



Property Inspection Services

House Detective Property Inspection Services  
14615 W Meadowshire Drive  
New Berlin, WI 53151  
(262) 673-3092 Fax (262) 782-2693



Prepared For: Mr./Mrs. Homebuyer  
Inspector: Kevin Bush

Report #: HDsample  
Schedule Date: 5/31/2009

Client Address

222 Main St  
Milwaukee, WI 53216

Property Inspected

987 National Ave  
New Berlin, WI 53151

Present During The Inspection:  Client  Buyer's Agent  Seller's Agent  Seller  Other:

Inspection Date: 5/31/2009

Start Time: 8:00 AM

Completion Time 11:00 AM

The weather condition at the time of inspection was:

Clear and sunny.

Property Information:

The subject property inspected was a (an): Single Family

# of units: 1

Approximate age of building: 10

Approximate age of roof: 10

Additions / Alterations to: None

**KEY TO THE INSPECTION REPORT**

## DEFINITION OF TERMS

Simplified Definition of Terms. See Inspection Agreement for detailed definitions.

SATISFACTORY  
UNSATISFACTORY  
MAINTENANCE  
MONITOR  
COMMENTS  
MARGINAL  
NOT VISIBLE  
NOT ACCESSIBLE  
NOT APPLICABLE

This REPORT has two categories, The MAIN REPORT and SUMMARY.

1) The MAIN REPORT covers all component(s)/system(s) of the property(s) inspected, component (s)/system(s) ratings, and all relevant/associated comments. All Item(s) with an Unsatisfactory rating (s) should be considered Defects/Material Adverse Facts per the Real Estate Offer To Purchase Form for the real estate industry in the State Of Wisconsin. The Form defines a Material Adverse Fact(s) as a component that is not functioning in its intended manner, which would constitute a safety, health or structural hazard.

Component(s)/system(s) that have a MAINTENANCE, MARGINAL, or MONITOR rating will not show up in the SUMMARY. The Definition of Terms section defines each of these ratings and what they mean. Component(s)/system(s) that have these ratings should be monitored, maintained, and repaired properly as necessary. If the definition of these ratings is not followed, the component (s)/system(s) rating may become Unsatisfactory at any time. Read the entire MAIN REPORT upon receiving it.

2) The SUMMARY is a list of the Defects/Material Adverse Facts contained in the MAIN REPORT. It is designed be an overview of the MAIN REPORT regarding Defects/Material Adverse Facts. The MAIN REPORT supersedes anything contained in the SUMMARY. It may differ from the MAIN REPORT and cannot be used in any way, either full or in part(s), as a substitute for the MAIN REPORT. Read the entire MAIN REPORT upon receiving it.

I have read and understand the key to the Inspection Report.

Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

Report By House Detective Property Inspection Services

**130. General Main Roof**

Comment

Visibility Limited Entire Roof View

Comments: The entire roof is safely accessible. Unless otherwise stated, the entire roof is walked and inspected.

**145. Sloped Roofs**

Satisfactory

Shingles One Layer

Comments: There are composition or asphalt shingles present.

**150. Sloped Age-Life**

Comment

Comments: The roof is 10 years old and has normal wear. It has 15 years of life left. Monitor and plan for replacement accordingly.

**155. Flat Roofs**

Omit

Comments: No additional comments.

**160. Flat Age-Life**

Omit

Comments: No additional comments.

**165. Structure**

Satisfactory

Gable Medium Slope

Comments: No additional comments.

**170. Flashings-Valleys**

Satisfactory

Metal

Comments: No additional comments.

**175. Chimneys**

Omit

Comments: No additional comments.

**176. Chimney Flues**

Omit

Comments: No additional comments.

**179. Other Flues**

Satisfactory

Metal Wood Burner

Comments: No additional comments.

Report By House Detective Property Inspection Services

**180. Drainage**

Satisfactory

Attached Gutters Metal

Comments: No additional comments.

--- End of Category Main Roof ---

Report By House Detective Property Inspection Services

<b>185. General Grounds</b>	Comment	Shed-Out Building No Condition Tree-Vegetation Bark-Stone
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Visibility Limited

Comments: A shed or out building is present.

<b>190. Stoops-Stairs</b>	Satisfactory	Stoops Concrete
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Comments: No additional comments.

<b>195. Walks</b>	Satisfactory	Concrete
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Comments: No additional comments.

<b>200. Driveways</b>	Satisfactory	Concrete
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Comments: No additional comments.

<b>205. Patios</b>	Satisfactory	Concrete
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Comments: No additional comments.

<b>210. Grading</b>	Satisfactory	Mostly Flat
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Comments: No additional comments.

<b>215. Retaining Walls</b>	Satisfactory	Stone
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Comments: No additional comments.

<b>235. Plantings</b>	Satisfactory	
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Comments: No additional comments.

<b>240. Faucets</b>	Comment	Not Functioning
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Comments: The exterior faucets are not functioning. They could be shut off from inside. No conditions are determined.

--- End of Category Grounds ---

Report By House Detective Property Inspection Services

**305. General Central AC**

Comment

Visibility Limited

Comments: No additional comments.

**310. Exterior Unit 1**

Satisfactory

Electric Disconnect

Comments: No additional comments.

**315. Age Unit 1**

Comment

Comments: 1999.

**316. Interior Unit 1**

Satisfactory

AC/Furnace Combo

Comments: No additional comments.

**330. Supply Ducts**

Satisfactory

Same As Heating

Comments: No additional comments.

**335. Other**

Omit

Comments: No additional comments.

--- End of Category Central AC ---

Report By House Detective Property Inspection Services

**245. General Main Exterior**

Comment

Visibility Limited Tree-Vegetation

Comments: Visibility is limited by the listed items.

**257. Foundation Type**

Comment

Basement

Comments: The foundation appears to be a basement only.

**259. Foundation Wall Type**

Satisfactory

Concrete Masonry Units Foundation Walls Visible

Comments: No additional comments.

**261. Building Structure**

Satisfactory

Wood Frame Construction

Comments: The structure of the building walls appear to be in satisfactory condition from an exterior standpoint.

**263. Siding**

Satisfactory

Masonry Metal

Comments: No additional comments.

**265. Trim-Soffit-Fascia**

Satisfactory

Metal

Comments: No additional comments.

**270. Windows Upper**

Satisfactory

Screens-Storms Present

Comments: Some or all of the screens or storm windows are present.

**273. Windows Ground Level**

Satisfactory

Comments: No additional comments.

**275. Doors**

Satisfactory

Standard Type Sliding Type Front Wood Rear

Comments: No additional comments.

**280. Finishes-Sealants**

Maintenance

Worn-Missing Sealant Worn-Missing Finish

Comments: No additional comments.

Report By House Detective Property Inspection Services

**297. Decks**

Omit

Comments: No additional comments.

**298. Other Attachments**

Omit

Comments: No additional comments.

**300. Electrical Service**

Satisfactory

Underground Power

Comments: No additional comments.

**301. Lights And Outlets**

Satisfactory

GFCI Outlets Lights

Comments: No additional comments.

--- End of Category Main Exterior ---

Report By House Detective Property Inspection Services

<b>346. General Garage Interior</b>	Comment	Finished Areas Vehicles Storage Visibility Limited
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Attached

Comments: The garage is attached.

<b>351. Wall Structure</b>	Satisfactory	Wood Stud Walls Limited Visibility
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Comments: No additional comments.

<b>359. Foundation</b>	Satisfactory	Concrete Block Concrete Block
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Comments: No additional comments.

<b>367. Floor</b>	Satisfactory	Concrete Limited Visibility
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Comments: No additional comments.

<b>369. Roof Structure</b>	Satisfactory	Waferboard Decking Truss Structure Limited Visibility
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Comments: There is a truss roof structure present.

<b>387. Vehicle Door(s)</b>	Satisfactory	Metal
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Comments: No additional comments.

<b>393. Door Opener(s)</b>	Satisfactory	Chain Drive
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Comments: No additional comments.

<b>399. Electrical</b>	Satisfactory	Limited Visibility Wall Switch Lights GFCI Outlets
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Comments: No additional comments.

<b>403. Fire Wall</b>	Satisfactory	Fully Covered
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Comments: No additional comments.

<b>407. Plumbing</b>	Omit	
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Comments: No additional comments.

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**409. Heating**

Omit

Comments: No additional comments.

--- End of Category Garage Interior ---

Report By House Detective Property Inspection Services

**415. General Attic**

Comment

Attic Defined

Comments: Unfinished attics contain exposed insulation and roof structure. They should be properly insulated and ventilated.

**420. Access**

Maintenance

Insulate Access Interior Access

Comments: No additional comments.

**430. Visibility**

No Rating

Visibility Limited

Comments: No additional comments.

**435. Roof Structure**

Satisfactory

Wood Truss Structure OSB Wood Decking

Comments: No additional comments.

**445. Ventilation**

Satisfactory

Roof Vents Soffit Vents

Comments: No additional comments.

**450. Exhaust Fans**

Satisfactory

Bathroom Kitchen

Comments: No additional comments.

**455. Chimneys And Flues**

Satisfactory

Metal

Comments: No additional comments.

**460. Electrical**

Satisfactory

Cable

Comments: No additional comments.

**465. Plumbing Vents**

Satisfactory

Plastic

Comments: No additional comments.

**470. Insulation**

Satisfactory

Fiberglass Batts 9 - 12" R30 - R38

Comments: No additional comments.

Report By House Detective Property Inspection Services

**480. Stains Leaks**

Comment

None Visible

Comments: All Stains or Leaks may not be visible.

--- End of Category Attic ---

Report By House Detective Property Inspection Services

**565. General Full Bath**

Comment

Visibility Limited

Comments: Visibility and inspection of the Bathroom is limited by the listed items.

**570. Bathroom Fixtures**

Satisfactory

Toilets Faucets Sinks

Comments: No additional comments.

**575. Tub-Shower**

Satisfactory

Tub / Shower Tub / Shower

Comments: The tub and shower are combined.

**580. Tub-Shower Enclosure**

Satisfactory

Fiberglass

Comments: No additional comments.

**585. Whirlpool Tub**

Omit

Comments: No additional comments.

**590. Electrical**

Satisfactory

GFCI Outlets

Comments: No additional comments.

**600. Walls-Ceilings-Floors**

Satisfactory

Drywall / Plaster Walls Vinyl-Linoleum Floors

Drywall / Plaster Ceilings

Comments: No additional comments.

**605. Ventilation**

Satisfactory

Exhaust Fan

Comments: No additional comments.

**610. Plumbing**

Satisfactory

Adequate Pressure Present

Comments: No additional comments.

--- End of Category Full Bath ---

Report By House Detective Property Inspection Services

**615. General Half Bath**

Comment

Comments: The half bath is off the Kitchen.

**620. Fixtures**

Satisfactory

Faucet Toilet Sink In Cabinet

Comments: No additional comments.

**625. Electrical**

Satisfactory

GCFI Receptacle(s)

Comments: No additional comments.

**630. Walls-Ceilings-Floors**

Satisfactory

Tile Walls Drywall Or Plaster Ceilings

Vinyl-Linoleum Floors

Comments: No additional comments.

**635. Ventilation**

Satisfactory

Exhaust Fan

Comments: No additional comments.

**640. Plumbing**

Satisfactory

Adequate Flow Present

Comments: No additional comments.

--- End of Category Half Bath ---

Report By House Detective Property Inspection Services

<b>645. General Main Interior</b>	Comment	Visibility Limited
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Comments: Visibility and inspection of the area is limited by the listed items.

<b>650. Floors</b>	Satisfactory	Carpet
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Comments: No additional comments.

<b>655. Walls-Ceilings</b>	Satisfactory	Drywall
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Comments: No additional comments.

<b>660. Doors Interior</b>	Satisfactory	Wood
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Comments: No additional comments.

<b>665. Heat Source</b>	Satisfactory	Present in All Main Rooms
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Comments: No additional comments.

<b>670. Windows Interior</b>	Satisfactory	Wood Thermopane
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Comments: No additional comments.

<b>675. Skylight(s)</b>	Omit	
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Comments: No additional comments.

<b>680. Steps-Stairways</b>	Omit	
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Comments: No additional comments.

<b>685. Electrical</b>	Satisfactory	Receptacles Light Fixtures Ceiling Fan(s)
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Comments: No additional comments.

<b>690. Smoke Alarms</b>	Maintenance	Battery Operated
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Comments: Add or replace existing smoke detectors.

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**695. Additional Heat**

Omit

Comments: No additional comments.

**700. Fireplace(s)**

Omit

Comments: No additional comments.

--- End of Category Main Interior ---

Report By House Detective Property Inspection Services

**485. General Appliances**

Comment

Disclaimer

Comments: Appliance inspections are not required by the State Of Wisconsin Home Inspection Standards of Practice.

**490. Range-Oven**

Satisfactory

Electric

Comments: No additional comments.

**495. Exhaust Fan**

Satisfactory

Above Range-Cooktop

Comments: No additional comments.

**500. Microwave**

Satisfactory

Built In

Comments: No additional comments.

**505. Dishwasher**

Satisfactory

Built In

Comments: No additional comments.

**510. Disposal**

Satisfactory

Built In

Comments: No additional comments.

**515. Refrigerator**

Satisfactory

Upper-Lower Type Water-Ice Maker

Comments: No additional comments.

**520. Other**

Omit

Comments: No additional comments.

--- End of Category Appliances ---

Report By House Detective Property Inspection Services

**525. General Kitchen**

Comment

Visibility Limited Stored Items Personal Items

Comments: Visibility and inspection of the Kitchen is limited by the listed items.

**530. Cabinets**

Satisfactory

Natural Wood

Comments: No additional comments.

**535. Countertops**

Satisfactory

Plastic Laminate

Comments: No additional comments.

**540. Sink**

Satisfactory

Metal

Comments: No additional comments.

**545. Faucets**

Satisfactory

Metal

Comments: No additional comments.

**550. Electrical**

Satisfactory

GFCI Outlets

Comments: No additional comments.

**555. Walls-Ceilings**

Satisfactory

Drywall-Plaster

Comments: No additional comments.

**560. Flooring**

Satisfactory

Vinyl-Linoleum

Comments: No additional comments.

--- End of Category Kitchen ---

Report By House Detective Property Inspection Services

**780. General Plumbing**

Comment

Softener Not Tested Disclaimer

Comments: The plumbing inspection is on visible components only.

**785. Visibility**

Comment

Stored Items Finished Areas

Comments: No conditions are determined for inaccessible areas.

**790. Supply Water**

Satisfactory

Public Water Copper Main

Comments: No additional comments.

**795. Supply Piping**

Satisfactory

Shut Off At Meter Copper

Comments: No additional comments.

**800. Waste Water**

Satisfactory

Public Waste Plastic

Comments: No additional comments.

**805. Waste Pump**

Omit

Comments: No additional comments.

**810. Water Heater**

No Rating

Natural Gas 40 Gallon

Comments: No additional comments.

**815. Heater Age**

Comment

Comments: 1999.

**820. Heater Valves**

Satisfactory

Temperature &amp; Pressure Valve Present

Extension Tube Present/Proper

Comments: No additional comments.

**825. Heater Venting**

Satisfactory

Metal Dedicated Flue

Comments: No additional comments.

Report By House Detective Property Inspection Services

**830. Fuel Lines**

Satisfactory

Natural Gas Black Iron Water Heater Furnace

Comments: No additional comments.

**835. Unfinished Areas**

Omit

Comments: No additional comments.

**840. Laundry**

Satisfactory

Main Floor Location

Comments: No additional comments.

--- End of Category Plumbing ---

Report By House Detective Property Inspection Services

<b>705. General Foundation</b>	Comment	Visibility Limited Stored Items Personal Items
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Finished Areas

Comments: Visibility and inspection of the area is limited by the listed items.

<b>710. Type</b>	No Rating	Basement
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Comments: No additional comments.

<b>725. Stairs</b>	Satisfactory	Enclosed Stairs
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Comments: No additional comments.

<b>730. Foundation Wall</b>	Satisfactory	Concrete Block
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Comments: Most of the foundation walls are covered and not visible.

<b>735. Floor</b>	Satisfactory	Concrete
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Comments: No additional comments.

<b>740. Bearing Structure</b>	Satisfactory	Steel Beam
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Comments: No additional comments.

<b>745. Support Structure</b>	Satisfactory	Metal Column Metal Column
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Comments: No additional comments.

<b>750. Overhead Structure</b>	Satisfactory	Wood Joists Plywood Sheathing 2"x10", 16" O.C.
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Comments: No additional comments.

<b>755. Water-Moisture</b>	Comment	None Noted
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Comments: No sign of water intrusion is visible.

<b>760. Drainage</b>	Satisfactory	Floor Drain Present Pit and Pump
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Comments: No additional comments.

Report By House Detective Property Inspection Services

**765. Crawl Space**

Omit

Comments: No additional comments.

**770. Insulation**

Satisfactory

Rim Joist Cavities Fiberglass Batt

Comments: No additional comments.

**775. Palmer Valve**

Omit

Comments: No additional comments.

--- End of Category Foundation ---

Report By House Detective Property Inspection Services

<b>845. General Central Heat</b>	Comment	Disclaimer
<u>Comments:</u> Humidification and low voltage systems are not a part of the inspection for heat plant systems.		
<b>850. Manufacturer</b>	No Rating	Carrier
<u>Comments:</u> No additional comments.		
<b>855. BTU'S</b>	No Rating	66,000
<u>Comments:</u> No additional comments.		
<b>860. Age</b>	Comment	
<u>Comments:</u> 1999.		
<b>865. Visibility</b>	Comment	Unit design Unit(s) location
<u>Comments:</u> No conditions are determined for the inaccessible areas.		
<b>870. Design</b>	Unsatisfactory	Forced Air Natural Gas Blower Direct Drive
<u>Comments:</u> The condensate line is leaking. Recommend evaluation and repair by a qualified HVAC specialist.		
<b>875. Heat Exchanger</b>	Not Visible	Not Visible Due To Design
<u>Comments:</u> No additional comments.		
<b>880. Exhaust</b>	Satisfactory	Plastic Sidewall Vent Inducer Fan
<u>Comments:</u> No additional comments.		
<b>885. Distribution</b>	Satisfactory	Ducts Sheet Metal Disposable Filter 1 Zone
<u>Comments:</u> No additional comments.		
<b>890. Additional Heat</b>	Omit	
<u>Comments:</u> No additional comments.		

Report By House Detective Property Inspection Services

**895. Possible Asbestos**

Omit

Comments: No additional comments.

**900. Other Ventilation**

Omit

Comments: No additional comments.

--- End of Category Central Heat ---

Report By House Detective Property Inspection Services

**905. General Electrical**

Comment

Visibility Limited Finished Areas Storage

Comments: Visibility and inspection of the system is limited by the listed items.

**910. Main Panel Location**

Satisfactory

Basement

Comments: No additional comments.

**915. Main Panel Service Size**

Satisfactory

120/240 Volt, 100 Amp Breaker Disconnect

Aluminum Conductor

Comments: No additional comments.

**920. Main Panel Condition**

Unsatisfactory

Box Serviceable

Comments: The main wire is melted with signs of overheating. For safety the panel should be evaluated and repaired by a qualified electrician.

**925. Main Panel Grounding**

Satisfactory

Water Pipe Driven Rod

Comments: No additional comments.

**930. 120 Volt Circuits**

Satisfactory

Copper Breakers

Comments: No additional comments.

**935. 240 Volt Circuits**

Satisfactory

Copper Breakers

Comments: No additional comments.

**940. Sub Panel(s)**

Omit

Comments: No additional comments.

**945. Visible Wiring**

Satisfactory

Non-Metallic Cable Conduit Receptacles Lights

Junction Boxes

Comments: No additional comments.

--- End of Category Electrical ---

Client: Mr./Mrs. Homebuyer  
Date: 5/31/2009

Property: 987 National Ave  
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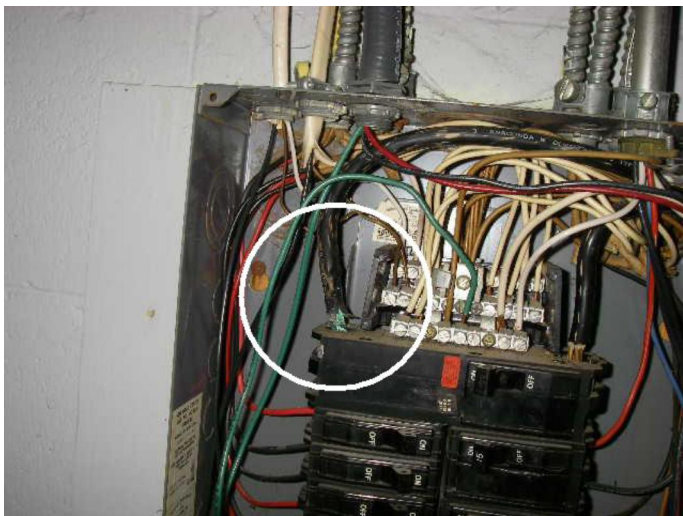
**Central Heat**



**Design**

There is heavy corrosion present and the condensate line is leaking.

**Electrical**



**Main Panel Condition**

The main wire is melted with signs of overheating.

Client: Mr./Mrs. Homebuyer

Property: 987 National Ave

Date: 05/31/09

New Berlin, WI 53151

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### **Central Heat**

#### **Design -- Unsatisfactory**

The condensate line is leaking. Recommend evaluation and repair by a qualified HVAC specialist.

### **Electrical**

#### **Main Panel Condition -- Unsatisfactory**

The main wire is melted with signs of overheating. For safety the panel should be evaluated and repaired by a qualified electrician.