

Inspection Report

Property Address: 5271 Sugar Maple Rd Phelps WI 54554

Big Moose Home Inspections, Inc.

Cory Koster Wisconsin Licensed Inspector 1-800-531-0233



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Date: 4/17/2025 Time: 10:00:00 AM Report ID: 52003

Property: Customer: Real Estate Professional: 5271 Sugar Maple Rd Phelps WI 54554

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

Defect (DEF) = A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement 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.

Repair (REP) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Investigate (INV) = Refers to an item, component or unit that needs further evaluation / investigation by a specialist to determine if repairs are needed.

Monitor (MO) = Observe and check the progress or quality of an item, component or unit over a period of time.

Maintenance Item (MI) = The process of maintaining or preserving an item, component or unit so that it continues to function as intended.

Wisconsin License:POWTS Inspector:Pump Installer:Cory Koster: No 3333-106Cory Koster: No 1504559Cory Koster: No 8959

Standards of Practice: NACHI License: Approximate age of building:

State of Wisconsin Standards of Practice Cory Koster: No. 19102131 20+ years

Temperature:Weather:Radon Test:40-50 DegreesSunnyNot Tested

Wood Destroying Insect (WDI): Well Inspection: Septic Inspection:

Not Inspected Inspected Inspected

1. Structural Systems

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Floor Structure: Roof Structure:

Concrete Slab Poured concrete Trusses

Roof-Type: Method used to observe attic:

Combination Walked

Gable Shed

Items

1.0 FOUNDATIONS, SLAB ON GRADE (Report signs of abnormal water penetration into the building or signs of abnormal condensation on building components.)

Comments: Inspected

Concrete slab was covered with flooring but showed no visible defects or settling cracks. Due to personal belongings inside the home, not all areas of the concrete slab were visible for observation. Recommend further evaluation once personal items are removed.







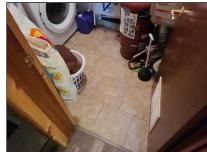












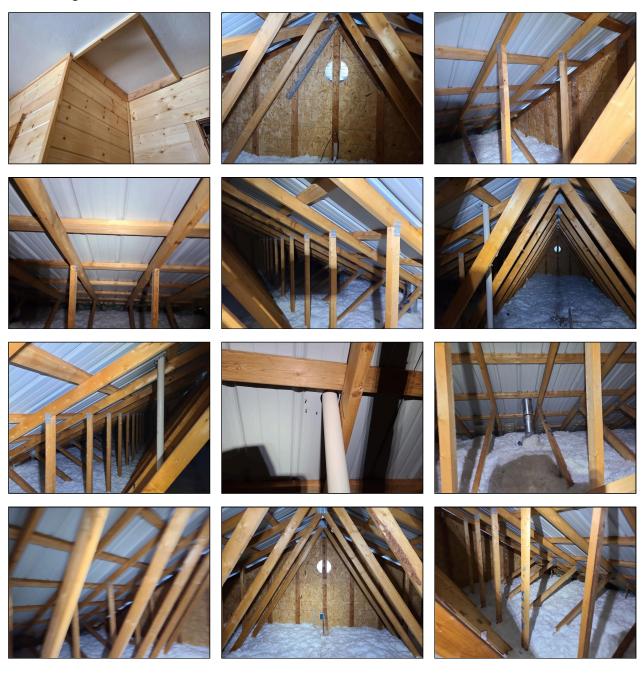




1.1 ROOF STRUCTURES & ATTICS

Comments: Inspected

Attic access was through a hatch in the ceiling of one of the bedrooms. Attic was inspected and found to be in overall satisfactory condition. Roof structure, examined from the attic, showed no visible defects or moisture damage.



The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Items

2.0 SIDING, WALL CLADDING, FLASHING & TRIM

Comments: Inspected

(1) The vinyl siding was in overall satisfactory condition.









(2) Open cracks in mortar joints should be sealed or tuck pointed as needed. These cracks were not gaping, and no settlement or displacement was observed at the time of the inspection. I recommend monitoring these areas. If these cracks get wider, displacement occurs, or more cracks appear; I recommend contacting a licensed masonry contractor for further evaluation.







2.1 EAVES, SOFFITS & FASCIAS

Comments: Inspected

Trim, soffit, and fascia appeared to be all intact and in satisfactory condition.

2.2 DOORS (Exterior)

Comments: Inspected

(1) Entrance doors were in overall satisfactory condition at the time of the inspection, unless otherwise noted.







(2) Entrance doors were in satisfactory working condition at the time of the inspection. Wood frames/ trim were in need of general maintenance.





2.3 WINDOWS

Comments: Inspected

The exterior window frames were in overall satisfactory condition.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

(1) The concrete patio and walkway appear in overall satisfactory condition in areas that were not snow/ ice covered. There were a few typical cracks that should be properly sealed, but this is common with concrete slabs.







(2) The sidewalk next to the house has a negative slope back towards the house. There was likely some natural settlement of the slab-on-grade and/or sidewalk after the concrete was poured There were no signs of moisture intrusion in the house at the time of the inspection, however, I recommend monitoring and correcting as or if needed.

Note: concrete slabs and/or walkways can often times be raised with flowable fill that, if properly used, can raise the slab without damaging the concrete. Another option would be regrading these areas.



(3) There were a few areas around the house where the grading was low. Recommend correcting the grading around the home for proper drainage away from the foundation.



(4) Trees near house should be monitored. Recommend removal of trees/branches by a professional tree service company on an as needed basis.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Ice damming is potential concern with most roofs. Often times, it cannot be determined if ice damming has been occurring or will occur in the future given the right circumstances. If ice damming does occur on the edges of the roof or in the valleys there is a possibility that moisture can seep into the home and cause moisture staining and or damage. If ice is starting to form on the roof edges then immediate attention should be given to it. Raking the snow off the edges of the roof or installing heat tape on the roof edges and/or in valleys can help prevent ice damming. Ice guard is a product that protects against ice damming. Ice guard is placed under the shingles and is therefore not readily visible and most time cannot be determined. If ice is beginning to form or ice damming is occurring then you should contact a qualified roofing contractor to further evaluate and correct as necessary.

Styles & Materials

Roof Covering: Layers: Viewed roof covering from:

Metal 1 Layer Walked roof

Items

3.0 ROOF COVERINGS

Comments: Inspected

The roof covering was appeared to be in overall satisfactory condition in areas viewed, unless otherwise noted.











3.1 FLASHINGS

Comments: Inspected

(1) Flashings were in satisfactory condition, unless otherwise indicated.

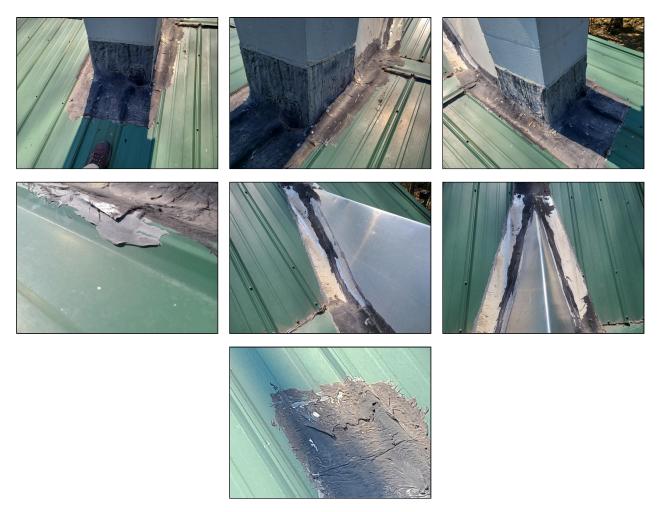




lpha (2) There were signs on the interior of the home of past moisture intrusion on the ceiling beneath the

chimney. The chimney flashing appears to have been installed in an unconventional manner, by placing the flashings on top of the metal roof and sealing around the flashings with various forms of sealants/ tape. The sealant(s) in these areas will need to be properly maintained to help prevent moisture intrusion in the future. If not intending on using the chimney, I recommend having the chimney properly terminated below the roof line, and roof covering properly installed in this area.

Note: I did not inspect the house in inaccessible areas.



3.2 CHIMNEYS, SKYLIGHTS & ROOF PENETRATIONS

Comments: Inspected

(1) The masonry chimney chase and flue liner had cracks that appear to have been recently sealed. This chimney was not being used at the time of the inspection. If intending on using this chimney in the future, I recommend further evaluation by a certified chimney sweep prior to using the chimney for safety reasons.









(2) Plumbing vent was observed to be in satisfactory condition in areas viewed.



(3) The metal roof vent for the previous water heater was no longer being used.

Please refer to the note on item 3.1 (2).





3.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

(1) Gutters and downspouts appeared in overall satisfactory condition. Recommend keeping gutters and downspouts clean.

Note: with the lack of recent rain and/or snow melt, no determination can be made as to whether the gutters leak at the seams and/or end caps. Recommend further evaluation during heavy rains and/or snow melt.





(2) Downspout extensions are needed to move water away from the foundation.



The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials; or Determine if there are gas leaks in the fuel distribution piping - gas piping can be pressure tested by propane provider and/or utility company.

Styles & Materials

Plumbing Water Distribution: Plumbing Waste Drain Pipes: Water Heater Power Source:

Not visible due to slab foundation

PEX PVC Propane

Water Heater Capacity: Manufacturer: Age of water heater:

Tankless, On Demand STATE New

Items

4.0 PLUMBING DRAIN, WASTE & VENT SYSTEMS

Comments: Inspected

Due to slab foundation waste drain pipes under slab foundation were not visible, but appeared to be functioning normally when tested. No active leaks or blockage were observed at the time of the inspection. Recommend monitoring around the fittings on drain pipes periodically.









4.1 PLUMBING WATER SUPPLY & DISTRIBUTION SYSTEMS & FIXTURES

Comments: Inspected

(1) Water flow was normal and did pass a "functional flow" test, which is determined by running water in the sink and shower while toilet is flushed. If shower spray remains, it passes.







(2) There was an active leak observed on one of the water distribution pipes under the fixture on the kitchen sink, as well as at some of the fittings and packing nut at the pressure tank. I recommend repairs by a licensed plumbing contractor.









(3) Shower head is leaking at the threads. New teflon tape may be needed at the threads.



(4) The diverter valve in the shower was leaking. The inside components of these mechanisms can often be replaced.



(5) Whirlpool was filled, tested and found to be in satisfactory working condition. GFCI outlet on whirlpool was present, tested and found to be in working condition.















(6) The water distribution piping in the home does not appear to have been installed by a licensed plumbing contractor, and has been installed in unconventional methods. There were no signs of leaks in the water distribution system, unless otherwise noted. However, I recommend monitoring closely.

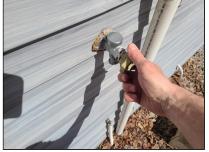






(7) Hose bibs were present but were not tested due to the winter weather conditions at the time of the inspection. The hose bibs were turned off from inside the home. Therefore, the hose bibs were not checked for internal leaks. Recommend monitoring for internal leaks when running water from the hose bibs in warmer weather.

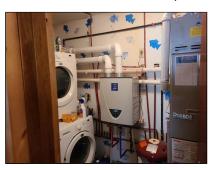




4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES & VENTS

Comments: Inspected

Water heater was a tankless on-demand system and was observed to be in satisfactory working condition at the time of the inspection.









4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

I could not locate the main shut-off for water? Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.



4.4 FUEL STORAGE & DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports)

Comments: Inspected

The propane tank is the proper distance from the house. There are no apparent odors from gas, however, the gas lines were not pressure tested for leaks. Your propane company can pressure test gas lines.





4.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off was at the propane tank.





4.6 SUMP PUMP

Comments: Not Present

4.7 SANITARY PUMP

Comments: Not Present **4.8 Sewer Cam Inspection**

Comments: Inspected

A sewer cam inspection was not performed. Therefore no representation can be made as to the condition of the waste drain pipe under ground going out to where it connects with the city sewer lines or centic system.

or septic system.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Panel Capacity - Voltage: Panel Type:

100 AMP 240 Volts Circuit breakers

Copper

Electric Panel Manufacturer:

SQUARE D

Items

5.0 SERVICE ENTRANCE CONDUCTORS, MASTHEAD, METER BOX, EXTERIOR MAIN DISCONNECTS Comments: Inspected

- (1) All electrical repairs mentioned in this report should be conducted by a licensed electrician. Any further items found by the electrician during his evaluation and/or repairs not mentioned in this report would be the responsibility of the buyers and/or sellers of this home.
- (2) Under ground service and meter box appear in satisfactory condition.



5.1 LOCATION OF MAIN & DISTRIBUTION PANELS

Comments: Inspected

The main electrical panel was located in the bedroom. Electrical panels should have a proper work space around them but often times, they do not...the rule is 36" in front of the panel, with a 30" width as well as 6 1/2 feet of headroom space. Many times this is not possible, however we do recommend that an electrician evaluate for proper installation of panels.



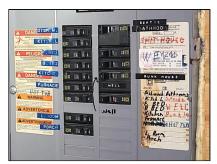
5.2 MAIN AND DISTRIBUTION PANELS, SERVICE & GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE

Comments: Inspected

The main panel was sufficient and compatible with the service size.













5.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES & COMPATIBILITY OF THEIR AMPERAGE & VOLTAGE

Comments: Inspected

(1) Branch breaker distribution and wiring appeared normal, unless noted otherwise.



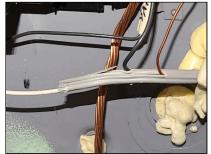




(2) A 30 amp breaker in the electrical panel was oversized for the connected 12 gauge wires. The breaker was for the whirlpool tub. This may be allowed based on the recommendation of the whirlpool manufacturers recommendations. A licensed electrician should further evaluate and repair as or if needed.









5.4 EXTERIOR OUTLETS & FIXTURES (Observed from a representative number of light fixtures, switches and receptacles located on the exterior of house and garage)

Comments: Inspected

(1) The exterior outlets were GFCI protected, tested and found to be in satisfactory working condition, unless otherwise noted.



(2) The exterior outlet at the rear entrance was not GFCI protected. Recommend updating exterior outlets to GFCIs.







5.5 INTERIOR OUTLETS (POLARITY & GROUNDING), SWITCHES, FIXTURES, JUNCTION BOXES & WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, attic, basement and crawlspace)

Comments: Inspected

(1) A representative number of outlets, switches and lights were tested and found to be in working condition at the time of inspection.



🛇 (2) I recommend having additional outlets installed by a licensed electrical contractor as needed in lieu

of using multi-pliers or extension cords for safety reasons.





5.6 KITCHEN, BATHROOM, & LAUNDRY ROOM OUTLETS, GFCI PROTECTION (GROUND FAULT CIRCUIT INTERRUPTERS) OF ALL OUTLETS WITHIN 6 FEET OF WATER

Comments: Inspected

GFCI outlets in kitchen, bathroom, and laundry room were tested and found to be in satisfactory working condition.

















5.7 SMOKE DETECTORS Comments: Inspected

Smoke detectors were present. Recommend testing smoke detectors and installing new batteries when moving into house. Smoke detectors should be installed in each bedroom if not present when moving into the house.



5.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

Carbon monoxide detector(s) were present inside the home. Recommend installing new batteries when moving into the home. Note: carbon monoxide detectors should be installed on each floor of the home per manufacturers recommendations if not present when moving into the home.



The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Energy Source: Heat System Brand:

Forced Air Furnace Propane DUCANE **Age of Heating System:** Filter Size: Filter Type:

21 years 16x25x1 Disposable

Items

6.0 HEATING SYSTEMS & EQUIPMENT

Comments: Inspected

(1) This was not an exhaustive inspection of the heating system but a functional test. The sizing and heating adequacy were not determined and is beyond the scope of this inspection. A HVAC technician is recommended for this type of an inspection. As with any heating system we recommend that the system be further evaluated and that an annual maintenance plan be setup with the technician at that time.

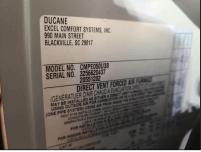
(2) The furnace was working when tested. However, due to the age of the furnace, I recommend the furnace be serviced by a HVAC technician. This furnace could last several more years, but it also could not. I recommend budgeting for a new furnace in the future.











6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

Thermostat was in working condition.



6.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Present

6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation,

air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

The furnace filter was clean at the time of the inspection.



6.4 CHIMNEYS, FLUES & VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

PVC flue pipes for furnace and water were in satisfactory condition in areas viewed.





6.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

Solid fuel heating systems, such as wood stoves, wood burning furnaces, pellet stoves, along with safety clearances and venting for these units are beyond the scope of our standard home inspection. Some insurance companies may require a certified inspection report to be filled out from a technician with a NFI certification (National Fireplace Institute) or CSIA certification (Chimney Safety Institute of America). Recommend contacting a qualified chimney sweep for this service.

The wood stove appeared to be in working condition. Damper was in working condition. I do not inspect the shape of the wood stove or the design to determine if your wood stove has a proper air draw. Recommend a chimney sweep for further evaluation.







The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items

7.0 CEILINGS

Comments: Inspected

- (1) Ceilings were in overall satisfactory condition with no major defects evident or moisture stains, unless otherwise indicated.
- (2) The ceiling in the areas below the chimney were tested with a moisture meter at the time of the inspection. Moisture meter readings did not indicate elevated moisture levels. **Please see item 3.1** (2).

















7.1 WALLS

Comments: Inspected

Visible portions of the interior walls were in overall satisfactory condition. Note: due to personal belongings being stored against the walls and/or home furnishings, not all areas of the interior walls were visible and were not inspected in these areas.









7.2 FLOORS

Comments: Inspected

(1) Visible portions of the sub floors were solid and floor coverings were in overall satisfactory condition, unless otherwise indicated.



(2) One of the floor tiles in the bathroom was cracked. I recommend monitoring and correcting if this becomes an issue.



7.3 COUNTERS & A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

Cabinets and counters were in overall satisfactory condition.

7.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

Interior doors and closet doors were in satisfactory working condition.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

(1) A representative sample of the windows were evaluated on a "best efforts" basis to ascertain the condition of the windows and if the thermal seals have failed. Often, a failed seal cannot be determined during the assessment due to varying weather, humidity, and other conditions. The operation of the windows can change due to varying temperatures or humidity. Therefore, no representations are made as to the condition of every window in their entirety.

Windows were in overall satisfactory condition with no obvious signs of failed thermal seals. Note: Evidence of failed thermal seals can change with weather conditions.

(2) Condensation forms on windows during the colder months, and can lead to mold and/or mildew like growth in areas. I recommend cleaning windows on an as needed basis.





The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation & Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/ waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation: Average Inches: Attic Ventilation:

Blown 12+ Gable vents Fiberglass Ridge vents

Soffit vents

Floor System Insulation: Dryer Power Source:

Not Visible 240 Electric

Items

8.0 INSULATION IN ATTIC

Comments: Inspected

(1) The attic was well insulated. Insulation was satisfactory at 12+ inches.





(2) The attic access was not very well insulated, and was not sealed adequately. Recommend installing a properly insulated and air-tight access for heating cost efficiency and to help prevent the escape of warm and/or moist air into the attic.



8.1 VENTILATION OF ATTIC & FOUNDATION AREAS

Comments: Inspected

Gable, ridge, and soffit vents were present and in satisfactory condition.







8.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

(1) The dryer vent was venting outside. The vent should be cleaned occasionally to prevent lint buildup.



(2) Bathroom exhaust fans were vented to the exterior of house.



The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. **Note: Kitchen and or laundry appliances are not covered under any guarantee or warranty by our company.**

Items

9.0 DISCLAIMER

Comments: Inspected

Household appliances are beyond the scope of the inspection per NACHI. However, household appliances may be tested, but the inspector will not test every feature or component of the appliance, and therefore will not be responsible for any defects that may be discovered later. There is no warranty or guaranty for appliances, this would be covered under a home warranty. If you have not done so already, we recommend that you purchase a one-year home warranty.

9.1 DISHWASHER

Comments: Inspected

9.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

Range top and oven were in working condition at the time of the inspection. Heating temperature in oven was not tested for accuracy which is beyond the scope of this inspection.

9.3 EXHAUST/RANGE HOOD

Comments: Inspected

9.4 REFRIGERATOR

Comments: Inspected 9.5 WASHER & DRYER

Comments: Inspected

Washer and dryer were tested and found to be in satisfactory working condition. No apparent leaks were visible from plumbing fixtures and drain pipes.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Water Testing

Items

10.0 Basic Annual Package (Bacteria, Nitrate, Arsenic)

Comments: Inspected

Water samples were drawn and sent to state certified water laboratory. The water test results are accessible through a link at the bottom of the report.







11. Well Inspection

Wells systems are subterranean; therefore, it is impossible to determine their overall condition. No prediction can be made as to when or if a well system or its components might fail. This report represents a one-time test and is not a guarantee or warranty against latent, concealed, or future defects of the system, but instead only a report of what was found on the date of the Inspection.

Styles & Materials

Wisconsin Unique Well No.:

TY265

Well Head Type:

6" Steel

Pump Type:

Submersible Pump

Accessories:

Inline filter Pressure tank **Pump Horse Power:**

1/2 HP

Pressure Range:

40 to 65 psi

Items

11.0 WELL PUMP & EQUIPMENT

Comments: Inspected

(1) A functional flow test was performed on the well water system. Submersible pump was in satisfactory condition. Flow rate is satisfactory at 10+ gallons per minute. Recovery rate is satisfactory; tested by running water for 30 plus minutes with no drop in flow rate or pressure. There is a 6" steel well head. Well head is visible and is the proper distance from septic system. Pressure tank is in satisfactory working condition. Pressure switch and pressure gauge are in satisfactory working condition.













(2) A back pressure test was performed by shutting the water off to the house for approximately five minutes to test the pressure between the pressure tank and the well. The back pressure test was satisfactory.







(3) The well head is cracked and will need to be replaced. This is exposing the electrical wiring for the submersible-pump, which is a potential safety hazard. The well head was covered with insulation and a plastic barrel. There was evidence of rodent nesting in the insulation. I recommend contacting a licensed contractor to further evaluate and repair as needed.









11.1 FILTERS & CONDITIONERS

Comments: Inspected

In-line water filter should be changed every 3 months.

11.2 DISCLOSURE

Comments: Inspected

DISCLOSURE: There do not appear to be any other wells on this property either in use or abandoned. All unused wells are required by State Code to be filled and sealed by a licensed Pump Installer or Well Driller. If additional wells are discovered or known to be in existence, they are required to be filled and sealed by a licensed individual and reported to the DNR on the appropriate form.

This is my opinion of performance and my observation of the visible portions of the well on the date of inspection. Due to unpredictable factors which can determine the life of a private utility, and underground features and construction factors, which cannot be seen, this report does not constitute any implied warranty or guarantee of the above.

12. Septic Inspection

Septic systems are subterranean; therefore, it is impossible to determine their overall condition. No prediction can be made as to when or if a septic system or its components might fail. The average life expectancy of a septic system is approximately 20 to 30 years. This report represents a one-time test and is not a guarantee or warranty against latent, concealed, or future defects of the system, but instead only a report of what was found on the date of the Inspection. The inspection of the septic tank is limited in scope to the visible areas of the tank. Recommend contacting a local septic company for maintenance tips and to be placed on a pumping scheduled every few years. Proper usage and maintenance of a septic system may extend the life of the system.

Styles & Materials

Septic Tank:

2500 Gallons Above ground access lid Holding Tank Satisfactory working condition

Items

12.0 SEPTIC SYSTEM

Comments: Inspected

(1) The septic holding tank was opened, inspected, and found to be in satisfactory condition and does not need to be pumped. The inlet baffle was present and functioning properly. Effluent from the plumbing fixtures appeared to be flowing properly into the tank. The interior drain pipes were inspected during the water flow procedure and no apparent leaks were found. The septic tank cover was placed back on the tank after the inspection. The septic tank meets or exceeds the required distance from the well.

Disclaimer: Because of the added cost of routine pumping of the holding tank, overflow pipes and grey water diversion pipes have been found on some septic systems. Heavy rains and saturated soils can quickly fill up a holding tank if the tank is not properly sealed. The tank and surrounding property were inspected and no evidence of overflow pipes or internal grey water diversion pipes was discovered at this home, however that does not rule out the possibility that these hidden conditions exist. No guarantee can be made regarding the water tightness of the holding tank. Recommend contacting the County to obtain pumping records for this holding tank. Tanks that have not been routinely pumped during normal household usage could indicate hidden overflow pipes may be present or that the tanks are being privately pumped to grade which is not code compliant.













(2) There were no screws installed to secure the access cover for the holding tank. I recommend

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installing weather resistant fasteners as needed for safety/liability reasons.



12.1 BOOSTER PUMP AND ALARM

Comments: Inspected

The alarm system for septic pump was not working when tested. A septic pump alarm sounds if the pump fails. A qualified contractor should inspect and repair as needed.



12.2 DISCLOSURE

Comments: Inspected

NOTE: Septic systems are inventoried by the county and are required to be pumped or inspected for solids content every three years. Because your septic is already on a scheduled maintenance program, the septic tank was not pumped as part of this real estate transaction. The county will notify you of this pumping/solids inspection requirement with a mailer to the property the next time it is due.

This is my opinion of performance and my observation of the visible portions of the septic system on the date of inspection. Due to unpredictable factors which can determine the life of a private utility, and underground features and construction factors, which cannot be seen, this report does not constitute any implied warranty or guarantee of the above.

13. Detached Garage

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and windows; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows.



Items

13.0 FOUNDATION & CONCRETE FLOOR

Comments: Inspected



The foundation for the detached garage was in need of tuck-pointing maintenance in areas. The garage floor was observed to be in overall satisfactory condition in areas viewed.









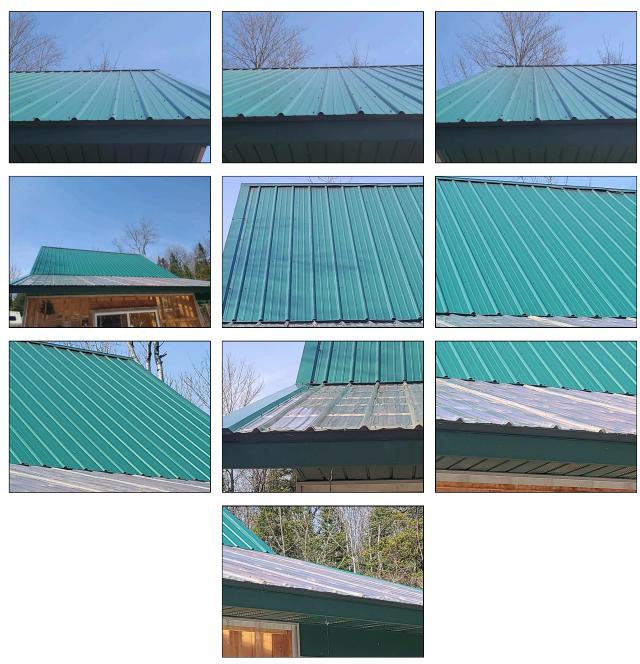




13.1 ROOF COVERING (If the roof is inaccessible, report the method used to inspect)

Comments: Inspected

The roof covering was in overall satisfactory condition.



13.2 ROOF DRAINAGE SYSTEMS

Comments: Not Present

13.3 ROOF STRUCTURE & ATTIC

Comments: Inspected

There was no attic. Roof structure, examined from the interior and exterior, showed no visible defects or moisture damage.



13.4 SIDING, WALL CLADDING, FLASHING & TRIM

Comments: Inspected

The vinyl siding was in overall satisfactory condition.













13.5 EAVES, SOFFITS & FASCIAS

Comments: Inspected

Trim, soffit, and fascia appeared to be all intact and in overall satisfactory condition.





13.6 GARAGE WALLS (including firewall protection between garage and living space)

Comments: Inspected

Most of the walls and/or ceiling in the attached garage are covered and structural members are not visible. No obvious defects were evident. I did not inspect behind these coverings.









13.7 ENTRY DOORS & OVERHEAD DOORS

Comments: Inspected

- (1) Garage service door was in satisfactory working condition.
- (2) Garage overhead door was in normal working order at the time of the inspection.

13.8 OVERHEAD DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

Garage door and opener were in normal working order. The electronic sensor lights for garage door are installed on track at bottom of door and are working. Due to the possibility of damaging the garage overhead door, I did not inspect the garage door opener to see if it would reverse when met with resistance. I recommend having this further evaluated by a certified technician if this is a concern.

13.9 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

13.10 SERVICE ENTRANCE CONDUCTORS, MAIN PANEL, SUB PANEL, GROUNDING

Comments: Inspected

(1) The sub electrical panel was sufficient and compatible to service size.

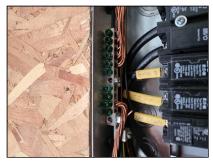












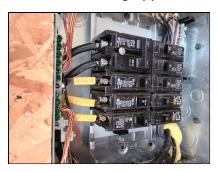
(2) There was a missing screw on the dead front cover of the sub panel in the garage. I recommend installing an approved screw as needed.



13.11 BRANCH CIRCUIT CONDUCTORS, COMPATIBILITY OF THEIR AMPERAGE & VOLTAGE

Comments: Inspected

Branch breaker distribution and wiring appeared normal.





13.12 ELECTRICAL (Observed from a representative number of light fixtures, switches, receptacles, and report on gfci protection (exterior and interior) where required)

Comments: Inspected

(1) Garage kitchen outlets are GFCI protected, tested and found to be in satisfactory condition.





(2) The garage interior outlets were grounded but were not GFCI protected. Recommend updating garage outlets to have GFCI protection.



13.13 HEATING SYSTEMS & EQUIPMENT

Comments: Inspected

- (1) This was not an exhaustive inspection of the heating system but a functional test. The sizing and heating adequacy were not determined and is beyond the scope of this inspection. A HVAC technician is recommended for this type of an inspection. As with any heating system we recommend that the system be further evaluated and that an annual maintenance plan be setup with the technician at that time.
- (2) The forced-air radiant heating system was in normal working condition at the time of the inspection. No carbon monoxide was detected at the time of the inspection checked with a carbon monoxide detector. Heat exchanger had limited visibility due to its design. Flue and fan were drafting properly at the time of the inspection. Blower motor was in satisfactory working condition.









13.14 DECK, STEPS & RAILINGS (located on the exterior and interior of garage)

Comments: Inspected

The steps to the second floor loft were in satisfactory condition, however, I recommend properly installing handrails for safety reasons.





13.15 PLUMBING DRAIN, WASTE & VENT SYSTEMS

Comments: Inspected

The plumbing was winterized and was not inspected.



13.16 PLUMBING WATER SUPPLY & DISTRIBUTION SYSTEMS & FIXTURES

Comments: Inspected

13.17 HOT WATER SYSTEMS Comments: Inspected

(1) The plumbing was winterized and was not inspected.



(2) Temperature-Pressure relief valve extension pipe is missing on water heater, extension pipe should be 4"- 6" off the floor. Install extension pipe as needed.



The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



Big Moose Home Inspections, Inc.

Wisconsin Licensed Inspector 1-800-531-0233

Customer

Address

5271 Sugar Maple Rd Phelps WI 54554

The following items or discoveries indicate that an item, component or unit do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary may also contain recommendations for routine upkeep of an item, component or unit to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. As used in the Summary, "Defect" refers to an item, component or unit that would significantly impair the health and 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. "Repair" refers to an item, component or unit that is not functioning as intended and is in need of Repair or Replacement. "Investigate" refers to an item, component or unit that needs additional investigation by a specialist to determine if repairs are needed. "Monitor" is to observe and check the progress or quality of an item, component or unit over a period of time; and "Maintenance Item" refers to the process of maintaining or preserving an item, component or unit so that it continues to function as intended. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

NOTE: This Summary page 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.

For the purposes of the report, "Defect," as defined in section 440.97(2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, on the basis of a home inspector's judgement on the day of an inspection, would significantly impair the health and 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. The contract of sale may define "defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97(2m), Wis. Stats. NOTE: 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.

2. Exterior

Repair

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

(3) There were a few areas around the house where the grading was low. Recommend correcting the grading around the home for proper drainage away from the foundation.

≅ Monitor

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

(2) The sidewalk next to the house has a negative slope back towards the house. There was likely some natural settlement of the slab-on-grade and/or sidewalk after the concrete was poured There were no signs of moisture intrusion in the house at the time of the inspection, however, I recommend monitoring and correcting as or if needed.

Note: concrete slabs and/or walkways can often times be raised with flowable fill that, if properly used, can raise the slab without damaging the concrete. Another option would be regrading these areas.

Maintenance Item

2.0 SIDING, WALL CLADDING, FLASHING & TRIM

Inspected

(2) Open cracks in mortar joints should be sealed or tuck pointed as needed. These cracks were not gaping, and no settlement or displacement was observed at the time of the inspection. I recommend monitoring these areas. If these cracks get wider, displacement occurs, or more cracks appear; I recommend contacting a licensed masonry contractor for further evaluation.

2.2 DOORS (Exterior)

Inspected

(2) Entrance doors were in satisfactory working condition at the time of the inspection. Wood frames/trim were in need of general maintenance.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

(1) The concrete patio and walkway appear in overall satisfactory condition in areas that were not snow/ ice covered. There were a few typical cracks that should be properly sealed, but this is common with concrete slabs.

3. Roofing

≅ Monitor

3.1 FLASHINGS

Inspected

(2) There were signs on the interior of the home of past moisture intrusion on the ceiling beneath the chimney. The chimney flashing appears to have been installed in an unconventional manner, by placing the flashings on top of the metal roof and sealing around the flashings with various forms of sealants/ tape. The sealant(s) in these areas will need to be properly maintained to help prevent moisture intrusion in the future. If not intending on using the chimney, I recommend having the chimney properly

terminated below the roof line, and roof covering properly installed in this area.

Note: I did not inspect the house in inaccessible areas.

Maintenance Item

3.3 ROOF DRAINAGE SYSTEMS

Inspected

(2) Downspout extensions are needed to move water away from the foundation.

4. Plumbing

Operation

4.1 PLUMBING WATER SUPPLY & DISTRIBUTION SYSTEMS & FIXTURES

Inspected

(2) There was an active leak observed on one of the water distribution pipes under the fixture on the kitchen sink, as well as at some of the fittings and packing nut at the pressure tank. I recommend repairs by a licensed plumbing contractor.

≅ Monitor

4.1 PLUMBING WATER SUPPLY & DISTRIBUTION SYSTEMS & FIXTURES

Inspected

(6) The water distribution piping in the home does not appear to have been installed by a licensed plumbing contractor, and has been installed in unconventional methods. There were no signs of leaks in the water distribution system, unless otherwise noted. However, I recommend monitoring closely.

Maintenance Item

4.1 PLUMBING WATER SUPPLY & DISTRIBUTION SYSTEMS & FIXTURES

Inspected

- (3) Shower head is leaking at the threads. New teflon tape may be needed at the threads.
- (4) The diverter valve in the shower was leaking. The inside components of these mechanisms can often be replaced.

5. Electrical

O Defect

5.4 EXTERIOR OUTLETS & FIXTURES (Observed from a representative number of light fixtures, switches and receptacles located on the exterior of house and garage)

Inspected

- (2) The exterior outlet at the rear entrance was not GFCI protected. Recommend updating exterior outlets to GFCIs.
- 5.5 INTERIOR OUTLETS (POLARITY & GROUNDING), SWITCHES, FIXTURES, JUNCTION BOXES & WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, attic, basement and crawlspace)

Inspected

(2) I recommend having additional outlets installed by a licensed electrical contractor as needed in lieu of using multi-pliers or extension cords for safety reasons.

Investigate

5.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES & COMPATIBILITY OF THEIR AMPERAGE & VOLTAGE

Inspected

(2) A 30 amp breaker in the electrical panel was oversized for the connected 12 gauge wires. The breaker was for the whirlpool tub. This may be allowed based on the recommendation of the whirlpool manufacturers recommendations. A licensed electrician should further evaluate and repair as or if needed.

7. Interiors

≅ Monitor

7.2 FLOORS

Inspected

(2) One of the floor tiles in the bathroom was cracked. I recommend monitoring and correcting if this becomes an issue.

Maintenance Item

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected

(2) Condensation forms on windows during the colder months, and can lead to mold and/or mildew like growth in areas. I recommend cleaning windows on an as needed basis.

11. Well Inspection

O Defect

11.0 WELL PUMP & EQUIPMENT

Inspected

(3) The well head is cracked and will need to be replaced. This is exposing the electrical wiring for the submersible-pump, which is a potential safety hazard. The well head was covered with insulation and a plastic barrel. There was evidence of rodent nesting in the insulation. I recommend contacting a licensed contractor to further evaluate and repair as needed.

12. Septic Inspection

Defect

12.0 SEPTIC SYSTEM

Inspected

(2) There were no screws installed to secure the access cover for the holding tank. I recommend installing weather resistant fasteners as needed for safety/liability reasons.

12.1 BOOSTER PUMP AND ALARM

Inspected

The alarm system for septic pump was not working when tested. A septic pump alarm sounds if the pump fails. A qualified contractor should inspect and repair as needed.

13. Detached Garage

O Defect

13.12 ELECTRICAL (Observed from a representative number of light fixtures, switches, receptacles, and report on gfci protection (exterior and interior) where required)

Inspected

(2) The garage interior outlets were grounded but were not GFCI protected. Recommend updating garage outlets to have GFCI protection.

13.14 DECK, STEPS & RAILINGS (located on the exterior and interior of garage)

Inspected

The steps to the second floor loft were in satisfactory condition, however, I recommend properly installing handrails for safety reasons.

🔨 Repair

13.17 HOT WATER SYSTEMS

Inspected

(2) Temperature-Pressure relief valve extension pipe is missing on water heater, extension pipe should be 4"- 6" off of the floor. Install extension pipe as needed.

Maintenance Item

13.0 FOUNDATION & CONCRETE FLOOR

Inspected

The foundation for the detached garage was in need of tuck-pointing maintenance in areas. The garage floor was observed to be in overall satisfactory condition in areas viewed.

13.10 SERVICE ENTRANCE CONDUCTORS, MAIN PANEL, SUB PANEL, GROUNDING

Inspected

(2) There was a missing screw on the dead front cover of the sub panel in the garage. I recommend installing an approved screw as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system: The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Cory Koster



Big Moose Home Inspections, Inc.

Wisconsin Licensed Inspector 1-800-531-0233

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

PAID INVOICE

WATER TEST RESULTS

FORM 3300-221