

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

Building Inspection Report

Inspected By: William P. Williams RHI

Prepared for: Your New Home
2424 North 166th Avenue South
Nice Town, USA 55555



Assured Home Inspections©
1918 Iowa Avenue Superior, WI 54880-2120
(715) 392-8263

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

Doc #: Your Name Here 11-24-06

Inspector: William P. Williams RHI

Date: 11/24/2006

Home Inspected: 1212 North Maryland
Superior, WI 54880

Client Name: New Client Here
2020 North 144th Avenue East
Nice Town, USA

Client's Agent: Your Full Name Here

Real Estate Company: Your Agent Here

Dear Bob & Betty:

November 24, 2006

No one expects a home to be faultless, but it is valuable for all concerned to be aware of the relative strengths and weaknesses of the property. We are essentially reporting the condition of the property on the date of the inspection and making suggestions for maintenance of the home. No inspection is made for hazardous materials. Only items listed in this report are inspected. Any items not listed are therefore, excluded from the report.

Please keep the following issues in mind while you are reading the inspection report. The report is not intended to be used to change or renegotiate the offering price you have made or to have the seller fix every little thing the inspector makes a note of in the report. The inspector assumes that you have visited this building with an agent and mentally noted the visual condition of the building. This visual inspection of the building and its discrepancies should have been taken into consideration when you made your offer to purchase. The purpose of the inspection is to make the client aware of major structural and mechanical defects in the building that the average client is not expected to be aware of. The inspection report can be used as a tool for future projects to better the condition of the building in the event you sell.

On the receipt of the report, please call our office to review with the inspector any questions you may have about this report. The inspector will be happy to answer any questions concerning its contents.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items, which may be considered as cosmetic in nature, may be noted to assist you in evaluating maintenance items, which are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. You should consider the age of the building when evaluating its condition. Most

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

materials will decay or need maintenance in time and this should also be considered.

Notice: Sometimes these reports contain technical information that may not be readily understandable to the layperson. Therefore, if you were not able to personally attend the inspection and there is anything in the report you do not understand, a verbal consultation with the inspector is recommended as part of this inspection report. Please have all of the questions you may have ready when you call the office. If you choose not to consult with the inspector, Assured Home Inspections cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

The "American Society of Home Inspectors" (ASHI) does set general guidelines and minimum requirements for the home inspection and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as condition of your contract.

This inspection was performed in accordance with and exceeds the minimum "Standards of Practice and Code of Ethics" of the American Society of Home Inspectors Inc. A copy is available for your reading and understanding the "Standards of Practice and the Code of Ethics".

I am a certified member of The American Society of Home Inspections, "ASHI".

Thank You!

Sincerely,

William P. Williams RHI
Systems Analyst
Assured Home Inspections



Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

Important – Please Read Buyers – Sellers – Agents

ASHI® (American Society of Home Inspectors®) has changed their Standards of Practice and Code of Ethics effective October 15, 2006. The principles of the Standards of Practice and the Code of Ethics are to establish a minimum and uniform standard for the home inspectors who subscribe to these Standards of Practice.

One of the major changes in the Standards of Practice is the requirement to make recommendations to correct. This change requires the inspector to recommend a procedure for correction, or monitor for future correction those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.

It is important to note that these recommendations are not intended to be used to renegotiate the original amount offered in the sales contract. The recommendation is presented by the inspector to **any** person who intends to correct the system or components that are defective in the judgment of the professional inspector. This recommendation for correction is not to suggest that the **seller** of the property is actually responsible to correct the noted deficient systems or components but offer a recommendation that this method could be used to correct the deficiency by **anyone**. It is the responsibility of the inspector to identify the deficiencies when sited.

The recommendations by the inspector may not be the only method of correction. The methods offered do not take into consideration any city, county or state requirement or regulations. It is recommended that the person who is making the correction contact the local authorities who have jurisdiction in that region to assure that the correct procedure be performed during the necessary repairs.

It is important that the seller, buyer and agents understand the purpose of this change and to recognize that ASHI® understands that many of the inspection organization or the inspectors make claim that their standard are equal to or exceed ASHI® standards. No other organizations or inspectors is **required** to offer a procedure for correction, or monitor for future correction those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.

William P. Williams RHI
Assured Home Inspections
ASHI® Certified Inspector

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

DEFINITION OF TERMS

Key to the inspection report:

Serviceable - Items found to be "Serviceable" are defined as capable of being used. Some serviceable items may, however, show wear and tear. The age of the building is considered in the condition of materials in the building. If a building has been maintained poorly or not maintained at all the client should expect defects or some deterioration. Even with some decayed or deteriorated - it can still be serviceable. The other conditions are checked, if applicable, in the body of the report.

Non-Functional - Not performing its function or its condition is not appropriate for its age or use. Replacement or repair will be required to make Serviceable.

Not Safe condition - A potential or current safety hazard. Upgrades are recommended for safety enhancement.

Marginal - Performs some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires repair or maintenance to become Serviceable.

Action: Immediate attention should be given to this discrepancy.

Lacks Maintenance - Currently functioning but appearance and/or age indicates that limited life can be expected without repairs.

NV - Not visible/not inspected.

N/A - Not applicable/not inspected.

GENERAL CONDITIONS

001	Main Entry Faces	North.
002	Structure	Single Family Home; Frame.
004	Area	City.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

006	Weather Conditions	Overcast.
007	Starting/Ending Time	9:00 AM – 12Noon
008	Occupied	Yes.
009	Water Source	Public.
011	Present During Inspection	Client.
012	Utilities	On

Site Conditions/Exterior Drainage

Step #	Component	Comments
10	Basement windows	Lacks Maintenance. Wood. The paint on the basement windows is showing sings of peeling and/or decay. Recommendations: Try scrapping the old finish off and apply exterior primer paint. If the wood is decayed beyond painting - replace the complete window.



Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
 (218) 348-975 (715) 392-8263

11 Grade/Slope Lacks Maintenance. Not adequate. Insufficient fall for adequate drainage. If this present grade is maintained, water can saturate the earth; and create pressure against the foundation wall, and damage the wall.

Recommendation: The drainage grade away from the foundation should be not less than 6%. (One inch of decline per lineal foot away from the foundation for 6 feet if possible).

12 Grade Clearance at Walls Lacks Maintenance. Not adequate.

Porches, Steps, Sidewalks & Decks

Step #	Component	Comments
41	Porch	Lacks Maintenance. Front; Enclosed. When a porch or deck is added to the existing building the footing should be the same depth as the building the deck is attached to.
		Recommendation: If the porch is shifting with the frost heave replace the surface cement pad or blocks and install the proper frost posts for the area. Contact the local building inspection department for required footings necessary for the project. It is necessary in most cases that the footing be the same as the basement footings.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263



43 Steps

Lacks Maintenance. Wood. The steps have settled away from the house.

Recommendation: Properly reattach the step unit to the house and apply the fill under the bottom of the steps to prevent further settling. The stringers will continue to decay while setting in moisture. Place the stair stringers on patio blocks to keep them out of the wet earth.



44 Sidewalks

Serviceable. Patio blocks.

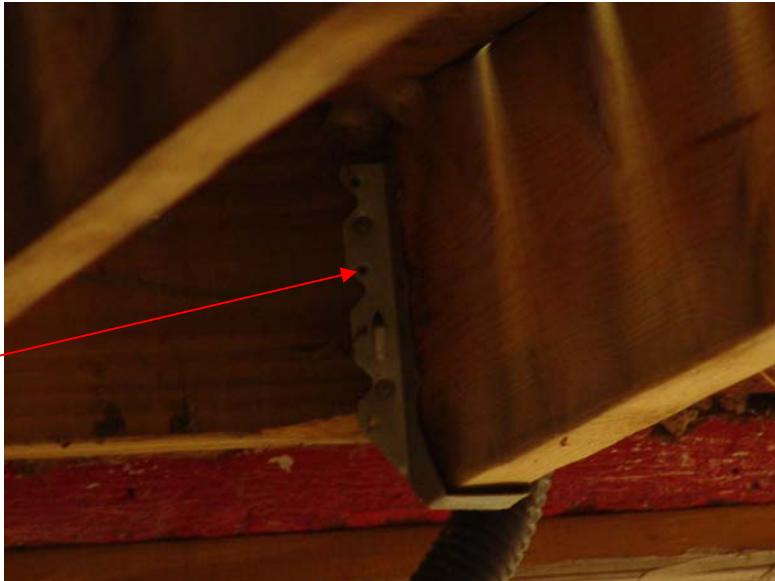
Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

45 Deck

Lacks Maintenance. Rear; Open; Wooden. Some of the fastener in the engineered hangers are missing or are filled with improper fasteners.

Recommendation: When engineered hangers are installed at stringers or joist for support, all of the holes in the hanger must be filled with the proper fastener. Sheet rock screws, deck screws and roofing nail are not acceptable. Engineered joist hangers nail needs to be used. Fill all of the nail holes in the hangers.



The flashing between the house and the decking is not installed correctly, damaged or not installed at all. Water could be seeping behind the flashing and decaying the house structure.

Recommendation: Remove sufficient decking boards and the cladding on the house to allow room for working. Install a preformed metal flashing behind the cladding (siding) out and over the top of the ledger board to allow for water to shed over the front of the ledger and not behind the ledger.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263



47 General Serviceable.
Observations

Roofs, Flashing & Chimneys

Step #	Component	Comments
30	Method of Inspection	Viewed from ground.
31	Main Roof	Serviceable. Composition shingles; 1 Layer.
32	Roof Design	Serviceable. Gable.
33	Secondary Roof	Serviceable. Composition shingles; 1 Layer.
36	Flashings	Serviceable. Metal.
38	Observations/ Conditions	Serviceable.
39	Stack Vent	Serviceable.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

Exterior Walls & Gutters

Step #	Component	Comments
50	Exterior Finish	Lacks Maintenance. Metal. There are opening in the siding that needs to be repaired.

Recommendation: Caulk all of the opening in the siding including around all window and doors that appear dry or deteriorated caulking. These opening allow water to enter behind the siding and decaying the underlayment. Use a good grade of caulk. This is not the time to shop for inexpensive caulking. If silicone is used be sure that the silicone is pintable and useable in low temperatures.



50a	Windows	Vinyl.
50b	Exterior Doors	Non-Functional. Metal storm door; Metal exterior door.
51	Sofitts/ Fascia/ Trim	Serviceable. Aluminum/ vinyl covered.
52	Gutters	Serviceable. Metal.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

53 Downspouts Lacks Maintenance. Metal. Down spouts should have an 8 foot extension added to direct the water away from the foundation.



55 Hose Bibb(s) Non-Functional. Side(s). The exterior faucet did not operate. Many people turn the exterior faucet off in the fall of the year to prevent freezing but have not turned the shut offs on in the spring. The inspector does not turn on a water faucet that is turned off.

Electrical Service

Step #	Component	Comments
140	Exterior Service	<p>Lacks Maintenance. Overhead. The service wires are touching or close to touching the trees.</p> <p>Recommendation: Contact the electrical company and they will trim the branches to clear the wires.</p>

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263



141 Service
Entrance Cable

Serviceable. In conduit. The masthead is not properly secured to the building.

Recommendation: Install a clamp (with bolts - not screws or nails) within 12 inches of the masthead. There should be clamps 12 inches from the meter socket and every 4' thereafter.



Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

142 Grounding Not Safe Condition. Ground stake. The ground wire that is connected to the ground rod should be below the surface of the earth for proper grounding.

Recommendation: This rod should be covered with earth. It is important that the grounding rod for the electrical system be 96 inches below the earth.

Improper/loose connection noted on the electrical ground.

Recommendation: The grounding wire should be continues from the electrical panel in the building to the grounding rod. It should be attached with the proper connecter suitable for burial into the earth. In some cases two grounding are required. This is most likely to be on newer electrical installations.



Garage

Step #	Component	Comments
120	Garage Type:	3-car; Detached.
121	Roofing	Serviceable. Composition shingles; 1 layer.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

- 121a Exterior Walls Serviceable. Wood siding.
- 121b Passage door to exterior Lacks Maintenance. Steel. The support under the door threshold of the front door is missing or damaged.

Recommendation: A support should be installed under the threshold of the passage door to keep the threshold from bending and breaking the seal of the jamb sides allowing water to enter this area and decaying the door assembly.



- 121c Garage Driveway Serviceable. Asphalt; Cement.
- 121d Exterior electrical Serviceable.
- 122 Roof Structure Lacks Maintenance. Trusses; Open ceiling; OSB Sheathing. There are not ties from the rafter or trusses to the top sill place.

Recommendation: There should be metal ties installed between the trusses and the wall system. These metal ties help prevent uplift of the roofing system in the event of strong winds. These metal straps are easy to install and it is recommended that this be performed.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

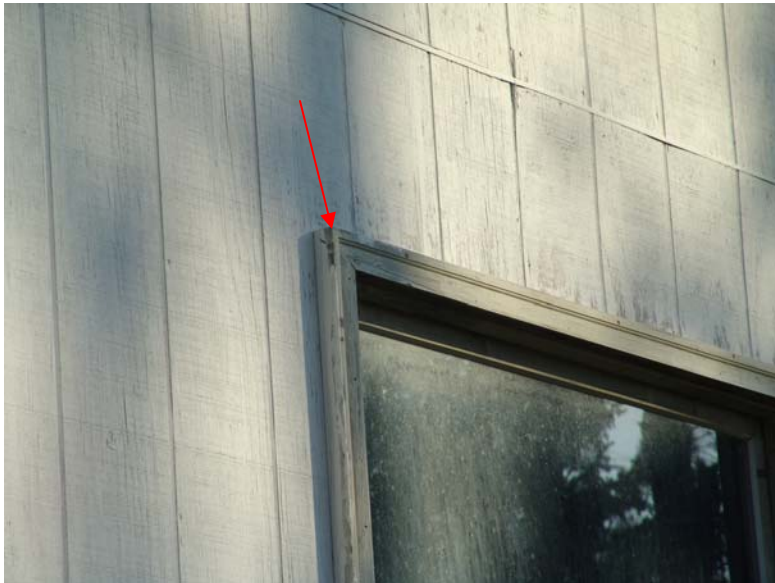
(218) 348-975 (715) 392-8263



123 Window

Lacks Maintenance. The metal drip edge is not installed over some/all of the windows.

Recommendation: This metal drip edge prevents the water from entering behind the top of the windows or doors and damaging or decaying the building sheathing. Keeping this area caulked will help prevent water penetration



Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

- | | | |
|------|----------------------------|--|
| 123b | Interior walls and ceiling | <p>Lacks Maintenance. The walls of the garage were not properly anchored to the slab or footing.</p> <p>Recommendation: The building should be anchored 12 inches from the corner and ever 6 feet on the sill place with 1/2 inch fasteners. Washer and nuts are both to be installed.</p> |
| 124 | Gutters/ Drainage | <p>Serviceable. Steel.</p> |
| 126 | Floor | <p>Serviceable. Concrete. Cracks up to 1 inch found in the garage floor.</p> <p>Recommendation: These cracks can be cleaned and hydraulic cement forced into the cracks to keep future water and debris out of the cracking.</p> <p>The garage floor has cracked and settled through the years. Usually when the crack is in the center of the floor and parallel with the ridge line the footings were not sufficient in size for the snow load on the exterior walls.</p> <p>Recommendation: If the settlement is beyond repairs the garage can be jacked up and a new foundation and slab be poured in place.</p> |



Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
 (218) 348-975 (715) 392-8263

127	Vehicle Doors	Serviceable. Overhead; Metal.
129	Firewall	Firewall not needed.
130	Electrical	Serviceable. GFI outlet(s).
131	Electric Sub-panel	Serviceable. Breakers; 100 amps.

Foundation/Basement/On Grade Slab

Step #	Component	Comments
01	Description	Full basement.
02	Stairs	Not Safe Condition. Wood. When four or more steps are present there should be a hand railing installed for safety. If the steps are more than 44 inches wide there should be two handrails installed.

Recommendations: Install a hand railing. Contact your governing agency as to the specifications needed to provide a safe hand rail.



Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

Low headroom is evident at the basement stairs. Injury may result from accidental impact. A minimum height of six feet eight inches is typical in modern construction. This less than desirable condition is usually tolerated in older construction.

Open stair walls. One or both of the sides of the stairs is open or the openings are large enough for a child or person to fall off of the steps.

Recommended correction - Install material on the open side of the stairs with opening four inches or less so a small child can not fall through the openings.



03 Walls

Serviceable. Stone. There is evidence of past leakage or seepage on the bottom of the basement walls.

Recommendation: This is usually due to poor landscaping and should be corrected to prevent damage to the basement walls. The drainage grade away from the foundation should be not less than 6%. (One inch of decline per lineal foot away from the foundation for 6 feet if possible).

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

05 Basement Floors Immediate Action. Concrete. There is evidence of efflorescence/calcium. This is from seepage of water through the basement walls. Efflorescence is mineral salts left behind as the water evaporates from the block surface. The mineral salts come from the soil outside and also from the materials used to make the block being dissolved by the "universal solvent" - water. This is usually due to poor landscaping on the exterior of the building.

Voids noted in portions of concrete floor.

Recommendation: These voids or opening in the basement floor should be cleaned out and cement used to fill them.

06 First Floor Design Serviceable. 2"x8".

07 Bearing Structure Lacks Maintenance. Steel posts. When steel posts are used for support they must be bolted to the supported member and to the basement floor.

Recommendation: The steel post or posts used for structural support need to have bolts installed to fastening the steel post to the supported beam and also the steel post must be bolted to the cement floor or be encased in the cement floor.



Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

The steel telescope that is installed as support post is only designed for temporary support.

Recommendation: It is recommended that these posts be replaced with an appropriate permanent column. This (telescope) is considered a defect because no telescope adjustable column has been evaluated by a U.S. evaluation firm, and none of their manufacturers cite an engineering report to prove these columns' ability to carry a specific load. Where there is a height-adjusting screw the screw must be disabled after installation. This is achieved by destroying the screw threads with a chisel or a weld, or by setting the column screw side down and completely encasing the screw in concrete. If there is rust on the bottom of the support column, remove the rust and protect further deterioration from water on the floor.

The original post have been moved as evident from the compression at the bottom of the girder.

Recommendation: There may not be sufficient footing under the newly located support post. When the original construction was performed a footing was poured under the basement floor the size necessary for supporting the structure main beams. When the support post was moved it may have been moved to a location without adequate footing and cracking may occur. Monitor this area from settling.

Rusted support posts.

09 Sump Pit/Pump Serviceable. Sump only, no pump. Sump pump?

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

10	Moisture Evidence	None noted at the time of the inspection; Dry stains at the base of the walls and woodwork. Although the stains were dry stains on the walls and/or woodwork this may be from past seepage and the cause of the seepage may have been corrected. Most water infiltration is due to the lack of proper slope of the earth on the exterior of the house and the lack of complete gutter installation and the down spout not long enough to direct the rain water away from the building foundation. Further inquires should be made by the client if desired.
----	-------------------	---

12	Basement windows	Serviceable.
----	------------------	--------------

General Plumbing

Step #	Component	Comments
61	Main Shut-off Valve	Serviceable. At basement; Front wall.
62	Supply Piping	Serviceable. Copper. Portions of the plumbing system that are concealed by or in walls, floors, finishes and/or storage, below the structure, or beneath the ground or concrete surfaces are not inspected.
63	Drainage Piping	Serviceable. PVC/ABS plastic.
64	Clean out	Serviceable. Stack. This clean-out access in the sanitary system stack is used in the event that the sewer system was to become clogged. The service company who performs the cleaning of the drainage system needs reasonable access to this area. Always leave access to this cleanout.

Laundry Area

Step #	Component	Comments
--------	-----------	----------

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

1 Basement Not Safe Condition. The outlet for the washer was properly grounded.

It is recommended that the rubber hoses be removed from the washer and flexible stainless steel water lines be installed.

The wire servicing the washer/dryer is not protected or in conduit.

Recommendation: This wire is a 240 volt line and is dangerous if not protected. The wire should be installed in a protective conduit.



Water Heater

Step #	Component	Comments
70	Manufacturer	Richmond; 50 Gallons.
71	Fuel Supply	Serviceable. Electric; 2 Elements.
74	Relief Valve Piping	Serviceable.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
 (218) 348-975 (715) 392-8263

75 Operations/
 Connections Serviceable.

Electrical Panel and Building Wiring

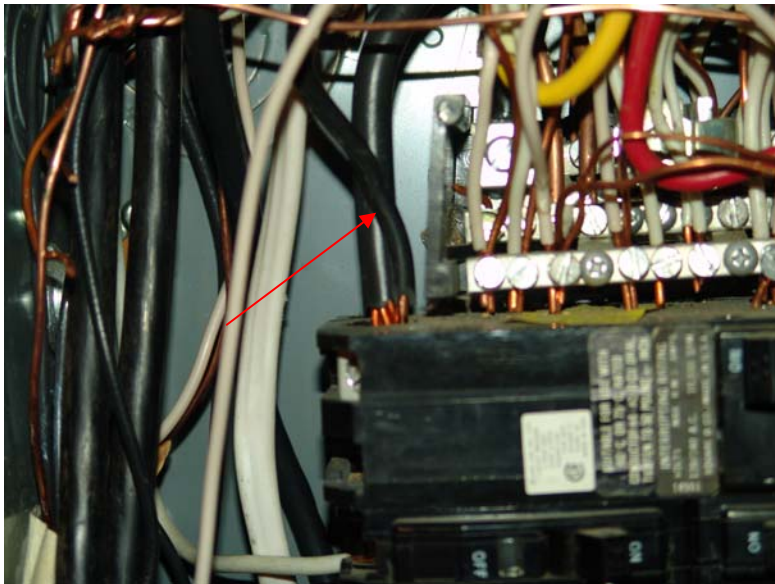
Step # Component Comments

143 Panel Location Basement.

144 Main Service Wires Yes. Copper. Direct tap from main feeder lines.

Recommendation: A breaker/fuse does not protect the circuit. The tapped wire should be moved in the panel so it will be connected to a breaker or fuse after the main disconnect.

The poor condition of the electrical wiring in this building is serious enough to call for a licensed electrician for repairs.



145 Main Disconnect Serviceable. 100 Amps.

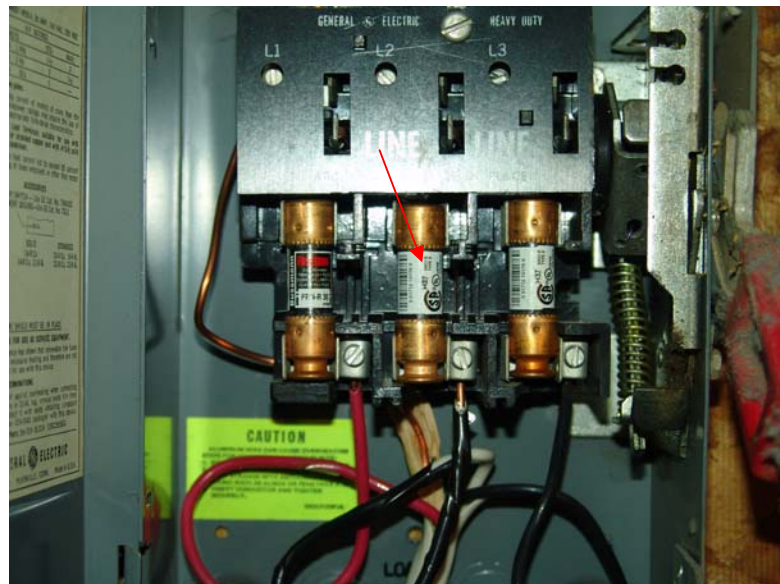
146 Manufactures Serviceable. Square D.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

147	Wiring Conductors	Serviceable. Copper.
148	Miscellaneous Defects	Not Safe Condition. Fused neutral.

Important Safety Notice: All electrical repairs should be considered to be important safety items as they present risk of fire or shock. These items should receive high priority for action. Unsafe electrical conditions represent a shock hazard. ONLY a qualified, licensed electrician should undertake electrical repairs. Install working smoke and carbon monoxide detectors on every level and in every bedroom for increased safety.



Kitchen

Step #	Component	Comments
90	Sink/Faucet	Serviceable.
90a	Counter Top(s)	Serviceable.
91	Disposal	Not Safe Condition. Recommend adding conduit on the electric wires in the sink cabinet for safety.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263



92	Dishwasher	Serviceable. Built in.
93	Range/Oven	Not Safe Condition. Electric. This appliance should be fastened to the floor as noted on the oven door.
96	Exhaust Fan/Range Hood	Not Safe Condition. Dead short from the hood fan over the range. When the fan was turned on the breaker in the basement electrical panel tripped.
97	Refrigerator/Freezer	Serviceable.
98	Electrical Outlets	Not Safe Condition. GFI recommended. It is recommended that all receptacles near a water source (except refrigerator) be connected on a GFI circuit for safety.
98A	Walls	Serviceable. Drywall.
99	Ceiling	Serviceable. Drywall.
99a	Kitchen Flooring	Serviceable. Ceramic Tile/Quarry Tile.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

Bathroom

Step #	Component	Comments
100	Location/ Observations	Main level; Hall.
101	Fixtures- Sink/Basin	Serviceable. Single vanity.
102	Fixtures-Faucet	Serviceable.
103	Fixtures-Toilet	Serviceable. Two-piece.
104	Fixtures- Bathtub/ Shower	Serviceable. Tub/shower.
105	Ventilation	Serviceable. Exhaust fan timer. Recommend installing a 60-minute timer to replace the on/off switch for the fan. To remove the moisture in the average bathroom after a shower it takes approximately an hour.
106	Outlets/ Switches	Serviceable. GFI circuit present. The GFCI (Ground Fault Circuit Interrupter) was tested the date of the inspection and found to be operational. These GFCI devices are to be tested once a month for safety and functionality. The inspector gives no assurance that the GFCI will be in working order or safe to use beyond the date of the inspection. If there is any concern by the user the GFCI outlet should be tested by a qualified electrical technician for its intended safety and operation.
107	Ceiling	Serviceable. Drywall.
108	Walls	Serviceable. Drywall.
109	Floor	Serviceable. Vinyl/Sheet Goods.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

Bathroom #2

Step #	Component	Comments
100.2	Location/ Observations	Upper level; Hall.
101.2	Fixtures- Sink/Basin	Serviceable. Single vanity.
102.2	Fixtures-Faucet	Serviceable.
103.2	Fixtures-Toilet	Serviceable. Two-piece.
104.2	Fixtures- Bathtub/ Shower	Serviceable. Separate shower.
105.2	Ventilation	<p>Lacks Maintenance. Exhaust fan timer. Recommend installing a 60-minute timer to replace the on/off switch for the fan. To remove the moisture in the average bathroom after a shower it takes approximately an hour.</p> <p>The exhaust fan vent pipe should not be installed in the soffits of the eaves. The vent should exhaust out of the roof vent designed for the fan. Do not attach the vent to the roofing vent.</p>
106.2	Outlets/ Switches	Serviceable. GFI circuit present. The GFCI (Ground Fault Circuit Interrupter) was tested the date of the inspection and found to be operational. These GFCI devices are to be tested once a month for safety and functionality. The inspector gives no assurance that the GFCI will be in working order or safe to use beyond the date of the inspection. If there is any concern by the user the GFCI outlet should be tested by a qualified electrical technician for its intended safety and operation.
107.2	Ceiling	Serviceable. Drywall.
108.2	Walls	Serviceable. Drywall.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

- 109.2 Floor Serviceable. Vinyl/Sheet Goods.
- 110.2 Window Not Safe Condition. Wood. -Mold Disclosure] Resent studies have shown that various forms of water intrusion affect many homes. Water intrusion may occur from either exterior moisture entering the home and/or interior moisture leaving the home.

Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems, particularly in some immunocompromised individuals and people who have asthma or allergies to mold.

For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota Association of REALTORS® Web site at www.mnrealtor.com



Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263



Fireplaces & Their Flues

Step #	Component	Comments
160	Location	Living Room.
161	Firebox	Pellet-Determine the correct distance that the fireplace should be positioned from the wall from the manufacture of the unit.
162	Flue	Metal; Fireplace level of inspections. Home inspectors are not generally considered certified fireplace inspectors. I recommend that the home buyer should consider having the fireplace inspected by a professional who is certified to inspect fireplaces.

There are three levels of inspections, Level I, level II, & Level III. These levels are found within chapter fourteen of the 2003 NFPA 211.

Level I inspection shall include examination of readily accessible portions of the fireplaces & chimney and accessible portions of the connected appliances and chimney connection.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263

Level II inspections shall include all accessible portions of the fireplace and chimney exterior and interior, including accessible attics, crawl spaces, and basements. These inspections shall include all accessible portions of the appliance and chimney connections, all areas covered in a level I inspection, all areas of the fireplace & chimney and its surroundings that can be accessed without the removal or destruction of permanently attached portions of the fireplace, chimney or building structure, all chimney flues and the internal surfaces of all flue liners incorporated within the chimney, and verification of proper clearances, proper use of material, flue sizing and much more. Video scanning equipment or other means shall be used as necessary to observe these areas.

Level III only for those areas suspected of malfunction or damage that cannot be fully evaluated by a Level I or Level II inspection.

Interior

Step #	Component	Comments
170	Doors	Serviceable. Metal storm door; Metal exterior door; Wood Interior.
171	Windows	Not Safe Condition. Casement; Fixed. Several of the windows were tested and appear to operate without any problems. We do not test all of the windows during an inspection but test a random selection.

Some of the windows have mildew and or mold on the sash. This will a health concern and must be removed. The dampness will decay the window if they are wood. Contact the health department of information on mildew/mold abatement. All mildew or mold conditions should be addressed before the sales transaction is completed - not after the purchase of the building.

Cracked pane(s) noted at north upper bedroom.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880

(218) 348-975 (715) 392-8263



172	Walls	Serviceable. Drywall.
173	Ceilings	Serviceable. Sheet rock.
174	Floors	Serviceable. Carpet; Vinyl/sheet goods; Laminated flooring; Floor not level. Most of the older homes do not have level floors. This is common in these homes because of settling over the years. Is recommended that the homeowner not attempt to level the floors because of problems that can occur.
175	Stairwells	Serviceable.
177	Houses built before 1978	Serviceable. Lead Paint. Lead based paint was legally manufactured until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. Radon Gas testing is not included in this inspection.
178	Smoke Detectors	Serviceable. Recommend that additional detectors be installed.

Assured Home Inspections

1918 Iowa Avenue Superior, WI 54880
(218) 348-975 (715) 392-8263

Photo of the building

Step #	Component	Comments
29	Insert photo of building	Insert a photo of the home here.

