



# Light Inspections

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## Home Inspection Report

Prepared For:  
**Unspecified Client**

Property Address:  
**4677 Horizon Rd  
Middleton, WI 53562**

Inspected on Fri, Aug 23 2019 at 1:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Steps/Stoops

1) Comment 1: The front stoop stairs has settled causing a crack in concrete. Recommend sealing crack to prevent moisture intrusion leading to further damage. Also recommend monitoring this to determine if stair is still settling.



Figure 1-1

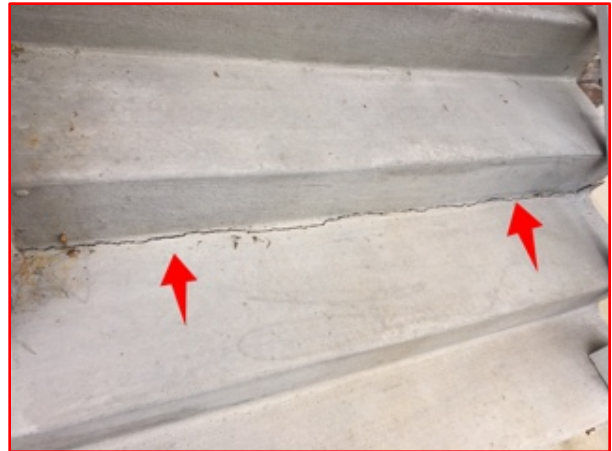


Figure 1-2

## General

|                  |               |
|------------------|---------------|
| Property Type:   | Single Family |
| Stories:         | Two           |
| Approximate Age: | 2017          |
| Age Based On:    | Listing       |
| Bedrooms/Baths:  | 5 Bed/ 3Bath  |
| Weather:         | Sunny         |
| Temperature:     | Warm          |
| Soil Condition:  | Dry           |
| People Present:  | Not Present   |

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation.

|                  |   |
|------------------|---|
| Site Grading:    | Sloped Away From Structure                      |
| Vegetation:      | Generally Maintained<br>Condition: Satisfactory |
| Retaining Walls: | Rock<br>Condition: Satisfactory                 |
| Driveway:        | Concrete<br>Condition: Satisfactory             |
| Walkways:        | Concrete<br>Condition: Satisfactory             |
| Steps/Stoops:    | Concrete<br>Condition: Repair or Replace        |

(Site continued)



**Comment 1:**

The front stoop stairs has settled causing a crack in concrete. Recommend sealing crack to prevent moisture intrusion leading to further damage. Also recommend monitoring this to determine if stair is still settling.



Figure 1-1



Figure 1-2

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

|                         |   |
|-------------------------|---|
| Exterior Covering:      | Vinyl Siding, Lap Wood<br>Condition: Satisfactory |
| Exterior Trim Material: | Vinyl<br>Condition: Satisfactory                  |
| Windows:                | Vinyl<br>Condition: Satisfactory                  |
| Railings:               | Composite<br>Condition: Repair or Replace         |

(Exterior continued)



Comment 2:  
Safety

Composite railings on deck are loose. Recommend re-tightening where needed so railings are able to properly support when pushed against.



Figure 2-1

|                    |                         |
|--------------------|-------------------------|
| Receptacles :      | GFI protected           |
| Exterior Hose Bib: | Frost free              |
|                    | Condition: Satisfactory |
| Decks:             | Composite               |
|                    | Condition: Satisfactory |



---

Comment 3:  
Recommend sealing edge of cultured stone with mortar or caulk to prevent moisture intrusion.



(Exterior continued)



Figure 3-1



Figure 3-2

## Garage

|                        |                         |
|------------------------|-------------------------|
| Garage Type:           | Attached                |
| Garage Size:           | 3 Car                   |
| Door Opener:           | Chain Drive             |
|                        | Condition: Satisfactory |
| Opener Safety Feature: | Light Beam              |
|                        | Condition: Satisfactory |
| Receptacles:           | GFI Protected           |
| Fire Rated Wall:       | Drywall                 |
|                        | Condition: Satisfactory |

## Structure

|                    |                         |
|--------------------|-------------------------|
| Wall Structure:    | Wood Framed             |
|                    | Condition: Satisfactory |
| Ceiling Structure: | Truss                   |
|                    | Condition: Satisfactory |
| Roof Structure:    | Truss                   |
|                    | Condition: Satisfactory |



(Structure continued)

Roof Sheathing:

OSB

Condition: Satisfactory

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Walked Roof/Arms Length

Roof Covering:

3 Tab Shingle

Condition: Satisfactory



(Roofing continued)



Approximate Roof Age:

2017

Ventilation Present:

Soffit, Ridge Vents

Condition: Satisfactory

Vent Stacks:

Plastic

Condition: Satisfactory

(Roofing continued)

Chimney :

Metal

Condition: Satisfactory



Flashings:

Metal

Condition: Satisfactory

Soffit and Fascia:

Aluminum

Condition: Satisfactory

Gutters & Downspouts:

Metal

Condition: Satisfactory



Comment 4:

Maintenance

Backyard gutter downspout is crushed. Recommend replacing with new one.

(Roofing continued)



Figure 4-1

Flu Lining: Metal

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition may leak under certain circumstances. I will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

|                      |                        |
|----------------------|------------------------|
| Foundation Types:    | Basement               |
| Foundation Material: | Poured Concrete        |
|                      | Condition: Not visible |
| Prior Waterproofing: | Not Present            |

(Structure continued)

**Comment 5:**

There are no signs of active, wet ground water penetration in the basement. Monitoring during a heavy rain storm or snowmelt is recommended. Consult with the sellers disclosure. In the short time of this inspection it is not possible to determine prior or future ground water penetration problems. Conditions that affect the structures dryness( weather, wind, and temperature )will vary greatly during the course of the year. I recommend referring to the sellers disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.

|                  |                         |
|------------------|-------------------------|
| Floor Structure: | Engineered I-Joist      |
|                  | Condition: Satisfactory |
| Subflooring:     | Oriented Strand Board   |
|                  | Condition: Satisfactory |
| Wall Structure:  | Wood Frame              |
| Columns:         | Unknown                 |
|                  | Condition: Not visible  |

## Attic

Attic Entry:

Garage



|                     |                         |
|---------------------|-------------------------|
| Roof Framing Type:  | Wood Trusses            |
|                     | Condition: Satisfactory |
| Roof Deck Material: | Oriented Strand Board   |
|                     | Condition: Satisfactory |



(Attic continued)

Vent Risers:

PVC

Condition: Satisfactory

Insulation:

Blown In Fiberglass

Condition: Satisfactory



Comment 6:

Average Insulation Depth=20"

R Value =49.



Figure 6-1



Figure 6-2



Figure 6-3

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. This is not an exhaustive inspection of every component and installation detail.

Type of Service:

Underground



Main Disconnect Location:

Service Panel



Service Panel Location:

Basement

Service Panel Manufacturer:

Cutler Hammer

Condition: Satisfactory

Service Entrance Conductors:

Aluminum

Condition: Satisfactory



(Electrical continued)

|                         |                              |
|-------------------------|------------------------------|
| Service Voltage:        | 240 volts                    |
| Service Amperage:       | 200 amps                     |
| Service Panel Ground:   | Ground Rod                   |
| Branch Circuit Wiring:  | Non-Metallic Shielded Copper |
|                         | Condition: Satisfactory      |
| Overcurrent Protection: | Breakers                     |
|                         | Condition: Satisfactory      |
| GFCI/AFCI Breakers:     | Yes                          |
|                         | Condition: Satisfactory      |
| Smoke Detectors:        | Hard Wired Interconnected    |
|                         | Condition: Satisfactory      |
| CSST Piping:            | Bonded                       |

## HVAC

Location Of Main Fuel Supply Shut Outside Meter  
Off Valve:

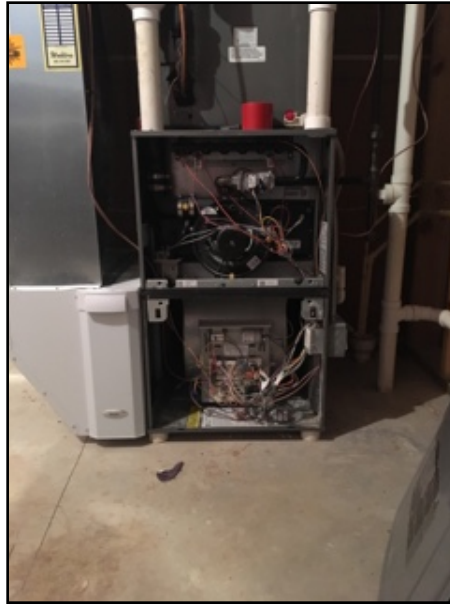
## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

(Heating continued)

Location:

Basement



Type of Equipment:

Forced Air

Type of Distribution:

Condition: Satisfactory

Metal Ducting

Condition: Satisfactory

Manufacturer:

Rheem

Heating Fuel:

Gas

Condition: Satisfactory

Approximate Age:

2017

Filter Type:

Disposable

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric



Type of Equipment:

Split System

Condition: Satisfactory

Condenser Make:

Rheem

Condenser Approximate Age:

2017

Condensate Drainage:

To Floor Drain

Condition: Satisfactory

AC Temperature Drop:

14 Degrees

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Well System



Comment 7:

Well is outside scope of inspection. Recommend having well inspected and tested by qualified person.

Supply Pipe Material:

PEX

Condition: Satisfactory

Location of Main Water Shutoff:

Basement



Sewer System:

Septic System



Comment 8:

Septic system is outside scope of inspection. Recommend having septic tank inspected by qualified person.

Waste Pipe Material:

PVC

Condition: Satisfactory

(Plumbing continued)

Sump Pump:

Sealed Crock  
Condition: Satisfactory



Water Pressure:

Adequate

## Water Heater

Fuel:

Natural Gas



Capacity:

Instant Water Heater

Approximate Age:

2017

Temp & Pressure Relief Valve:

Present With Blow Off Leg  
Condition: Satisfactory

(Water Heater continued)



Comment 9:

The pressure temperature valve is a safety device that opens up and releases pressure and hot scalding water from the tank. This opening of the valve would happen if there is an excessive build-up of pressure or extreme temperatures in the water tank. If the valve is discharging, something is wrong, turn off the water valve, turn off the gas, and call a plumber.

Fuel Disconnect:

Within Sight of Equipment

Water Heater:

Navien

Condition: Satisfactory

Gas water heater tanks have service lives between 10 And 12 years typically. Any tank that is older than 12 years should be monitored closely for performance and failure. When a tank reaches 12 years in age, budgeting for a new tank is recommended.

## Water Softener

Manufacturer:

Proficient H2O

Condition: Satisfactory



Approximate Age:

2017

# Bathrooms

## Master Bath

Bath Tub:

Jet Tub

Condition: Satisfactory



Shower:

Stall

Condition: Satisfactory

Sink(s):

Double Vanity

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

Shower Walls:

Tile

Condition: Satisfactory

Tub Surround:

Granite

Condition: Satisfactory

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Ventilator

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory



(Bathrooms continued)

## Main Bath

|                   |  |
|-------------------|--|
| Shower:           | In Tub<br>Condition: Satisfactory        |
| Sink(s):          | Single Vanity<br>Condition: Satisfactory |
| Toilet:           | Standard Tank<br>Condition: Satisfactory |
| Shower Walls:     | Fiberglass<br>Condition: Satisfactory    |
| Floor:            | Tile<br>Condition: Satisfactory          |
| Ventilation Type: | Ventilator<br>Condition: Satisfactory    |
| GFCI Protection:  | Outlets<br>Condition: Satisfactory       |

## Lower Level Bath

|                   |  |
|-------------------|--|
| Shower:           | In Tub<br>Condition: Satisfactory        |
| Sink(s):          | Single Vanity<br>Condition: Satisfactory |
| Toilet:           | Standard Tank<br>Condition: Satisfactory |
| Shower Walls:     | Fiberglass<br>Condition: Satisfactory    |
| Floor:            | Tile<br>Condition: Satisfactory          |
| Ventilation Type: | Ventilator<br>Condition: Satisfactory    |
| GFCI Protection:  | Outlets<br>Condition: Satisfactory       |

# Kitchen

|              |                                    |
|--------------|------------------------------------|
| Cabinets:    | Wood<br>Condition: Satisfactory    |
| Countertops: | Granite<br>Condition: Satisfactory |
| Sink:        | Double<br>Condition: Satisfactory  |
| Receptacles: | GFI protected                      |

## Appliances

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for their accuracy of their settings or cycles. We assume no responsibility for future problems with the appliances. If they are older than 10 years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum 5 pound ABC type fire extinguisher mounted on the wall inside kitchen area.

|               |   |
|---------------|---|
| Oven:         | LG<br>Condition: Satisfactory           |
| Range:        | LG<br>Condition: Satisfactory           |
| Refrigerator: | LG<br>Condition: Satisfactory           |
| Dishwasher:   | LG<br>Condition: Satisfactory           |
| Microwave:    | LG<br>Condition: Satisfactory           |
| Disposal:     | InsinkErator<br>Condition: Satisfactory |

## Laundry

|                  |  |
|------------------|--|
| Laundry Sink:    | Yes<br>Condition: Satisfactory         |
| Dryer Venting:   | To Exterior<br>Condition: Satisfactory |
| GFCI Protection: | Yes<br>Condition: Satisfactory         |
| Washer:          | Not Present                            |
| Dryer:           | Not Present                            |

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are checked.

|                          |  |
|--------------------------|--|
| Floors:                  | Carpet, Wood<br>Condition: Satisfactory    |
| Ceilings:                | Drywall<br>Condition: Satisfactory         |
| Walls:                   | Painted Drywall<br>Condition: Satisfactory |
| Window Types:            | Casement, Fixed<br>Condition: Satisfactory |
| Window Materials:        | Vinyl                                      |
| Entry Door Types:        | Hinged<br>Condition: Satisfactory          |
| Entry Door Materials:    | Wood, Vinyl                                |
| Interior Door Materials: | Wood                                       |

(Interior continued)

Fireplace:

Gas Burning

Condition: Satisfactory



Counter Tops:

Granite

Condition: Satisfactory

Cabinets:

Wood

Condition: Satisfactory



(Interior continued)



Comment 10:

Radon mitigation system installed in home. Recommend having radon tested periodically to make sure system is properly functioning.



Figure 10-1

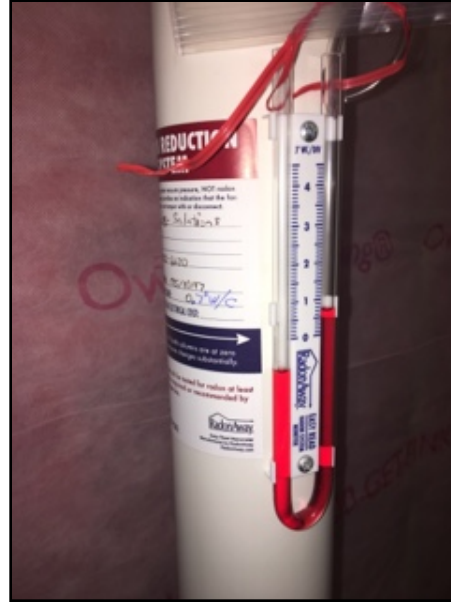


Figure 10-2

I may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seems of drywall and plaster board. These cracks are usually consequence of movement, such as wood shrinkage and common settling, and will often reappear. I do not report on odors from pets and cigarette smoke.