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## *Inspection Summary*

- This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.
- For the purposes of the report, "Defect," as defined in section 440.97 (2m), Wis. Stats., means: "A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement." The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.
- A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.



## Defects: Action Items

**We recommend further evaluation now (within your Home Inspection Contingency) of these potential deficiencies by a qualified expert.**

### **Defects: Significant Deficiencies**

Items which appear to significantly reduce the functionality, safety, or structural integrity of components or systems:

#### **Exteriors**

Siding Type and Trim: (5)(a) 1., (5)(a) 2.

##### *Siding Flashings*

Inadequate flashings/sealants apparent, There does not appear to be flashing on horizontal trim. This can cause deterioration. Ensure that a secure seal of caulk is maintained as a temporary measure which may lead or install proper metal flashing. Missing cap flashing. Add flashing to prevent deterioration and other water penetration issues. Lack of kick out flashing noted. Add as needed. No/improper flashing at windows/doors/trim. Water management system not observable. See 108 in Reference Addendum.

##### *Vinyl/Metal:*

Older/worn, Loose siding, Misaligned, Missing sections/corners, Holes/gaps. Seal to prevent pest/water infiltration. Holes, Evaluate now for common maintenance needs. Seal any gaps/openings. Seasonally evaluate for future maintenance needs.

##### *Wood:*

Older/worn, Small areas of significant deterioration noted. Evaluate for repair needs including interior structures and framing for water intrusion/migration issues. Needs touch up paint/putty/caulk sealant, Holes/gaps. Seal to prevent water infiltration. Loose siding, Missing sections, Possible woodpecker/vermin holes. Cracked boards. Seal to prevent water intrusion/deterioration. Evaluate now for common maintenance needs. Seal any gaps/openings. Seasonally evaluate for future maintenance needs. Lifting painted surfaces with adjacent chip on the ground noted in some areas.

##### *Masonry Siding:*

Stone, Decorative cement block, Weeps and draining plane not visible/verified, Appears intact, Appears functional, Typical for age, Older/worn, Fracturing noted (typical for age). Prior tuckpointing observed, Areas that were tuckpointed have re-cracked. This suggests further movement. Unconventional/curious workmanship. Caulking/mastic materials on masonry often means there has been water intrusion or other issues. Verify and repair as needed. Siding needs repair by a masonry restoration contractor now. Evaluate now for common maintenance needs including flashing maintenance. Seal any gaps/openings. Seasonally evaluate for future maintenance needs.

##### *Asphalt:*

Older/worn, Deteriorated, Major damage to asphalt siding. Consult a siding contractor or carpenter. Holes/gaps. Seal to prevent water infiltration. Missing/loose/broken shingles/tabs. This may indicate a general area of loose/detached shingles that may not appear to be loose. Ca. 1930- 1950s.

Fascia and Soffits: (5)(a) 6

##### *Condition:*

Older/worn, Needs paint/stain, Significant deterioration noted at some locations. Needs repair. Warped/loose panels. Seal to prevent pest/water infiltration. Peeling paint. Holes/gaps. Seal to prevent pest/water infiltration. No vents, Water stains, Holes/gaps consistent with vermin entry points. Needs

common maintenance/touch up/repairs. Evaluate now for common maintenance needs including flashing maintenance. Seal any gaps/openings. Seasonally evaluate for future maintenance needs.

### Exterior Drainage

#### *Gutters: View From Ground*

Height restricts view, Metal, Older/worn, Bent/twisted gutters, Evidence of possible ice damming. Monitor for leakage and ice damming. If ice damming occurs in the future, seek further evaluation by an Energy Auditor. Evidence of a history of gutter overflow conditions/drip line noted. This may be due to improper slope or debris in gutters or downspouts. Repair and improve function, and keep water off structure and foundation areas. Slope in some locations may not allow water to drain well. Re-slope as needed. Bent, Loose, Not flashed to roof, Hung bracketed gutters at the edge of the roof not attached. They tend to overflow, bend, pull out, often need maintenance/repair, and can damage the roofing. No kick out flashing observed at one or more locations. When the shingles terminate at a wall joint, a kick out flashing behind the siding and on top of the shingles helps direct water into the gutter. Add as prudent. Not aligned to roof edge, Trees nearby. Gutters will require frequent cleaning. Monitor for overflowing and clean as necessary. Repair/replace gutters and downspouts as needed. Add gutters where missing to protect the building, foundation, and structure as prudent.

### **Lots and Grounds**

#### Walkways: (5)(a) 7.

##### *Concrete:*

Appears functional, Typical for age, Older/worn, Uneven offsets greater than 1" are a potential trip concern. Correct as needed. Concrete is sloping toward building. This can cause water infiltration issues. Surface raised/settled, Water may pond and freeze. Concrete walk/patio needs repair. Suggest mudjacking/foam leveling and correcting water drainage issues now.

##### *Gravel:*

Trip hazard, Sloping toward building. This can cause water infiltration issues. Water may pond and freeze. Walk/patio needs major repair or replacement. And mud.

#### Driveway: (5)(a) 7.

##### *Gravel:*

Trip hazard, Water may pond and freeze. Driveway needs major repair or replacement.

#### Steps/Stoops: (5)(a) 5.

##### *Recommendations:*

Porch/stoop needs repair.

#### Vintage Wood Porch: (5)(a) 5.

##### *Recommendations:*

Safety concerns noted at wood porch. Needs repair now. Wood porch needs repair now. Wood porch needs repair/maintenance now. Verify permits for all completed work.

#### Vintage Wood Porch: (5)(a) 5.

##### *Condition:*

Restricted access/obscured view under deck limits the extent of the inspection. Older/worn, Typical construction for the age of the home. Significant deterioration noted. Unconventional construction, Needs paint/stain, Blistering/lifting paint/stain surfaces noted. Peeling paint, Some common bounciness/deflection noted.

#### Central rear entry (5)(a) 5.

##### *Condition:*

Significant deterioration noted.

#### Main Building Front Entry off 24th: (5)(a) 5.

##### *Location:*

No/restricted access, Metal, Older/worn/original era, Worn/monitor closely, Debris present, Top layer worn away. Top layer prevents inspection of any flashing that may be underneath. Patched, Buckled, Gaps, Rusted, Holes/damaged, Needs repair, Improper installation, Ice chipping (more advanced wear)  
*Roof/Wall:*

No/restricted access, Water management system not observable. No flashing visible, Evidence of prior repairs, It appears that the flashing from the previous roof installation has been re-used for current roof. Lifting/gaps/openings noted. Needs maintenance. Sealed with roofing mastic sealant. See note 121 in Reference Addendum. This restricts inspection of the presence or absence and condition of the flashing at this location. Little clearance between siding and roof. (Recommend a 1" minimum.) This restricts inspection of the presence or absence and condition of the flashing at this location. This can cause deterioration and water penetration issues. Multiple locations.

*Horizontal/Transition:*

No/restricted access, Water management system not observable. No flashing visible, Evidence of prior repairs, It appears that the flashing from the previous roof installation has been re-used for current roof. Lifting/gaps/openings noted. Needs maintenance. Sealed with roofing mastic sealant. See note 121 in Reference Addendum. Little clearance between siding and roof. (Recommend a 1" minimum.) This restricts inspection of the presence or absence and condition of the flashing at this location. This can cause deterioration and water penetration issues. Multiple locations.

Pitched Outbuilding Roof

*Condition:*

Serious signs of wear/aging. Some general observations include: Cracking, More wear noted at some locations than others (possible ice chipping). See note 117 in Reference Addendum. Physical damage, See note 117 in Reference Addendum. Short shingle installation (not enough overlap of shingles). Nail popping, A patterns of nail popping is often related to attic venting and humidity issues.

Bowed/sagging, Underlayment and decking structure are hidden from view and can not be evaluated by our visual Inspection; therefore, our observational review is not a guarantee or warranty against roof system leaks, seepage or structural condition, nor is a certification. Expect leaks. Low spots.

Underlayment and decking structure are hidden from view and can not be evaluated by our visual Inspection; therefore, our observational review is not a guarantee or warranty against roof system leaks, seepage or structural condition, nor is a certification. Expect leaks. Lacks drip edge flashing, Lacks gable end flashing. Trim overhanging trees.

*Recommendations:*

Suggest evaluation now by roof specialist. Re-roof as soon as possible. Correct any roof deficiencies in a timely manner to prevent damage to structure and finishes. Expect leaks. Ask the seller for any repair or installation documentation and warranty information. Often, warranties are an add on extended service that building owners may or may not sign up to receive. Verify presence and extent (materials only or materials and labor) of warranty by reading the repair/installation contract.

**Chimneys**

Chimney

*Visibility and Limitations: (4)(a) 4.*

Stucco-like plaster covering present commonly holds water. It is a temporary short term patch that often covers structural deterioration and can lead to rapid further deterioration of the chimney structure. Seek further evaluation of chimney system. Painted. This restricts view of chimney condition.

*Chimney Cap: (4)(a) 4.*

Top of chimney is not observed/evaluated. Major cracks, Wear/tar/patching/cracks noted at sides of chimney cap. Evaluate chimney system by a qualified contractor. Prior repairs noted. Older/worn, Missing/damaged brick/stone, Suggest renewing chimney cap. Consult a chimney or masonry

Main building front, with a modern constructed porch entry system and 2 sets of opposite stair systems. Soffit at roof cover system unfinished, with what appears a recessed can 2-4 lights installed, appears as possibly not rated for external external weather and heat exposure. Verify installation and any electrical permits as Open and or closed as prudent.

Similarly overhang at this entry, roofing material as observed unfinished and function and service not assured. Edges unfinished loose and hanging, no attachment bars or edge fastener systems observed.

Balcony: (5)(a) 5.

*Recommendations:*

Balcony needs repair now.

Balcony: (5)(a) 5.

*Recommendations:*

Balcony needs repair now.

Retaining Walls: (5)(a) 7.

*Stone/Block:*

Significant cracks/damage noted. Older/worn, Spalling/shaling/surface deterioration, No drainage noted, Bowed, Leaning, Loose stones, Leaning, bulging, tipping, possible active movement. Open/wide joints between blocks/stones, Maintain grading and deflect water away from the soil behind retaining walls for maximum longevity. Needs replacement. A possible hazard, possible encroachment to/over public thorough-way alley.

## **Roof Surface(s)**

### Pitched Roof

*Condition:*

Serious signs of wear/aging. Some general observations include: Brittle/loss of elasticity/inflexible, Granule loss, Curling, Shrinkage, Waviness. Underlayment and decking structure are hidden from view and can not be evaluated by our visual Inspection; therefore, our observational review is not a guarantee or warranty against roof system leaks, seepage or structural condition, nor is a certification. Expect leaks. Cracking, Missing/loose/broken shingles/tabs. This may indicate a general area of loose/detached shingles that may not appear to be loose. Tar/caulk sealant patching may indicate a history of and potential for leakage. Ask owner for history. Exposed nail heads, Algae (dark streaking/staining) present on shingles. This discolors the shingles but does not generally harm the roof or structure. Replaced shingles noted. Ask seller for history. This may indicate a general area of loose/detached shingles that may not appear to be loose. More wear noted at some locations than others (possible ice chipping). Fiberglass visible through granules. See note 117 in Reference Addendum. Physical damage, Short shingle installation (not enough overlap of shingles). Pieces of shingles in yard/driveway, Shingles at peak are worn. This is common and easily repairable. Appears as insufficient overlap of dimensional shingles. Nail popping, Lacks drip edge flashing. Lacks gable end flashing. Trim overhanging trees, Caulk sealant is a short term patch and subject to deterioration and seepage if not maintained. Multiple roofs present. Roofs were installed at different times and are in different conditions. Generalized and accurate over all observations of several roof surface systems. Structure unknown at interior. lichen growth noted.

*Recommendations:*

Re-roof as soon as possible. Correct any roof deficiencies in a timely manner to prevent damage to structure and finishes. Expect leaks. The next re-roof will require a tear-off of the old roofing layers. Flashing(s) may need to be re-anchored/secured/replaced.

Flashing: (4)(a) 3.

*Valleys: (4)(a) 2.*



**Roof Surface(s)**Pitched Roof

*Visibility and Limitations: (4)(a) 1.*

Height restricts inspection, Configuration restricts inspection. Lot configuration, Much of the roof was not visible at the time of inspection due to reasons noted. Observations and opinions are limited to visible portions only. Dormer roof(s) not visible/fully visible at the time of inspection. There is not enough information available to form a complete or meaningful opinion. Seek full evaluation by a qualified roofing specialist in a timely manner. Trees leaning and scraping on several roof systems, flashings, gutters, and siding on most all structures. Vermin, squirrel, possum, mice, rats, wasp and bird, bat common access points given size.

**Chimneys**Chimney

*Flue Type:*

Interior not visible, No liner, as is typically required with modern use with spent fuel gasses from appliances, gas furnaces and gas hot water tank.

*Chimney Recommendations:*

The chimney may need a liner. Seek further evaluation by a chimney specialist. Seek further evaluation by a chimney specialist or mason. Seek further evaluation by a chimney specialist or mason. Within the last 30-40 years, when what's called an appliance is installed like a gas hot water tank, gas furnace or boiler, a liner is required for safety and correct drafting outside of spent fuel gasses like CO and other petro chemicals and benzene into the basement or living area. Backdrafting into the building is a known physics problem of rise, lift and drafting almost four stories up to exhaust outside. These chimneys here were designed for coal use with no modifications evident. Evaluate and correct for good function and safety.

In the State of Wisconsin and sometimes in Milwaukee this need of a metal liner as pictured is a basic safety requirement when a permit is correctly obtained for any gas appliance chimney connection and professional installation, as is the correct sizing of gas piping service to the appliance(s).

Verify permits for correct installation, good function and safety as prudent and needed for more assured protection of all concerned.

**Electrical**

Electrical: (7)(a) 6,7,8.

Change any two prong receptacles/wiring to provide third prong grounding. See note 173 in Reference Addendum. GFCI: (7)(2) 2. We recommend adding GFCI's for kitchen/bath/crawlspace/exterior/garage/pool circuits (or any wet environment requiring electric power). Lack of GFCIs at these locations is not generally considered "grandfathered". Unable to view wires inside wall to determine wire type or cause of open ground. Verify that there is no old wiring without a ground (such as knob and tube) now as prudent.

**Defects: Repair, Replace, and/or Evaluate**

Important maintenance and/or potentially significant items to be addressed in a timely manner for longevity, safety and good function:

**Exteriors**

restoration specialist.

*Chimney: (4)(a) 4., (9)(a) 4.*

Older/worn, Unconventional/temporary repairs noted, Typical loose mortar, Typical brick spalling/shaling, Prior tuckpointing observed. Areas that were tuckpointed have re-cracked.

Unconventional/temporary repairs, Caulking/mastic materials on masonry often means there has been water intrusion or other issues. Verify and repair as needed. Caulking/mastic is not a structural repair. Suggest separate inspection by chimney specialist now.

## **Defects: Potential Safety Concerns**

### **Exteriors**

#### Electrical

*Electric Service Type (7)(a) 4.*

Overhead, Improperly fastened service conduit, Corrosion noted at service conduit. May need replacement in coming years. Consult an electrician for recommendations. Pulling away from building. This can pull on and detach the service wire connections. Have evaluated and repaired as needed by a licensed electrician for safety and good function. Detached conduit at alley,.

### **Lots and Grounds**

Vintage Wood Porch: (5)(a) 5.

#### *Condition:*

Restricted access/obscured view under deck limits the extent of the inspection. Blistering/lifting paint/stain surfaces noted. Railing gaps are too wide. This is a potential hazard for small children. Recommend 4" maximum space between balusters. Railing loose, Damaged railing, Missing railing where there are four or more steps. Suggest adding railing, Suggest graspable hand rail shape. Non-standard rise/run, High step up where walk has settled. Gaps between steps are too wide. This is a potential hazard for small children. Recommend 4" maximum gap between steps. Older/worn/fractured concrete steps, Ask the seller for all porch related repair history.

Vintage Wood Porch: (5)(a) 5.

#### *Recommendations:*

Safety concerns noted at wood porch. Needs repair now. Wood porch needs repair now. Wood porch needs repair/maintenance now.

Main Building Front Entry off 24th: (5)(a) 5.

#### *Condition:*

Appears functional, See note 156 in Reference Addendum. Restricted access/obscured view under deck limits the extent of the inspection. Recent paint/stain in visible areas restricts view of materials. Unconventional construction, Suggest graspable hand rail shape. Water management system not observable. Ledger flashing missing, -verify. Curious unconventional details observed.

Balcony: (5)(a) 5.

#### *Condition:*

Older/worn, Loose boards, Unconventional construction, Consider changing to a 4" maximum space between railing balusters for child safety. Railing is low (typical for age). Consider a minimum height of 30" at stairways and 36" at balconies/landings as an improvement. Consider changing to vertical balusters for improved safety. Railing loose, Damaged railing, Missing railing, Blistering/lifting paint/stain surfaces noted. Some Recent paint/stain in visible areas restricts view of materials. Water management system not observable. No lag bolts observed.

#### *Recommendations:*

Safety concerns noted at balcony. Needs repair now.

Doors: (5)(a) 3.

*Condition:*

Some: Older/worn, Vintage/Original era, Needs maintenance/caulk sealant/putty/paint, Some deterioration noted. Evaluate for repair needs including interior structures and framing for water intrusion/migration issues. Peeling paint, Cracked sill, Spalling/shaling/surface deterioration at sills, See note 108 in Reference Addendum.

Windows: (5)(a) 3.

*Condition:*

Some:/ most- Older/worn, Vintage/Original era, Needs maintenance/caulk sealant/putty/paint, Gaps/openings observed. Unconventional installation of cladding will not protect trim and structure from water migration/leakage. Needs repair/flashing. Significant deterioration noted at approximately 75% or more of windows/trim. Significant deterioration noted at most windows/trim. Peeling paint, Spalling/shaling/surface deterioration at sills. Missing flashing. Add flashing to prevent deterioration and other water penetration issues. Putty/glazing loss/lifting at window(s).

Electrical

*Electric Service Type (7)(a) 4.*

Overhead, Cloth vintage era service wire at mast head at exterior. Older/worn. There appears to be fraying present.

Exterior Drainage

*Downspouts*

None, Metal, Discharges above grade, Discharges below grade. Monitor for damage, freezing, blockage. Older/worn, Add more downspouts, Disconnected sections, Missing sections, Add and maintain downspout extensions (6 ft minimum from building) and unclog as necessary now. Loose, Corrosion, Split, Drains onto roof. Consider directing to gutter. Downspouts need repair/replacement.

**Lots and Grounds**

Steps/Stoops: (5)(a) 5.

*Condition:*

Older/worn, Railing gaps are too wide. This is a potential hazard to small children. Recommend 4" maximum space between balusters. Railing is low (typical for age). Consider a minimum height of 30" at stairways and 36" at balconies/landings as an improvement. Damaged railing, some Rusted railing, Uneven rise/run at steps. Unconventional/uneven rise/run at steps. High step up where walk has settled. Open risers. Suggest graspable hand rail shape.

Vintage Wood Porch: (5)(a) 5.

*Support:*

Needs paint/stain, Warped/bowed posts, Blistering/lifting paint/stain surfaces noted.

Main Building Front Entry off 24th: (5)(a) 5.

*Recommendations:*

Needs repair/maintenance now. Obtain history and documentation of installation, repairs, and any warranties. Verify any Open or Closed permits for the public access to this commercial residential facility.

Balcony: (5)(a) 5.

*Condition:*

Older/worn, Some deterioration noted. Major deterioration noted. Significant deterioration to balcony supports. Water management system not observable.

Vegetation

Trees/Shrubbery too close to building: house, Trees too close to roof/scraping on roof. Correct to prevent damage and evaluate/repair shingles as needed. Needs trimming or removing. Verifying the

health of the vegetation on the property is beyond the scope of this inspection. In this region, Ash trees in particular are currently struggling. Sometimes, proper treatment in a timely manner can save unhealthy trees. If there are concerns about unhealthy/dying trees on the property, consult an arborist/evaluate as needed. Trees, shrubs, and/or other plants should be kept at least 12 inches away from buildings to prevent trapped moisture and advanced wear to siding/roofing.

## **Roof Surface(s)**

### Pitched Roof

*Material: (4)(a) 1.*

Asphalt/fiberglass shingle, Questionable installation of asphalt/fiberglass shingles at some low slope roofs. If premature wear, ice damming, or leakage occurs, consider replacement with a flat roofing material. Asphalt roll.

*Flashing: (4)(a) 3.*

*Plumbing Vents: (4)(a) 4.*

Cast iron plumbing vents typically need a lead flashing that covers exposed areas of the pipe above the roofline. A synthetic flashing boot is not designed for this installation and will leak. Repair/replace as needed. It appears that the flashing from the previous roof installation has been re-used for current roof. Lifting/gaps/openings noted. Needs maintenance. Sealed with roofing mastic/caulk sealant. See note 120 in Reference Addendum. Holes/gaps/cracks. Needs replacement now.

### Pitched Outbuilding Roof

*Material: (4)(a) 1.*

Overlapping Corrugated fiberglass sheeting, older material. Commonly not allowed, similar product phylon thicker, differing material make up, durable and doesn't chip, crack from ice.

## **Outbuilding Exterior**

Exterior Siding Type and Trim: (5)(a) 1., (5)(a) 2.

*Condition*

Older/worn, Remove debris, soil, and vegetation off garage siding suggested as prudent to protect the structure. Peeling paint. Possible lead hazard. See note about lead in the "General" section at the beginning of this report. Loose siding, Missing sections/corners, Holes/gaps. Suggest sealing to prevent pest/water infiltration. Siding is too close to soil. All framing and siding should not be in contact with soil outside the building. Moisture damage, rot, and mold can result. The ideal clearance is a minimum of 6 inches. Siding should not be subjected to splashing water from gutters or downspouts. Deterioration: Typical for age. Significant deterioration. Consult carpenter or siding contractor. Seek further evaluation by a siding contractor.

Fascia and Soffits: (5)(a) 6.

*Condition*

Older/worn, Damaged fascia, Damaged soffit, Typical deterioration for age, Major deterioration. Consult carpenter or siding contractor.

Exterior View of Outbuilding Windows/Doors

*Condition*

Older/worn, Damaged glass/screens, Typical deterioration for age, No cap flashing visible. Maintain caulk.

Outbuilding Downspouts

*Roof Drainage*

None, Missing sections, Downspouts need repair/replacement.

## **Outbuilding**

Structure:

Wood frame: Leaning, Bowed/sagging roof.



See the Informational and Educational Comments section at the end of this report for a further breakdown of some of these action items and for further a list of common maintenance items. Please note that it is the client/property owner's personal responsibility to ask the inspector for any further clarification or explanation needed/desired in a timely manner. It is commonly requested to have the owner/seller have an independent trade specialist evaluate on everyone's behalf items/issues identified. Have your own trade specialist evaluate as needed.

## General Information

### Property and Inspection Information

Property Address:

933; 939; 934; & 947 N. 24th St., Milwaukee, WI.

Inspection Date:

07/10/2021.

Building Type:

4 contiguous Multiple rooming houses, some limited exterior observed conditions.

Entrance Faces:

East. *Though the building may or may not face directly East, references to direction in this inspection report assume that the front entrance of the building faces East.*

Occupancy:

Rented.

Weather:

Recent rain.

Degrees Fahrenheit:

65° F or higher.

Soil Conditions:

Damp.

### Client Information

Client(s):

Mr. James Dieter.

### Real Estate Professionals

Real Estate Agent

### Inspection Company

Company Name:

Towne & Country Building Inspection, Inc.

Inspector Name:

Scot W. McLean.

License Number:

# 0083-106.

Address:

414-228-6573.

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scot.mclean3@gmail.com.

Member of WAHI - Follows the WI Standards of Practice and abides by the WAHI Code of Ethics

## Important Notes

There is a history of recent repairs. Ensuring repairs were done properly or that they will hold up with use or over time is beyond the scope of this inspection. It would be prudent to call the contractors to request any relevant warranty information and confirm satisfaction of permit. The Reference Addendum notes referenced in this Inspection Report are part of the Inspection Report and subject to the Inspection Agreement. The Reference Addendum is Addendum B, and the Inspection Agreement is Addendum A. Please review these items for your benefit and full understanding as they are an important part of the Inspection Report. **Please note that Inspection Report terminology definitions can be found in note 101 in the Reference Addendum.** Also see the following notes in Reference Addendum: 102, 103, 104, 105, 157 148 151 160 162. This report is an amendment to the original Inspection Report and subject to the original inspection agreement and definitions.

We, like you, the Prospective Buyer, rely and depend upon the disclosures, comments, and noted history commonly provided in the Sellers Condition Report for your benefit. Owners/sellers typically have valuable and interesting stories and history from their years of ownership to share. Know that all properties experience some degree of wear. Cosmetic age considerations are not within the Scope of this report. Even the most comprehensive Inspection cannot be expected to discern or reveal every condition you may encounter or consider significant to ownership.

## Information Provided About Property's Condition

### Property Condition Report

None, No specific official documentation available.

## Scope of Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. 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;

## Definitions

The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31

Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of the inspection.

- Functional - Performing its function and its condition is appropriate for its age and/or use.
- Defect - A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.
- Further Evaluation - Item is not functioning as intended, needs further evaluation by a qualified contractor.
- Needs Repair/Maintenance The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of Defect.
- Monitor - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.
- Not Inspected - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.

Not Present - Item not present or not found at time of inspection.

Limited generalized exterior only observations available for review and comment.

## Exteriors

EXTERIORS (a) A home inspector shall observe and describe the condition of all of the following: 1. Wall claddings, including type. 2. Flashings and trim. 3. Entryway doors and at least one window per side of a dwelling unit. 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing. 5. Decks, balconies, stoops, steps and porches including railings. 6. Eaves, soffits and fascias. 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. (b) A home inspector shall operate all entryway doors, garage doors, and at least one window



per side of a dwelling unit.

(c) A home inspector is not required to observe the following: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches or other security devices or systems. 3. Intercom systems. 4. Fences or privacy walls. 5. Insulation or vapor barriers in exterior walls. 6. Safety glazing. 7. Garage door operator remote control transmitters. 8. Geological or soil conditions. 9. Recreational facilities. 10. Out-buildings other than garages and carports. 11. Trees, shrubs and other vegetation.

## Limitations

### Limitations/Exclusions:

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Siding Type and Trim: (5)(a) 1., (5)(a) 2.

### Inspection Limitations:



Bushes restrict inspection. Vines/bushes/trees restrict inspection, Height restricts access.



Siding Flashings

Inadequate flashings/sealants appear, There does not appear to be flashing on horizontal trim. This can cause deterioration. Ensure that a secure seal of caulk



is  
maintained  
as a temporary  
measure which  
may lead or  
install proper  
metal flashing.  
Missing cap  
flashing.  
Add flashing to  
prevent deterioration  
and other water  
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Vinyl/Metal:



Older/worn, Loose siding, Misaligned, Missing sections/corners, Holes/gaps. Seal to prevent pest/water infiltration. Holes, Dents Vintage installation Evaluate now for common maintenance needs. Seal any gaps/openings. Seasonally evaluate for future maintenance needs.







Wood:



Older/worn, Small areas of significant deterioration noted. Evaluate for repair needs including interior structures and framing for water intrusion/migration issues. Needs touch up paint/putty/caulk sealant, Holes/gaps. Seal to prevent water infiltration. Loose siding, Missing sections, Possible woodpecker/vermin holes. Cracked boards. Seal to prevent water intrusion/deterioration. Evaluate now for common maintenance needs. Seal any gaps/openings. Seasonally evaluate for future maintenance needs. Lifting painted surfaces with adjacent chip on the ground noted in some areas.



### Masonry Siding:

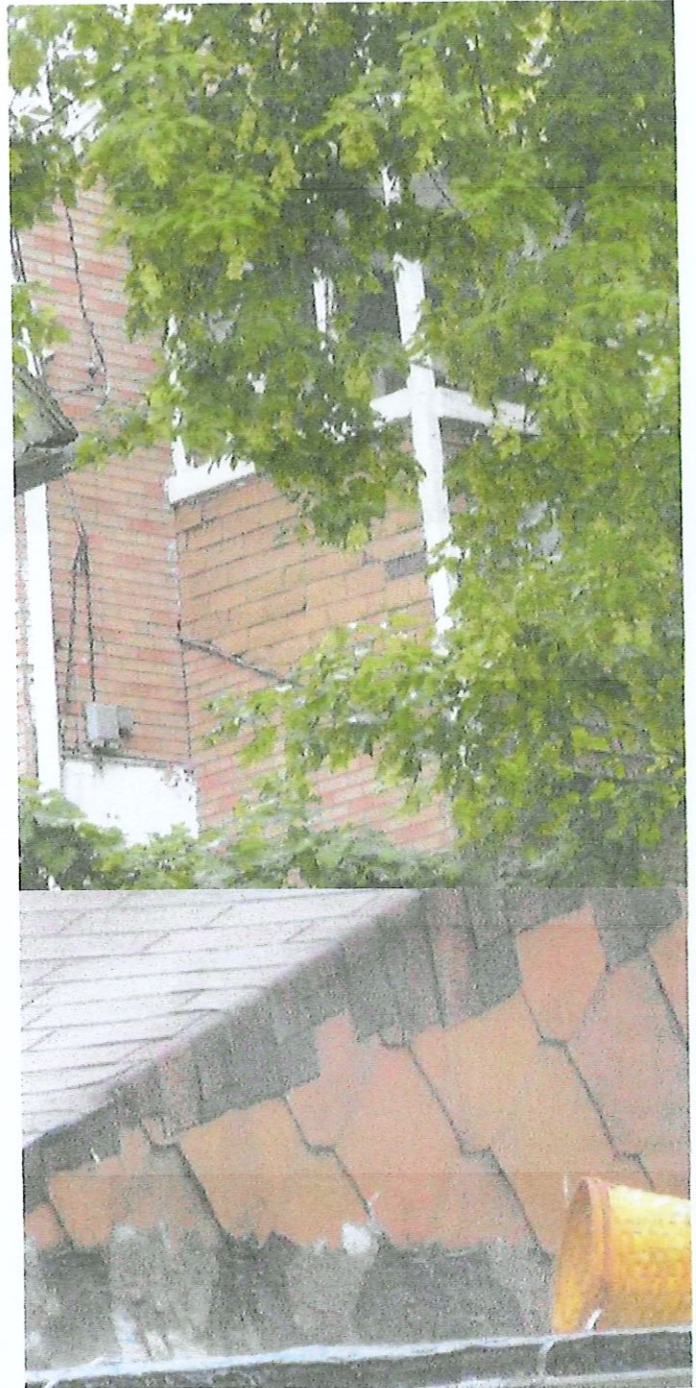
Stone, Decorative cement block, Weeps and draining plane not visible/verified, Appears intact, Appears functional, Typical for age, Older/worn, Fracturing noted (typical for age). Prior tuckpointing observed, Areas that were tuckpointed have re-cracked. This suggests further movement. Unconventional/curious workmanship. Caulking/mastic materials on masonry often means there has been water intrusion or other issues. Verify and repair as needed. Siding needs repair by a masonry restoration contractor now. Evaluate now for common maintenance needs including flashing maintenance. Seal any gaps/openings. Seasonally evaluate for future maintenance needs.



### Asphalt:



Older/worn, Deteriorated, Major damage to asphalt siding. Consult a siding contractor or carpenter. Holes/gaps. Seal to prevent water infiltration. Missing/loose/broken shingles/tabs. This may indicate a general area of loose/detached shingles that may not appear to be loose. Ca. 1930- 1950s.



Foundation:

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Mastic/caulk sealing materials are not flashings. Mastic/caulking is temporary and is typically not to be installed or used as a repair in lieu of needed flashings at siding, masonry, windows, doors, roofs, chimneys, etc. See note 107 in the Reference Addendum.

### Doors: (5)(a) 3.

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Limitations:

Water management system not observable. See 108 in Reference Addendum. Location/height restricts access to upper windows.

Condition:

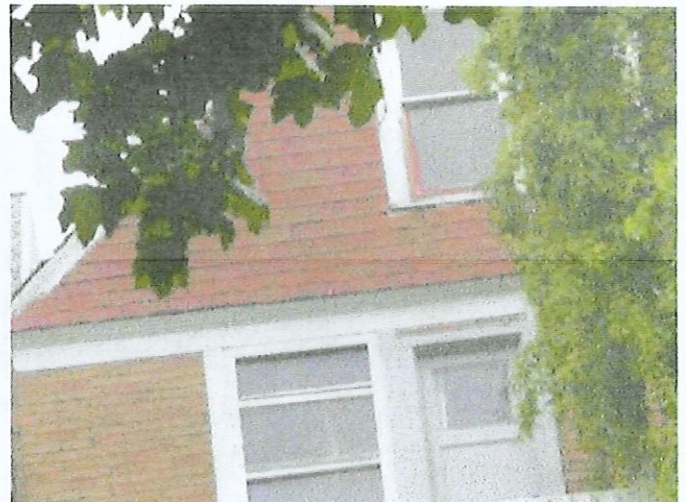
Some: Older/worn, Vintage/Original era, Needs maintenance/caulk sealant/putty/paint, Some deterioration noted. Evaluate for repair needs including interior structures and framing for water intrusion/migration issues. Peeling paint, Cracked sill, Spalling/shaling/surface deterioration at sills, See note 108 in Reference Addendum.

### Windows: (5)(a) 3.

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Limitations:

Water management system not observable. See 108 in Reference Addendum. Location/height restricts access to upper windows, Vegetation/Landscaping restricts access to some windows. Clad with metal/vinyl trim: 10% to 20%.







Condition:

Some/ most- Older/worn, Vintage/Original era, Needs maintenance/caulk sealant/putty/paint. Gaps/openings observed. Unconventional installation of cladding will not protect trim and structure from water migration/leakage. Needs repair/flashing. Significant deterioration noted at approximately 75% or more of windows/trim. Significant deterioration noted at most windows/trim. Peeling paint, Spalling/shaling/surface deterioration at sills. Missing flashing. Add flashing to prevent deterioration and other water penetration issues. Putty/glazing loss/lifting at window(s).



See notes 108 and 163 in the Reference Addendum.

### Basement Windows: (5)(a) 3.

Condition:

Older/worn, Sealed/nailed/boarded/blocked shut.



### Fascia and Soffits: (5)(a) 6

Limitations:

Flashing as a water management system not observable.







Condition:

Older/worn, Needs paint/stain, Significant deterioration noted at some locations. Needs repair. Warped/loose panels. Seal to prevent pest/water infiltration. Peeling paint. Holes/gaps. Seal to prevent pest/water infiltration. No vents, Water stains, Holes/gaps consistent with vermin entry points. Needs common maintenance/touch up/repairs. Evaluate now for common maintenance needs including flashing maintenance. Seal any gaps/openings. Seasonally evaluate for future maintenance needs.





Seasonally turn off and drain all faucets in exterior or unheated areas to prevent freezing and broken pipes. Anti-siphon devices are recommended. See note 158 in Reference Addendum.

## Electrical

### Lighting: (7)(a) 6.

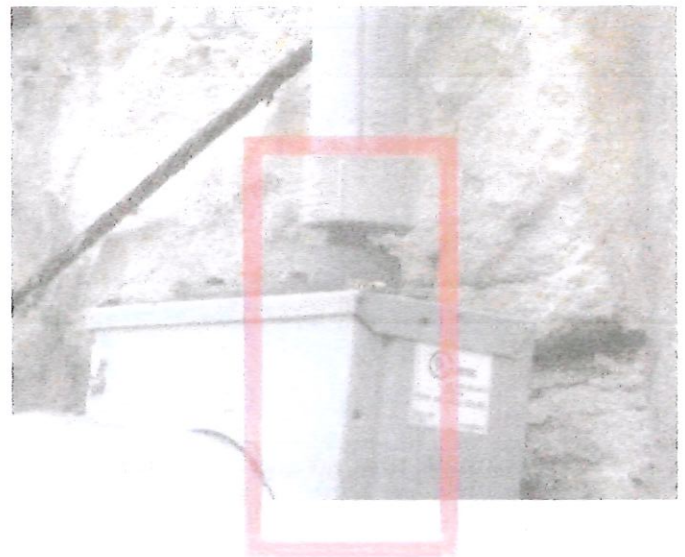
Older/worn, Possibly some sodium vapor bright lighting is commonly not allowed in a neighborhood setting.







Electric Service Type (7) (a) 4.



Overhead, Cloth vintage era service wire at mast head at exterior. Older/worn. There appears to be fraying present. Overhead, Improperly fastened service conduit, Corrosion noted at service conduit. May need replacement in coming years. Consult an electrician for recommendations. Pulling away from building. This can pull on and detach the service wire connections. Have evaluated and repaired as needed by a licensed electrician for safety and good function. Detached conduit at alley,.



## Exterior Drainage

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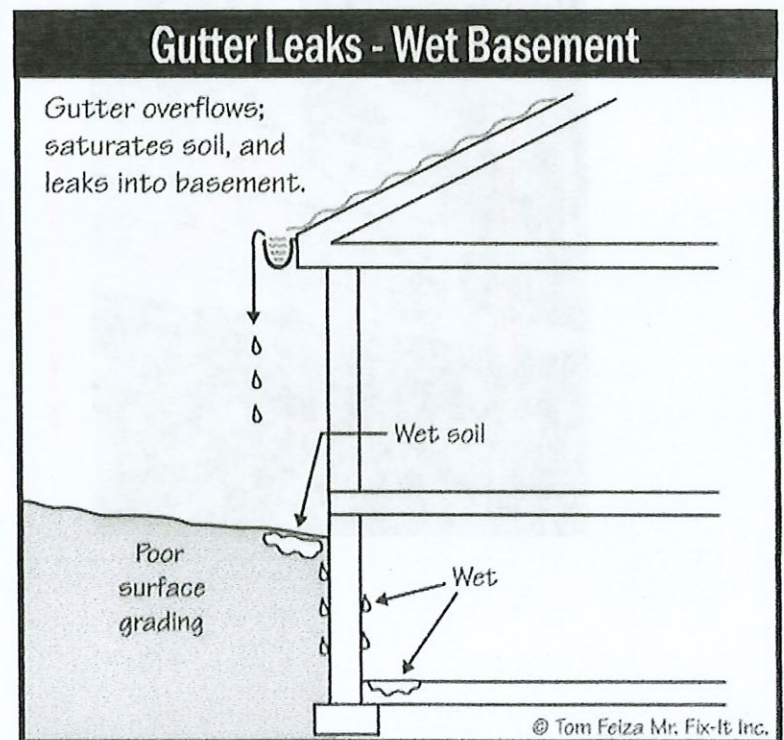
## Downspouts

None, Metal, Discharges above grade, Discharges below grade. Monitor for damage, freezing, blockage. Older/worn, Add more downspouts, Disconnected sections, Missing sections, Add and maintain downspout extensions (6 ft minimum from building) and unlog as necessary now. Loose, Corrosion, Split, Drains onto roof. Consider directing to gutter. Downspouts need repair/replacement.



## Gutters: View From Ground

Height restricts view, Metal, Older/worn, Bent/twisted gutters, Evidence of possible ice damming. Monitor for leakage and ice damming. If ice damming occurs in the future, seek further evaluation by an Energy Auditor. Evidence of a history of gutter overflow conditions/drip line noted. This may be due to improper slope or debris in gutters or downspouts. Repair and improve function, and keep water off structure and foundation areas. Need cleaning/maintenance. Clogged gutters/downspouts do not function as designed. Slope in some locations may not allow water to drain well. Re-slope as needed. Bent, Loose, Not flashed to roof, Hung bracketed gutters at the edge of the roof not attached. They tend to overflow, bend, pull out, often need maintenance/repair, and can damage the roofing. No kick out flashing observed at one or more locations. When the shingles terminate at a wall joint, a kick out flashing behind the siding and on top of the shingles helps direct water into the



B065



gutter. Add as prudent. Not aligned to roof edge, Trees nearby. Gutters will require frequent cleaning. Monitor for overflowing and clean as necessary. Repair/replace gutters and downspouts as needed. Add gutters where missing to protect the building, foundation, and structure as prudent.





### Exhaust Vents

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What appears to be kitchen fan exhaust discharge noted.

### *Lots and Grounds*

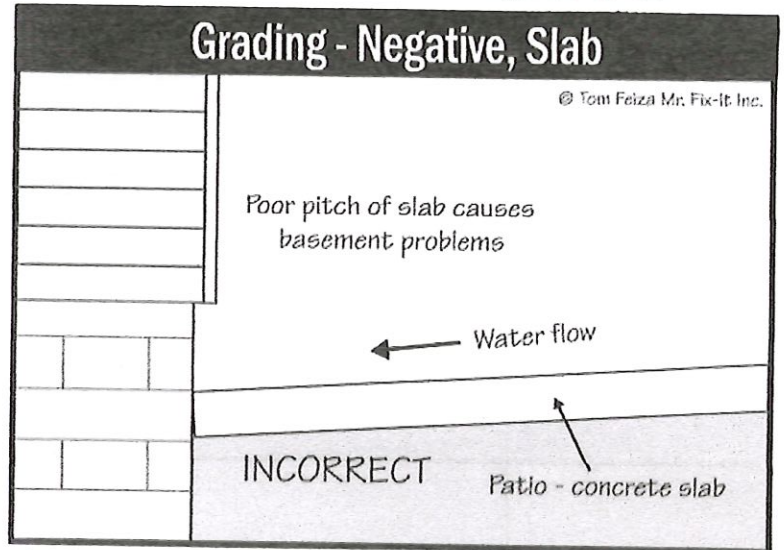
Walkways: (5)(a) 7.

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Concrete:



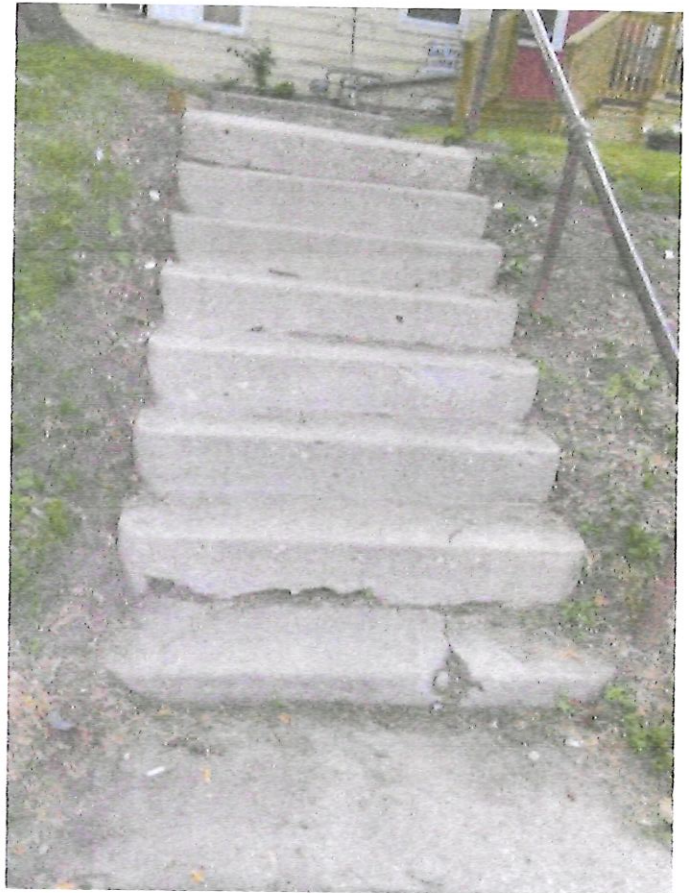
Appears functional, Typical for age, Older/worn, Uneven offsets greater than 1" are a potential trip concern. Correct as needed. Concrete is sloping toward building. This can cause water infiltration issues. Surface raised/settled, Water may pond and freeze. Concrete walk/patio needs repair. Suggest mudjacking/foam leveling and correcting water drainage issues now.



B082

Steps:

Concrete, Older/worn, Typical cracking, Uneven/unconventional rise/run, Uneven offsets greater than 1" are a potential trip concern. Correct as needed. Concrete steps need major repair or replacement.



Gravel:



Trip hazard, Sloping toward building. This can cause water infiltration issues. Water may pond and freeze. Walk/patio needs major repair or replacement. And mud.



Mud /Dirt Trails

Mud trails.

Patio: (5)(a) 5.

Limitations:

Muddy open areas, may pool, setting.

Brick/Pavers/Stone:

Typical for age, Older/worn, Uneven offsets of 1/2" to 1" are potential trip concern.

Driveway: (5)(a) 7.

Limitations:

None???

Asphalt:

Appears functional, Typical for age, Older/worn, Typical cracking.



Gravel:

Trip hazard, Water may pond and freeze. Driveway needs major repair or replacement.

Landscaping/Grading: (5)(a) 7.

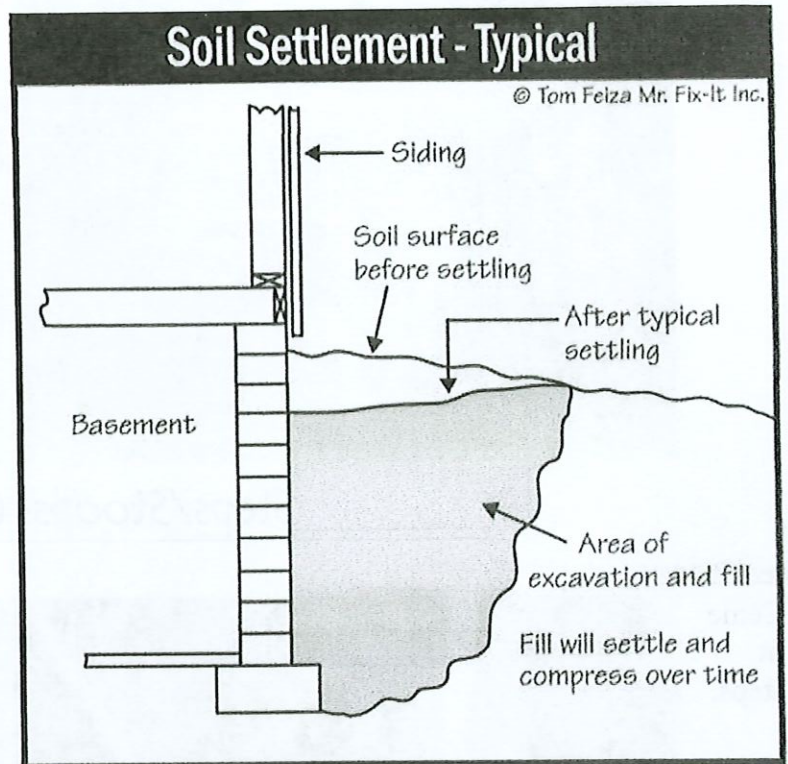
Limitations:

Bushes/vegetation restrict inspection, Unable to determine if grading is proper due to wood chips/decorative stones. Suggest confirming that brown dirt under chips/stones is sloped away from building 1" per foot for 6 ft. Deck restricts view of grading, Entry porches as well.

Grading:



Current landscaping/retaining wall may restrict proper drainage, Low or flat areas: West, Various locations. Grading under deck slopes towards building or is flat and will not drain water away effectively. Slope brown dirt away from building 1" per foot for 6 feet in low/flat areas now and correct grading as necessary at all surfaces around the building. See note 111 in Reference Addendum. Ask yourself where the water is going to go: Into the basement or away from the building?  
Suggest correcting grading concerns at walk.



B057

Steps/Stoops: (5)(a) 5.

Limitations:

Metal landing, stairs. side- south.

Location:

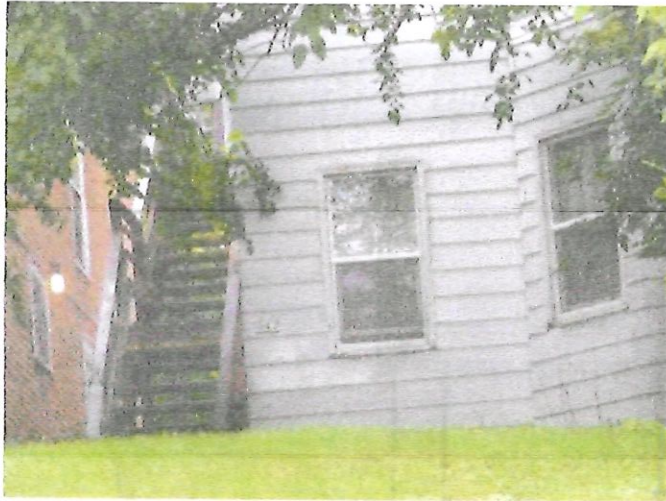
Several.

Condition:

Older/worn, Railing gaps are too wide. This is a potential hazard to small children. Recommend 4" maximum space between balusters. Railing is low (typical for age). Consider a minimum height of 30" at stairways and 36" at balconies/landings as an improvement. Damaged railing, some Rusted railing, Uneven rise/run at steps. Unconventional/uneven rise/run at steps. High step up where walk has settled. Open risers. Suggest graspable hand rail shape.

Recommendations:

Porch  
/stoop  
needs  
repair



Steps/Stoops: (5)(a) 5.

Limitations:

Cement  
steps.



Location:

Various locations.

Condition:

Typical for age, Older/worn.

Vintage Wood Porch: (5)(a) 5.

Limitations:



Restricted/no access under stairs/porch, Approximately 100% of structure not visible. Leaves/debris restrict inspection.



Location:

Front, Main new entry, others are pictured.







Support:

Support undetermined, Supported by posts that go underground.

Condition:

Restricted access/obscured view under deck limits the extent of the inspection. Blistering/lifting paint/stain surfaces noted. Railing gaps are too wide. This is a potential hazard for small children. Recommend 4" maximum space between balusters. Railing loose, Damaged railing, Missing railing where there are four or more steps. Suggest adding railing, Suggest graspable hand rail shape. Non-standard rise/run, High step up where walk has settled. Gaps between steps are too wide. This is a potential hazard for small children. Recommend 4" maximum gap between steps. Older/worn/fractured concrete steps, Ask the seller for all porch related repair history. No lag bolts observed. Some common bounciness/deflection noted. Porch or part of

porch appears to have sunk some over the years. This is typical. Follow the water deflection recommendations throughout this report to preserve porch. Recent paint/stain in visible areas restricts view of materials. Older/worn.

Recommendations:

Safety concerns noted at wood porch. Needs repair now. Wood porch needs repair now. Wood porch needs repair/maintenance now. Verify permits for all completed work.

Support:

Needs paint/stain, Warped/bowed posts, Blistering/lifting paint/stain surfaces noted.

Vintage Wood Porch: (5)(a) 5.

Limitations:

Restricted/no access under stairs/porch.

Location:



Front,  
East,  
4-5  
entrie  
s.





Support:

Support undetermined, Supported by pads on grade, Supported by posts that go underground.

Condition:

Restricted access/obscured view under deck limits the extent of the inspection. Older/worn, Typical construction for the age of the home. Significant deterioration noted. Unconventional construction, Needs paint/stain, Blistering/lifting paint/stain surfaces noted. Peeling paint, Some common bounciness/deflection noted.

Recommendations:

Safety concerns noted at wood porch. Needs repair now. Wood porch needs repair now. Wood porch needs repair/maintenance now.

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### Central rear entry (5)(a) 5.

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Limitations:

Restricted/no access under stairs/porch/deck.

Location:

Rear central.

Support:

Support undetermined:

Condition:

Restricted access/obscured view under deck limits the extent of the inspection. Older/worn, **Significant deterioration noted**. Bounciness/deflection observed. Loose boards, Unconventional construction, Peeling paint, Suggest adding railing. Non-standard rise/run, High step up where walk has settled. Bottom of steps worn. Monitor for maintenance. Warped/bowed posts, Implication- Weakened structure. Water management system not observable. No flashing observed. Structural life 10 - 15 years.



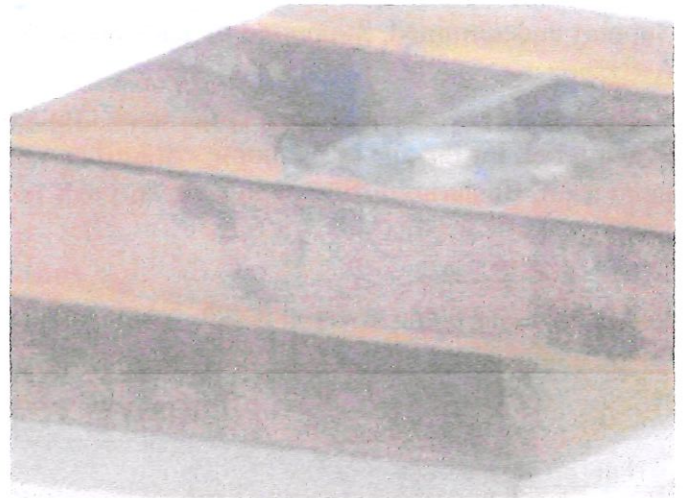
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### Main Building Front Entry off 24th: (5)(a) 5.

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Limitations:

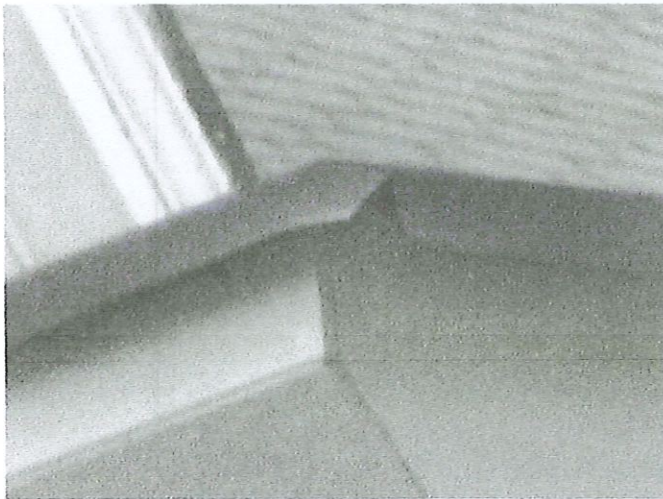
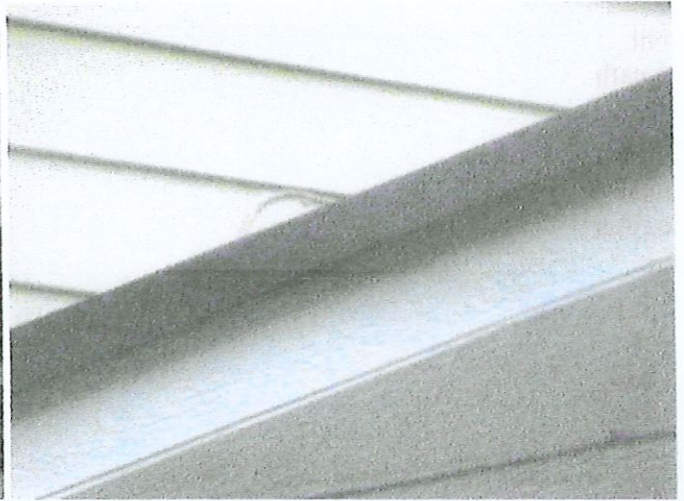
No  
access.



Location:



Main building front, with a modern constructed porch entry system and 2 sets of opposite stair systems. Soffit at roof cover system unfinished, with what appears a recessed can 2-4 lights installed, appears as possibly not rated



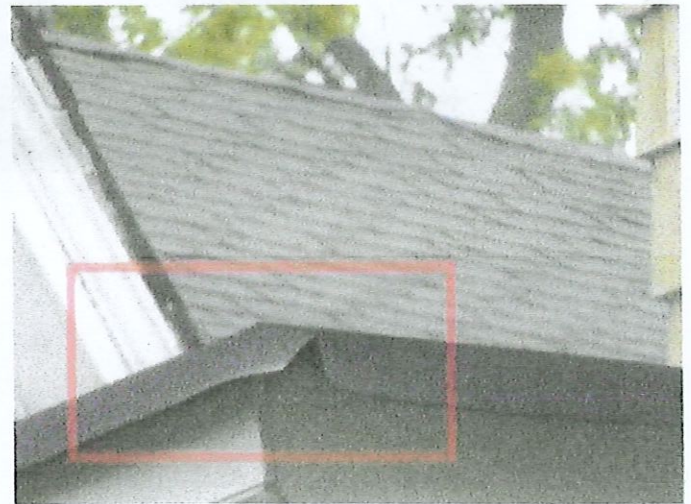
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Support:

Support undetermined: Unknown.



Condition:

Appears functional, See note 156 in Reference Addendum. Restricted access/obscured view under deck limits the extent of the inspection. Recent paint/stain in visible areas restricts view of materials. Unconventional construction, Suggest graspable hand rail shape. Water management system not observable. Ledger flashing missing, -verify. Curious unconventional details observed.

Recommendations:

Needs repair/maintenance now. Obtain history and documentation of installation, repairs, and any warranties. Verify any Open or Closed permits for the public access to this commercial residential facility.

**Balcony: (5)(a) 5.**

Limitations:

No/restricted access under balcony due to finishes. No/restricted access under balcony due to finishes.

Location:

Front, East.

Condition:

Older/worn, Some deterioration noted, Major deterioration noted, Significant deterioration to balcony supports. Water management system not observable.

Recommendations:

Balcony needs repair now.

Balcony: (5)(a) 5.

Limitations:

Access, view limited. No/restricted access under balcony due to finishes.

Location:

Central roof structure first larger vintage building.



Limitations:

Roofing materials restrict view of balcony decking and connections. View.

Condition:

Older/worn, Loose boards, Unconventional construction, Consider changing to a 4" maximum space between



railing balusters for child safety. Railing is low (typical for age). Consider a minimum height of 30" at stairways and 36" at balconies/landings as an improvement. Consider changing to vertical balusters for improved safety. Railing loose, Damaged railing, Missing railing, Blistering/lifting paint/stain surfaces noted. Some Recent paint/stain in visible areas restricts view of materials. Water management system not observable. No lag bolts observed.

Recommendations:

**Balcony needs repair now.** Safety concerns noted at balcony. Needs repair now.

## Retaining Walls: (5)(a) 7.

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Stone/Block:

Significant cracks/damage noted. Older/worn, Spalling/shaling/surface deterioration, No drainage noted, Bowed, Leaning, Loose stones, Leaning, bulging, tipping, possible active movement. Open/wide joints between blocks/stones, Maintain grading and deflect water away from the soil behind retaining walls for maximum longevity. Needs replacement. A possible hazard, possible encroachment to/over public thorough-way alley.



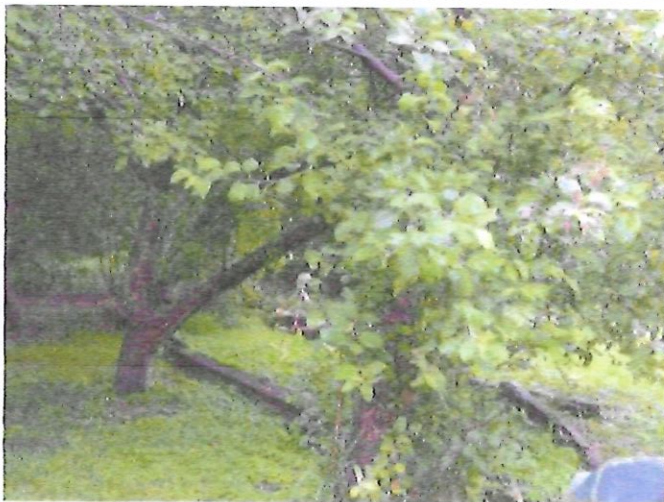




## Vegetation

Trees /Shrubbery too close to building; house

Trees too close to roof/s  
crapping on roof.





Correct to prevent damage and evaluate/repair shingles as needed. Need trimming or removing. Verifying the health of the vegetation on the property is beyond the scope of this inspection. In this region, Ash trees in partic





and/or other plants should be kept at least 12 inches away from buildings to prevent trapped moisture and advanced wear to siding/roofing.



*Roof Surface(s)*

ROOFS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Roof coverings, including type. 2. Roof drainage systems. 3. Flashings. 4. Skylights, chimneys and roof penetrations. 5. Signs of leaks or abnormal condensation on building components. (b) A home inspector shall describe the methods used to observe the roof. (c) A home inspector is not required to do any of the following: 1. Walk on the roofing. 2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors. 3. Observe internal gutter and downspout systems and related underground drainage piping.

Important Roof Notes



Any observations made or opinions expressed in this report refer to the general condition of the areas that were visible at the time of the inspection. See note 115 in Reference Addendum. All dormers and roof penetrations subject to leaking and seepage issues. Underlayment and decking structure are hidden from view and cannot be evaluated by our visual Inspection; therefore, our observational review is not a guarantee or warranty against roof system leaks, seepage, or structural condition, nor is it a certification. Expect leaks.

### Pitched Roof

Visibility and Limitations: (4)(a) 1.



Height restricts inspection, Configuration restricts inspection. Lot configuration, Much of the roof was not visible at the time of inspection due to reasons noted. Observations and opinions are limited to visible portions only. Dormer roof(s) not visible/fully visible at the time of inspection. There is not enough information available to form a complete or meaningful opinion. Seek full evaluation by a qualified roofing specialist in a timely manner. Trees leaning and scraping on several roof systems, flashings, gutters, and siding on most all structures. Vermin, squirrel, possum, mice, rats, wasp and bird, bat common access points given size.





Inspected From: (4) (b)

From the ground with camera zoom.



Roof Type: (4)(a) 1.

Pitch  
ed  
roof.



Approx Layers: (4)(a) 1.

See note 116 in Reference Addendum. Two asphalt layers and a wood layer observed, Three asphalt layers and a wood layer observed.







Material: (4)(a) 1.

Asphalt/fiberglass shingle, Questionable installation of asphalt/fiberglass shingles at some low slope roofs. If premature wear, ice damming, or leakage occurs, consider replacement with a flat roofing material. Asphalt roll.



Condition:

Serious signs of wear/aging. Some general observations include: Brittle/loss of elasticity/inflexible, Granule loss, Curling, Shrinkage, Waviness. Underlayment and decking structure are hidden from view and can not be evaluated by our visual Inspection; therefore, our observational review is not a guarantee or warranty against roof system leaks, seepage or structural condition, nor is a certification. Expect leaks. Cracking, Missing/loose/broken shingles/tabs. This may indicate a general area of loose/detached shingles that may not appear to be loose. Tar/caulk sealant patching may indicate a history of and potential for leakage. Ask owner for history. Exposed nail heads, Algae (dark streaking/staining) present on shingles. This discolors the shingles but does not generally harm the roof or structure. Replaced shingles noted. Ask seller for history. This may indicate a general area of loose/detached shingles that may not appear to be loose. More wear noted at some locations than others (possible ice chipping). Fiberglass visible through granules. See note 117 in Reference Addendum. Physical damage, Short shingle installation (not enough overlap of shingles). Pieces of shingles in yard/driveway, Shingles at peak are worn. This is common and easily repairable. Appears as insufficient overlap of dimensional shingles. Nail popping, Lacks drip edge flashing. Lacks gable end flashing. Trim overhanging trees, Caulk sealant is a short term patch and subject to deterioration and seepage if not maintained. Multiple roofs present. Roofs were installed at different times and are in different conditions. Generalized and accurate over all observations of several roof surface systems. Structure unknown at interior. lichen growth noted.





Recommendations:

Re-roof as soon as possible. Correct any roof deficiencies in a timely manner to prevent damage to structure and finishes. Expect leaks. The next re-roof will require a tear-off of the old roofing layers. Flashing(s) may need to be re-anchored/secured/replaced.

See note 107 in the Reference Addendum.

Flashing: (4)(a) 3.

Limitations:



Restricted/no access, This inspection is not a "best practices" inspection, evaluation, or review.



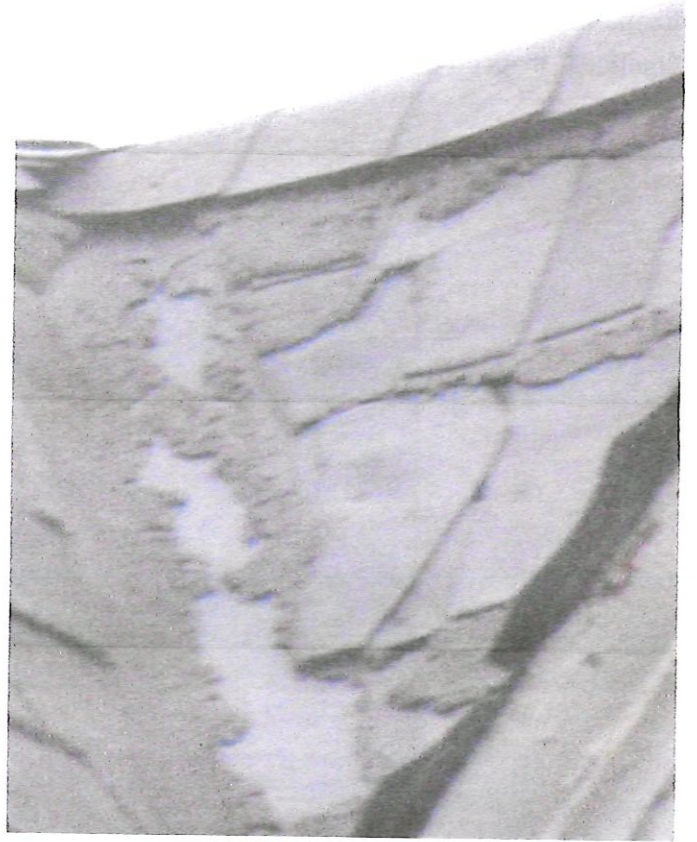
Plumbing vents: (4)(a) 4.

No/restricted access Synthetic flashing material present. Monitor for holes/cracks/folds/wear at collar. Cast iron plumbing vents typically need a lead flashing that covers exposed areas of the pipe above the roofline. A synthetic flashing boot is not designed for this installation and will leak. Repair/replace as needed. It appears that the flashing from the previous roof installation has been re-used for current roof. Lifting/gaps/openings noted. Needs maintenance. Sealed with roofing mastic/caulk sealant. See note 120 in Reference Addendum. Holes/gaps/cracks. Needs replacement now.

valleys: (4)(a) 2.

No/restricted access, Metal, Older/worn/original era, Worn/monitor closely, Debris present, Top layer worn away. Top layer prevents inspection of any flashing that may be underneath. Patched, Buckled, Gaps, Rusted, Holes/damaged, Needs repair, Improper installation, Ice chipping (more advanced wear)











#### Roof/Wall:

No/restricted access, Water management system not observable. No flashing visible, Evidence of prior repairs, It appears that the flashing from the previous roof installation has been re-used for current roof.

Lifting/gaps/openings noted. Needs maintenance. Sealed with roofing mastic sealant. See note 121 in Reference Addendum. This restricts inspection of the presence or absence and condition of the flashing at this location. Little clearance between siding and roof. (Recommend a 1" minimum.) This restricts inspection of the presence or absence and condition of the flashing at this location. This can cause deterioration and water penetration issues. Multiple locations.

#### Horizontal/Transition:

No/restricted access, Water management system not observable. No flashing visible, Evidence of prior repairs, It appears that the flashing from the previous roof installation has been re-used for current roof.

Lifting/gaps/openings noted. Needs maintenance. Sealed with roofing mastic sealant. See note 121 in Reference Addendum. Little clearance between siding and roof. (Recommend a 1" minimum.) This restricts inspection of the presence or absence and condition of the flashing at this location. This can cause deterioration and water penetration issues. Multiple locations.





# Flat/Low Slope Roof

## Inspection Limitations:

Height.

Visibility and Limitations: (4)(a) 1.

Height restricts inspection, Configuration restricts inspection. Lot configuration, Much of the roof was not visible at the time of inspection due to reasons noted. Observations and opinions





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limited  
to  
visible  
portions  
only.

Inspected From: (4) (b)

From  
the  
ground  
with  
camera  
zoom  
,  
Zoom  
camera.



Roof Type: (4) (a) 1.

Flat roof.

Location:

Central, Main building and related flat transitions to smaller areas.

Material: (4) (a) 1.

Asphalt roll. This roofing material has unpredictable seasonal wear. Assured performance is not guaranteed even with a newer installation or even if the roof didn't show much wear recently. Monitor seasonally for wear, performance, and any maintenance needs and have evaluated as necessary. Modified membrane, Torch down, Single ply, Not verified / unknown, Two or more different brands of roof material present.

Condition:

Serious signs of aging. Unconventional installation, Curious repairs/installation, Flat roofs generally have a useful life span of approximately 20 years if they are well maintained each season.

Recommendations:

Expect to re-roof soon. Correct roof deficiencies to prevent damage to structure and finishes. Consult roofing contractor now for recommendations regarding maintenance needs, longevity, usefulness, and preservation.

## Pitched Outbuilding Roof

visibility and Limitations: (4) (a) 1.



Height restricts inspection, Steep slope, Configuration restricts inspection. Lot configuration, Most of the roof was not visible at the time of inspection due to reasons noted. Observations and opinions are limited to visible



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Inspected From: (4)(b)

From the ground with camera zoom.

Roof Type: (4)(a) 1.

Pitched roof.

Approx Layers: (4)(a) 1.

There appears to be one layer present.

Material: (4)(a) 1.

Overlapping Corrugated fiberglass sheeting, older material. Commonly not allowed, similar product phylon



thicker, differing material make up, durable and doesn't chip, crack from ice.

Condition:

Serious signs of wear/aging. Some general observations include: Cracking, More wear noted at some locations than others (possible ice chipping). See note 117 in Reference Addendum. Physical damage, See note 117 in Reference Addendum. Short shingle installation (not enough overlap of shingles). Nail popping, A patterns of nail popping is often related to attic venting and humidity issues. Bowed/sagging, Underlayment and decking structure are hidden from view and can not be evaluated by our visual Inspection; therefore, our observational review is not a guarantee or warranty against roof system leaks, seepage or structural condition, nor is a certification. Expect leaks. Low spots. Underlayment and decking structure are hidden from view and can not be evaluated by our visual Inspection; therefore, our observational review is not a guarantee or warranty against roof system leaks, seepage or structural condition, nor is a certification. Expect leaks. Lacks drip edge flashing, Lacks gable end flashing. Trim overhanging trees.

Recommendations:

Suggest evaluation now by roof specialist. Re-roof as soon as possible. Correct any roof deficiencies in a timely manner to prevent damage to structure and finishes. Expect leaks. Ask the seller for any repair or installation documentation and warranty information. Often, warranties are an add on extended service that building owners may or may not sign up to receive. Verify presence and extent (materials only or materials and labor) of warranty by reading the repair/installation contract.

*Chimneys*

Chimney

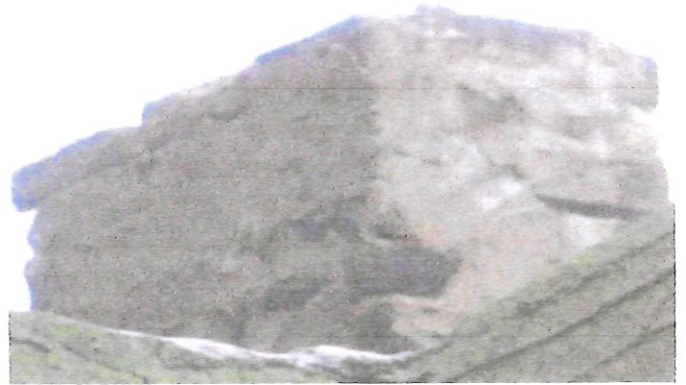
Location:

Multiple chimneys, same conditions generally.



Inspected From: (4) (b)

Inspected from ground with camera zoom, not all sides of chimney fully visible, No view of top of chimney.



Visibility and Limitations: (4)(a) 4.

Stucco-like plaster covering present commonly holds water. It is a temporary short term patch that often covers structural deterioration and can lead to rapid further deterioration of the chimney structure. Seek further evaluation of chimney system. Painted. This restricts view of chimney condition. Ask seller for history and consider further evaluation of chimney system.



Type of Chimney:



Masonry, 2- Metal, Vintage/older/worn installation.



Chimney Cap: (4)(a) 4.

Top of chimney is not observed/evaluated. Major cracks, Wear/tar/patching/cracks noted at sides of chimney cap. Evaluate chimney system by a qualified contractor. Prior repairs noted. Older/worn, Missing/damaged brick/stone, Suggest renewing chimney cap. Consult a chimney or masonry restoration specialist.



Flue Type:

Interior or not visible, No liner, as is typically required with modern use with spent fuel gasses



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Flue: (4)(a) 4.

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Chimney: (4)(a) 4., (9)(a) 4.

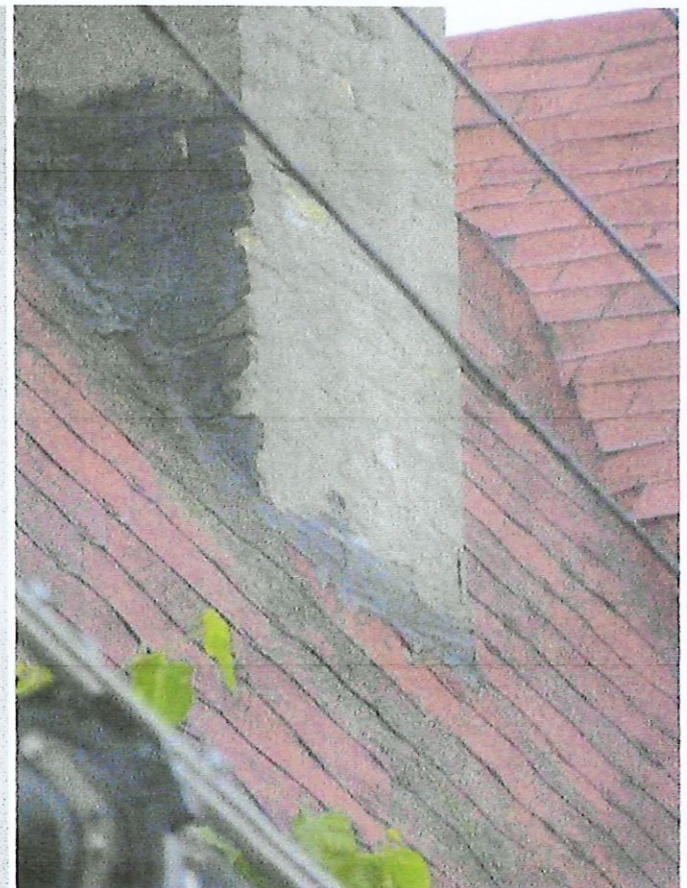
Older/worn, Unconventional/temporary repairs noted, Typical loose mortar, Typical brick spalling/shaling, Prior tuckpointing observed. Areas that were tuckpointed have re-cracked. Unconventional/temporary repairs, Caulking/mastic materials on masonry often means there has been water intrusion or other issues. Verify and repair as needed. Caulking/mastic is not a structural repair. Suggest separate inspection by chimney specialist now.

Rain Cover:

None. Recommend adding a rain cover to prevent pest intrusion and water damage.

Chimney Flashing: (4)(a) 4.

Limit ed/ob struct ed view of flashi ng due to locati on/ac cess. Chim ney flashi ngs are susce ptible to leaka ge at any



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