



1/4/2015

SUMMARY REPORT

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Redefined Spaces Home Inspections
415 Fair meadow Lane
Elkhorn, WI 53121
Ph. #: (262) 424-4839

SUMMARY ITEMS

Doc #: 1415



Client Name: Mike Shepard

Dwelling Address: W1117 Keefe Rd.
Elkhorn WI 53121

Inspector: James Smead

This Summary Report is designed to assist the reader as an overview of the full report. We will not be held liable for any omissions on this report. This Summary is a recap of conditions noted to components in the home that require attention prior to closing on the property.

Please understand that the recommendations in our report are just that, recommendations, as we have no legal authority to require anyone to make repairs. The real estate purchase contract should guide you in making repair decisions and requests to the property seller(s).

This is a confidential report.



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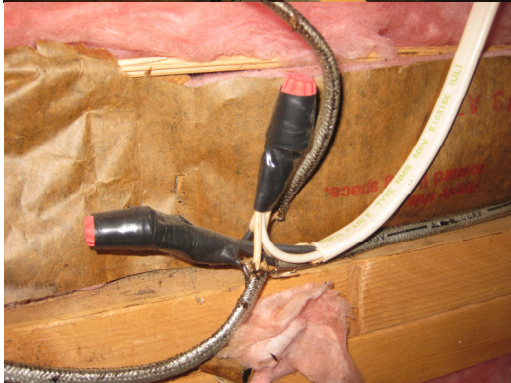
Exterior Walls & Gutters



54. Electric/Outlets

**The outlet isn't properly grounded and is missing a cover
recommend a qualified electrician repair.**

Attic Ventilation & Insulation





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22. Structure

The ridge boards have moved and cracked recommend further evaluation and repair by a qualified contractor.

26. Electrical
Conditions

Splices in electrical wiring should be properly encased in junction box. Open junction boxes should be properly covered.

Porches, Steps & Decks



43. Deck

The stairs going down to the deck should have a railing recommend a qualified contractor repair.

Kitchen



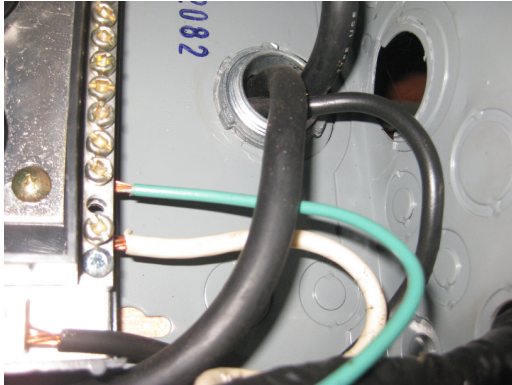


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93. Range/Oven

The wires that power the stove go to a junction box above the drop ceiling. The box cover appears to have been burnt in addition the ground wire isn't grounded to ten box. In addition the subpanel next to the junction box isn't properly grounded recommend a qualified electrician evaluate and repair.

98. Electrical Outlets

The outlets are not grounded recommend a qualified contractor repair any outlets that are near a water source.

99b. Ceiling & Walls

Panel & drop ceilings. There are many boxes without covers and open splices that are not properly terminated in a box recommend a qualified electrician repair.

Bathroom

103. Fixtures-Toilet

The toilet is very loose recommend a qualified contractor repair.

104. Fixtures-Bathtub/Shower

The shower head is leaking.

113. Outlets/Switches

It is recommended that all receptacles within 6' of a water source be connected on a GFI circuit for safety.

Bathroom #2



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103.2. Fixtures-Toilet

The toilet is very loose and is leaking recommend a qualified contractor repair.

104.2. Fixtures-Bathtub/Shower

The water pressure to the tub is very slow recommend a plumber evaluate.

Interior



170. Doors

The front door is dented on the bottom and sticks when



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172. Walls

trying to open in addition the patio doors have damaged trim, recommend a qualified contractor repair

The North wall at the bottom is moved in from the top recommend a qualified contractor evaluate and repair.

173. Ceilings

There are moisture stains above the patio door in the living room. When tested with a moisture meter no moisture was found.

Foundation/Basement



03a. First Floor Design

Many of the joists have been cut recommend a qualified contractor evaluate and repair.

08. Crawl Space

The poured concrete and block on the Northside of the building is cracked in many areas and the concrete is starting to slope in towards the home recommend a qualified contractor evaluate further.

Heating/Cooling Systems



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89. Cooling System

The unit is not level and the insulation on the condensate line is worn recommend a qualified contractor repair.

Panel Box



146. Manufacturer

The cover is missing for the panel. It is recommend that you contact your insurance company prior to closing to see if they will cover a fuse type system.

148. Miscellaneous
Defects

All switch/outlet covers should be installed in a box to ensure safety.





Redefined Spaces Home Inspections

415 Fairmeadow Lane

Elkhorn, WI 53121

Ph#: (262) 424-4839

Doc #: 1415 Inspector: James Smead
4: 1/4/2015
Dwelling Address: W1117 Keefe Rd.
Elkhorn WI 53121
Client Name: Mike Shepard
Client's Agent: Jerry White Real Estate Company: Homestead

This inspection was performed in accordance with and exceeds the minimum Standards of Practice and Code of Ethics of the American Society of Home Inspectors Inc.

Exclusions

This inspection was performed according to the Authorization and Contract for Inspection Services. Items and conditions which are not within the scope of the inspection shall include, but are not limited to, the following: swimming pools and spas; private sewer systems and wells; solar heating systems, and heating system accessories. Pest infestation is excluded although an inspection may have been scheduled through us. No inspection is made for 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. 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 so that we may review and/or correct the situation.

The American Society of Home Inspectors (ASHI) does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract. Recommendations for further review may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional.



Redefined Spaces Home Inspections

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DEFINITION OF TERMS

FUNCTIONAL - Performing its function and its condition is appropriate for its age and use.

MARGINAL - Performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires repair or maintenance to become **FUNCTIONAL**.

NON-FUNCTIONAL - Not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be required to make **FUNCTIONAL**.

HAZARDOUS - A potential or current safety hazard. Correction of condition is recommended.

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

LACKS MAINTENANCE - Currently functioning, but appearance and/or age indicates that limited remaining life is expected.

NV - Not visible/not inspected.

N/A - Not applicable/not inspected.

GENERAL CONDITIONS

001.	Main Entry Faces	North.
002.	Structure	Single Family Res...
003.	Estimated/Reported Age	50+ yrs.
004.	Area	City.
005.	Street	Dead end.
006.	Weather Conditions	Snow covered. Current weather conditions limit the exterior inspection; client is advised to verify exterior conditions prior to closing.
007.	Starting/Ending Time	9:00; 11:30.
008.	Occupied	Some furnishings present.
009.	Water Source	Well. Well components and water quality are not within the scope of this inspection.
010.	Present During Inspection	Client.

Site Conditions/Exterior Drainage

Step #	Component	Comment
11.	Grade/Slope	Adequate.
12.	Grade Clearance at Walls	Adequate.
13.	Downspout Drainage	On ground.

Exterior Walls & Gutters

Step #	Component	Comment
50.	Exterior Finish	Metal.
51.	Soffits/Fascia/Trim	Aluminum/vinyl covered.
52.	Guttering	Aluminum.
53.	Downspouts	Aluminum.

Buyers Inspection

- | | | |
|-----|------------------|--|
| 54. | Electric/Outlets | Outlet. The outlet isn't properly grounded and is missing a cover recommend a qualified electrician repair. |
| 55. | Hose Bibb(s) | Rear; freezing temperatures. Exterior hose bibb(s) were not operated because of freezing temperatures. |

Roofs, Flashing & Chimneys



- | Step # | Component | Comment |
|--------|-------------------------|---|
| 30. | Method of Inspection | Viewed from gutter level. The roof is completely covered with snow. |
| 31. | Main Roof | 3 tab. |
| 32. | Roof Design | Gable. |
| 34a. | Observations/Conditions | Unable to determine do to the snow. |
| 37. | Chimneys/Flues | Metal. |

Attic Ventilation & Insulation

- | Step # | Component | Comment |
|--------|-----------------------|---|
| 20. | Attic Accessed at: | Bedroom. |
| 21. | Attic type | Partial. |
| 22. | Structure | Stick built. The ridge boards have moved and cracked recommend further evaluation and repair by a qualified contractor. |
| 23. | Decking | Plywood. |
| 24. | Ventilation | Roof vents. |
| 26. | Electrical Conditions | Open junction box (es); open splice(s). Splices in electrical wiring should be properly encased in junction box. Open junction boxes should be properly covered. |

Buyers Inspection

27. Attic fan Not applicable.

Porches, Steps & Decks

Step #	Component	Comment
40.	Porch 1	Front; frame.
43.	Deck	Rear; wooden. The stairs going down to the deck should have a railing recommend a qualified contractor repair.
45.	General Observations	All areas of the exterior steps and decks are snow covered.

Electrical Service

Step #	Component	Comment
140.	Exterior Service	Underground.
142.	Grounding	Ground stake. A ground wire was present; however, verification of the size/depth of the ground stake could not be made.

Kitchen

Step #	Component	Comment
90.	Sink/Faucet	Electric. The wires that power the stove go to a junction box above the drop ceiling. The box cover appears to have been burnt in addition the ground wire isn't grounded to ten box. In addition the subpanel next to the junction box isn't properly grounded recommend a qualified electrician evaluate and repair.
91.	Disposal	
92.	Dishwasher	
93.	Range/Oven	
94.	Cooktop	Electric.
95.	Microwave Oven	Heats water.
96.	Exhaust Fan/Range Hood	

Buyers Inspection

97.	Refrigerator/Freezer	Temperatures acceptable. Ideal temperatures are 40 degrees at the refrigerator and 0 degrees at the freezer. Actual temperatures measured are & degrees.
98.	Electrical Outlets	Ungrounded 3 prong outlet(s). The outlets are not grounded recommend a qualified contractor repair any outlets that are near a water source.
99.	Windows	Wood
99b.	Ceiling & Walls	Panel & drop ceilings. There are many boxes without covers and open splices that are not properly terminated in a box recommend a qualified electrician repair.
99c.	Floor	Carpet

Fireplaces & Their Flues

Step #	Component	Comment
160.	Location	Living Room.
161.	Firebox	Wood burning stove. Wood burning stove is installed: clearances and venting do appear appropriate; chimney sweep and/or fireplace technician should be consulted for proper specifications.
162.	Flue	Metal. This chimney review was limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions was not possible and is beyond the scope of this inspection. This was a limited inspection. If further review is desired, client is advised to consult with a qualified chimney sweep or fireplace technician prior to closing.

Bathroom

Step #	Component	Comment
100.	Location/Observations	Basement level.
101.	Fixtures-Sink/Basin	Single vanity.
103.	Fixtures-Toilet	Two-piece. The toilet is very loose recommend a qualified contractor repair.
104.	Fixtures-Bathtub/Shower	Separate shower. The shower head is leaking.

Buyers Inspection

112.	Ventilation	None. It is recommended that proper ventilation be provided. Check with local authorities concerning any requirements for installation.
113.	Outlets/Switches	GFI recommended. It is recommended that all receptacles within 6' of a water source be connected on a GFI circuit for safety.
114.	Windows	
115.	Ceiling & Walls	Wood panels
116.	Floor	Carpet

Bathroom #2

Step #	Component	Comment
100.2.	Location/Observations	2nd level.
101.2.	Fixtures-Sink/Basin	Single vanity.
103.2.	Fixtures-Toilet	Two-piece. The toilet is very loose and is leaking recommend a qualified contractor repair.
104.2.	Fixtures-Bathtub/Shower	Tub/shower. The water pressure to the tub is very slow recommend a plumber evaluate.
112.2.	Ventilation	Window.
113.2.	Outlets/Switches	GFI recommended. It is recommended that all receptacles within 6' of a water source be connected on a GFI circuit for safety.
114.2.	Windows	Wood
115.2.	Ceiling & Walls	Wood panel
116.2.	Floor	Wood

Interior

Step #	Component	Comment
170.	Doors	The front door is dented on the bottom and sticks when trying to open in addition the patio doors have damaged trim, recommend a qualified contractor repair
171.	Windows	Wood windows.
172.	Walls	Panel. The North wall at the bottom is moved in from the top recommend a qualified contractor evaluate and repair.

Buyers Inspection

173.	Ceilings	Panel. There are moisture stains above the patio door in the living room. When tested with a moisture meter no moisture was found.
174.	Floors	Carpet.
175.	Stairwells	No improper conditions noted...
176.	Electrical Outlets	Ungrounded 3 prong outlet(s). Improper condition present.

Foundation/Basement

Step #	Component	Comment
01.	Description	Crawl areas.
02.	Basement Floors	Not applicable.
03.	Bearing Structure	Concealed.
03a.	First Floor Design	Wooden joists. Many of the joists have been cut recommend a qualified contractor evaluate and repair.
04.	Walls	Block; concrete.
05.	Moisture Evidence?	
06.	Floor Drains	
07.	Sump Pit/Pump	
08.	Crawl Space	Earth floor. The poured concrete and block on the Northside of the building is cracked in many areas and the concrete is starting to slope in recommend a qualified contractor evaluate further.
10.	Ventilation	

Water Heater

Step #	Component	Comment
70.	Manufacturer	30 gal.; Richmond. Serial#0303220404 Model#SVP20-1
71.	Fuel Supply	Electric.
72.	Operations/Connections	No improper conditions noted.
73.	Venting	Not applicable.
74.	Relief Valve Piping	No improper conditions noted.

Buyers Inspection**General Plumbing**

Step #	Component	Comment
60.	Main Water Service	Galvanized steel.
61.	Main Shut-off Valve	At basement.
62.	Supply Piping	Galvanized steel.
63.	Drainage Piping	Cast iron.
64.	Clean-out	Stack.
65.	Fixture Venting	No improper conditions noted.

Heating/Cooling Systems

Step #	Component	Comment
80.	Heating Type	Forced warm air.
81.	Manufacturer (heating)	Fraser - Johnston. Model#PCMU-LO12N095B Serial#EFYN081099
81a.	BTU Rating	95K brut.
82.	Fuel Supply	Gas.
83.	Burners/Elements	Ribbon burner.
84.	Venting	Metal.
85.	Heat Exchanger	Light rust. Access to the heat exchanger is limited; we recommend the unit be inspected by the local Gas Co. or a HVAC contractor.
87.	Ductwork	Metal.
88.	Manufacturer (cooling)	Payne. Model#PA10JA024-C Serial#2002E16319
89.	Cooling System	Central. The unit is not level and the insulation on the condensate line is worn recommend a qualified contractor repair.

Panel Box

Step #	Component	Comment
143.	Panel Location	Basement.
144.	Main Service Wires	Aluminum.

Buyers Inspection

- | | | |
|------|--------------------------|---|
| 145. | Main Disconnect | Main panel box. |
| 146. | Manufacturer | Square-D. The cover is missing for the panel. It is recommend that you contact your insurance company prior to closing to see if they will cover a fuse type system. |
| 147. | Branch Wiring Conductors | Copper; cartridge/fuses. |
| 148. | Miscellaneous Defects | Switch/outlet cover missing. All switch/outlet covers should be installed to ensure safety. |