



Michael Rogers

33 West St
Clintonville, WI 54929

09/15/2023

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Inspection Summary

Inspection Summary

Definitions

Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of the inspection

Functional - Performing its function and its condition is appropriate for its age and/or use

Defect - A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

Further Evaluation - Item is not functioning as intended or appears not to be functioning as intended. Needs further evaluation by a qualified professional in the related field of work.

Needs Repair - The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.

Maintenance - Maintenance of item is recommended to prevent premature failure or to maintain its functionality.

Monitor - Currently functioning but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

Not Inspected - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection

Not Present - Item not present or not found at time of inspection.

Note

This Summary page (or group of pages) is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference. A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Noted Defects

Items that have a notable defect according to the definition noted

Exterior

Overhangs/Trim

Condition

Moisture damaged fascia board where garage roof meets house.



Chimneys

Fireplace and Chimney

Flue Condition

Closed off flue is greatly deteriorated and could leak rain water.



Garage Exterior

Exterior View of Windows/Doors

Condition

Major deterioration. Consult carpenter or window contractor.



Kitchen

Kitchen

Exhaust Fan

Ceiling. Inoperative.



Bathrooms

Central Bathroom

Electrical

Outlet on light only and not operable.

Interior

General Areas

Windows and Trim

Casement windows in living room: Evidence of leaking seals on insulated glass. This causes a foggy or wet appearance. This is repaired by replacing the glass window unit.

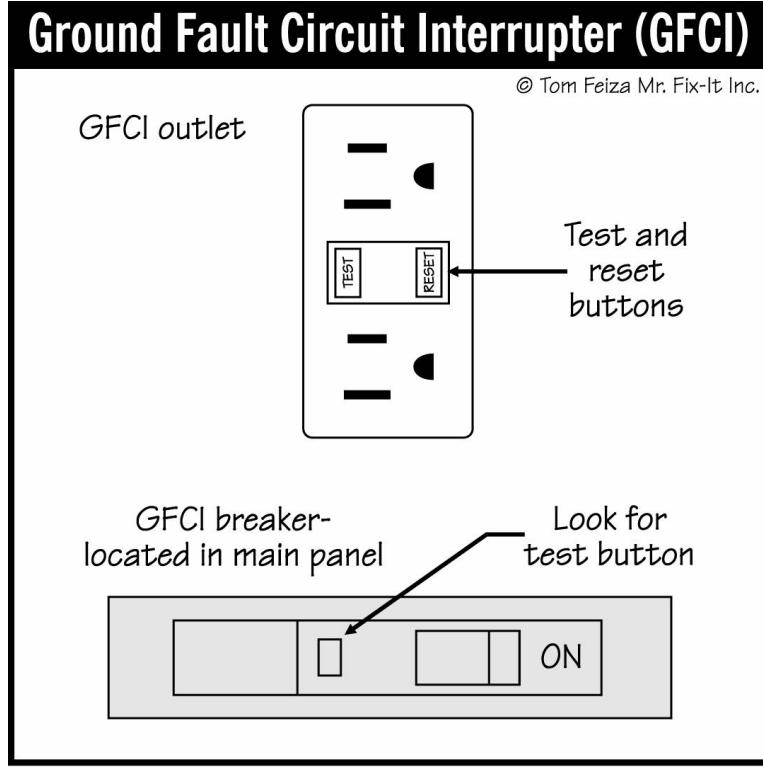
Potential Safety Hazards

Garage Exterior

Exterior Electrical

Outlets

Miswired: Open ground, Suggest Ground Fault Circuit Interrupter. See note on Electrical section, Required since 1973 GFCI IMAGE.



E016

Garage

Interior Walls/Ceiling

Fire separation damaged/missing/openings at wall in garage. This is a potential fire hazard.

Doors

House Door

Not fire resistant. Suggest a "20 minute door" rated for use between an attached garage and a house.

Garage Door Opener

Garage door opener did not mechanically reverse. This is a potential hazard. Adjust reverse sensitivity. Safety beam sensors did not respond when tested. Suggest adjusting or replacing safety beam sensors.

Garage Electrical

Miswired outlet(s), Open ground, Suggest Ground Fault Circuit Interrupter protection at all garage outlets. See note on Electrical section, Required since 1978.

Kitchen

Kitchen

Electrical

Miswired outlet(s) found: Open ground, Suggest Ground Fault Circuit Interrupter protection at all kitchen outlets. See note on Electrical section, Required since 1987.

Interior

General Areas

Smoke Detectors

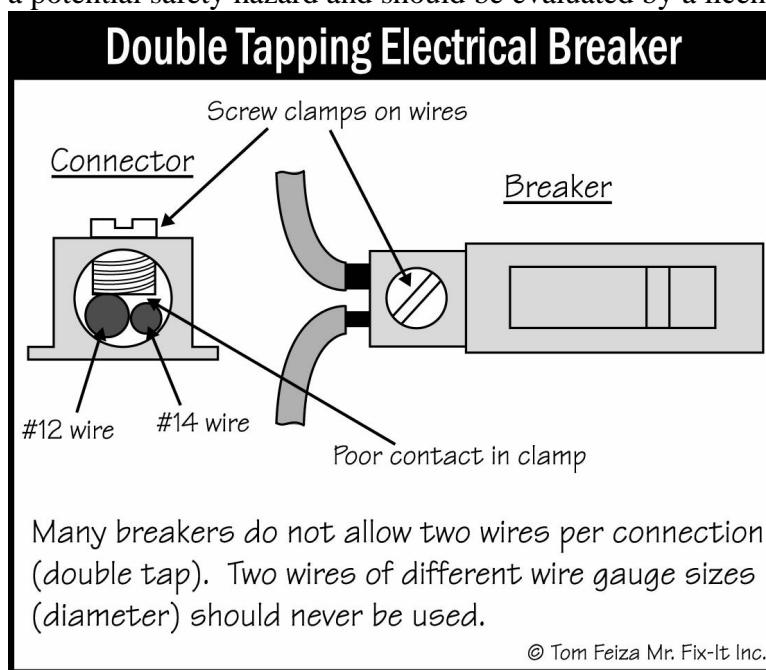
One or more smoke detector alarm did not sound. Suggest adding more smoke detectors. It is recommended to have a smoke detector in each bedroom and a carbon monoxide detector on each level.

Electrical

Main Panel

Condition

More than one wire per fuse note on three fuses. Federal Pacific panels are listed as a potential safety hazard and should be evaluated by a licensed electrician.



E047

Basement/Foundation

Basement Stairs

Missing guardrails.



Unfinished Basement Areas

Electrical

Suggest Ground Fault Circuit Interrupter for all outlets. See note on Electrical section, Required since 1990. NM wires over block walls should be encased in conduit.

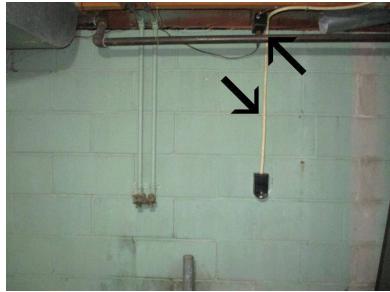


Laundry

Laundry

Electrical

Suggest Ground Fault Circuit Interrupter for washer outlet in ceiling and conduit for 220 NM wire (dryer outlet). See note on Electrical section, Required since 2005.



Deferred Cost Items

Items that may need repair or replacement in the next 5 years:

Exterior

Driveway/Slab

Concrete

Spalling/surface deterioration section.



Electrical

Service Information

Wire Protection

Fuses. Fused panels are considered obsolete. Many insurance companies and lenders require upgrading to breakers.

Water Heater

Water Heater

Age

Approximately 21 years old.

Air Conditioning

Air Conditioner

Age

Approximately 17 years old.

Important Maintenance Items

Exterior

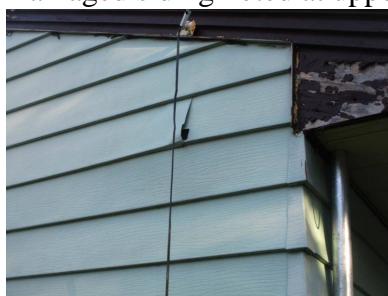
Siding

Vinyl/Metal

Peeling paint. Possible lead hazard. See note about lead in the "General" section at the beginning of this report.



Damaged siding noted at upper south side.



Windows/Doors

Condition

Loose frame around glass at living room window (front of house)



Basement Windows

Condition

Needs caulking/putty/paint.



Overhangs/Trim

Condition

Needs paint/stain.



Downspouts

Plastic, Discharges above grade. Damaged extension at front of house.



Gutters: View From Ground

Recommend gutters and downspouts with extensions at all eaves.

Roofs

Flashings

Plumbing Stack

Monitor mastic annually and renew as needed.

ChimneysChimney*Rain Cover*

None. Recommend adding a screen with a rain cover.

Chimney Structure

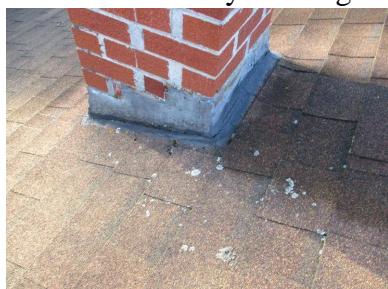
Stains around chimney in attic. Recommend resealing around base of chimney flashing.

Fireplace and Chimney*Chimney Cap*

Suggest renewing chimney cap. Cap is deteriorating.

Flashings*Chimney*

Mastic at chimney flashing cracked. Renew mastic.

**Garage**Doors*Vehicle Door*

Needs major hardware repair/replacement.

BathroomsCentral Bathroom*Tub*

Low water volume.

Shower Plumbing

Shower diverter is not working properly.

Interior

General Areas***Interior Doors and Trim***

Central bedroom door does not close tight due to carpet.

Ceiling and Walls

Peeling paint noted around chimney on kitchen ceiling.

**Attic****Insulation*****Condition***

Suggest adding insulation.

Ventilation***Condition***

Minimum venting. Suggest installing additional roof or ridge vent.

Exhaust Ducts***Vent To***

Bathroom exhaust fan does not vent to the outside. All bathroom and kitchen fans should vent outside and not into the attic.

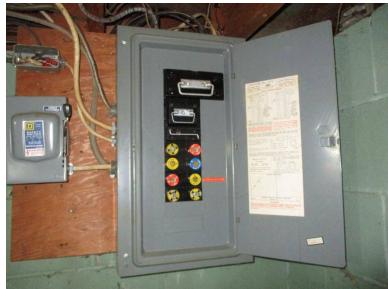
**Electrical****Service Information*****System Grounded To***

Bonded at water pipe. No water meter jumper present at the time of inspection.

This is a copper wire (#6 copper strand) that is clamped from one side of the meter to the other to protect in the event of a lightening strike. Consult a licensed electrician.

Main Panel***Condition***

Labeling not complete.

**Structure**Building StructurePosts/Columns

Steel posts should be fastened to beam with lag screws or equal (not nails)

**Basement/Foundation**Insulation

Suggest adding box sill insulation.



General

General Information

Property Inspected

33 West St
Clintonville, WI 54929

Date Of Inspection

09/15/2023

Client

Michael Rogers

Real Estate Agent

Rogers

09/15/2023

Listing Broker

Gerry O'Connor

Inspector

Home Run Inspection Service, LLC
715-853-9718

Attendees

Client.

Hazardous Materials

Determining the presence or absence of hazardous materials such as lead or asbestos is beyond the scope of this inspection.

Building and Site Information

Building Faces

West. *Though the building may or may not face directly West, references to direction in this inspection report assume that the front entrance of the building faces West.*

Building Type

Single family.

Building Occupancy

Vacant, no furniture in place.

Weather Conditions

Temperature: 65° F.

Please make special note that this report is provided as a home inspection with specific limitations as defined in the Inspection Agreement. This is not an engineering report.

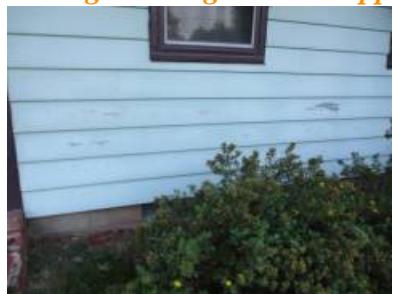
Exterior

Siding

Vinyl/Metal

Peeling paint. Possible lead hazard. See note about lead in the "General" section at the beginning of this report.

Damaged siding noted at upper south side.

**Masonry Siding**

Stone, Appears functional, Appears undamaged.

Windows/Doors

Condition

Loose frame around glass at living room window (front of house)



Basement Windows

Condition

Needs caulking/putty/paint.



Overhangs/Trim

Condition

Needs paint/stain.

Moisture damaged fascia board where garage roof meets house.



Driveway/Slab

Concrete

Spalling/surface deterioration section.



Grading

Grading

Drainage appears adequate.

Concrete Porch/Stoop

Location

Front.



Condition

Appears functional, Appears undamaged.

Exterior Faucet(s)

Exterior Faucet(s)

One or more faucets appear functional, One or more faucets appear undamaged.

Electrical

Outlets

None observed.

Exterior Lighting Fixtures

Appears functional, Appear undamaged.

Power Feed

Overhead, Appears functional, Appears undamaged.

Sump Discharge

No sump discharge found.

Downspouts

Plastic, Discharges above grade. Damaged extension at front of house.



Gutters: View From Ground

Appear undamaged. *Recommend gutters and downspouts with extensions at all eaves.*

Roofs

Inspection Limitations

Roof Inspected By

Walking on.

Pitched Roof

Material

Asphalt shingle.

Layers

One layer observed.

Condition

Appears functional, Appears undamaged.

Flashings

Plumbing Stack

Monitor mastic annually and renew as needed.

Gutters: View From Roof

Appears functional, Appear undamaged.

Pitched Garage Roof

Garage Roof

Same material as and similar condition to house.

Garage Gutters: View From Roof

Metal, Appears functional, Appear undamaged.

Chimneys**Chimney****Location**

Central.

**Chimney Inspected By**

Walking on roof.

Type of Chimney

Masonry.

Chimney Cap

Appears functional, Appears undamaged.

Flue Type

Tile.

Flue Condition

Interior not inspected.

Chimney Structure

Appears functional, Appears undamaged.

Rain Cover

None. Recommend adding a screen with a rain cover.

Chimney Structure

Stains around chimney in attic. Recommend resealing around base of chimney flashing.

**View Up Chimney**

Poor access.

Fireplace and Chimney**Location**

North.

**Chimney Inspected By**

Walking on roof.

Type of Chimney

Masonry.

Chimney Cap

Suggest renewing chimney cap. Cap is deteriorating.

**Flue Type**

Tile.

Flue Condition

Closed off flue is greatly deteriorated and could leak rain water.



Chimney Structure

Appears functional, Appears undamaged.

Rain Cover

Appears undamaged.

Flashings

Chimney

Metal, Sealed with roofing mastic, *Mastic at chimney flashing cracked. Renew mastic.*

**Fireplace and Chimney**

Metal, Appears functional, Appears undamaged.

Garage Exterior

Garage Exterior

Same material as and similar condition to house siding.

Exterior View of Windows/Doors

Condition

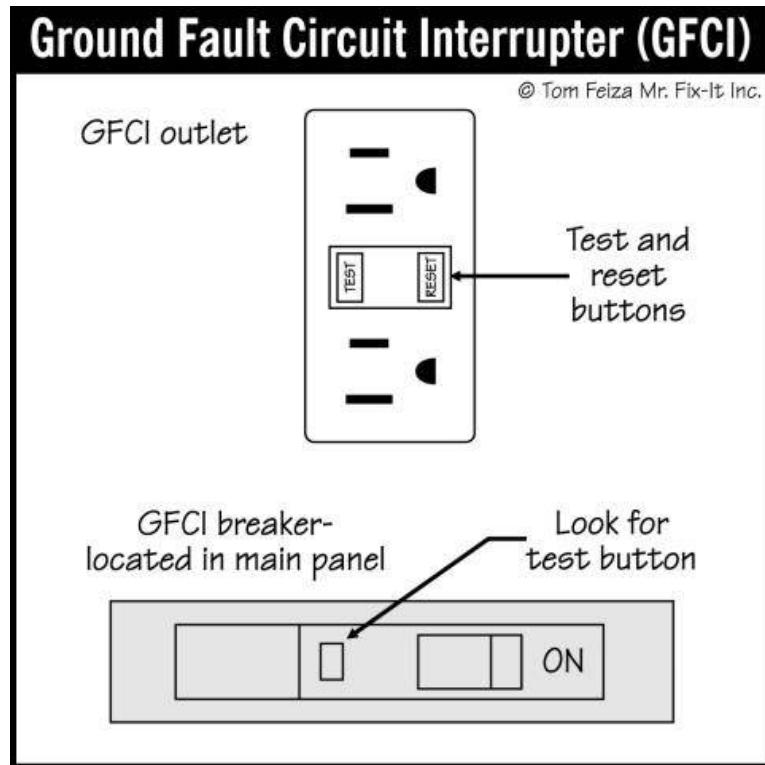
Major deterioration. Consult carpenter or window contractor.



Exterior Electrical

Outlets

Miswired: Open ground, Suggest Ground Fault Circuit Interrupter. See note on Electrical section, Required since 1973 GFCI IMAGE.



EO16

Exterior Lighting Fixtures

Appear functional, Appear undamaged.

Garage Gutters: View From Ground

Appear undamaged.

Garage Downspouts

Roof Drainage

Appear functional, Appears undamaged.

Garage

Interior Limitations

Walls

Finishes restrict inspection 60% to 70%.

Type

Attached.

Building Structure

Wood frame, Appear functional, Appears undamaged.

Interior Walls/Ceiling

Fire separation damaged/missing/openings at wall in garage. This is a potential fire hazard.

Windows

Appear functional.

Doors

House Door

Not fire resistant. Suggest a "20 minute door" rated for use between an attached garage and a house.

Vehicle Door

Needs major hardware repair/replacement.

Floor Slab

Appears functional.

Garage Door Opener

Garage door opener did not mechanically reverse. This is a potential hazard. Adjust reverse sensitivity. Safety beam sensors did not respond when tested. Suggest adjusting or replacing safety beam sensors.

Garage Electrical

Miswired outlet(s), Open ground, Suggest Ground Fault Circuit Interrupter protection at all garage outlets. See note on Electrical section, Required since 1978.

Foundation

Concrete Block

Appears functional, Appears undamaged.

Foundation Wall Movement

Movement

No significant movement evident.

Garage Attic Limitations

Attic Access

No attic present.

Garage Attic Roof Structure

Type

Rafters, Sheathing: boards.

Condition

Appears functional, Structure appears undamaged.

Kitchen

Kitchen

Sink

Sink, faucet, and piping appear undamaged.

Garbage Disposal

None.

Cabinets/Countertops

Appears functional, Appears undamaged.

Exhaust Fan

Ceiling. Inoperative.

**Heat/Cool Sources**

Heat source provided.

Stove Utility

Electric.

Electrical

Miswired outlet(s) found: Open ground, Suggest Ground Fault Circuit Interrupter protection at all kitchen outlets. See note on Electrical section, Required since 1987.

Bathrooms

Central Bathroom

Location

First floor.

Toilet

Appears functional, Appears undamaged.

Sink

Seller informed that plumber is scheduled to repair.

Counter/Cabinet

Appears functional, Appears undamaged.

Electrical

Outlet on light only and not operable.

Ventilation

Window: Appears functional, Appears undamaged, Fan: Appears functional.

Heat/Cool Sources

Heat source provided.

Tub

Low water volume.

Shower Plumbing

Shower diverter is not working properly.

Shower Enclosure

Appears functional, Appears undamaged.

Basement Bathroom

Toilet

Appears functional, Appears undamaged.

Sink

Sink, faucet, and piping appear undamaged.

Electrical

No outlet found.

Ventilation

No ventilation present in bathroom.

Heat/Cool Sources

No heater/heat source provided.

Interior

General Areas

Location

General areas.

Limitations

Furnishings prevent/limit full inspection.

Exterior Doors and Trim

Metal/Fiberglass: Appears functional, Appears undamaged.

Interior Doors and Trim

Central bedroom door does not close tight due to carpet.

Windows and Trim

Limited access: shades/blinds/location/plastic film. *Casement windows in living room: Evidence of leaking seals on insulated glass. This causes a foggy or wet appearance. This is repaired by replacing the glass window unit.*

Basement Windows

Basement windows are not tested as part of this inspection because they may be easily damaged if they are older/worn or if they have not been operated recently. Suggest confirming that all windows are operational.

Ceiling and Walls

Ceiling and wall framing is not observable due to finishes/insulation. *Peeling paint noted around chimney on kitchen ceiling.*



Floors

9 x 9 inch floor tiles may contain asbestos. *Determining the presence or absence of asbestos is outside the scope of this inspection. Inspection is limited to visible areas only. Asbestos is a substance that has been used in many building materials and products. It is a health hazard when individuals breathe in asbestos particles that are in the air. These particles enter the air when the substance containing asbestos is disturbed. Consult an asbestos abatement specialist for testing and recommendations before disturbing or altering any substance that may contain asbestos or if the substance is damaged."*



Heat/Cool Sources

Appears functional, Appears undamaged.

Smoke Detectors

One or more smoke detector alarm did not sound. Suggest adding more smoke detectors. It is recommended to have a smoke detector in each bedroom and a carbon monoxide detector on each level.

Ceiling Fans

Appears functional, Appears undamaged.

Fireplaces

Metal/gas operated, Appears functional, Appears undamaged.

Attic

Limitations

Attic Access

Ceiling access hatch: Walked/crawled in attic.

Insulation

R-value

Approximate "R" value for ceilings/floor: R-19.

Insulation Type(s)

Fiberglass.

Condition

Suggest adding insulation.

Vapor Barrier

Kraft paper/foil.

Suggest consulting with an Energy Rater or Home Performance Professional to solve any condensation, heat loss, and comfort problems.

Ventilation

Type

One gable vent observed. Power ventilator observed. Attic fans are not tested.

Condition

Minimum venting. Suggest installing additional roof or ridge vent.

Attic ventilation must be adequate to prevent structural moisture damage, ice dams, mold, and premature roof failure. Ventilation needs change depending on occupancy.

Exhaust Ducts

Vent To

Bathroom exhaust fan does not vent to the outside. All bathroom and kitchen fans should vent outside and not into the attic.

**Condition**

No adverse issues noted at this time.

Roof Structure

Limitations

Roof structure not visible: 10% to 20%.

Type

Rafters, Sheathing: boards.

Condition

Structure appears functional, Structure appears undamaged.

Electrical

Service Information

Service Rating

Main service rating: 100 amps.

Main Box Rating

125 amps, 240 V, 120 V.

Main Breaker/Fuse

100 amps.

Main Service Wire

100 amps, Aluminum.

Wire Protection

Fuses. Fused panels are considered obsolete. Many insurance companies and lenders require upgrading to breakers.

Branch Wires

Material: Copper, Aluminum 240 V, Types of branch wires: Non-metallic cable (Romex)

System Grounded To

Bonded at water pipe. No water meter jumper present at the time of inspection. This is a copper wire (#6 copper strand) that is clamped from one side of the meter to the other to protect in the event of a lightning strike. Consult a licensed electrician.

Capacities noted are determined by a visual inspection only.
Capacity concerns should be directed to a licensed electrician.

Main Panel

Location

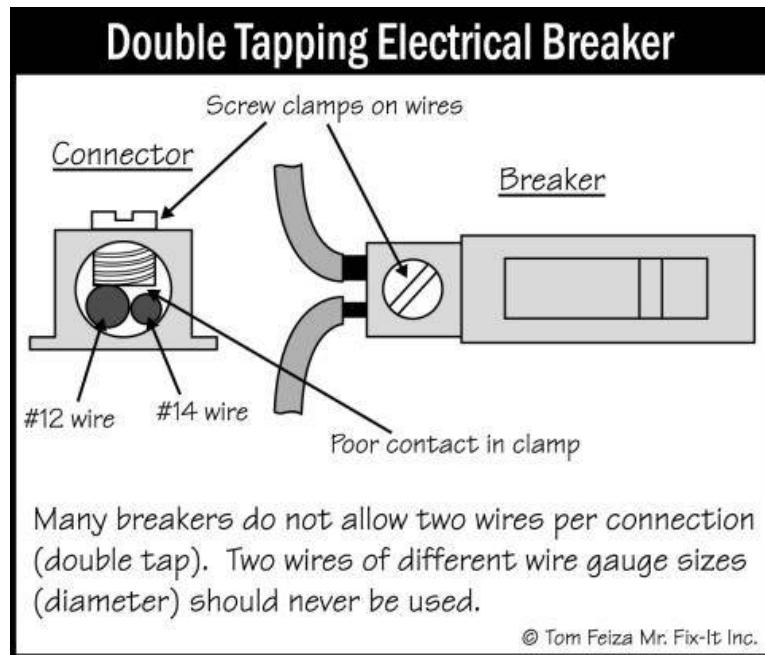
Basement.

Condition

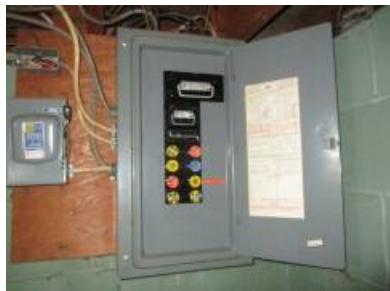
Labeling not complete.

More than one wire per fuse note on three fuses.

Federal Pacific panels are listed as a potential safety hazard and should be evaluated by a licensed electrician.



EO47



Low voltage wiring is beyond the scope of this inspection.

Finishes restrict inspection of branch circuits.

All electrical concerns are potential safety hazards and should be evaluated/repaired immediately by a licensed electrician.

Structure

Foundation Configuration

Basement: 100%.

Building Structure

Exterior Walls

Finishes restrict inspection. Wood frame.

Posts/Columns

Steel posts should be fastened to beam with lag screws or equal (not nails)



Overhead Beams

Wood, Appears functional, Appears undamaged.

Overhead Joists

Wood lumber, Appears functional, Appears undamaged.

Subfloor

Boards, Appears functional, Appears undamaged.

Basement/Foundation

Inspection is limited to visible areas only.

Inspection Limitations

Walls

Painted foundation walls (old): 100%.

Basement Stairs

Missing guardrails.



Insulation

Suggest adding box sill insulation.



Foundation Structure

Type

Concrete block.

Condition

Appears functional, Appears undamaged.

Cracks

Typical mortar shrinkage cracks.

Cracks may indicate that there is movement in a wall and the wall has technically failed. The most significant cracks are horizontal or vertical wall cracks that go through the block and are combined with inward deformation, bowing, or movement. A basement with a cracked wall may continue to progressively get worse. Sometimes cracked walls remain unchanged indefinitely.

Foundation Wall Movement

Movement

No significant movement evident.

Foundation Settlement

No evident differential settlement present.

Foundation Seepage or Dampness

Degree

None evident at the time of inspection.

Since about 1920, basements have been designed with drain tile systems to remove water and water pressure. Drain tile systems are not visible for inspection; only the end of the tile is visible at the sump crock or the floor drain palmer valve. Stains and signs of moisture are often due to poor exterior drainage of surface water, but could be due to poor exterior drainage of surface water, but could also indicate a plugged or damaged drain tile system. It is possible the signs of moisture may have been caused by a condition that no longer exists. **IT IS IMPOSSIBLE TO PREDICT THE SEVERITY OR FREQUENCY OF MOISTURE PENETRATION ON ONE INSPECTION VISIT.**

Leakage or Signs of Leakage

Water Stains

None apparent at the time of inspection.

Basement Floor

Concrete: Appears functional, Appears undamaged.

Foundation Drainage

Drain Tiles

No evidence of the presence of a drain tile system. *Exterior grading and protection from surface water is very important. Expect some dampness and seepage, depending on weather conditions. If exterior drainage improvements prove insufficient, installation or repair of the drain tile system is the only method to ensure a significantly drier basement.*

Footings and drain tiles are not visible for inspection.

Unfinished Basement Areas

Electrical

Suggest Ground Fault Circuit Interrupter for all outlets. See note on Electrical section, Required since 1990. NM wires over block walls should be encased in conduit.



Plumbing

Water Main

Source

Municipal.

Location

The main water shut off is located on the South basement wall.

Material

Copper.

Condition

Appears functional, Appears undamaged.

Main shut-off not tested. Suggest verifying that the main shut-off valve works properly before it is needed in an emergency.

Functional Water Flow

General Areas

Appears adequate except at main bath tub/shower.

Water Pipes

Material

Copper, Steel.

Condition

Appears functional, Appear undamaged, Some newer piping and some older piping. Partially upgraded piping indicates the rest of the piping will need to be replaced at some point.

Valves not operated.

Drain Pipes

Type of System

Municipal sewer.

Material

Steel, Cast iron, Plastic, PVC.

Condition

Appears functional, Appears undamaged.

Plumbing Vent Pipes

Material

Cast iron.

Condition

Appears functional.

Gas Piping

Location of Gas Shut Off

At exterior meter and at furnace/water heater/fireplace.

Condition

Appears functional, Appears undamaged.

Location of Gas Shut Off

The main gas shut off is located outside on the East side of the building.



Laundry

Laundry

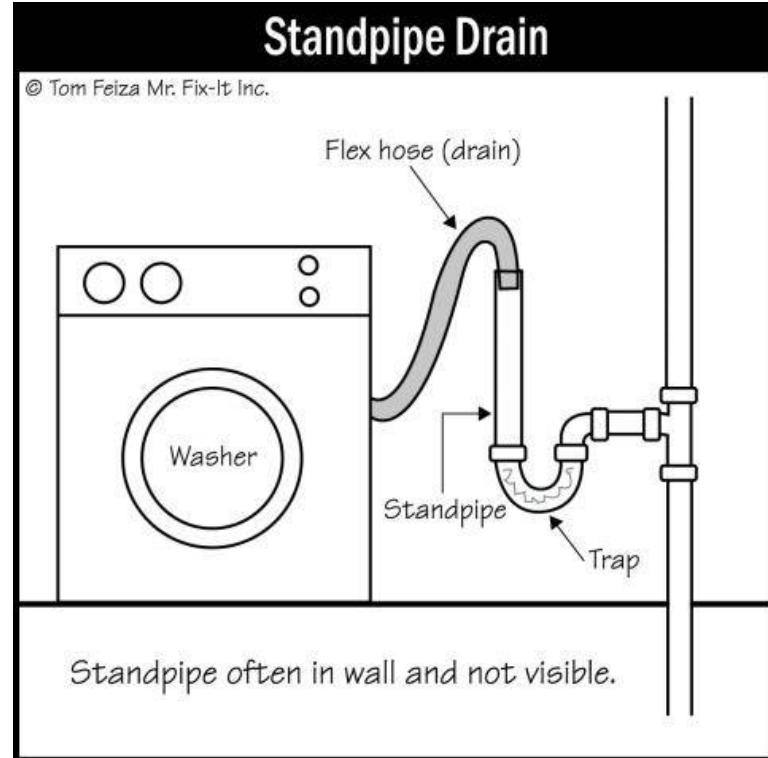
Location

Basement.



Washing Machine Drains To

Washing machine
discharges into a stand pipe.
Not tested.



P045

Dryer Utility

Electric.

Dryer Venting

Metal, Vents to: Vents to outside wall.

Electrical

Suggest Ground Fault Circuit Interrupter for washer outlet in ceiling and conduit for 220 NM wire (dryer outlet). See note on Electrical section, Required since 2005.



Water Heater

Water Heater

Location

Basement.



Type

Gas.

Age

Approximately 21 years old.

Size

Size: 40 gallons.

Condition

Appears functional, Appears undamaged.

Testing of safety devices is beyond the scope of this inspection.

Heating and Cooling

Types of Systems

Air conditioning provides cooling. See the "Air Conditioning" form for more information. Furnace provides heating. See the "Furnace" form for more information.

Furnace

Testing of safety devices is beyond the scope of this inspection.

Forced Air Furnace

Location

Basement.

**Unit Services**

All living areas.

Brand

Guardian.

Age

Approximately 5 years old.

Type

High efficiency.

Heating Capacity

80,000 BTU/hr input.

Fuel

Gas.

Piping/Valves

Appears undamaged.

Burners And Flame Observations

Sealed/limited access to burners.

Heat Exchanger

Sealed/no access.

Carbon Monoxide

Carbon monoxide not detecte at duct/supply air.

Exhaust Vent

PVC, Appears functional, Appears undamaged.

Cabinet

Appears functional, Appears undamaged.

Distribution

Distribution method: Forced air fan at heat exchanger. Non-Insulated sheet metal ducts. There appears to be an asbestos-like material present. *Determining the presence or absence of asbestos is outside the scope of this inspection. Inspection is limited to visible areas only. Asbestos is a substance that has been used in many building materials and products. It is a health hazard when individuals breathe in asbestos particles that are in the air. These particles enter the air when the substance containing asbestos is disturbed. Consult an asbestos abatement specialist for testing and recommendations before disturbing or altering any substance that may contain asbestos or if the substance is damaged.*

**Filter**

Disposable, Clean at the time of inspection.

Thermostat

Appears functional, Appears undamaged.

System Condition

Operating properly.

Recommend professional service annually.
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Air Conditioning

Air Conditioner

Location

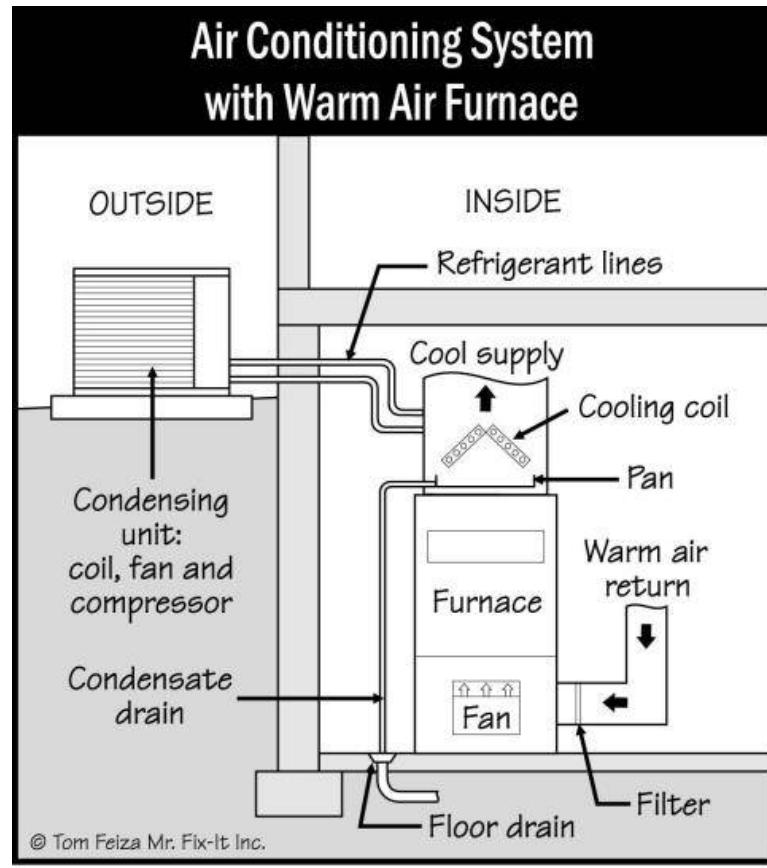
Basement.

Unit Services

All living areas.

System Type

Split system, Central (ducted) system.

**Brand**

Tempstar.

Age

Approximately 17 years old.

Cooling Capacity and Efficiency

Not found/determined.

Outside Condensing Unit

Appears functional, Appears undamaged.



Air Conditioner Fuses

Max fuse: 30 amps.

Indoor Cooling Unit

Unable to view indoor coil.

Temperature Drop

Temperature drop across evaporator coil: : approximately 18° F, adequate performance.

Normal range is 14-22°F; ideal 20°F. Temperature is measured in air flow before and after cooling coil.

Distribution

Same as Furnace.

Filter

Same as Furnace.

Thermostat

Appears undamaged.