

JDH Inspections LLC

PROPERTY INSPECTION REPORT



, Durand WI, 54736

Inspection prepared for: Sample

Inspection Date: 8/19/2012 Time: 11:30 AM

Age: Approx. 1926 Size: Approx. 1,536 Sq'

Weather: Sun 70's

Client was present at inspection. Detached garage was included.

Inspector: David Hartung-Weber

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JDHINSPECTIONS.com



Dear Client,

Thank you for choosing JDH Inspections LLC to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. Properties being inspected do not "Pass" or "Fail." This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. Unexpected repairs should still be anticipated. This inspection is not a guarantee of warranty of any kind.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

We use Wisconsin's Standards of Practice as a minimum standard for our inspections. You can find a copy at this address: <http://legis.wisconsin.gov/rsb/code/rl/rl134.pdf>

This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without JDH Inspection's express written permission.

Once again we appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. After you have reviewed your report, and if you have any questions please contact us at jdhinspectionsllc@gmail.com or call 715-279-2429.

Thank you,

JDH Inspections LLC

Use of Photos and Terms in this Report

Photos:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in the report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Text Color Significance:

Blue is used for topic description and summary.

Black is used for observations and information regarding the condition of the systems and the components of the home. These include comments of deficiencies which are less than significant, comments which further expand on a significant deficiency, or comments of recommendations, routine maintenance, tips, and other relevant resource information.

Green is used to denote a brief comment of a significant defect of a component or condition which needs relatively quick attention, repair, or replacement. **Green** is also used to denote an important safety issue, which needs to be brought to your attention. These comments are also repeated in the Report Summary page(s).

Comment Key or Definitions:

“INSPECTED”: I visually inspected the item, system, or component and if no other comment is made, then it appeared to be functioning as intended- allowing for normal wear and tear.

“NOT INSPECTED”: I did not inspect this item, system, or component and make no representation of whether or not it was functioning as intended and will state a reason for not inspecting.

“NOT PRESENT”: This item, system, or component is not in this home or building.

“REPAIR AS NEEDED”: I recommend that the item, system, or component be repaired or replaced, and suggest a second opinion or further inspection by a qualified contractor or individual.

“SAFETY CONCERN”: A condition, system, or component that is considered harmful or dangerous due to its presence or absence.

“MAINTENANCE”: Recommendations for the proper operation and routine maintenance for the home.

“FYI”: For your information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership. Also may include additional reference information with web links to sites with expanded information on your specific installed system/ components along with important consumer product information.

SUMMARY OF REPORT

On this page you will find, a brief summary of any **CRITICAL** concerns of the inspection as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the home has been remodeled or part of an addition has been added to the home, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done with or without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments below, there were possibly no very **CRITICAL** system or safety concerns with this property at the time of inspection.

INTERIOR		
Page 13 Item: L	Bedrooms	<ul style="list-style-type: none"> • Safety Concern - Basement bedroom had a nonconforming window. Windows in basement bedrooms need a secondary means of egress. Recommend if using basement bedroom to plan for and install a proper means of egress. Contact a licensed builder for size and installation.

ROOF

A. Roof covering condition

Materials:

- The roof was covered with 1 layer of composition asphalt shingle. Composition shingles are composed of asphalt-impregnated fiberglass mat. Mineral granules are embedded in the surface to protect the mat by reflecting the deteriorating ultra-violet (UV) rays of the sun.

Observations:

- Roof appeared functional at time of inspection. Owner stated it was a new roof in 2011.



North side of roof.

B. Drainage system condition

Materials:

- Gutters and downspouts were noted at time of inspection.

Observations:

- Gutters appeared to be in serviceable condition. No rain in the last three days to test for leaks.
- Gutters and down spouts appeared to run into an underground drainage system that deposits the water to the bank behind the home. Recommend keeping gutters clean of debris to limit the drain pipes from being plugged also.

C. Roof flashing condition

Materials:

- Metal flashing against roof to wall connection was noted at time of inspection.

Observations:

- Kick out flashing was found to be missing on south west side of roof. This was located by front entry (gable) roof. Kick out flashing aids in diverting water away from building materials and directs water into the gutter below.

D. Skylights

Observations:

- Not Present

E. Chimneys

Observations:

- Spark Arrestor screen appeared to be missing at time of inspection. This prevents sparks from escaping and birds/ animals from entering into chimney. Recommend installation of a correct style of top. May have a chimney sweep perform this task.
- Appeared to be functional. Owner stated that chimney was repaired and stuccoed in 2008.

F. Roof penetrations

Materials:

- Plumbing vents appeared to be in serviceable condition.

G. Inspection methods

Methods:

- Digital images
- Visual, walked on some of the roof.

STRUCTURE

A. Foundation, exterior

Materials:

- The home has a poured concrete foundation.

Observations:

- Moisture noted in basement bathroom closet. See interior basement section.

B. Crawlspace condition

Materials:

- Not Present

Observations:

- Not Present

C. Basement / foundation, interior

% finished:

- Appeared to be approximately 90% finished.

Observations:

- At time of inspection it was noted that moisture was present in basement bath closet (northwest corner). Recommend grading outside and diverting water away from foundation.
- "FYI" - A wet foundation is a sign of moisture penetrating it. It is always recommended to have a positive grade away from the foundation. It is also recommended to have a drainage system in place to divert water away. For example, when it rains water should be channeled away from home.

D. Concrete slab

Observations:

- Floor covering was found over majority of basement slab. Visible areas appeared to be functional.

E. Post and Beam

Observations:

- Wood 2x12's fastened together to make up beam and 8 x 8 wood post spread about 8' apart. Visible areas appeared in serviceable condition.

F. Sub Flooring / Joists

Observations:

- 2 x 12 floor joists. (11/2 x 11 1/2 actual)

Observations:

- Visible areas appeared to be functional at time of inspection.

G. Attic / Roof

Materials:

- Attic was traversed. This was through the middle of the attic where height allowed for movement.

Observations:

- Appeared functional at time of inspection. Blown in insulation was noted and appeared to be approximately 14" deep (R40).

EXTERIOR

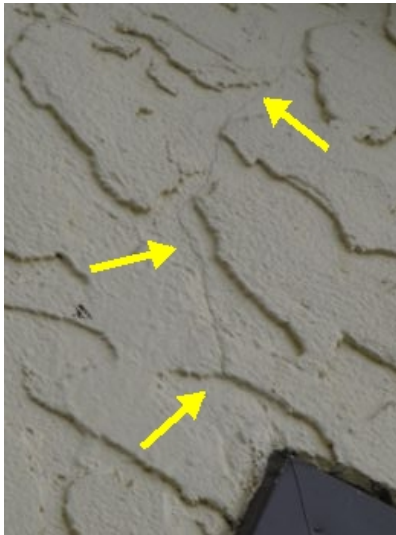
A. Exterior Walls condition

Materials:

- Stucco with a sandstone border.

Observations:

- Maintenance - Maintain all exterior finishes, use caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.
- Some areas of the home's stucco was found to have small hairline cracks at time of inspection. Recommend monitoring areas before repair to see if they are seasonal. Repair to these seasonal types of cracks may make the cracks worse.



Hairline crack noted.

B. Doors

Observations:

- Exterior doors appeared to be in functional condition.
- Door on northwest side was sealed off and not useable.
- Door on northwest side was found to have a broken glass pane. This door was also filled with batt insulation and sealed off on the outside. Recommend consulting a licensed contractor about repair or replacement of door to make weather tight.



Bubbled paint over front entry door.



C. Windows condition

Observations:

- At time of inspection, exterior windows were in functional condition.

D. Deck Condition

Materials:

- Not Present

Observations:

- Not Present

E. Trim

Observations:

- Visible Metal trim appeared to be functional.
- Wood trim above front door appeared to have bubbling. This may be due to excessive moisture buildup behind paint. Recommend repair by repainting and insulating exhaust fan duct above in attic. See pic.
- The wood trim work is weathered and needs to be sanded, primed and painted to help prolong its life. This was found at garage entry and overhead door.

F. Entrance way & stairs

Materials:

- Concrete slab and sandstone steps were found at time of inspection.

Observations:

- The entry steps were found to be slanted more than normal. Recommend caution when going in and out of the home.
- Repairs noted at entry to kitchen. It appeared that the steps have settled over the years and yearly maintenance may be needed to keep water from entering behind steps and into home. See pic.



G. Exterior living space

Materials:

- Patio area noted on south side of home (front). Appeared to be stamped concrete.

Observations:

- Appeared to be in functional condition at time of inspection.

GROUNDS

A. Surface grading

Observations:

- Grading appeared to be functional except on northwest corner of home. Also this area was found to have moisture on the interior of the home at time of inspection. Recommend monitoring area and adding fill as needed. This will help direct water away from home.

B. Vegetation

Observations:

- Planting beds noted on all sides of the home. Recommend monitoring areas so vegetation does not over grow these areas. This may lead to excessive moisture and pests up against the home.
- Trees that begin to grow too close to or overhang property should be trimmed back; this will help reduce the frequency of having to clean out the gutters which should be done on a regular basis. Found at garage.

C. Driveway & Sidewalk

Observations:

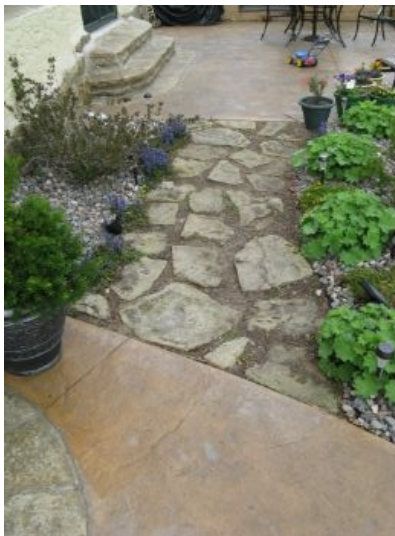
- Appeared to be functional.

Observations:

- Concrete.
- Appeared to slope away from home on front entry side.
- Safety issue: Front sidewalk between patio and front sidewalk was made of sandstone. These stones were not set level and may cause a trip hazard. Recommend caution when walking this area. May need to reset stones to allow for safer travel.

Observations:

- Concrete was used for drive and sidewalk area. Recommend maintenance as needed.



Possible trip area. Recommend repair to make more level.

D. Fencing & Gates

Observations:

- Appeared functional at time of inspection.

E. Retaining Wall

Observations:

- Retaining wall present on north side of home and appeared functional at time of inspection.

INTERIOR

A. Smoke & Fire detectors

Observations:

- There were smoke detectors hard wired and connected to each other. They were tested and functioned at time of inspection.
- "FYI" - It is recommended to have a fire extinguisher in the basement, garage, and in the kitchen in case of an emergency.

B. Carbon Monoxide detectors

Observations:

- Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor.

C. Doors

Observations:

- The bathroom door does not lock. Lock was missing on the inside of bathroom door. Recommend repair.
- Door bell is not functional. Recommend repair. Door bell found on column near door to kitchen.
- Interior doors on first floor appeared to be solid wood type.
- North west bedroom door would not latch. Recommend adjustment of door and jamb to allow for door to latch.

D. Windows

Observations:

- Maintenance - It is recommended to clean the weather stripping on the bottom of the windows. This will aid in it providing a good seal. If left untouched it may dry out and crack or no longer seal as designed.
- Maintenance - Wood window in basement bedroom needs sanding and sealing to ensure operable service.
- Found newer Marvin windows in the home. Some of the windows were hard to open and close. May be tight in its opening. Recommend repair by adjusting side tracks or adding window handles to aid in operation.
- Window weather stripping is in need of cleaning and/ or repair. This will help ensure a proper seal. Found at basement bedroom window.



Basement bedroom window. Wood damaged in this area. Recommend repair to gain weather tight seal.

E. Steps

Observations:

- Stairs are covered in carpeting.
- Safety Concern - It was found at time of inspection that the head room at the bottom steps was low. May bump head when descending the stairs.
- Measured at 8 1/2" high and 9 1/2" deep.



Open side of stairway. Recommend railing and or/ balusters.

F. Guard Railings & Spindles

Observations:

- "Safety Concern" - At time of inspection basement stairs were in need of a guardrail and balusters. It is recommended that open sides of stairs that are higher than 3' have a guardrail, handrail, and balusters. Recommend consulting a builder for repairs.

G. Ceilings

Observations:

- The basement drop ceiling had water staining. Dry at time of inspection. Recommend monitoring area and replacing as needed. These were located below the upstairs bathroom.
- Some small cracking noted on upstairs ceilings (living and dining rooms). Possible signs of settlement or improper joint connections. Recommend monitoring for future reference.



Some settlement cracks noted at time of inspection in living and dining rooms. Recommend monitoring and repairing as needed.

H. Skylights

Observations:

- Not present

I. Walls

Covering:

- Drywall
- Plaster walls.

Observations:

- Appeared functional at time of inspection.

J. Trim

Observations:

- Appeared functional at time of inspection.

K. Floors

Materials:

- Hardwood floors in bedrooms, dining, living and hallway.
- Laminate wood flooring - found in basement.
- Carpeting was found over wood floor in upstairs bedrooms. Carpet was also found in basement family area and bedroom.
- Linoleum found in basement bathroom and kitchen.
- Ceramic tile in upstairs bathroom.

Observations:

- Appeared to be functional at time of inspection.

L. Bedrooms

Source of heat:

- Older style cast iron radiators found in home.

Observations:

- Safety Concern - Basement bedroom had a nonconforming window. Windows in basement bedrooms need a secondary means of egress. Recommend if using basement bedroom to plan for and install a proper means of egress. Contact a licensed builder for size and installation.

M. Bathrooms

Materials:

- Two full bathrooms found at time of inspection. One full upstairs and one full down stairs.

Observations:

- Appeared functional at time of inspection.
- Upstairs bathtub and shower surround was made of ceramic tile type construction.

N. Kitchen

Observations:

- At time of inspection it was noted that some drawers at island were need of repair. Tracks were loose. Recommend repair of screws and tracks to allow for proper operation.
- Cabinet was missing at time of inspection near dishwasher.

O. Appliances

Observations:

- Oven, electric. Appeared to function at time of inspection.
- Dishwasher appeared to function at time of inspection.
- Garbage disposal appeared to be in serviceable condition at time of inspection.

P. Laundry room condition

location:

- Currently located in basement on north side in utility room.

Materials:

- It is recommended to have a GFCI protected outlet near water sources. Recommend adding one near washing machine.

Observations:

- Washer and Dryer were operated and functioned at time of inspection.
- Dryer vent was found to be in need of cleaning. Recommend cleaning to allow for proper operation and reduce chances of plugging dryer.

Q. Closets condition

Materials:

- Appeared functional at time of inspection.

Observations:

- Closet door missing in the northeast bedroom.

R. Finished attic condition

Materials:

- Not Present

Observations:

- Not Present

S. Finished basement condition

Moisture:

- Basement is finished with carpet, and tile flooring. Walls are covered with sheetrock.
- Moisture was present at time of inspection in basement bath closet. Recommend repairs to the outside grade and monitoring for future issues before repairing.

Materials:

- Basement walkout exit.

Observations:

- Basement was approximately 90% finished with the furnace room unfinished. Walls and floors were covered with finish material.
- "FYI" - It is recommended to have basement humidity during summer months around 45% - 55%.



Moisture was noted at time of inspection in basement bathroom closet corner.

PLUMBING

A. Water shut off

Materials:

- The main water shut off is located in basement bedroom closet.

Observations:

- Appeared to function at time of inspection.

B. Water heater

Gallons:

- Unknown capacity because of water heater insulation wrap. The unit was fueled by natural gas.

TPRV:

- Appeared functional at time of inspection.

Observations:

- "FYI" - It is recommended to drain the water heater periodically to clean out the water at the bottom of the unit. This may also increase the life of the water heater over time. Recommend following the manufacturer's recommendations on the correct procedure.

C. Sink plumbing

Observations:

- Appeared functional at time of inspection.

D. Faucet plumbing and controls

Observations:

- Basement bathroom faucet showed signs of damage. Recommend replacement to prevent possible leaks.

E. Bathtub visible plumbing

Observations:

- Maintenance- Recommend caulking around tub and shower surround.

F. Shower visible plumbing

Observations:

- Basement bathtub/shower head was leaking at time of inspection. Recommend repairing to limit water from spraying onto the sheet rock.

G. Toilets

Observations:

- Appeared functional at time of inspection.

H. P traps

Observations:

- The home contained PVC type p-traps and were used in the bathrooms and kitchen.

I. Sump

Observations:

- Not Present

J. Ejector

Observations:

- Not Present

K. Observed Plumbing

Materials:

- Copper and Pex supply and PVC / cast iron waste lines were found.

Observations:

- Appeared to be functional at time of inspection.
- "FYI" - Recommend disconnecting garden hoses from hose bibs in winter months to prevent damage to them.
- Not inspected - Water softener was found in home. Recommend contacting service provider on service and maintenance schedule.

L. Gas pipe and shut offs

Materials:

- Gas meter is located on west side of home.

Observations:

- Tested accessible gas valves and connections with combustible gas meter.

ELECTRICAL

A. Service entrance condition

Materials:

- Overhead electric cables - 240 volt.

Observations:

- Power is found to be entering on the east side of home.

B. Meter condition

Amps:

- 200

Observations:

- Appeared to function at time of inspection.

C. Grounding

Materials:

- Grounding rod found near service entry.

Observations:

- A representative number of receptacles were tested and shown to be grounded.

D. Distribution panel condition

Amps:

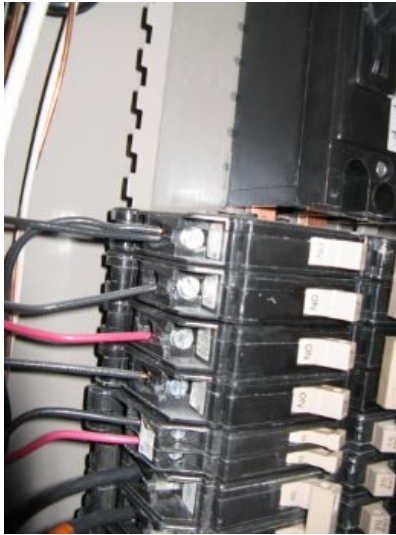
- 200 amp Cutler Hammer type panel.

Materials:

- Most of the breakers appeared to be labeled. Make sure to know what breaker protects which area. This will help in finding the correct circuit when items need to be turned on or off.

Observations:

- Double tap— Two wires are connected to a breaker designed for only one wire. This is known as a “double-tap” and is a defective condition which should be corrected by a qualified electrical contractor. Found at left top side of panel.



Double tap breaker. Recommend repair.

E. Visible Wiring condition

Materials:

- Home appeared to be upgraded to romex type wiring. Two areas in the basement showed older cloth type to outlets above.

Observation:

- Appeared functional

Observations:

- One open electrical junction box in basement laundry room ceiling.

F. Remote Distribution (sub) panel condition

Materials:

- Remote panel was located next to main panel and also one located in the detached garage. These appeared to be Square D type.

Observations:

- The sub-panel had a breaker disconnect in the main panel.



Double tap breaker in remote panel. Recommend repair.

G. Lighting fixture condition

Materials:

- Ceiling mounted light fixtures on first floor. Tested lights appeared to function at time of inspection.

Observations:

- Tested Lights appeared to be in useable condition.

H. Switches

Observations:

- Two switches were found that did not control any lights or outlets. Recommend contacting seller to determine use. May also contact a licensed electrician to further evaluate.
- Switch and switch cover missing in basement laundry room. This appeared to control laundry room lights and outside light to back yard. Looked like it was unfinished and recommend a licensed electrician evaluate and repair.

I. Receptacles

Observations:

- "FYI" - It is NOT recommended to use outlet multipliers. This may overload circuit and cause overheating. Recommend removal of these types and use outlet as intended.



Outlet was found to be possibly wired wrong.

J. Ground Fault Circuit Interrupter

Observations:

- The right GFCI receptacle on kitchen wall, opposite the sink, is not able to reset; it appears the receptacle has failed and must be replaced with a new GFCI.
- GFCI outlet near fireplace and front door did not function. Nor did the light outside. Light and outlet may be wired wrong. Recommend further evaluation by a licensed electrician.

K. Arc Fault Circuit Interrupter

Observations:

- Not Present

HVAC

A. HVAC System condition

Materials:

- The home is supplied by Natural Gas type fuel.

Materials:

- The home is heated by a Boiler/closed Hydronic system with circulating pump(water). The approximate age is 2007, according to data plate.

Observations:

- "FYI" - It is recommended to have regular maintenance performed by a trained HVAC contractor on your furnace and A/C systems to ensure proper running efficiency and operation.
- "FYI" - It was noted at time of inspection that a condensate pump was being used. It is recommended that maintenance is performed of this unit to make sure that pump operates and does not spill over onto the floor. Recommend once a year cleaning by flushing out with clean water and operating it through the vinyl hose.

B. Boiler Unit

Materials:

- The home appeared to be heated by older castiron type heaters.
- At time of inspection it was noted that the upstairs bathroom had both a room heater with fan and in floor heat supplied by the boiler.
- At time of inspection it was noted that the basement was heated by a coil located in the ductwork.

Observations:

- "Safety Concern" - Heating pipes in basement may have asbestos covering the pipes in some areas. Recommend having them tested. Please visit the EPA website for more information on handling and maintenance.



Possible asbestos noted at time of inspection.

C. Forced Air Unit & Ductwork

Filter:

- The filter appeared to be clean and useable.

Efficiency:

- Air handler was found at time of inspection.

Observations:

- "FYI" - Recommend sealing joints on ductwork and furnace to produce a better air flow to the rooms being conditioned.

D. AC outdoor unit

Materials:

- Visible AC lines appeared to be in serviceable condition.

Observations:

- Lennox Air conditioner located on the west side of the home was found to be operating at time of inspection. Approximate manufacture date was 1992.

E. Condition

Materials:

- It was noted at time of inspection that the home was filtered by a second wind type unit. This was in addition to the air filter located in the air handler. This type of filtration use an ultraviolet light to help break down germs and odors in the air. May contact a licensed HVAC contractor for more maintenance recommendations.
- At time of inspection it was noted that the home had a April Aire Humidifier attached to the ductwork.

Observations:

- One light on the Second Wind filter system was in need of replacement.
- "FYI" - Humidifiers require yearly maintenance. It is recommended to change the cartridge inside the unit every year to limit growth of bacteria that would be spread in the air the next time used.

INSULATION/VENTILATION

A. Bathroom exhaust fan

Materials:

- Exhaust fans present and functional in bathroom. Recommend cleaning fans to help in maximizing exhaust airflow. This will help in removing excess moisture from the bathrooms.

Observations:

- Appeared functional at time of inspection.
- Maintenance - Recommend vacuuming or cleaning exhaust fans to allow for better air movement.

B. Exhaust fan / vent hood

Materials:

- Maintenance - Filter needs to be cleaned.

Observations:

- Kitchen exhaust fan was functional at time of inspection. It was also noted that the fan vented to the outdoors.

C. Basement Insul/ Vent

Observations:

- Basement is approximately 90% finished. Unable to determine the extent of insulation. Visible areas showed R-19 batt insulation with a vapor barrier.

D. Crawlspace Insul/ Vent

Observations:

- Not Present

E. Attic Insulation & Vapor retarders

Observations:

- Approximately 12 -14 inches of blown in insulation was found in attic.
- "FYI" - It is recommended to seal all penetrations in the attic to reduce moisture and heat escaping into the attic, which could possibly cause roofing issues.

F. Attic Ventilation

Observations:

- Roof vents, gable vent visible from exterior.
- Mechanical fan present at time of inspection; however, it was not inspected or operated.
- Gable vent noted at time of inspection on south side of home.

G. HVAC System ventilation

Materials:

- Combustion air was taken from the outside.

Materials:

- Chimney exhaust was found to be exhausted to the outside.

Observations:

- PVC pipe was used for venting. Appeared to be in working condition.

FIREPLACES

A. Wood Burning Fireplace damper

Observations:

- Damper was opened and closed several times.
- "FYI" - If you have not used a wood fire place I recommend searching the web for a "how to," so a proper fire is made with good draft and maintenance to unit.

B. Wood burning Fireplace construction

Observations:

- Fireplace fire box (brick) is in need or repair. Left as it is may increase chances of flames reaching structure behind. Recommend repointing joints between bricks in the fire box.

C. Gas fireplace

Observations:

- Not Present

Materials:

- Not Present

Observations:

- Not Present

D. Chimneys, Flues, Vent systems

Materials:

- Fireplace chimney appeared to be in working order at time of inspection. Flue liner was not inspected at time of inspection.
- It was noted at time of inspection that a metal flue liner was installed in the basement chimney. It was also found to be closed off with insulation and a metal cap.

Observations:

- Recommend having a chimney sweep to verify the clay flue spacing noted at time of inspection before use of the fireplace. See pic.



Appeared to be a gap or misalignment.

E. Wood burning stove

Observations:

- Not Present

GARAGE

A. Garage

Materials:

- The garage door opener is functional, safety features are built in.

Materials:

- Two car detached garage found behind home.

Observations:

- Crack along east side of garage is in need of sealing. This appeared to be a settlement crack of the foundation to the garage. Recommend monitoring the area before sealing.
- Entry door to garage was found to be in need of repair or replacement. The threshold and weather stripping was found to be damaged.
- GFCI outlet in garage on east side was not operational at time of inspection. Recommend having a licensed electrician evaluate and repair.
- Garage was heated by a Lennox unit heater. Unit was operated and appeared to function at time of inspection.



Outlet not working at time of inspection.

GENERAL OVERVIEW

A. General overview & considerations

- If you feel that I have missed something in this report that we discussed at the inspection, please feel free to contact me and I will make an appropriate adjustment.
- I once again thank you for choosing JDH Inspections LLC for conducting this home inspection for you. If you feel pleased with this report and my overall performance please leave feedback with me in email form. If you have any questions about this report or the inspection itself please call or email me (715-279-2429 / jdhinspectionsllc@gmail.com). Thank you, David Hartung-Weber - Member