

# **Confidential Inspection Report**

**1234 Your St.  
Anytown, WI 53111**

**Prepared for: Home Buyer**

**Prepared by: About Your Home, LLC  
Elkhorn, Wi 53121  
262-472-9144 johnm@aboutyourhome.org**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

# Report Table of Contents

GENERAL INFORMATION	3
ROOF SYSTEM	5
EXTERIOR	6
SITE	8
GARAGE	9
ATTIC	11
GENERAL INTERIORS	12
BATHROOMS	14
KITCHEN APPLIANCES	15
KITCHEN	15
FOUNDATION, INTERIOR	16
PLUMBING	17
HEATING SYSTEM	19
AIR CONDITIONER UNIT	20
ELECTRICAL	20

## GENERAL INFORMATION

### Client & Site Information:

Inspection Date: 01/01/09.

Client: Home Buyer

Inspection Site: 1234 Your St.  
Anytown, WI 53111

House Occupied? Yes.

People Present: Purchaser, Buyers Agent.

### Building Characteristics:

Main Entry Faces: East.

Estimated Age: 22 years.

Building Type: 1 family, Colonial.

Stories: 2.

Space Below  
Grade: Basement.

### Climatic Conditions:

Weather: Clear.

Soil Conditions: Damp.

Outside  
Temperature (f): 60-70.

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

SAT="SATISFACTORY": The component or majority of the component was in a functional condition and was performing as intended.

MANT="MAINTENANCE": The component indicates a lack of or need of general maintenance.

UNSAT="UNSATISFACTORY": The component was not performing as intended or was in an unsafe condition. Immediate repairs/replacement is recommended/necessary.

MON="MONITOR": The component should be observed on a systematic basis for proper control, maintenance or repair.

NOT="NOT VISIBLE": [Item was not visible, not accessible, or not able to be operated at the time of inspection, due to safety concerns or the possibility of damage.](#)

#### 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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the 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 the American Arbitration Association 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 SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

**Roofing Material**    Composition Shingles.

**Number Of Layers**        2 Layers Visible.

**Roof Access:**        Percent Visible, 100 % Visible.

**Rating & Comments**        Rating, Maintenance,

Nail pops under the shingles were noted. Re-secure the nails and seal the edges with roofing cement.

**Estimated Life Remaining**    Years, 15.

### Flashings & Valleys

**Flashing/Valley Material**        Metal.

**Rating & Comments**        Rating, Maintenance,

Rust was noted on the flashings and/or valleys. Recommend sealing the applicable areas to prevent damage to the material.

### Chimney

**Chimney Construction**        Masonry Chimney, Flue Material: Tile, Cap Material: Masonry.

**Rating & Comments**        **Rating, Unsatisfactory,**

**Severe cracking was present on the chimney(s). Movement also may be present. This condition needs review by a chimney specialist immediately to determine cause and repair.**

### Gutters & Downspouts

**Material** Type of Gutters, Metal.  
**Rating & Comments** Rating, Satisfactory.

## EXTERIOR

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, 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 curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Wall Coverings

**Walls Coverings** Walls are covered with: Aluminum/ Metal Siding, Brick, Type Of Siding, Beveled/ Lap, Veneer.  
**Rating And Comments** Rating, Satisfactory.

### Fascia, Soffits, & Trim

**Materials** Metal, Wood.  
**Rating & Comments** Rating, Maintenance,

There is evidence of openings in the soffit areas. Seal or fill the openings to prevent pest or water intrusion into the openings.

### Windows

**Material** Wood, Thermopane, Type, Double Hung, Casement, Basement.  
**Rating & Comments** Rating, Satisfactory.

### Entry Doors

**Location** Front Entry Door, Rear Entry Door.  
**Material** Wood.  
**Rating & Comments** Rating, **Satisfactory**,

Consider adding weather proofing to the entry door for better energy efficiency.

### **Patio Doors**

**Material** Wood, Thermopane, Due to atmospheric conditions, failed seals may not have been detected.

**Rating & Material** Rating, Satisfactory.

### **Paint And Stain**

**Rating & Comments** Rating, Maintenance

Paint/Stain, The finishes are chipping and peeling in various areas. Prep and refinish the surfaces to prevent damage to the underlying components.

The caulk was worn or missing in various areas. Maintain a tight caulk joint around all openings to prevent water intrusion and to improve the energy efficiency of your home.

### **Foundation**

**Materials** Concrete Block.

**Rating & Comments** Rating, Satisfactory.

### **Steps And Stoop**

**Steps** Materials, Concrete.

**Stoops** Material, Concrete.

**Rating & Comments** Rating, Satisfactory.

### **Exterior Electric**

**Lights** Rating, Satisfactory.

**Receptacles** Rating, Satisfactory,

No ground fault circuit interrupters were present. Consider installing them in all wet areas such as bathrooms, kitchen, garage, and exterior to reduce the risk of shock. Read Electrical Home Maintenance section.

**Service Wires Entrance**

Rating, The service wires enter underground and are not part of the home inspection.

## SITE

### General Comments

#### General Remarks

##### About Site

The hot tub was not inspected and is not a part of a home inspection. No conditions were determined.

### Sidewalks

#### Materials

Concrete.

#### Rating & Comments

Rating, Satisfactory,

Evidence of past mud jacking was noted. Monitor for further or future settlement.

### Driveway

#### Material

Asphalt.

#### Rating & Comments

Rating, Maintenance,

Slight wear was noted in the surface of the driveway. Sealcoat the surface to prolong its life.

### Patio

#### Material

Concrete.

#### Ratings & Comments

Rating, Satisfactory,

### Grade/ Drainage

#### Lot Slope

Lot is basically flat.

#### Rating & Comments

Rating, Maintenance,

The earth at foundation lacked an adequate slope away from the foundation. Re-grade the applicable areas to a slope of at least 1" per foot for a minimum of five feet away from the structure.

### Deck Systems

#### Material

Wood, Proper Railing.

#### Rating & Comments

Rating, Satisfactory,

Visibility of the deck substructure was limited. Condition of components was not determined.



## Vegetation

**Rating & Comment**

Rating, Maintenance,

Some of the vegetation / limbs were close to or were in contact with the structure(s).  
Trim the applicable vegetation / limbs to prevent damage to the exterior components.

## Hose Faucets

**Rating & Comments**

Rating, Satisfactory,

Frost free faucets are present on the exterior of the home.

No anti-siphon device was installed on one or more of the faucets. Install the devices to prevent possible the contamination of the water supply. This is not required in all communities.

# GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

## General

**Type**

Attached.

**Visibility Limited**

Visibility of the interior of the garage was limited by either finished areas and/or stored items. No conditions were determined for the inaccessible areas.

## Roof:

**Roofing Material** Same as house, see main roof comments.

## Exterior Components

**Materials:** Same as Main House, see main house comments.

## Roof Structure

**Materials** Wood Rafters, 2"x6", 16" on center, Sheathing, Plywood.

**Rating & Comments**

Rating, Satisfactory.

## Overhead Garage Door:

**Material:** Metal.

**Rating & Comments** Rating, Satisfactory.

**Door Opener**

**Rating & Comments** Rating, Maintenance,

The eye sensors for the auto-reverse system are located improperly. Relocate the eyes per manufacturer's requirements.

**Service Door**

**Rating & Comments** Rating, Satisfactory.

**Wall Structure**

**Construction** Wood Framed.

**Rating & Comments** Rating, Satisfactory,

Part or all of the interior walls are finished and are not visible. No conditions were determined for the inaccessible areas.

**Foundation**

**Materials** Concrete Block.

**Rating & Comments** Rating, Satisfactory.

**Garage Floor**

**Material** Poured Concrete.

**Rating & Comment** Rating, Satisfactory,

Typical cracks noted,

Spalling is present on the concrete. This is common to concrete surfaces.

**Electrical**

**Item** Lights, Receptacles.

**Rating & Comments** **Rating, Unsatisfactory,**

**Electrical open splices are present in the garage wiring. Wiring should be corrected by a qualified contractor for safety.**

## Fire Separation

**Rating & Comment** Rating, Satisfactory.

## ATTIC

### Attic Access

**Location** Closet, Ceiling Hatch.

**Rating & Comments** Rating, Satisfactory.

### Visibility

**Percent Accessible** 80%

**Limited By** Attic visibility to components and floor structures is limited by insulation. Visibility of the attic was limited by roof design and/or lack of access. No conditions were determined for inaccessible areas.

### Roof Structure

**Type & Material** Wood Rafters, 2"x6", 16 on center. Plywood Sheathing.

**Rating & Comments** Rating, Satisfactory.

### Attic Ventilation

**Types** Roof Vents, Soffit Vents, Soffit Chutes.

**Rating & Comments** Rating, Satisfactory.

### Exhaust Fans

**Type** Kitchen.

**Rating & Comments** Rating, Maintenance,

One or more of the bath/kitchen fan(s) vents terminates in the attic. Vent the fans directly to the exterior (with insulated duct work) to prevent moisture accumulation in the attic.

### Chimneys & Flues

**Material** Masonry.

**Rating & Comments** Rating, Satisfactory.

### Electrical Wiring

**Type** Flexible Armored Cable.

**Rating & Comments** Rating, Satisfactory.

### Plumbing Vents

**Materials** Cast Iron.

**Rating & Comments** Rating, Satisfactory.

### Attic Insulation

**Type, Material, Depth** Blown - In, Fiberglass, 9-12 Inches, R Value 30-40.

**Rating & Comments** Rating, Satisfactory.

### Evidence Of Moisture And Water Stains

**Stains** Stains Noted, Past Activity.

**Rating & Comments** Rating, Satisfactory,

Stains appear to be previous problems. All roof flashings & penetrations should be monitored biannually.

## GENERAL INTERIORS

### General Remarks

**Visibility Limited By:**

The interiors visibility was severely limited by stored items and/or personal belongings. This severely limited access to many interior components. No conditions were determined for inaccessible areas.

### Floor Systems

**Rating & Comments** Rating, Satisfactory.

### Walls And Ceilings

**Materials** Drywall.

**Ratings And Comments** Rating, Satisfactory,

Cracks were noted in wall/ceiling surfaces. These are typical for the age of the structure.

### Doors

**Rating & Comments** Rating, Maintenance,

One or more of the doors did not shut properly or need refitting or alignment. Correct as necessary.

**Heat Source**

**Rating & Comment**                      Rating, Satisfactory  
  
Present in All Main Rooms.

**Windows**

**Material**                              Wood.  
  
**Rating & Comments**                      Rating, Satisfactory.

**Steps And Stairways**

**Rating & Comments**                      Rating, Satisfactory.

**Electrical And Ceiling Fans**

**Fixtures Present**                      Receptacles, Light Fixtures, Ceiling Fans.  
  
**Rating & Comment**                      Rating, Maintenance,  
  
Recommend balancing or securing the ceiling fans that wobble or need adjusting.

**Smoke Detectors**

**Type**                                      Battery Operated.  
  
**Rating & Comments**                      Rating, Satisfactory.

**Fireplace**

**Type**                                      Wood Burner.  
  
**Flue Type**                                Vents into Chimney, Dedicated Flue.  
  
**Rating & Comments**                      Rating, Maintenance,  
  
Creosote was noted in the firebox/ fireplace/flue(s). Have a qualified chimney specialist clean the fireplace(s) and flue(s) to reduce the risk of chimney fires.

## BATHROOMS

### Sinks And Vanities

**Ratings & Comments** Rating: Maintenance,  
The sink faucet is leaking. Repair as necessary.

### Toilet

**Rating & Comments** Rating: Satisfactory.

### Tubs And Showers

**Types Present** Tub and shower combination.

**Rating & Comments** Rating: Satisfactory.

### Tub & Shower Walls

**Surface Type** Ceramic Tile: Ceramic tile surrounds should be sealed and caulked annually.

**Rating & Comments** Rating: Maintenance,  
Various grout and / or caulk joints were cracked. Repair joints to prevent water intrusion and damage to underlying components. Monitor for future repairs. Damage to underlying was not visible or determined.

### Bathroom Electric

**Rating & Comments** Rating: Satisfactory,  
No ground fault circuit interrupters were present. Consider installing them in all wet areas such as the bathrooms, kitchen, garage, and the exterior to reduce the risk of shock.

### Walls Ceilings Floor

**Rating & Comments** Rating: Satisfactory.

### Ventilation

**Rating & Comments** Rating: Satisfactory,  
Only a window is present for ventilation. Consider installing a fan type system to help better control moisture in the bath areas.

### Water Pressure

Rating & Comments      Rating: Satisfactory.

## KITCHEN APPLIANCES

### Cooking Appliance

Rating & Comments      Rating: Satisfactory.

### Kitchen Exhaust Fan

Rating & Comments      Rating: Satisfactory.

### Microwave

Rating & Comments      Rating: Satisfactory.

### Dishwasher

Rating & Comments      Rating: Satisfactory.

### Garbage

Rating & Comments      **Rating: Unsatisfactory,**

**Exposed / improper electrical connections were noted at the disposal. Enclose the connections to prevent contact with the wires.**

### Refrigerator

Rating & Comments      Rating: Satisfactory.

## KITCHEN

### Cabinets

Material      Natural Wood.

Rating & Comments      Rating: Satisfactory.

### Countertops

Materials      Solid Surface.

Rating & Comments      Rating: Satisfactory.

### Sink

**Rating & Comments**            Rating: Satisfactory.

### Faucets

**Rating & Comments**            Rating: Satisfactory.

### Receptacles And Lighting

**Rating & Comments**            Rating: Satisfactory.

## FOUNDATION, INTERIOR

### Type And Visibility

**Type Of Basement**            Basement.

**Visibility**                      Visibility of the components was limited by stored items. No conditions were determined for inaccessible areas.

### Basement Stairs

**Rating & Comments**            Rating: Satisfactory.

### Visible Foundation Walls

**Material**                      Concrete Block.

**Rating & Comments**            Rating: Monitor,

Various horizontal and step cracks were noted in foundation wall(s). This indicates movement has occurred. No repairs appear to be required now; however, the applicable area(s) should be monitored for indications of further movement.

### Basement Floor

**Material**                      Concrete.

**Rating & Comments**            Rating: Satisfactory,

Typical cracks are noted in the floor. No abnormal movement is visible. Sealing cracks is always a good idea.

### Beams And Bearing Walls

**Type**                              Steel Beam.

**Rating & Comment**            Rating: Satisfactory.



### Support Columns Or Piers

**Type** Metal.  
**Rating & Comments** Rating: Satisfactory.

### First Floor Structure

**Structure** Type, Wood Joists, Size, 2"X10", 16" On Center, Sheathing Material, Plywood.  
**Rating & Comments** Rating: Satisfactory.

### Indications Of Moisture

**Indications** Stains, Past Indications.  
**Rating & Comments** Rating: Satisfactory,

Monitor lot grade, gutter systems and exterior drainage systems to help prevent moisture intrusion into foundation. Recommend dehumidifier use in the basement and crawlspace areas.

### Floor Drain And Sump Pump

**Systems** Floor Drain Present, Sump Pit and Pump Present.  
**Rating & Comments** Rating: Satisfactory.

### Insulation

**Location And Type** Fiberglass batt insulation, in rim joist cavities.  
**Rating & Comments** Rating: Satisfactory.

## PLUMBING

### General Comments

**Items And Conditions** Items, A water softener was present but was not evaluated. No conditions were determined.

### Main Water Service

**Source** Public water supply with, copper main.  
**Rating & Comments** Rating: Satisfactory.

### Supply Piping And Shut Offs

**Main Shut Off Location** At water meter.

**Piping Material** Copper.  
**Rating & Comments** Rating: Satisfactory.

**Waste Water Piping**

**Material & Type** Type, Public Waste, Clean Out Visible, Material, Plastic.  
**Rating & Comments** Rating: Satisfactory.

**Water Heater**

**Fuel And Capacity** Fuel, Natural Gas, Capacity 50 Gallon.  
**Water Heater Age** 2001.  
**Rating & Comments** Rating: Satisfactory.

**Water Heater Valves**

**Rating & Comments** Rating: Satisfactory.

**Water Heater Venting**

**Material** Metal, Vents to Chimney.  
**Rating & Comments** Rating: Satisfactory.

**Fuel Supply Lines**

**Materials** Natural Gas, Black Iron, Water Heater, Heat Plant, Dryer.  
**Rating & Comments** Rating: Satisfactory.

**Plumbing In Unfinished Area**

**Fixtures** Sink.  
**Rating & Comments** Rating: Maintenance,  
The utility sink leaks at faucet. Repair leak.

**Laundry Connections**

**Rating & Comments** Rating: Satisfactory.

## HEATING SYSTEM

### System Information

<b>Manufacturer</b>	Carrier.
<b>Btu Input</b>	80,000.
<b>Estimated Age</b>	2006.
<b>Visibility Limited By</b>	Visibility was severely limited due to the design of the unit(s). No conditions were determined for the inaccessible areas.

### System Design And Cirulating Systems

<b>Type Of Systems</b>	Forced Air.
<b>Fuel</b>	Natural Gas.
<b>Circulation</b>	Direct Drive Blower.
<b>Ratings &amp; Comments</b>	Rating: Satisfactory,  The interior of the cabinet was either dirty or dusty, indicating a lack of maintenance. Service the unit annually.

### Heat Exchanger

<b>Visibility</b>	The burners and/or heat exchanger were not visible due to seal combustion chamber. Their condition was not determined.
<b>Rating &amp; Comments</b>	Rating: Not Visible.

### Draft Hood Regulator And Exposed Vent Pipes

<b>System</b>	Material: Plastic, Discharge: Side wall vent, Type: Inducer fan.
<b>Rating &amp; Comments</b>	Rating: Satisfactory.

### Distribution And Filter System

<b>Distribution</b>	Sheet metal, Ducts, 1 Zone.
<b>Filters</b>	High Efficiency.
<b>Rating &amp; Comments</b>	Rating: Maintenance,  The air filter was dirty. Replace/wash the filter to prevent damage to the interior components of the furnace.

## AIR CONDITIONER UNIT

### Central Cooling Unit

<b>Type</b>	Electric Refrigeration, Exterior disconnect is present.
<b>Unit Age</b>	2006.
<b>Rating &amp; Comments</b>	Rating: Maintenance,  The exterior compressor unit is not level. Level the pad to help unit run more efficient.

### Distribution System

<b>Type</b>	Distribution is through the heating system. See comments in heating distribution.
<b>Rating &amp; Comments</b>	Rating: Satisfactory.

## ELECTRICAL

### Main Service Size And Type

<b>Service Size</b>	120/240 Volts, 200 Amps.
<b>Service Type</b>	Underground service to home. The underground service line system is not visible and per State of Wisconsin Standards of Practice is not a part of the home inspection process. No conditions are determined for these systems.  System is grounded to the water system and a driven ground.
<b>Rating &amp; Comments</b>	Rating: Satisfactory.

### Main Service Panel

<b>Service Wire</b>	Aluminum conductor.
<b>Main Disconnect</b>	Breakers located in, basement.
<b>Rating &amp; Comments</b>	Rating: Satisfactory.

### 120 Volt Circuits

<b>Wire Material</b>	Copper.
<b>Rating &amp; Comments</b>	Rating: Satisfactory.

### 240 Volt Circuits

<b>Wire Material</b>	Copper, Strand Aluminum.
<b>Rating &amp; Comments</b>	Rating: Satisfactory.

### Visible Wiring (unfinished Area)

<b>Wiring Material</b>	BX Cable, Conduit.
------------------------	--------------------

**Report:** 040404

**Inspection Address:** 1234 Your St., Anytown, WI 53111

Page 21

**Date:**

**Rating &  
Comments**

Rating: Satisfactory.

# ABOUT YOUR HOME LLC INSPECTION SERVICES

## Summary of Unsatisfactory Items

**IMPORTANT:** The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

Here is a list of unsatisfactory item that need further evaluation or repair by appropriately Licensed Contractors.

### ROOF SYSTEM

#### Chimney

#### Rating & Comments

Rating, Unsatisfactory,

Severe cracking was present on the chimney(s). Movement also may be present. This condition needs review by a chimney specialist immediately to determine cause and repair.

### GARAGE

#### Electrical

#### Rating & Comments

Rating, Unsatisfactory,

Electrical open splices are present in the garage wiring. Wiring should be corrected by a qualified contractor for safety.

### KITCHEN APPLIANCES

#### Garbage

#### Rating & Comments

Rating: Unsatisfactory,

Exposed / improper electrical connections were noted at the disposal. Enclose the connections to prevent contact with the wires.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting About Your Home LLC to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

John Moore

About Your Home LLC,  
262-472-3389  
Cell 815-260-4489

