



Inspection Report

KDG Sample

Property Address:
1234 Your Street
Yourtown WI 54321





KDG Home Inspections LLC

Keith Gardner
5236 High Ridge Trail
West Bend, WI 53095
Office: 262.305.0413
Fax: 262.365.0168
email: Keith@KdgHomeInspections.com

www.KdgHomeInspections.com



Table of Contents

Cover Page	0
Table of Contents	0
Intro Page	0
1 ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS	5
2 EXTERIOR COMPONENTS	7
3 GARAGE	9
4 ATTIC AND ROOF STRUCTURE	11
5 KITCHEN AND COMPONENTS	12
6 BATHROOM AND COMPONENTS	14
7 ROOMS	15
8 ELECTRICAL SYSTEMS	17
9 STRUCTURAL COMPONENTS	20
10 PLUMBING SYSTEM	22
11 HEATING	25
12 CENTRAL AIR CONDITIONING	27
13 FIREPLACES	29
14 OUTBUILDING	30
15 RADON SAMPLING	31
Maintenance Summary	0
General Summary	0
Attachments	0

Date: 9/17/2008	Time:	Report ID: 080917
Property: 1234 Your Street Yourtown WI 54321	Customer: KDG Sample	Real Estate Professional:

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 and 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.

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

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

Type of Inspection Peformed: Home Inspection	Family size of building: Single Family	Was Electricity on during inspection: Yes
Was Water on during inspection: Yes	Was Heat on during inspection: No	Was Air Conditioning on during inspection: Yes
Is this home new construction: No	Client Is Present: Yes	Age Of Home: Under 5 Years
Was Radon Gas Sampling Taken: Yes	Style of Home: Two Story	Temperature: 70's
Weather: Clear	Rain in last 3 days: No	Was Carbon Monoxide Testing Performed: Yes

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

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.

		IN	NI	NP	MR	TR	Styles & Materials
1.0	ROOF COVERINGS	X					VIEWED ROOF COVERING FROM: LADDER
1.1	FLASHINGS	X					ROOF COVERING: ARCHITECTURAL
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X					ROOF-TYPE: GABLE
1.3	ROOF VENTILATION	X					VENTILATION: MUSHROOM VENTS
1.4	CONDITION OF THE RAIN GUTTERS	X					CHIMNEY (exterior): ALUMINUM
1.5	GUTTER DOWNSPOUTS AND DRAINAGE	X					SKY LIGHT (S): TWO
1.6	SIGNS OF LEAKS OR ABNORMAL CONDENSATION ON BUILDING COMPONENTS	X		X			TYPE OF VALLEY (IF APPLICABLE): Closed
							NUMBER OF SHINGLE LAYERS: One

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

1.5 (1) As a regular maintenance item, it is recommended that grading be monitored around the home on a regular basis. Soils have a tendency to settle, concrete patios and sidewalks may also settle and or crack. To ensure that water is drained away from the perimeter of the home, it is recommended that grading be kept to "positively" drain water away from the house/garage foundation. This may help ensure that water will not deteriorate the foundation of the home or garage. This can also help to keep water from entering the basement. Recommend maintenance as needed and desired on a regular basis. This is for your information.

(2) All downspouts drain below ground and I am unable to determine if drains will function properly. This is for your information.



1.5 Picture 1

1.6 For further information of moisture and mold problems that can develop within homes, please click on the following link and you will be brought to the [Environmental Protection Agencies](#) Report on Moisture and Mold within the home and it's health effects.

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.

2. EXTERIOR COMPONENTS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; 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; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; 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; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); 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.

		IN	NI	NP	MR	TR	Styles & Materials
2.0	EAVES, SOFFITS AND FASCIAS	X					SIDING STYLE: CHANNEL RUSTIC
2.1	WALL CLADDING, FLASHING AND TRIM	X					SIDING MATERIAL: ALUMINUM
2.2	WINDOWS (INCLUDING STORM WINDOWS IF PRESENT)	X					APPURTENANCE: COVERED PORCH SIDEWALK
2.3	DOORS (Exterior)	X					EXTERIOR ENTRY DOORS: WOOD
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS(INCLUDING PICKETS)	X					DRIVEWAY: CONCRETE
2.5	EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS	X					
2.6	LANDSCAPE DRAINAGE AROUND FOUNDATION	X					
2.7	OUTSIDE ACCESS TO BASEMENT OR CRAWLSPACE				X		
2.8	RETAINING WALL(S) CONDITION (With respect to their effect on the condition of the building)				X		
2.9	WALKWAY(S) AND DRIVEWAY	X					
2.10	FOLLOW THE MUNICIPALITY LINK TO YOUR AREA	X					

IN NI NP MR TR

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

2.5 (Picture 1) It is recommended that mortar joints be filled or caulked to prevent moisture from entering. When moisture enters and freezes excessive cracking may occur.



2.5 Picture 1

2.6 As a regular maintenance item, it is recommended that grading be monitored around the home on a regular basis. Soils have a tendency to settle, concrete patios and sidewalks may also settle and or crack. To ensure that water is drained away from the perimeter of the home, it is recommended that grading be kept to "positively" drain water away from the house/garage foundation. This may help ensure that water will not deteriorate the foundation of the home or garage. This can also help to keep water from entering the basement. Recommend maintenance as needed and desired on a regular basis. This is for your information.

2.10 New to the area? To learn more about the City of West Bend such as non emergency police and fire phone numbers, elected officials, library locations, recycling/waste services or other municipal services please [click here](#) .

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. GARAGE



		IN	NI	NP	MR	TR	Styles & Materials
3.0	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance or light beam has been broken)	X					AUTO OPENER MANUFACTURER: LIFT-MASTER
3.1	DOORS (Exterior)	X					GARAGE DOOR MATERIAL: INSULATED
3.2	CEILINGS	X			X		METAL
3.3	WALLS (INCLUDING FIREWALL IF ATTACHED GARAGE)	X					GARAGE DOOR TYPE: ONE AUTOMATIC TWO AUTOMATIC
3.4	INSULATION		X				
3.5	FLOORS	X					
3.6	WINDOWS (REPRESENTATIVE NUMBER)	X					
3.7	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					
3.8	OUTLETS AND WALL SWITCHES	X					
3.9	VERIFIED GARAGE SLAB IS LOWER THAN MAIN HOUSE FLOOR IF (ATTACHED GARAGE)	X					
3.10	DRAINAGE SYSTEM	X					
3.11	EXTERIOR SIDING, TRIM	X					
3.12	ROOF COVERINGS	X					

IN NI NP MR TR

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

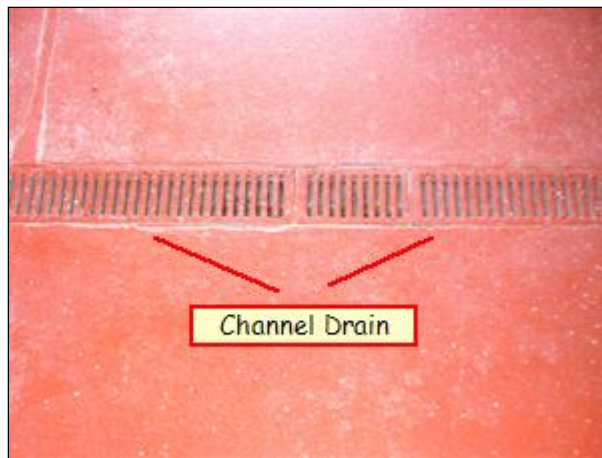
Comments:

3.2 Sheetrock on ceiling has hairline cracks at garage. This is a cosmetic issue for your information.



3.2 Picture 1

3.10 The garage floor has a channel drain installed and recommend cleaning this out annually to allow the water to drain properly. This is for your information



3.10 Picture 1

4. ATTIC AND ROOF STRUCTURE



		IN	NI	NP	MR	TR	Styles & Materials
4.0	ATTIC ACCESS	X					ATTIC INSULATION:
4.1	INSULATION	X					BLOWN FIBERGLASS
4.2	ROOF STRUCTURE	X					R- VALUE:
4.3	VENTILATION FANS AND THERMOSTATIC CONTROLS			X			R-30 OR BETTER
4.4	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (ATTIC VIEW)	X					ROOF STRUCTURE:
4.5	VISIBLE ELECTRIC WIRING IN ATTIC	X		X			ENGINEERED WOOD TRUSS
4.6	SIGNS OF WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS	X		X			CEILING STRUCTURE:
4.7	BATHROOM EXHAUST FAN(S) VENT TO THE EXTERIOR AND NOT INTO ATTIC SPACE	X					NOT VISIBLE
							METHOD USED TO OBSERVE
							ATTIC:
							FROM ENTRY
							WALKED
							and
							ATTIC INFO:
							SCUTTLE HOLE
							PULL DOWN STAIRS
							STORAGE
							LIGHT IN ATTIC
							NO STORAGE

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

4.1 For further information on materials and or building products that can contain asbestos, click on the following link which will direct you to the [Environmental Protection Agencies Report](#) on Asbestos within the home.

4.6 For further information of moisture and mold problems that can develop within homes, please click on the following link and you will be brought to the [Environmental Protection Agencies Report](#) on Moisture and Mold within the home and it's health effects.

5. KITCHEN AND COMPONENTS

To obtain information as to whether any recalls have been posted by the U.S. Consumer Product Safety Commission on appliances that may be installed within the property being inspected, [please click here](#). The U.S. Consumer Product Safety Commission is a great resource to obtain safety related information and or recalls on household appliances, tools, automobiles, children's toys, etc.



		IN	NI	NP	MR	TR	Styles & Materials
5.0	CEILINGS	X					CABINETRY: WOOD
5.1	WALLS	X					COUNTERTOP: MARBLE
5.2	FLOORS	X					REFRIGERATOR OPENING WIDTH: 37 INCHES
5.3	DOORS (REPRESENTATIVE NUMBER)	X					REFRIGERATOR OPENING HEIGHT: 71 INCHES
5.4	WINDOWS (REPRESENTATIVE NUMBER)	X					DISHWASHER: GENERAL ELECTRIC
5.5	OUTLETS AND WALL SWITCHES	X					DISPOSER: IN SINK ERATOR
5.6	OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE	X					EXHAUST/RANGE HOOD: VENTED GENERAL ELECTRIC
5.7	GFCI OUTLETS	X					RANGE/OVEN: GENERAL ELECTRIC
5.8	THE CONDITION OF PLUMBING UNDER THE SINK	X					BUILT-IN MICROWAVE: GENERAL ELECTRIC
5.9	FAUCET AND SPRAY NOZZLE CONDITION	X					TRASH COMPACTORS: NONE
5.10	DISHWASHER	X					REFRIGERATOR: GENERAL ELECTRIC
5.11	FOOD WASTE DISPOSER	X					
5.12	RANGES/OVENS/COOKTOPS	X					
5.13	RANGE HOOD	X					
5.14	TRASH COMPACTOR			X			
5.15	MICROWAVE COOKING EQUIPMENT	X					
5.16	CABINETS CONDITION	X					
5.17	COUNTERTOP CONDITION	X					
5.18	SINK BASIN CAULKED WHERE IT MEETS COUNTERTOP	X					
5.19	SHUT OFF VALVES INSTALLED UNDER KITCHEN SINK	X					

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

5.6 The inspector could not identify or inspect the outlet located behind the refrigerator. The inspector will not move refrigerators in order to access outlet's.

6. BATHROOM AND COMPONENTS



		IN	NI	NP	MR	TR
6.0	CEILINGS	X				
6.1	WALLS	X				
6.2	FLOORS	X				
6.3	DOORS (REPRESENTATIVE NUMBER)	X				
6.4	WINDOWS (REPRESENTATIVE NUMBER)	X				
6.5	VERIFY DUPLEX GFCI OUTLET IN BATHROOM	X				
6.6	SINK BASE AND CABINETRY	X				
6.7	PLUMBING FIXTURES	X				
6.8	SHUT OFF VALVES UNDER THE SINK AND TOILET	X				
6.9	SINK PLUMBING	X				
6.10	SINK FAUCETS AND STOP VALVE	X				
6.11	TOILET SHOULD BE SECURE AND OPERATIONAL	X				
6.12	SHOWER/BATH SHOULD DRAIN PROPERLY	X				
6.13	SHOWER HEAD, TUB FAUCETS AND STOP VALVE	X				
6.14	EXHAUST FAN INCLUDING VENTING TO EXTERIOR OF HOME	X				
6.15	SIGNS OF WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS			X		

IN NI NP MR TR Styles & Materials

EXHAUST FAN TYPES:
FAN ONLY

IN NI NP MR TR

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

7. ROOMS

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.



		IN	NI	NP	MR	TR	Styles & Materials
7.0	CEILINGS	X					CEILING MATERIALS: SHEETROCK
7.1	WALLS	X					WALL MATERIAL: SHEETROCK
7.2	FLOORS	X					FLOOR COVERING(S): CARPET HARDWOOD T&G LINOLEUM TILE
7.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X					INTERIOR DOORS: RAISED PANEL WOOD
7.4	DOORS (REPRESENTATIVE NUMBER)	X					WINDOW TYPES: CASEMENT
7.5	WINDOWS (REPRESENTATIVE NUMBER)	X					WINDOW MANUFACTURER: PELLA
7.6	OUTLETS AND WALL SWITCHES	X					
7.7	WASHER/DRYER CONNECTIONS INCLUDING DRYER VENTING	X					
7.8	SIGNS OF WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION OF BUILDING COMPONENTS			X			

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

7.0 Have a passion for "do it yourself" projects. Please visit [Home Depot.com](http://HomeDepot.com), [Do It Yourself.com](http://DoItYourself.com), Hometime.com, or Easy2diy.com for home improvement tips and tricks from the experts. Also, if the property being inspected is a Rental Property, please visit the Wisconsin Landlord/Tenant Law website for information on your rights and responsibilities as a landlord in the State of Wisconsin.

7.1 Most walls and ceilings in finished basement are covered and structural members are not visible. No obvious problems discovered. We could not see behind these coverings.



7.1 Picture 1

7.7 As a matter of fire safety, it is recommended that dryer vent piping be cleaned and maintained on a regular 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. ELECTRICAL SYSTEMS

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.



		IN	NI	NP	MR	TR	Styles & Materials
8.0	SERVICE ENTRANCE CONDUCTORS INCLUDING DRIP LOOP	X					ELECTRICAL SERVICE
8.1	SERVICE AND GROUNDING EQUIPMENT (ground rods, jumper located upstream of dielectric unions and water meter) , MAIN OVER CURRENT DEVICES, MAIN AND DISTRIBUTION PANELS	X					CONDUCTORS: BELOW GROUND 220 VOLTS
8.2	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					PANEL CAPACITY: 150 AMP
8.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					PANEL TYPE: CIRCUIT BREAKERS
8.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X					ELEC. PANEL MANUFACTURER: CUTLER HAMMER
8.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X					BRANCH WIRE 15 and 20 AMP: COPPER
8.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					WIRING METHODS: ROMEX (METALIC SHEATHED)
8.7	SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS	X					
8.8	CIRCUIT BREAKER BOX AND BREAKERS OF SAME MANUFACTURER	X					
8.9	VERIFY INDICATIONS OF OVERHEATING, ARCHING, DOUBLE TAPPED CIRCUITS	X				X	

IN NI NP MR TR

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

8.2 (1) Main panel box is located at mechanical room

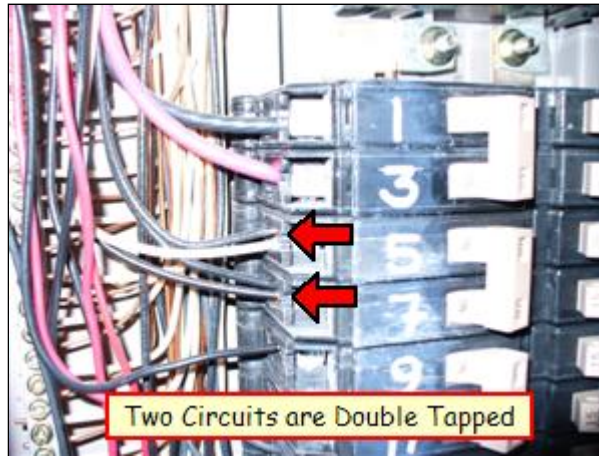
.

(2) Sub panel box is located at mechanical room

.

8.7 As a matter of fire safety and life safety it is recommended that all smoke detectors and carbon monoxide detectors be tested on a regular basis. Also, smoke detectors should be installed on all levels of the home including the garage(s) and inside of bedrooms. Carbon monoxide detectors should be placed in the basement and near bedrooms. To obtain further information on fire safety please visit the [National Fire Protection Agency](#) or contact your local fire department. To obtain further information on the lethal and deadly effects of carbon monoxide gas that can develop within homes [click here](#).

8.9 It appears that double tapped circuits exist within the electrical breaker box. Some manufacturers of circuit breakers allow for double tapped circuits, however it is recommended that each circuit within the home be wired to its own circuit breaker. Further evaluation and possible repairs recommended as desired by a licensed electrician. This is for your information.



8.9 Picture 1

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.

9. STRUCTURAL COMPONENTS

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.

		IN	NI	NP	MR	TR	Styles & Materials
9.0	FOUNDATION / WALLS AND MORTAR JOINTS	X					FOUNDATION: MASONRY BLOCK
9.1	COLUMNS OR PIERS	X					METHOD USED TO OBSERVE
9.2	FLOORS (Structural)	X					CRAWLSPACE: NO CRAWLSPACE
9.3	CEILINGS (structural)	X					FLOOR STRUCTURE: ENGINEERED FLOOR JOISTS
9.4	VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE			X			WALL STRUCTURE: NOT VISIBLE
9.5	INSULATION	X					COLUMNS OR PIERS: STEEL LALLY COLUMNS
9.6	NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE	X					
9.7	FOUNDATION VENTS OR WINDOWS	X					
9.8	REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS	X			X		
9.9	SUMP PUMP		X				
9.10	DESCRIBE ANY INACCESSIBLE AREAS IN CRAWLSPACE OR BASEMENT	X					
9.11	SEPARATION WALLS BETWEEN MULTIPLE UNITS OR ATTACHED GARAGES		X				

IN NI NP MR TR

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

9.0 Absence of historical clues due to new construction. The inspector could not see areas which may conceal historical clues such as water staining, signs of water infiltration and or cracks to the walls(s). Recommend to monitor.

9.2 Inspection of the basement floor/ slab was limited due to carpeting covering these materials. Only the areas of the basement floor that were exposed (not covered by carpeting and or personal belongings / storage were inspected and reported on in this section. Recommend further evaluation if conditions allow for in the future.

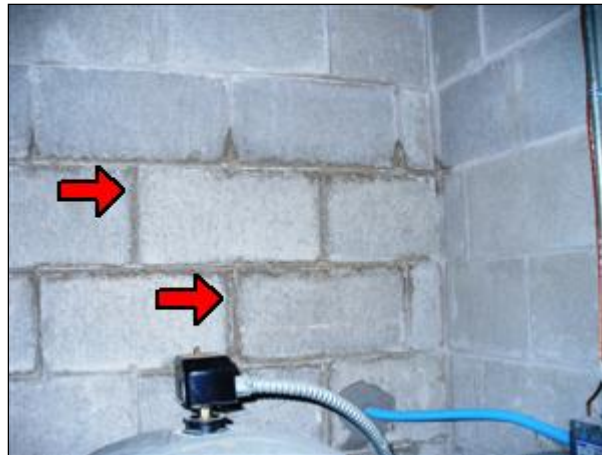
9.3 Some walls and ceilings in the basement are finished and structural members are not visible. No obvious problems discovered. We could not see behind these coverings.

9.6 Storage of personal belongings / materials limits visual inspection of basement area. Storage of these items in the basement area has the ability to cover / conceal historical clues and or damage to building components. Visual inspection was limited. Recommend further evaluation if future conditions allow for.



9.6 Picture 1

9.8 White efflorescence (powder substance) on block wall indicates moisture is in contact with masonry. This does not necessarily mean that intrusion will occur. Recommend checking gutters, downspout drain lines for proper operation. Also, a water proofing paint could be applied to interior side of block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



9.8 Picture 1

9.9 The sump pump had a submersible pump. At the time of the inspection the pump was not accessible to be tested.

9.10 Most walls and ceilings in finished basement are covered and structural members are not visible. No obvious problems discovered. We could not see behind these coverings.

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.

10. PLUMBING SYSTEM

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.



		IN	NI	NP	MR	TR	Styles & Materials
10.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X					WATER SOURCE: WELL
10.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS, FIXTURES, TRAPS, AND WHETHER ANY CROSS CONNECTIONS EXIST	X					WATER FILTERS: WHOLE HOUSE CONDITIONER
10.2	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					PLUMBING SUPPLY: COPPER
10.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					PLUMBING DISTRIBUTION: COPPER
10.4	CONDITION OF EXTERIOR SURFACES OF CHIMNEYS, FLUES AND VENTS (proper pitch of furnace/water heater vent pipe to chimney)	X				X	WASHER DRAIN SIZE: 2" DIAMETER
10.5	WATER HEATER T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR	X					PLUMBING WASTE: PVC
10.6	IF ACCESSIBLE, WAS THE CHIMNEY LINER INSPECTED (for gas water heater only)	X				X	WATER HEATER POWER SOURCE: GAS (QUICK RECOVERY)
10.7	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, or leaks)			X			CAPACITY: 75 GALLON

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

MANUFACTURER:
A.O. SMITH

HOUSE WATER PRESSURE:
50-60 pounds per square inch (psi)

SUMP PUMP OPERATIONAL:
Sump Pump was not tested due to sub-mercible pump

Comments:

10.2 The main shut off is the red lever located at furnace room. This is for your information.



10.2 Picture 1

10.3 The inspector was able to locate the data plate on the unit, and it appears that the unit was manufactured in 2004. Recommend a plumbing contractor to further inspect for proper operation and yearly maintenance.

10.4 Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

10.6 Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

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.

11. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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.



		IN	NI	NP	MR	TR	Styles & Materials
11.0	HEATING EQUIPMENT	X					HEAT TYPE: FORCED AIR
11.1	NORMAL OPERATING CONTROLS	X					ENERGY SOURCE: GAS
11.2	AUTOMATIC SAFETY CONTROLS	X					NUMBER OF HEAT SYSTEMS (excluding wood): ONE
11.3	CHIMNEYS, FLUES AND VENTS (FOR FURNACE)	X				X	HEAT SYSTEM BRAND: BRYANT
11.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					DUCTWORK: INSULATED And NON-INSULATED
11.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X					FILTER TYPE: DISPOSABLE
11.6	INSPECT FOR CARBON MONOXIDE	X					Carbon Monoxide Meter Readings: 0 parts per million

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

11.0 (1) To ensure that furnaces function in a safe and reliable manner, most furnace manufacturers recommend annual preventive maintenance be performed by a licensed HVAC contractor. It is recommended that the client has preventative

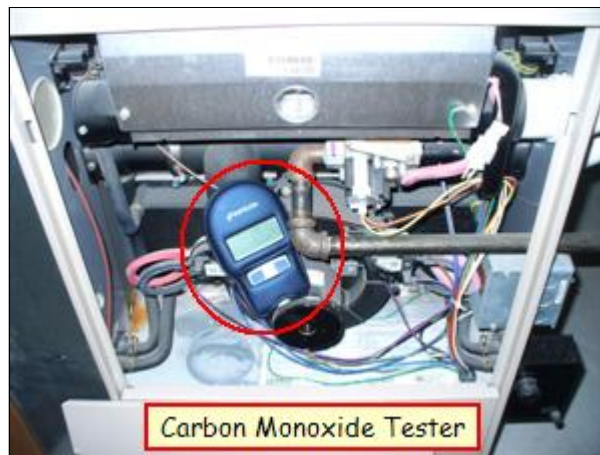
maintenance performed on an annual basis, as HVAC manufacturers may void warranties if this were not performed.

(2) The average lifespan of a furnace(s) is between 20 and 30 years. This will vary depending on the make and model as well as the maintenance that has been performed on the unit(s). The inspector was able to locate the data plate on the unit, and it appears that the unit was manufactured in 2004. Recommend HVAC contractor to further inspect for proper operation.

11.3 We do not inspect the liner because often it would require disassembly of vent pipe either at furnace or vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of liner in order to properly inspect for breaks or loose sections. Recommend a licensed chimney sweep clean and inspect for safety.

11.6 (1) For further information of the toxic and lethal effects of carbon monoxide gas that can develop within the home, click on the following link which will direct you to the [Environmental Protection Agencies](#) report on carbon monoxide gas that can develop within homes.

(2) Upon inspection of the furnace, there was no elevated levels of Carbon Monoxide present when the furnace(s) were tested.



11.6 Picture 1

The heating 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.

12. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



		IN	NI	NP	MR	TR	Styles & Materials
12.0	NORMAL OPERATING CONTROLS	X					COOLING EQUIPMENT TYPE: AIR CONDITIONER UNIT
12.1	COOLING AND AIR HANDLER EQUIPMENT	X					COOLING EQUIPMENT ENERGY SOURCE: ELECTRICITY
12.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					CENTRAL AIR MANUFACTURER: LENNOX
12.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X					NUMBER OF A/C UNITS: ONE

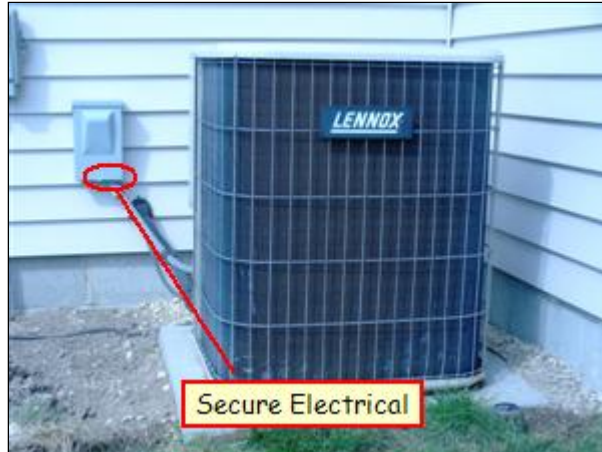
IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

12.0 (1) To ensure that air conditioners function in a safe and reliable manner, most air conditioning manufacturers recommend annual preventive maintenance be performed by a licensed HVAC contractor. It is recommended that the client have preventative maintenance performed on an annual basis, as HVAC manufacturers may void warranties if this were not performed.

(2) The inspector was able to locate the data plate on the unit, and it appears that the unit was manufactured in 2004. Recommend a plumbing contractor to further inspect for proper operation and yearly maintenance.

12.1 To ensure that small children do not enter the main disconnect at the air conditioner unit, it is recommended that the latch be secured with a lock to prevent any injury.



12.1 Picture 1

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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.

13. FIREPLACES



		IN	NI	NP	MR	TR	Styles & Materials
13.0	SOLID FUEL HEATING DEVICES	X					TYPES OF FIREPLACES: VENTED GAS LOGS
13.1	GAS/LP FIRELOGS AND FIREPLACES	X					
13.2	CLEARANCE FROM COMBUSTIBLES	X					OPERABLE FIREPLACES: ONE
13.3	DAMPER CONDITION AND FUNCTION	X					NUMBER OF WOODSTOVES: NONE
13.4	FIRE-BRICK WALLS OR METAL WALLS	X					
13.5	CONDITION OF HEARTH, MANTLE AND WALL	X					
13.6	WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END	X				X	

IN NI NP MR TR

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

- 13.0** As a matter of fire safety and life safety, it is recommended that all fireplaces be cleaned and serviced by a fireplace contractor on an annual basis to ensure the unit(s) continue to operate in a safe and reliable manner.
- 13.1** For further information on how to properly operate and maintain the fireplace(s) within the property, please [click here](#).
- 13.6** Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

14. OUTBUILDING



		IN	NI	NP	MR	TR
14.0	FOUNDATIONS (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary)	X				
14.1	GRADING and DRAINAGE	X				
14.2	ROOF COVERING (If the roof is inaccessible, report the method used to inspect)	X				
14.3	ROOF STRUCTURE AND ATTIC (If the attic is inaccessible, report the method used to inspect)	X				
14.4	WALLS (interior and Exterior)	X				
14.5	CEILING and FLOORS	X				
14.6	DOORS (Interior and Exterior)	X				
14.7	WINDOWS			X		
14.8	SERVICE ENTRANCE AND PANELS	X				
14.9	BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES (Report as in need of repair the lack of ground fault circuit protection where required.)	X				
14.10	DUCTS AND VENTS	X				

IN NI NP MR TR

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

14.8 For your information, the main electrical switch is located on the opposite wall of the light switch.

15. RADON SAMPLING

Radon is a colorless, odorless, tasteless gas. Based on the updated Assessment of Risk for Radon in Homes published by the Environmental Protection Agency, radon in indoor air is estimated to cause about 21,000 lung cancer deaths each year in the United States. Smokers are at higher risk of developing Radon-induced lung cancer. Lung cancer is the only health effect which has been definitively linked with radon gas exposure. The amount of radon in the air is measured in "picoCuries per liter of air" or "pCi/L". Although there are no safe levels of radon, the Environmental Protection Agency recommends that measures be taken to reduce radon levels within the home if radon sampling test results reveal levels of 4 picoCuries per liter of air (pCi/L) or more. Radon sampling is performed by following Environmental Protection Agency guidelines. Radon samples are analyzed by a Nationally Certified Laboratory.



		IN	NI	NP	MR	TR	Styles & Materials
15.0	RADON SAMPLE KIT PLACED CENTRALLY IN ROOM	X					TYPE OF DEVICE(S) USED TO PERFORM RADON SAMPLING: Charcoal Envelopes LOCATION(S) OF DEVICE PLACEMENT: Centrally located in basement ACTIVE RADON-REDUCTION SYSTEM AT TIME OF RADON SAMPLING PERFORMED: Yes
15.1	RADON SAMPLING KIT PLACED NO MORE THAN 36 INCHES APART AND APRX. 6 FEET FROM THE FLOOR	X					
15.2	DOORS, WINDOWS, HVAC VENTS CLOSED SO NOT TO INTERFERE OR DISTORT RADON SAMPLING RESULTS	X					
15.3	SAMPLING ENVELOPES OPENED AND SPONGES PLACED INSIDE OF ENVELOPES	X					
15.4	AFTER SAMPLING, (REMOVE SPONGES AND HANGERS) SEAL ENVELOPES	X					
15.5	SAMPLING DEVICES PROPERLY LABELED FOR LABORATORY ANALYSIS	X					
15.6	ENVELOPES PLACED TOGETHER FOR SHIPPING	X					
15.7	TO LEARN MORE ABOUT RADON GAS.....	X					

IN NI NP MR TR

IN=Inspected, NI=Not Inspected, NP=Not Present, MR=Maintenance Repair or Replace, TR=Tradesman Repair or Replace

Comments:

15.0 For further information on radon gas that can develop within the home and its dangerous health effects, click on the following link which will direct you to the [Environmental Protection Agencies](#) Report on radon within homes.

15.7 Radon is a colorless, odorless, tasteless gas. Based on the updated Assessment of Risk for Radon in Homes published by the Environmental Protection Agency, radon in indoor air is estimated to cause about 21,000 lung cancer

deaths each year in the United States. Smokers are at higher risk of developing Radon-induced lung cancer. Lung cancer is the only health effect which has been definitively linked with radon gas exposure. The amount of radon in the air is measured in "picoCuries per liter of air" or "pCi/L". Although there are no safe levels of radon, the Environmental Protection Agency recommends that measures be taken to reduce radon levels within the home if radon sampling test results reveal levels of 4 picoCuries per liter of air (pCi/L) or more. Radon sampling is performed by following Environmental Protection Agency guidelines. Radon samples are analyzed by a Nationally Certified Laboratory.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2008 : Licensed To KDG Home Inspections LLC

Maintenance Summary



KDG Home Inspections LLC

5236 High Ridge Trail

West Bend, WI 53095

Office: 262.305.0413

Fax: 262.365.0168

email: Keith@KdgHomeInspections.com

www.KdgHomeInspections.com

Customer

KDG Sample

Address

1234 Your Street

Yourtown WI 54321

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. **Please refer to the General Summary for more significant repairs.** 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.

2. EXTERIOR COMPONENTS

2.5 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS

Inspected

(Picture 1) It is recommended that mortar joints be filled or caulked to prevent moisture from entering. When moisture enters and freezes excessive cracking may occur.

3. GARAGE

3.2 CEILINGS

Inspected, Maintenance Repair or Replace

Sheetrock on ceiling has hairline cracks at garage. This is a cosmetic issue for your information.

9. STRUCTURAL COMPONENTS

9.8 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS

Inspected, Maintenance Repair or Replace

White efflorescence (powder substance) on block wall indicates moisture is in contact with masonry. This does not necessarily mean that intrusion will occur. Recommend checking gutters, downspout drain lines for proper operation. Also, a water proofing paint could be applied to interior side of block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be 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.

General Summary



KDG Home Inspections LLC

5236 High Ridge Trail

West Bend, WI 53095

Office: 262.305.0413

Fax: 262.365.0168

email: Keith@KdgHomeInspections.com

www.KdgHomeInspections.com

Customer

KDG Sample

Address

1234 Your Street

Yourtown WI 54321

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. 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.

8. ELECTRICAL SYSTEMS

8.9 VERIFY INDICATIONS OF OVERHEATING, ARCHING, DOUBLE TAPPED CIRCUITS

Inspected, Tradesman Repair or Replace

It appears that double tapped circuits exist within the electrical breaker box. Some manufacturers of circuit breakers allow for double tapped circuits, however it is recommended that each circuit within the home be wired to its own circuit breaker. Further evaluation and possible repairs recommended as desired by a licensed electrician. This is for your information.

10. PLUMBING SYSTEM

10.4 CONDITION OF EXTERIOR SURFACES OF CHIMNEYS, FLUES AND VENTS (proper pitch of furnace/water heater vent pipe to chimney)

Inspected, Tradesman Repair or Replace

Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

10.6 IF ACCESSIBLE, WAS THE CHIMNEY LINER INSPECTED (for gas water heater only)

Inspected, Tradesman Repair or Replace

Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

11. HEATING

11.3 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)

Inspected, Tradesman Repair or Replace

We do not inspect the liner because often it would require disassembly of vent pipe either at furnace or vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of liner in order to properly inspect for breaks or loose sections. Recommend a licensed chimney sweep clean and inspect for safety.

13. FIREPLACES

13.6 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END

Inspected, Tradesman Repair or Replace

Liner was not inspected by our company. Recommend a qualified chimney sweep inspect for safety.

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.



KDG Home Inspections LLC

5236 High Ridge Trail

West Bend, WI 53095

Office: 262.305.0413

Fax: 262.365.0168

email: Keith@KdgHomeInspections.com

www.KdgHomeInspections.com

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

[Contractor Referrals 1 of 2](#)[Contractor Referrals 2 of 2](#)[Wisconsin Standards of Practice](#)