Dedicated
Home Services LLC

This is an actual inspection of a condominium

Report Prepared For:
Client information has been removed

Report Prepared By:
Aaron Pfaff, Dedicated Home Services LLC

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GENERAL INFORMATION

Inspection Address	
Street:	Client information has been removed
City:	
State:	
Zip:	

Client Information	
Name:	
Address:	
City:	
State:	
Zip:	
Home#:	
Cell#:	
Email:	
Release:	
Additional Email	
Delivery:	

Inspection Details	
Inspection Date:	03-21-06
Start time:	3:30pm
Finish time:	6:40 pm
Temperature:	30's
Weather Conditions:	Cloudy, breezy
Report Delivered:	03-21-06
Fee Paid:	$300 Personal check #2469
Parties present:	Buyer and buyers agent

Building Details	
Style:	Two story condominium
Approximate Age:	1966
Bedrooms:	3
Bathrooms:	1 ½
Basement:	Full unfinished
Outbuildings:	Na
Approximate Sq Ft:	1320
Sale Price:	144,900
MLS#	
Occupied:	Yes
Entrance Faces:	South

PURPOSE AND SCOPE

This report describes condition concerns observed during an onsite inspection. For more information on observed conditions in this report please call me as soon as possible after receiving this report. You will receive a final copy of your report on CD in a few days. Please refer to the Wisconsin's "Standards and Practices" for definition of the purpose and scope of a home inspection. This report is property of Dedicated home Services and the Client named above. No other parties are privileged to, or can rely on the information in this report in whole or in part.

This inspection report and its contents are bound by the terms agreed upon in the "Inspection Agreement" signed prior to the onsite report. The delivery of this report fulfills all the requirements and terms detailed in the agreement.

The inspector is not required to test or evaluate certain items. These excluded items are detailed by Wisconsin Dept. of Regulations and Licensing, "Standards and Practices".

I strive to report on and detail as many concerns in the onsite inspection and the written report. I am of course human. I cannot see thru walls or report on problems that are hidden concealed or considered to be latent defects. I may also mention certain items during the onsite inspection but fail to revisit them in the written report. I am also subject to simple clerical error. I reserve the right to re-inspect and or offer addendums to this report if necessary.

I take an average of 100 photos on each inspection. These photos are to both document and reference areas of concern and general circumstances observed during the inspection. I include several of these photos within the report at lower quality to illustrate an area of concern. The additional photos are contained in their original high resolution quality on the CD you will receive. These photos may contain additional examples of what is explained or show with more clarity. If you have any questions about a photo please call for clarification.

Please read the report and refer to the publications I provide for additional information

GENERAL COMMENTS

1. This home is a condominium and with condominiums there are special consideration in regards to responsibility for repairs to the homes exterior and other areas. This should be documented in an agreement between owner and the condominium owner or association. Please review this document carefully to determine how it applies to the areas of concern noted in this report.

EXTERIOR

Building Exterior	
Siding Material:	Painted plywood, cedar shakes, concrete block
Wall Trim:	Painted wood
Windows and Doors	
Window type:	Vinyl slide-by double insulated with screens
Material:	Vinyl
Door Type:	Clad
Material:	Aluminum
Eaves, Soffits, and Fascias	
Type:	Aluminum trimmed un-vented fascia.
Material:	Aluminum
Driveway and sidewalks	
Driveway Material:	Asphalt
Sidewalk Material:	Concrete
Flatwork Material:	NA

Exterior Comments

1. The cedar shakes on the upper portion of the building are in need of general paint and maintenance.
2. The parking area is sloped toward the building and the parking block and steel retaining plate are deteriorated. The slope of the parking area directs water toward the foundation were it can seep into the basement. The slope can also cause icy conditions.
3. The side window near the rear door had a piece of Plexiglas installed as a storm window. The window was not properly installed and moisture has been trapped between the panes of glass causing the wood sill and trim to decay. Since the interior window is only a single pane of glass and the wood is deteriorated in may be necessary to replace the entire window with a more efficient unit.
4. The rear patio door had no step for the walkout. This is not the only door on this wall but it would be a hazard for tripping since a window well is located beneath it. The basement window would need to be removed to correct this. There area several other concerns related to the drainage of this area. The patio was generally in poor condition and since to address the issues it may require a comprehensive approach that would require reconfiguring the patio area to promote better drainage. The small retaining wall has also failed and the bushes are overgrown and touching the siding.
5. The second floor walkout area had several concerns. The rubber roof has a drain that needs to be monitored to ensure proper drainage. The plywood siding above the patio door was severely warped and deteriorated. The wood will most likely need replacement. The patio doors are older models and less efficient than modern patio doors. The tracks were dirty and the guides caused the door to operate poorly. Clean and adjust door guides as needed. The outlet on the exterior needs to be GFCI protected. The single pane window to the bathroom is deteriorated and in need of maintenance. This type of window is also very inefficient, consider replacement of the window.

6. The phone box on the exterior had a wire routed through the yard and around the parking lot in the rear of the building. I did not determine the use of this wire, but if it is the phone service to this unit it is exposed to possible physical damage, notify utility company and condo association for advice.

Parking area, deteriorated block and steel

Sidelight window near rear door, wood damage

Missing step, trip hazard

Phone cable

	
Patio area	Deteriorated siding and loose metal flashing
	
Minor caulking around windows	Deteriorated cedar shakes

Deteriorated plywood above patio door

Deteriorated cedar shakes

Deteriorated bathroom window

Needs GFCI

LANDSCAPE AND SITE DRAINAGE

Slope and Drainage	
Direction of Lot Slope:	Relatively flat
Downspouts Drain:	Onto grade
Swales/Ditches:	Na
Retaining walls:	Minor wall at rear patio

Landscape Comments

1. The building has some water seepage in the basement. The foundation has had past movement and repairs. The patio area in the rear was in poor condition and several low spots and reverse slope was noted. The area at the corner near the patio had a low spot and a gutter setup that is problematic. The area and the drainage configuration may be contributing to the signs of water seepage noted in the basement. The whole patio are should be redesigned to promote proper drainage.
2. The parking area is sloped toward the building. The slope of the parking area directs water toward the foundation where it can seep into the basement. Signs of seepage were noted in the basement. The agent noted the driveway was listed as an area the condo association was scheduling improvements. This would be the time to bring this to the attention of the association to pitch the driveway away from the foundation.

Parking area sloped toward the foundation

This area sunken and sloped toward the foundation.

	
Retaining wall failed	Window well low areas around patio and window well

ROOF SYSTEM

Roof Covering	
Roof Inspected:	Walked on surface
Roofing Materials:	Rubber roof
Flashing	
Flashing Type:	Galvanized metal, aluminum
Flashing Locations:	Drip edge, perimeter curb
Chimneys	
Chimneys Type:	Galvanized metal
Flue type:	Double wall
Flashing:	Integral collar
Gutters and Downspouts	
Type:	Aluminum
Skylights	
Type:	Curb, plastic dome
Location:	Upper hall
Flashing:	Rubber and metal
Other Penetrations	
Type:	Plumbing vent
Location:	Main roof
Roof Ventilation	
Type:	NA
Location:	NA

Attic	
Access Locations:	No attic
Observation:	
Insulation Type:	Not visible
Insulation Measure:	
Approximate R-Value:	
Ventilation Type:	

Roof Comments

1. The roof is a flat rubber roof typical of commercial applications. These types of roofs are difficult to diagnose since leaks can occur without many visible indicators. The roof is typical the responsibility of the condo association.
2. The gutters need cleaning.
3. The second floor roof top patio has a few concerns related to the rubber roof. The roof has a floor drain to direct rain to a drainage system not visible. If this is allowed to plug with debris or ice it will overflow into the patio door. The rubber roof is not meant for constant use and is susceptible to physical damage. Use this area carefully and avoid sharp or heavy objects. Keep the drain clear. If snow and ice build up it will contact the siding and can deteriorate it or cause water damage in certain instances.
4. other concerns noted below

<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>Damaged flashing seam</td><td>This gutter configuration is prone to overflow and could be contributing to seepage noted in basement.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Keep drain clear</td><td>Caution of ice build up and sharp objects.</td></tr>
</table>

STRUCTURAL SYSTEM

Foundation	
Type:	Concrete block
Floor Structure	
Floor framing:	2x10 16” OC
Sheathing:	Plywood
Wall Structure	
Wall framing:	2x4
Sheathing:	Not visible
Columns and Supports	
Material:	NA
Location:	NA

Comments:

1. See comment below.

BASEMENT

Type:	Full/ unfinished
Ventilation:	Na
Access:	Stairs from interior
Wall coverings:	Unfinished concrete
Floor coverings:	Concrete
Drainage:	Yes floor drain near furnace

Basement Comments:

1. The basement walls had several signs of both structural movement in the past and seepage. The Northwest corner has caulk and minor cracking that looks like past repairs. There were stains from water seepage on walls and floor. This area on the exterior appears to be caused in part by poor landscape and drainage. The gutter from upper section transition to lower gutter appears to be problematic also. The patio needs some attention to reduce likelihood of water seepage.
2. The south west corner of the foundation had a large section of concrete block that has been displaced. This does not appear to have happened recently and repairs have been made. There were minor cracks noted. Since there were few indicators that this has happened recently I am not concerned about this being an ongoing problem but the wall has been displaced enough to warrant further evaluation by a structural engineer with foundation experience. This is to get a second opinion and to document displacement and cracks. This documentation will help alleviate future concerns.
3. Caulk and signs of seepage were noted in the southeast corner. This appears to be related to area under parking overhang.

4. The sump crock had no moisture noted and the drain tile entering the crock has been sealed. This may have been abandoned and re routed to storm sewers at some point. Drainage systems underground are not visible for inspection.

	
Northwest corner water stains	Minimal displacement of blocks northwest corner
	
Southwest corner blocks displaced wall bow	Southwest corner displaced blocks, past repairs

	
Southwest corner, sump crock, wall displaced	Southwest corner

PLUMBING SYSTEM

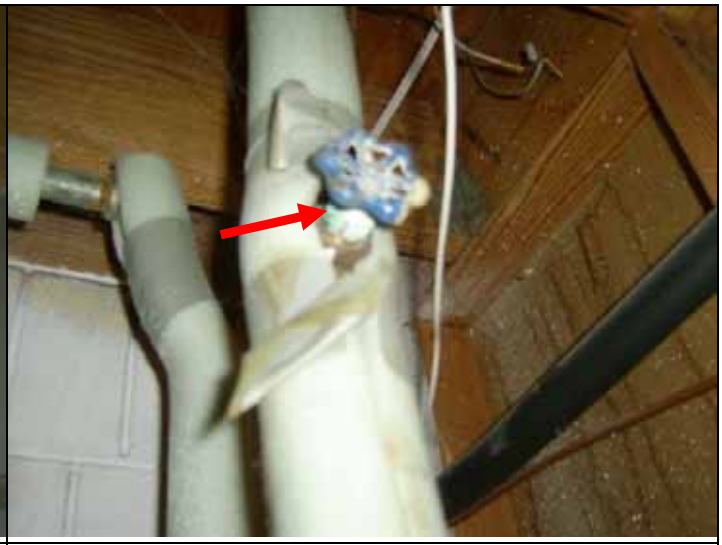
Drain, Waste, and Venting	
Drain Material:	Cast-iron and galvanized
Septic type:	Municipal
Cleanout:	Yes
Water supply	
Supply material:	Galvanized main and copper supply
Source:	Municipal
Main shut off:	Yes at meter
Storage Tank:	Na
Fuel	
Supply material:	Black pipe
Source:	Municipal
Main shut off:	Yes at meter
Storage:	No
Hot Water Heater	
Type:	Insulated tank
Energy source:	Natural gas
Capacity:	40 Gallons
Venting:	Galvanized flue
Approx. Age:	1992
Sump Pump	
Type:	NA
Tested:	NA

Plumbing Comments:

1. The water main for the building originates in this unit. The galvanized pipe had fiberglass insulation wrapped around it that traps the condensation and has black spots that is most likely mold. Remove the insulation and replace with a nonabsorbent foam insulation to prevent condensation on the pipe.
2. The water heater showed early signs of deterioration. It was approximately 13 years old and the typical life expectancy is 8-12 years. It would be prudent to replace the water heater in the near future to save cost by not requiring emergency replacement or risk of water damage if leakage would occur. The other concern is related to the venting. The water heater had scorch marks around the burner openings which can indicate poor draft characteristics. This will need to be evaluated by a HVAC technician to see if the flue is adequate and if proper draft exists. I did not the presence of a draft but there may be some carbon monoxide being emitted under certain circumstances in the current configuration if draft is restricted or changes with wind conditions.
3. Minor corrosion on shut off valve on water heater. Corrosion can cause premature failure of pipe or leakage.

4. The kitchen faucet leaked and operated poorly. The internal cartridge may need to be replaced or a new faucet may be needed.
5. Water shutoffs were not present on most faucets in the home.
6. The water softener was not plugged in and the brine tank was empty. Have a plumber or water softener service test water and set the unit up properly for you household usage.

Scorch marks



Corroded shut off on water heater

Fiberglass insulation and mold on pipe

ELECTRICAL SYSTEM

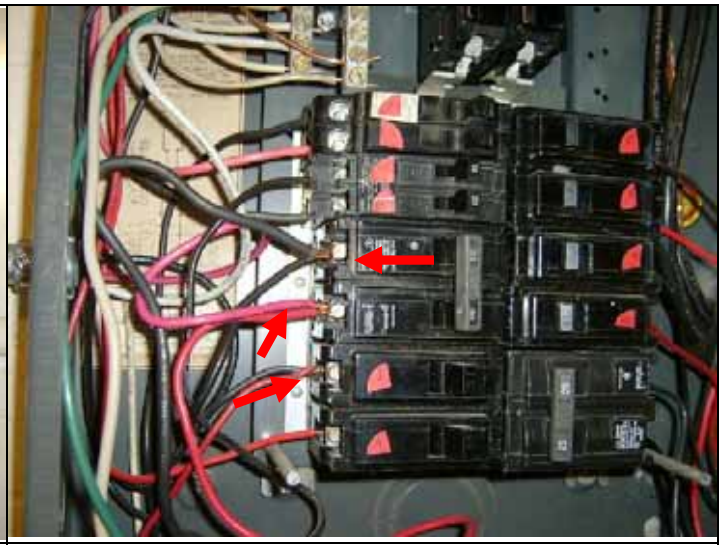
Service Entry	
Drop Type:	Underground
Entry Conductor:	Copper
Voltage / Amperage:	220v 100amp
Meter Location:	South side of home
Ground Conductor:	Copper
Ground Location:	Not visible
Main Disconnect	
Type:	Main breaker in service panel
Amperage Rating:	100amp
Location:	South side of home basement
Main Panel	
Location:	Basement
Panel Style:	breaker
Amperage Rating:	100 amp
Voltage Rating:	220v
Distribution Wiring	
Wiring Type:	Shielded copper, conduit
Sub Panel	
Location:	Na
Amperage Rating:	Na
Smoke Alarm Detectors	
Smoke Alarms:	Yes , recommend adding additional detectors in all rooms
Carbon monoxide:	Na
Ground fault circuit interrupters (GFCI)	
Required Location:	Kitchen, Bathrooms, Basement, Laundry, Garage, Exterior, moist areas
Found Locations:	Kitchen, Bathrooms, Basement, Laundry, Garage, Exterior

Electrical system Comments

1. There were several concerns with the main service panel. The panel had several double tap breakers. This can cause poor connections and exceed the capacity of the breakers design. The panel overall has exceeded the intended capacity of circuits several space saver breakers have been used and sine there are also double tapped breakers the panel may need to be upgraded to a panel with more available space and number of circuits. The service is 100 amps which is the minimum standard and should be sufficient for the homes needs but the panel is limited in number of spaces for circuits. Have an electrician evaluate and recommend upgrade to a larger 100 amp panel.

2. The location of the dryer and its venting blocks safe access to the service panel. Have the dryer moved to another location.
3. The water pipes, gas pipes, and duct work lack proper electrical bonding to ground. This is done by using a wire to connect the metal components to a good ground whenever isolated by a non-conductive union. The water heater would be a place where the pipes should be bonded to ground. Ask and electrician to verify and install proper bonding.
4. I always recommend addition of carbon monoxide detectors be placed near furnace and other fossil fuel burning appliances and near living and sleeping areas. Carbon monoxide is a by product of combustion of fossil fuels. It is normally vented out of the structure via the chimney etc. but if the system fails it can cause severe illness or death to the occupant of the home.
5. I always recommend outlets located in moist areas be changed to GFCI type. They are required in the Kitchen, Bathrooms, Basement, Laundry, Garage, Exterior, and moist areas. They are a relatively inexpensive safety feature meant to disconnect power with the slightest current drain in milliseconds. If they are already installed I recommend periodic testing as it is common that a small percentage of these devices fail with time.
6. Another similar safety upgrade would be the use of AFCI protected circuits. These are similar to GFCI outlets but protect against an arc from an electrical short that can cause fires. AFCI or Arc Fault Circuit Interrupters are now required in new construction in all bedrooms.
7. One outlet in the bedroom with roof walkout tested to have a voltage drop of 10.9 % under a 15 amp load. This can cause problems for certain appliances but usually indicates a loose connection within the circuit. Unfortunately I was not able to test every outlet in the home since many of them were obstructed by seller's belongings. Other outlets may have a similar problem. Have an electrician check connections.

Main service panel full, space saver breaker in use



Double tapped breakers

	
Dryer and vent obstructing panel	This outlet tested 10.9 % voltage drop.

HEATING SYSTEM

Heating Systems	
Type of Heating System:	Natural gas forced air
Heating System Location:	Basement
Venting:	Vented to galvanized double wall chimney
Ducting, Supply Air:	Galvanized metal
Ducting, Return Air:	Galvanized metal
Controls:	Thermostat
Fuel Source, Location:	Municipal
Fuel Piping:	Black pipe

Furnace	
Make:	Rheem
Model:	RGPH-07EAURER
BTU:	70,000
Serial:	DF5D302F419804069
Approximate age:	1998
Last Service Date:	Na
Filtration:	Minimal fiber media

Heating system Comments

1. The duct work is not properly supported. The ducts are hanging and the vibration damper has been stressed and a tear was noted. The tear was caulked. Add supports to hang the duct work properly.
2. The filter was minimal protection for equipment. Consider upgrading the filter for better protection of equipment and better indoor air filtration.

Vibration damper torn

Duct hanging, add support

AIR CONDITIONING SYSTEMS

System Description	
Energy source:	Electric
Approximate age:	1998
Disconnect:	Adjacent to unit
Location:	South side of home under parking overhang
Controls:	Thermostat
Make:	Rheem
Model:	RAKA-224JAZ
Serial:	5427-M3298-10586

Air conditioning comments:

1. The air-conditioning was not operated or inspected due to weather conditions. Operating in cold conditions can damage the equipment. A qualified HVAC technician can test the unit using special knowledge and equipment that goes beyond the normal home inspection. Have the system tested and inspected prior to closing.

INTERIOR LIVING SPACE

General interior comments:

1. The home was furnished and the seller's furnishings may hide defects or signs of defects.
2. Minor cosmetic cracks were noted in several areas. These appear to be insignificant but will need repair and monitoring to determine if there is any continuing movement.
3. The stair railings between the floors had balusters with very large openings. The recommended size is less than 4" spacing between balusters. I recommend adding a protective barrier to prevent a child from falling between balusters. The stair treads and risers are open this is also a hazard for young children. Add risers to block access between treads.
4. The carpets in several areas were not stretched properly. Wrinkles were noted in several rooms. Have a carpet installer re-stretch carpet to prevent excessive wear on raised portions.
5. The shoe molding was missing in the main floor area where the wood floor is installed.
6. Several window sills exhibited some water damage and deterioration to paint and wood surface. This appears to be related to the operable side of the windows. Repair to prevent further damage.
7. I recommend additional smoke detectors in every room.
8. The floor squeaked in the hallway near stairs. No cause was observed in basement.

	
Repair to damaged door	Balusters too wide

Sill damage in most rooms

Kitchen and dinning area	
Wall covering:	Painted drywall
Floor covering:	Wood
Ceiling covering:	Painted drywall
Countertops:	Laminate
Cabinetry:	Wood
Plumbing fixture:	Enamel steel sink
Heat source:	Noted
Ventilation:	Vent fan
Lighting:	General and task
GFCIs:	No
Smoke alarm:	No

Kitchen Comments:

1. The sink faucet leaks repair or replace.
2. The drain trap is not proper and is more prone to clogging.
3. The sink was once equipped with a disposal. The wiring was not properly abandoned.
4. The drawer guide bracket was detached on at least two drawers.
5. Change outlets to GFCI's type.

	
Leaking faucet	Improper trap, disposal wire

Bedroom1	
Wall Coverings:	Painted drywall
Floor Coverings:	carpet
Ceiling Covering:	Painted drywall
Doors:	Wood hollow core
Windows:	Vinyl casement with integral screens
Smoke Alarm:	In hall
Heat Source:	Noted

Bedroom1Comments:

1. No concerns.

Bedroom2	
Wall Coverings:	Painted drywall
Floor Coverings:	Carpet
Ceiling Covering:	Painted drywall
Doors:	Wood hollow core
Windows:	Vinyl casement with integral screens
Smoke Alarm:	No
Heat Source:	noted

Bedroom 2 Comments:

1. This room had walkout to flat roof. The outlet near the door tested to have voltage drop noted in electrical section.
2. The patio door is difficult to operate. Clean and repair tracks and guides as needed.

Bedroom3	
Wall Coverings:	Painted drywall
Floor Coverings:	carpet
Ceiling Covering:	Painted drywall
Doors:	Wood hollow core
Windows:	Vinyl casement with integral screens
Smoke Alarm:	In hall
Heat Source:	Noted

Bedroom 3 Comments:

1. The window may have been installed out of square. The top latch does not catch and the windows don't line up properly.
2. The closet door needs adjustment to retainer guides at floor.

Windows not sealing, misaligned

Closet door

Room Interior living room	
Wall Coverings:	Wood panel
Floor Coverings:	Carpet
Ceiling Covering:	Painted drywall
Doors:	Exterior door and patio door
Windows:	Yes fixed and patio door
Smoke Alarm:	Yes
Heat Source:	noted

Comments:

1. No concerns.

BATHROOMS AND LAUNDRY

Bathrooms	
Number of Bathrooms:	2

Bathroom 1	
Location:	1st floor main
Ventilation:	NA
Wall covering:	Painted drywall
Floor covering:	Tile
GFCIs:	NO
Shower material:	NA
Tub Material:	NA
Sink and counter:	Laminate top and cast iron bowl
Heat source:	Noted

Bathroom 1 Comments:

1. The toilet is a very old and large capacity flush toilet. The inner fill valve leaks and the toilet uses around 8 gallons to flush as opposed to the modern 1.6 gallon flush models. Consider upgrading to newer model.
2. The sink faucets were difficult to operate. The internal mechanisms may be worn.
3. Change outlets to GFCI's type.

Bathroom 2	
Location:	2nd floor
Ventilation:	Yes ceiling fan
Wall covering:	Painted drywall
Floor covering:	Tile
GFCIs:	No
Shower material:	Tile surround
Tub Material:	Cast-iron
Sink and counter:	Laminate top and cast iron bowl
Heat source:	Noted

Bathroom 2 Comments:

1. The tub drained slowly. The drain may be clogged.
2. The shower head leaked at base. Replace shower head.
3. The single pane window was deteriorated at sill.
4. Change outlets to GFCI type.
5. The trap was type that is prone to clogging. Replace with modern p-trap.

Improper drain, no shut offs

Leaking shower head.

Laundry Area	
Location:	Basement
Ventilation:	Na
Wall covering:	Unfinished
Floor covering:	Concrete
GFCIs:	No
Sink and counter:	Large concrete double tub metal stand
Heat source:	No

Laundry Comments:

1. Replace washer hoses with stainless braided type to reduce risk of hose bursting.
2. The dryer location and ducting blocked the electrical panel. The dryer duct should be re-routed and changed to smooth metal to reduce lint build up and risk of fire.

Dryer and venting, block panel