspection under this contract, or the breach thereof, shall be resolved exclusively through the Conflict Resolution Services, Inc., Fast Track Home Inspection Dispute Resolution Program (the Program), subject to the applicable Wisconsin Statutes and the Administrative Rules. Client retains the right to report home inspection problems to the Wisconsin Department of Regulation & Licensing. Information about the Program, including costs, fees, Rules and Procedures are available through:

Conflict Resolution Services, Inc.
 756 N. Milwaukee Street, Suite 310
 Milwaukee, WI 53202-3719
 Phone (414) 226-2495
 Toll free (888) 203-5867
 Fax (414) 226-9986
 Email address: [resolve @execpc.com](mailto:resolve@execpc.com)

If the client feels that there was some deficiency or flaw in the inspection, he shall contact the inspector and meet at the property. The purpose of this meeting is to discuss the problem and to allow the inspector a chance to observe the problem firsthand, as it was discovered, without alteration or repair. ***If you have a problem with the inspection, call the inspector right away.***

6. **Governing Law and Severability of Provisions:** This agreement shall be governed by Wisconsin law. If any term or condition of this agreement is held to be invalid or unenforceable, the remainder of the terms and conditions herein shall not be affected thereby and shall remain valid and enforceable. Titles to paragraphs are for reference only.
7. **Entire Agreement:** This agreement contains the entire understanding between Inspector and the Client. There are no other representation, warranties, or commitments, expressed or implied, except as are specifically set forth herein. This Agreement supersedes any and all representation or discussion, whether oral or written, if any, among the parties relating to the subject matter of this Agreement. This Agreement may be modified, altered or amended only by a writing signed by Inspector and Client.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____ Signature of Client _____
 (One signature binds all)

Dated _____ For A Closer Look Home Inspections Inc _____

REPORT SUMMARY

This document is provided for the benefit of the client(s) and does not constitute a report. Items listed in this report may inadvertently have been left out of the summary page. The customer should read the entire report.

SAFETY HAZARDS

GENERAL KITCHEN CONDITIONS

ELECTRICAL #2 SUITE

SWITCHES/FIXTURES/OUTLETS:

Electrical outlet(s) have reverse polarity. Recommend a licensed electrician repair.

MAJOR CONCERNS

ITEMS NOT OPERATING

FOUNDATION

INSIDE VISUAL INSPECTION:

SUMP PUMP:

The sump pump does not operate. (smaller of 2 pumps)

DEFERRED COST ITEMS

PLUMBING

WATER HEATER

APPROX. AGE:

1994.

HEATING & AIR CONDITIONING

HEATING SYSTEM #1

APPROXIMATE AGE IN YEARS:

1994.