

INSPECTION REPORT



For the Property at:
1145 KRYPTON DR.
NEW BERLIN, WI

Prepared for: CLARK KENT and LOIS LANE
Inspection Date: Friday, June 5, 2009
Prepared by: Rob Fischer

INSIGHT

Home And Building Inspections, LLC

Insight Home and Building Inspections, LLC
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SUMMARY

1145 Krypton Dr., New Berlin, WI June 5, 2009

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Note: For the purpose of this report the building is considered to be facing **East**.

Electrical

General

• We recommended the electrical system and related systems be further evaluated and addressed as needed by a Licensed Electrician at this time.

Task: Further evaluation

Time: Immediate

Service box, grounding and panel \ Service box - fuse, breaker, wire

Condition: • [Due to the potential safety hazard with Federal Pacific breakers it is recommended that following system\(s\) be further evaluated and addressed as needed by a Licensed Electrician.](#)

Location: Basement

Task: Further evaluation

Time: Immediate

Heating

General

• Deteriorated Masonry Chimney. We recommend a licensed chimney contractor evaluate and make necessary repairs.

Task: Further evaluation

Time: Immediate

Chimney and vent \ Masonry chimney cap

Condition: • [Spalling](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Throughout

Task: Further evaluation

Time: Immediate

Plumbing

Water heater - gas burner and venting \ Venting system

Condition: • [Poor slope](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement

Task: Repair

Time: Immediate

SUMMARY

Report No. 1498, v.2

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INTERIOR

Interior

Garage \ Vehicle door operators

Condition: • Garage doors without electronic sensor is a potential safety hazard. We recommend upgrading the garage door opener in the future to avoid any personal injury or property damage.

Location: Garage

Task: Further evaluation

Time: Immediate

Items listed in this report may inadvertently have been left off the summary sheet. Client should read the entire report, including the remarks.

Description

General: • Items in Description area have been inspected and/or operated at time of inspection

Sloped: • Metal Flashing • Combination Gable • Metal Valleys • Plumbing Vent present • Metal Chimney Flashing • The life expectancy of a Asphalt roof is 15-20 years. Dimensional shingles are 25-30 years and some may be longer. • Roof of age 8-11 years • 1+ layer(s) of shingles • Roof Condition: Satisfactory. • Metal Flashings Condition: Satisfactory. • Chimney Flashing Condition: Marginal. • Valley Flashing Condition: Satisfactory.

Sloped: • [Asphalt](#) • [Roll roofing](#)

Probability of leakage: • The roof of the home was inspected and reported. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From roof edge

Recommendations

General

• Roofs may leak at anytime. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Sloped roofing \ Asphalt shingles

Condition: • [Vulnerable to ice damming](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Monitor

Time: Ongoing

ROOFING

1145 Krypton Dr., New Berlin, WI June 5, 2009

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

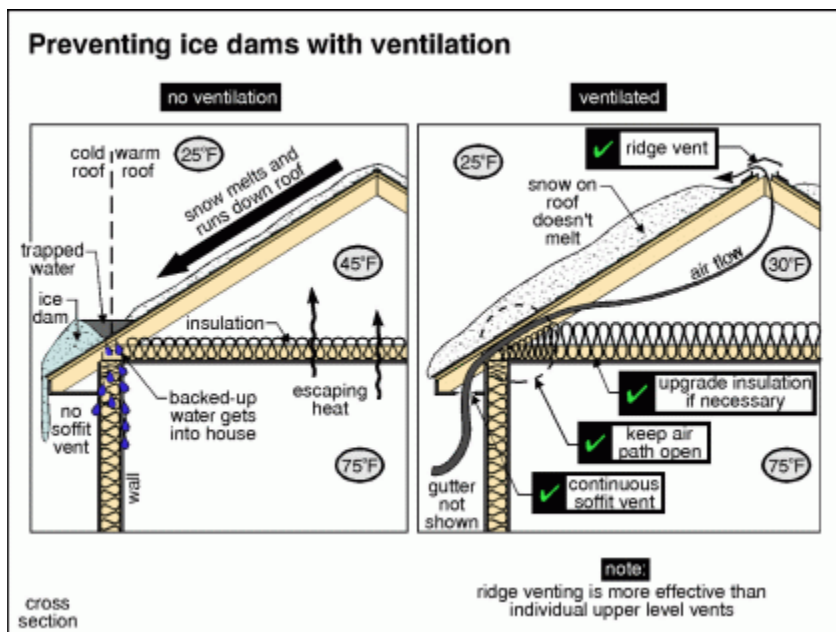
HEATING

COOLING

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PLUMBING

INTERIOR



[Click on image to enlarge.](#)

Sloped roofing \ Roll roofing

Condition: • [Near end of life expectancy](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West Exterior

Task: Monitor

Time: Less than 5 years

Note: Additional Conditions:

Granule loss

Rusted nails

Exposed nails not sealed



1.

EXTERIOR

1145 Krypton Dr., New Berlin, WI June 5, 2009

SUMMARY

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Description

General: • Gutters and Downspouts must carry water off the roof away from the building to help prevent basement or crawl space leakage.

Ground that slopes towards the building can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the building should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

General: • Items in Description area have been inspected and/or operated at time of inspection

Gutter & downspout material: • Condition: Satisfactory.

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • Condition: Marginal.

Lot slope: • [Away from house](#) • [Flat](#)

Wall surfaces : • Window frames: Aluminum covered • Trim/soffit/fascia are Aluminum • Condition: Satisfactory.

Wall surfaces :

• [Vinyl siding](#)



2.



3.

EXTERIOR

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EXTERIOR

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INTERIOR



10.

Driveway: • Condition: Functional

Driveway:

• Asphalt



11.

Walkway: • Condition: Satisfactory.

Walkway: • Brick

EXTERIOR

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12.



13.

Walkway: • Concrete

Exterior steps: • Condition: Satisfactory.

Exterior steps: • Concrete

Patio: • Condition: Satisfactory.

Patio:

• Concrete



14.



15.



16.

- Pavers



17.

Recommendations

General

- We recommend caulking around all windows, doors, masonry ledges, corners and utility penetrations as regular maintenance.
- Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lots grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from building, rather than toward the foundation.

Landscaping \ Lot grading

Condition: • Additional backfill required to slope grading away from home to control water and help avoid water/soil pressure on foundation. Proper slope away from house is 1" per foot for approximately 5-6 feet

Location: North Exterior Wall

Task: Provide

Time: Immediate



18.

Condition: • Window wells and or Covers are recommended; The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

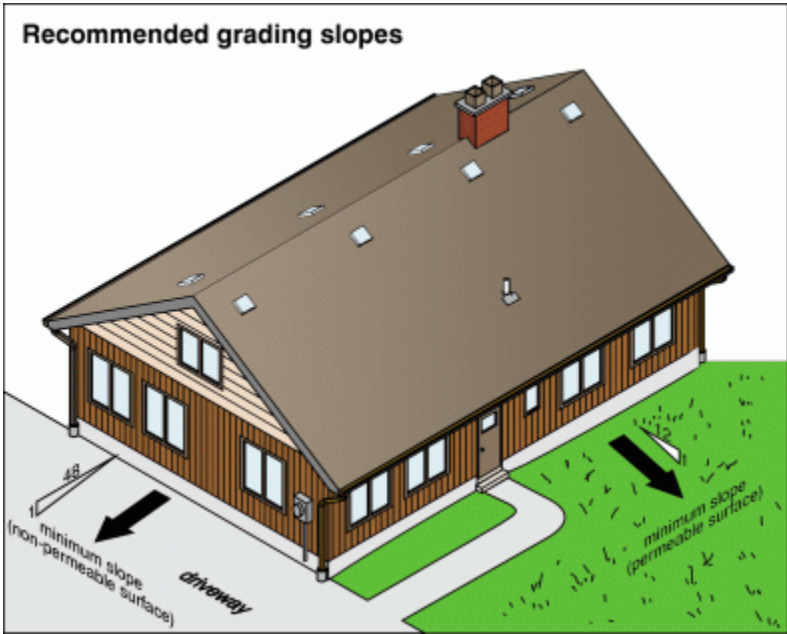
Condition: • [Improper slope](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

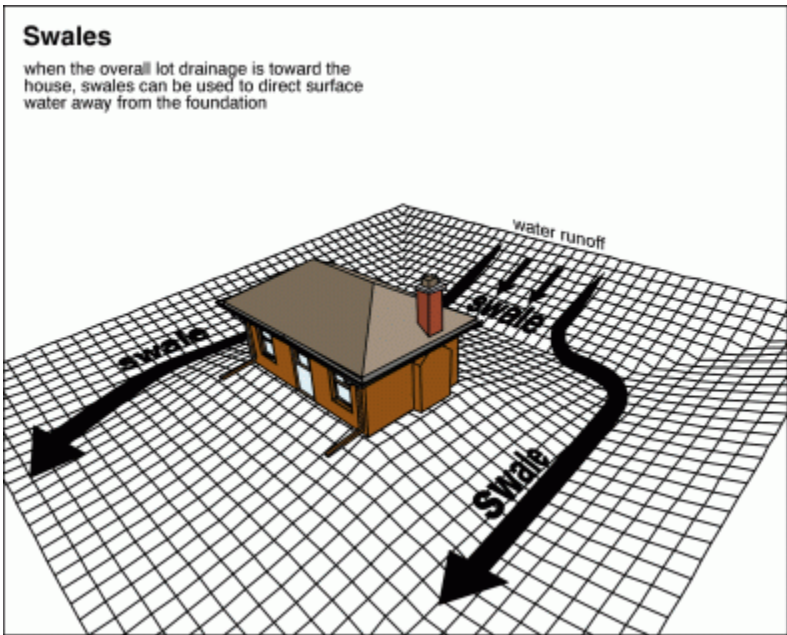
Location: North Exterior Wall

Task: Improve

Time: Immediate



Click on image to enlarge.



Click on image to enlarge.

Landscaping \ General

Condition: • [Trees or shrubs too close to house](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering house | Material deterioration

Location: Various Exterior

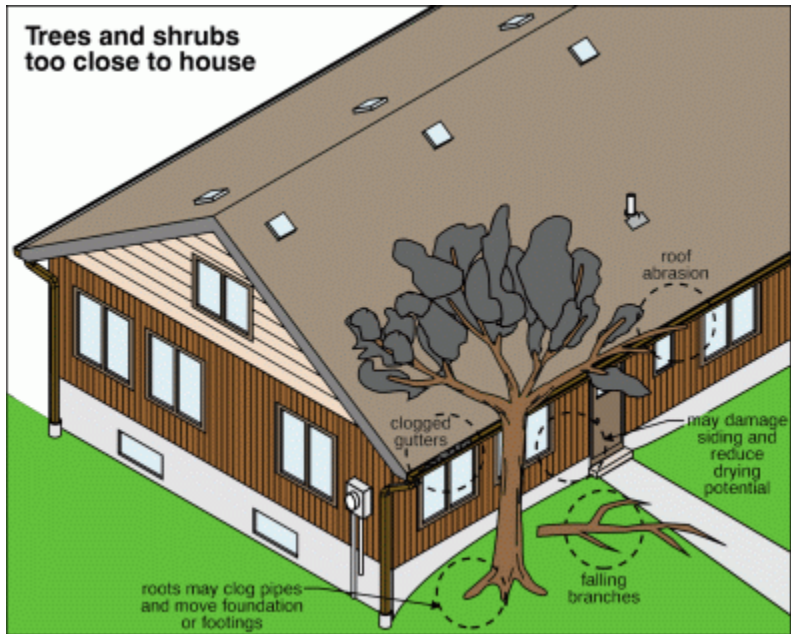
Task: Provide

Time: Regular maintenance

EXTERIOR

1145 Krypton Dr., New Berlin, WI June 5, 2009

- SUMMARY
- ROOFING
- EXTERIOR**
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR



[Click on image to enlarge.](#)

Description

General: • Items in Description area have been inspected and/or operated at time of inspection

Configuration: • [Basement](#)

Foundation material: • Basement Floor: Concrete • No Significant Movement Found at This Time

Foundation material: • [Masonry block](#)

Floor construction: • Sub Flooring: 1x Planking • 2X8 • Concrete Floor Condition: Satisfactory. • Girders/Columns Condition: Satisfactory.

Floor construction: • [Joists](#) • Wood columns • Wood beams

Exterior wall construction: • Exterior Wall Condition: Satisfactory.

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • No indication of active moisture or leaking found on visible roof sheathing at this time. • Ro of Framing/Sheathing Condition: Satisfactory. • No Significant signs of structure movement

Roof and ceiling framing: • [Rafters/roof joists](#) • Plank sheathing

Limitations

Inspection limited/prevented by: • Foundation walls and Ceilings that are covered by storage, drywall, paneling and other interior materials can not be evaluated and we make no representation as to the condition.



19.



20.

STRUCTURE

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SUMMARY

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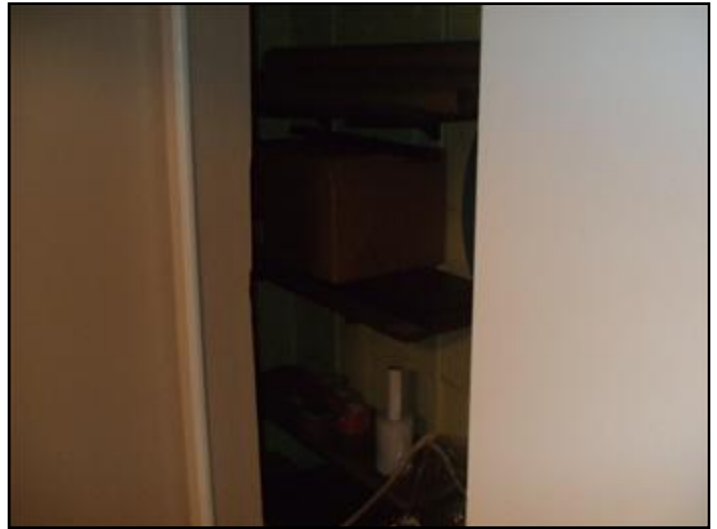
INSULATION

PLUMBING

INTERIOR



21.



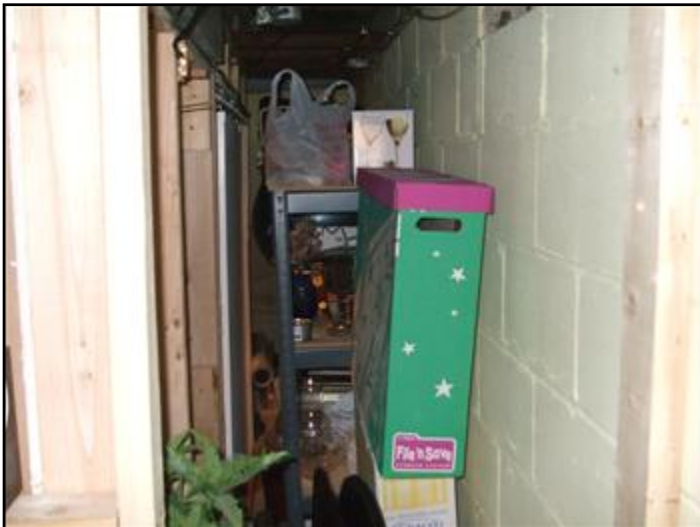
22.



23.



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30.

Inspection limited/prevented by: • Sub Flooring: Typical where visible.

Inspection limited/prevented by: • Some parts of column(s) and beam(s) are not visible. Due to storage, walls or ceiling coverings. No representation is made as to the condition of these components at this time.

Inspection limited/prevented by: • Carpet/furnishings • Storage

Attic/roof space: • Entered but access was limited

Recommendations

Foundations \ Foundation

Condition: • Step crack

Location: North Basement

Task: Monitor

Time: Ongoing

Foundations \ Performance

Condition: • Monitor indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

Location: Throughout Basement

Task: Monitor

Time: Ongoing

Description

General: • Items in Description area have been inspected and/or operated at time of inspection

Service entrance cable and location: • Service drop is Satisfactory

Service entrance cable and location:

- [Overhead copper](#)



31.



32.

Service size: • 120/240 volts

Main disconnect/service box rating:

- [100 Amps](#)



33.

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets: • Garage Electricity Present • Exterior outlet(s) present.

Type and number of outlets: • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke detectors: • [Present](#)

Recommendations

General

• We recommended the electrical system and related systems be further evaluated and addressed as needed by a Licensed Electrician at this time.

Task: Further evaluation

Time: Immediate

• Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

Service box, grounding and panel \ Service box - fuse, breaker, wire

Condition: • [Due to the potential safety hazard with Federal Pacific breakers it is recommended that following system\(s\) be further evaluated and addressed as needed by a Licensed Electrician.](#)

Location: Basement

Task: Further evaluation

Time: Immediate



34.

Service box, grounding and panel \ Panel wires

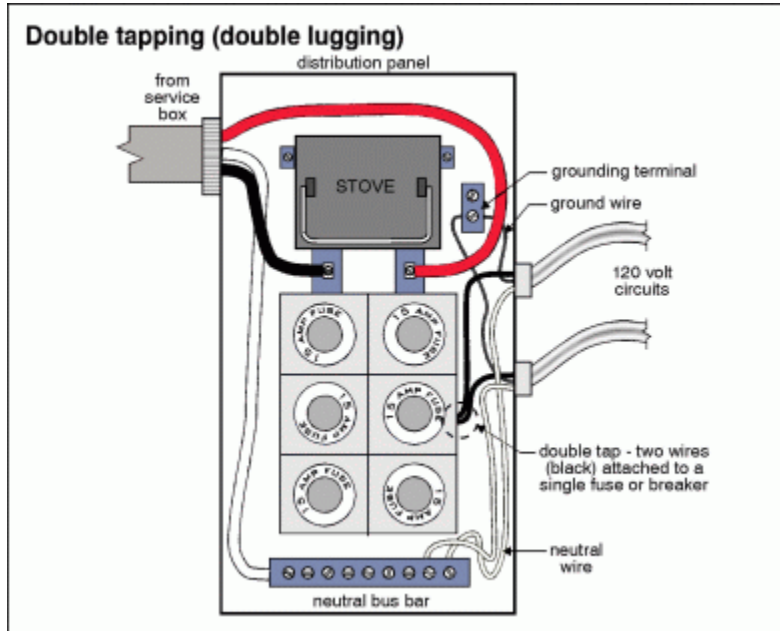
Condition: • [Double taps](#)

Implication(s): Fire hazard

Location: Basement

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

Distribution system \ Wiring - installation

Condition: • Improper installation, loose or drooping wiring. We recommend following NEC installation requirements.

Location: Garage

Task: Repair in near future



35.



36.

Distribution system \ Outlets

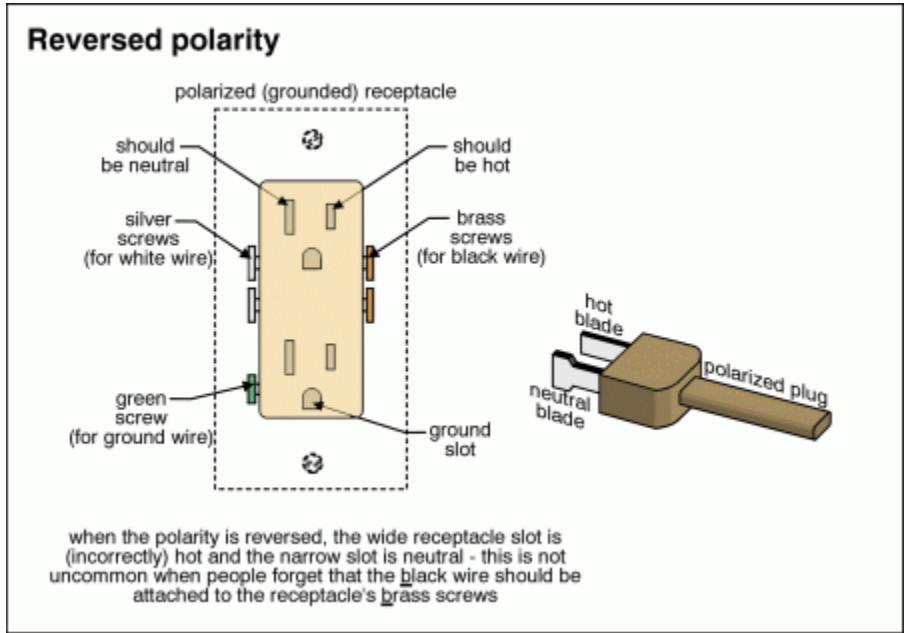
Condition: • [Reversed polarity](#)

Implication(s): Electric shock

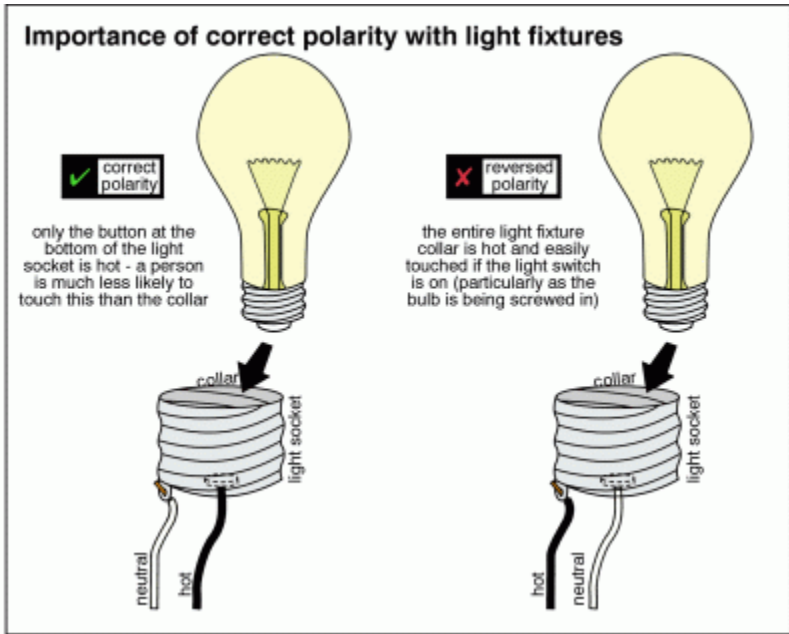
Location: First Floor Kitchen

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

Distribution system \ Cover plates

Condition: • No Water Sealed Outside Cover

Location: Front Exterior Wall

Task: Repair

Time: Immediate



37.

Description

General: • Items in Description area have been inspected and/or operated at time of inspection

Fuel: • [Gas](#)

System type: • Safety Controls/Devices Present • PVC flue piping present. • Standard Furnace filter present. • Furnace fired when turned on by thermostat. • Normal operating controls observed • Gas lines: Black iron • Condition: Satisfactory.

System type:

• [Furnace](#)



38.



39.



40.



41.

Heat distribution: • [Ducts and registers](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [4 years](#)

Failure probability: • The life expectancy of a Gas Furnace Mid-efficiency 13-18 years and a High-efficiency is 15-25 years depending on quality of product.

Failure probability: • [Low](#)

Main fuel shut off at:

- Meter



42.

- Exterior wall

Chimney: • Condition: Poor.

Chimney: • [Masonry](#)

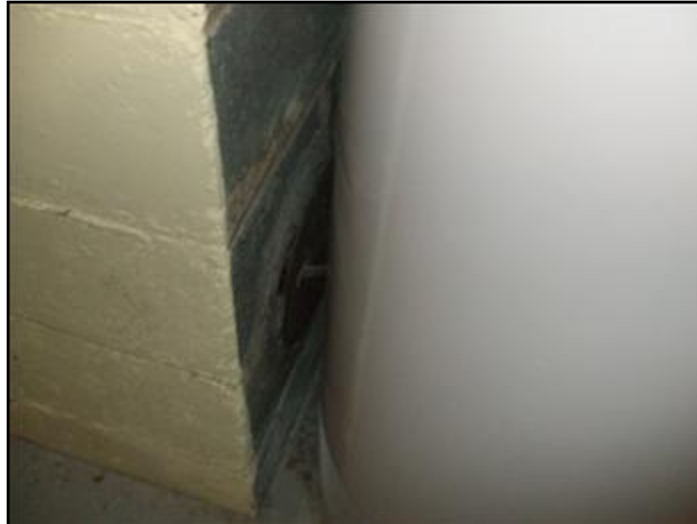
Chimney liner: • A chimney flue size is typically designed for the original gas and/or oil appliance(s) i.e. heating systems and/or water heaters for which it was intended to be used. When the original heating system(s) are replaced a major change can take place in the flue vent sizing of a chimney, especially when a high efficiency heating system is installed with a plastic vent pipe which is not part of the chimney venting system anymore and is vented directly to the exterior without the use of the chimney. This change can cause the flue gas temperature to lower and not heat the walls of the chimney causing condensation which corrodes, rusts, cracks and flakes the flue and/or liner walls if applicable on interior of the chimney as well as damage the exterior chase above the roof. Future recommendations of a chimney with only a water heater or small appliances venting out, would be to install a stainless steel or aluminum sleeve to help prevent chimney damage from occurring in the future. • Interior Liner Not Visible

Chimney liner: • [Clay](#)

Limitations

Inspection prevented/limited by: • NOT EVALUATED - The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

Inspection prevented/limited by: • No access to chimney clean out



43.

Heat exchanger: • Not visible • Not accessible

Recommendations

General

• Deteriorated Masonry Chimney. We recommend a licensed chimney contractor evaluate and make necessary repairs.

Task: Further evaluation

Time: Immediate

• Furnace should have yearly service by a HVAC person to help prolong life of unit.

• An annual maintenance agreement that covers parts and labor is recommended.

Chimney and vent \ Masonry chimney cap

Condition: • [Spalling](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Throughout

Task: Further evaluation

Time: Immediate

HEATING

1145 Krypton Dr., New Berlin, WI June 5, 2009

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ROOFING

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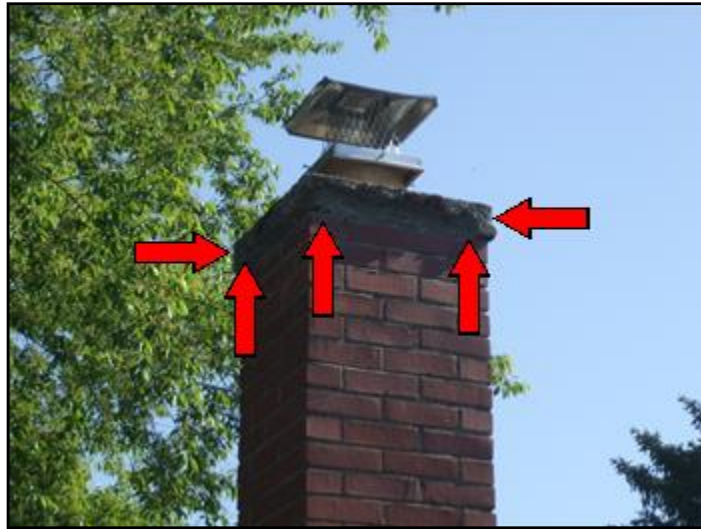
HEATING

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44.

COOLING & HEAT PUMP

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SUMMARY

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Description

General: • Items in Description area have been inspected and/or operated at time of inspection

Air conditioning type: • 30 amps Max Breaker/Fuse • Normal operating controls observed • Operated by thermostat.
• A/C Condition: Marginal.

Air conditioning type:

• [Air cooled](#)



45.



46.



47.

Compressor approximate age: • 18 years

COOLING & HEAT PUMP

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Failure probability: • The life expectancy of a A/C unit is 10-15 years.

Failure probability: • [High](#)

Supply temperature: • 50°

Return temperature: • 62

Temperature difference: • 12°

Recommendations

Air conditioning \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | Reduced comfort

Location: North Exterior

Task: Monitor

Time: Less than 5 years

Description

General: • Items in Description area have been inspected and/or operated at time of inspection

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount: • [R-28](#)

Attic/roof ventilation: • Thermostat Controlled - Not tested

Attic/roof ventilation: • [Roof vent](#) • [Gable vent](#)

Air/vapor barrier: • [Kraft paper](#)

Limitations

General: • Asbestos may be present in many building products and materials. Environment Consultants can assist if this is a concern.

Attic inspection performed:

• By entering attic, but access was limited



48.



49.



50.



51.

INSULATION AND VENTILATION

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52.

Roof space inspection performed: • By entering space, but access was limited

Description

General: • Items in Description area have been inspected and/or operated at time of inspection

Water supply source: • Public

Service piping into house: • [Copper](#)

Supply piping in house: • Hose Bib(s) present and operates at time of inspection.

Supply piping in house: • All Plumbing Fixtures/Faucets/Shower have been operated in dwelling unit at time of inspection.

Supply piping in house: • Corroded pipes present



53.



54.

Supply piping in house: • No Anti-siphon valve(s) present.

Supply piping in house: • [Copper](#) • [Galvanized steel](#)

Main shut off valve at the:

- Front of the basement
- Meter



55.

Water flow (pressure): • [Functional](#)

Water heater fuel: • Vent Pipe present. • Gas lines: Black iron

Water heater fuel: • [Gas](#)

Water heater type: • Relief Valve: Present with proper extension. • Water Heater Condition: Satisfactory.

Water heater type:

• [Conventional](#)



56.



57.

Tank capacity: • 50 gallons

Water heater approximate age: • 3 years

Water heater failure probability: • The life expectancy of a water heater is 5 - 10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5 - 10 gallons from the water heater several times a year.

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in house: • Floor Drain(s) present. • All Toilet(s) have been operated in dwelling unit at time of inspection. • Drain/Waste/Vent Pipe Condition: Satisfactory.

Waste piping in house: • [Plastic](#) • [Cast Iron](#) • [Galvanized steel](#)

Pumps: • The life expectancy of a sump pump is 2 years and may need repair or replacing at anytime. • Sump Pump Condition: Satisfactory. • Sump pump should have regular maintenance to verify proper operation every 30 days to help prevent over flows

Pumps:

• [Sump pump](#)



58.

Limitations

General: • Moisture problems may result in visible or concealed mold growth. Environment Consultants can assist if this is a concern.

Items excluded from a home inspection:

- Water quality
- Concealed plumbing
- Tub/sink overflows
- Water treatment equipment



59.

Recommendations

Water heater - gas burner and venting \ Venting system

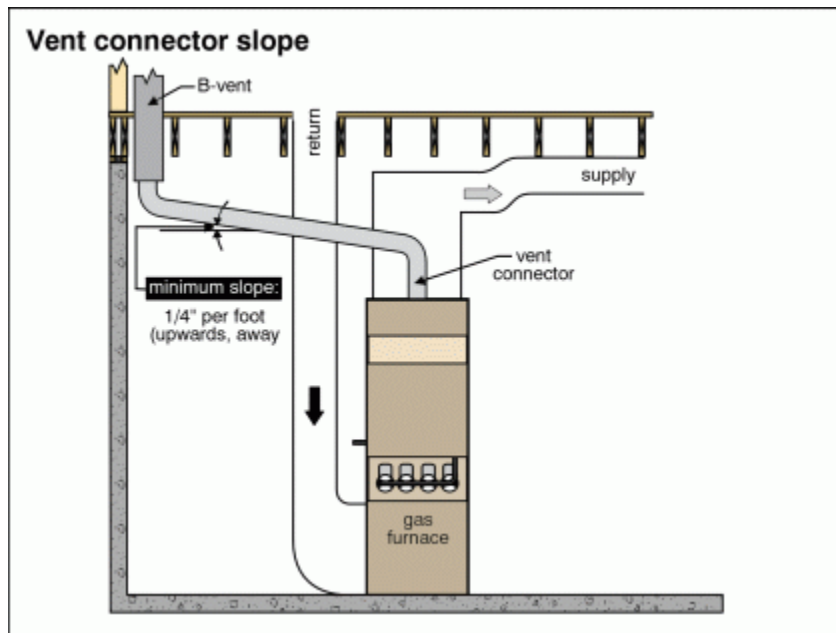
Condition: • [Poor slope](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

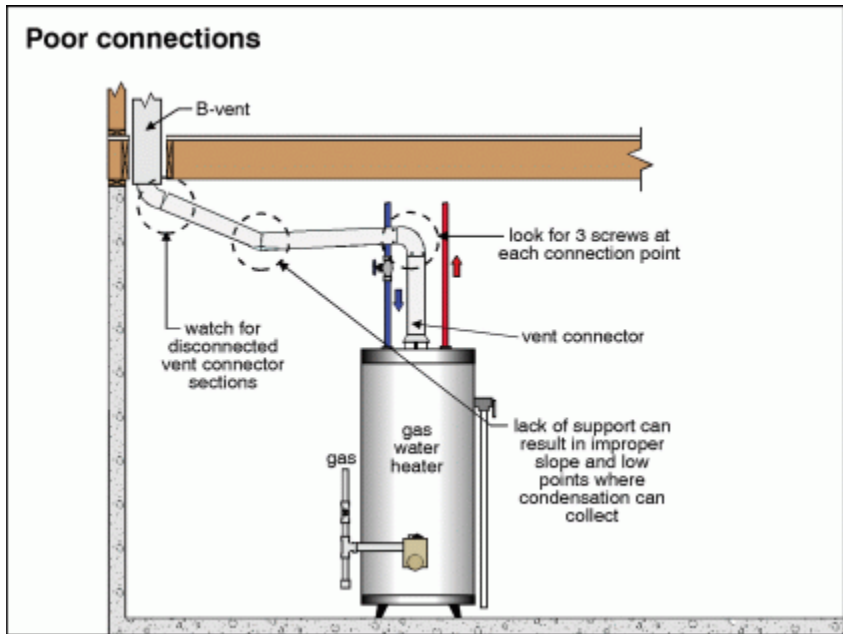
Location: Basement

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



60. Carbon Monoxide/Heat spill over melted plastic



61.



62. Carbon Monoxide/Heat spill over melted plastic

Description

General: • Garage: 1 Car

General: • Garage: Attached

General: • Items in Description area have been inspected and/or operated at time of inspection

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Resilient](#) • [Laminate](#) • [Ceramic](#)

Major wall finishes: • Wall Condition: Typical Flaws and Cracks

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • Ceiling Condition: Typical Flaws and Cracks

Major ceiling finishes: • [Plaster/drywall](#) • [Wood](#)

Major wall and ceiling finishes: • We have found no active leaking or staining on ceilings or wall surfaces that could cause damage at this time.

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Representative number of windows operated at time of inspection. • General Window Condition: Satisfactory.

Windows: • [Fixed](#) • [Single/double hung](#) • [Awning](#) • Vinyl

Glazing: • Broken seals are not always detectible due to dirty windows, covered windows, etc. In most cases, leaking glass seals take some time before they are evident.

Glazing: • [Double](#)

Exterior doors: • Garage opener auto reverse in good working order at time of inspection. • Garage Door: Metal • Garage Door Condition: Satisfactory

Exterior doors: • [Metal](#) • [Sliding glass](#) • [Storm](#) • [Garage](#)

Evidence of basement leakage: • No indication of active moisture or leaking found in basement at time of inspection

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Gas piping

Limitations

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Basement leakage: • Almost every basement will leak under the right conditions. Based on a one-time visit, it's impossible to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this often not a good indicator of current conditions. As discussed previously, exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

Recommendations

Garage \ Vehicle door operators

Condition: • Garage doors without electronic sensor is a potential safety hazard. We recommend upgrading the garage door opener in the future to avoid any personal injury or property damage.

Location: Garage

Task: Further evaluation

Time: Immediate

END OF REPORT