

Home Inspection Report

Prepared for: Seller

277 W Aspen St
Grafton, WI 53024

Dobiash and Associates, Inc.
Home Inspection Service

Inspected by:
Jim Weirick
Dobiash and Associates, Inc.

Dobiash and Associates, Inc.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Good	Appears to be performing its intended function(s)
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Acceptable/Satisfactory	Functional with no obvious signs of defect. May be nearing or beyond it's design service life and/or showing signs of wear/age
Unacceptable/Poor	Item needs repair or replacement. It is unable to perform its intended function.
Potential Safety Item	May be a cause for concern now or in the near future
Recommend Further Evaluation	Recommend having a qualified specialist evaluate item/component

General Information

Property Information

Property Address: 277 W Aspen St
City: Grafton State: WI Zip: 53024

Client Information

Client Name: Seller

Inspection Company

Inspector Name Jim Weirick
Company Name Dobiash and Associates, Inc.
Address: PO Box 510631
City: Milwaukee State: WI Zip: 53203
Phone: 414-975-2201
Email: jim@dobiash.com Web: dobiash.com
Amount Due: $395.00 Amount Received: $395.00

Conditions

Others Present: Seller Property Occupied: Occupied
Estimated Age: 1994 Entrance Faces: North
Inspection Date: 11/06/2026
Start Time: 10:00 AM End Time: 11:30 AM
Utilities On: Yes
Temperature: 40 F
Weather: Partly cloudy Soil Conditions: Damp
Building Type: 2 Story Garage: Attached

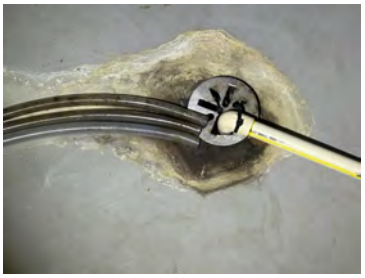
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Basement

Remarks: Basement, Crawlspace and Foundation

Stairs: Handrails are recommended along stairs and in most areas are required along four stairs or more (and in some areas, three or more). In some older homes, headway over stairs, tread height, width and steepness can technically be non-code compliant, but are usually considered legal non-conforming and can remain in use until remodeling may occur.
Foundation: Nearly all foundations have settlement cracks that pose no danger to the basic integrity of the structure. The difference between minor and major cracks or movement that appears ongoing is the most important determination made by your inspector. Slight deflections in plumb (vertical or horizontal straightness) are not uncommon.
Potentially more serious cracks or indications of movement of foundation materials which are found will be noted and should be inspected by a reputable foundation specialist or structural engineer. Keep in mind that a foundation problem is a symptom of, and is almost always caused by, pressure created by exterior grading problems which lead to hydrostatic and frost pressures from wet soils. Wet soils can expand to as much as twice the volume of dry soils.
Determination of the condition of walls behind paneling or other obstructions is not conclusive, as they cannot be seen to be inspected. Conditions, visible or not visible, or neglect of maintenance, can affect and change the soundness of any type of foundation over time, so we cannot guarantee a foundations integrity over time.
Drain Tile: Dobiash and Associates, Inc. offers no opinion about the existence or condition drain tiles. Failure can sometimes be diagnosed, but many foundations have no drain tiles and achieve satisfactorily dry basements using proper grading techniques.
Basement Moisture: It is likely that moisture stains will be found in all foundations, including new ones. All basements can experience seepage to some degree: as soils settle over time, or sudden, heavy rains or thaws occur. Almost all seepage occurs because of low- or negatively-sloped exterior soils, walks, patios, etc. See more about grading and drainage on page 14.
Benchmarking or Documenting Current Conditions: With regard to foundation cracks, settlement or other conditions that appear to be not serious at the time of inspection, it is helpful to photograph, date and notarize these conditions which may be an area of concern for future buyers. This aids you in monitoring for change in condition, and will be helpful in disclosure when reselling.
Basement Living Areas: An important consideration below grade is an escape route. In sleeping rooms, a window large enough for escapes (usually 20 x 24 or larger) is required in most areas. Check local building codes.
Rot and Accessibility: In older structures, it is not uncommon to discover degrees of joist or beam deterioration. Excessive or ongoing deterioration or rotting will be note if these areas are accessible. Some areas in basements and crawlspaces may not be accessible.
Insect Boring Inspection: No inspection is made by this company to detect past or present infestations. A pest control company should advise on this issue.

Good — Basement Floor Drain: Surface drain



Good — HVAC Source: Electric baseboard heater

Acceptable/Satisfactory — Sump Pump: Submerged

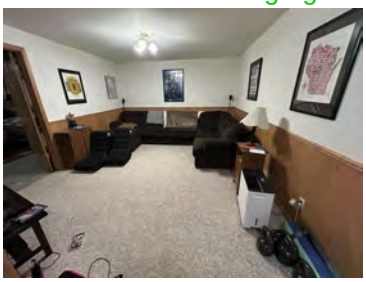
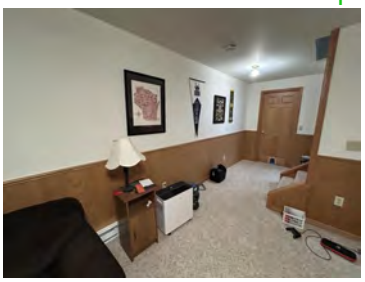
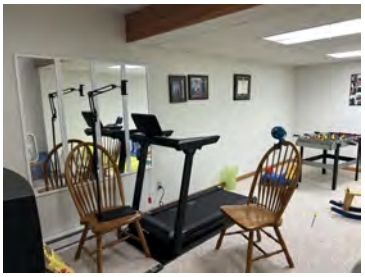
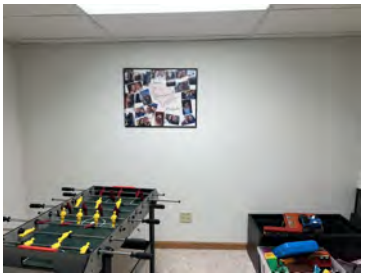
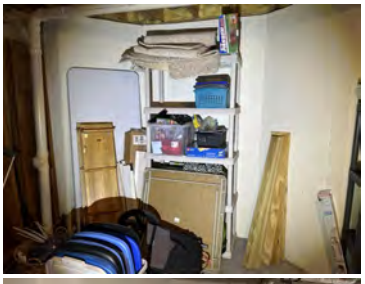


Signs of past seepage: No signs of any serious moisture

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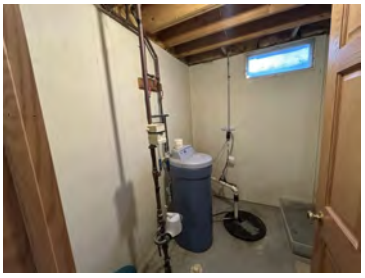
Structure

Unable to inspect: 90% - Majority of the walls are covered with finishing materials and/or seller's belongings. Unable to view or offer an opinion.



Foundation: Poured Concrete - All visible walls appear to be in good condition at this time.



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Structure (Continued)

Good — Beams: Steel I-Beam



Good — Joists/Trusses: 2x10

Good — Piers/Posts: Steel posts

Heating System

Remarks Heating and Cooling

Gas- and Oil-Fired Furnaces: Some areas of a heat exchanger may not be visible on many models of forced air and other types of furnaces or boilers, especially on newer high-efficiency models.
Since it is not possible to completely access the condition without disassembly of the furnace, and because there may be some time between offer to purchase and occupancy, it may be wise to have a service contract placed on the unit and to have a service call made prior to settlement as a final determination of the condition of the heat exchanger and related parts.
Carbon Monoxide Poisoning: Symptoms of carbon monoxide poisoning can vary: Headaches, Nausea, Dizziness, Disorientation, Vision Problems, Poor Judgement, etc. People often report a feeling of illness, or the onset of flu-like symptoms, and that if they could just rest or sleep awhile they would feel much better. That is the poor judgement part. If you feel this way, get outside! If fresh air seems to help, you may have a carbon monoxide problem in the building. If any of these types of symptoms occur, a contractor, the gas or utilities company, or local emergency personnel can check for equipment problems.
Underground Fuel Tanks: Underground fuel tanks are NOT part of this inspection. Visible cues such as pipes inside or outside may or may not indicate the existence of an underground fuel tank. Private companies are available in most areas, or local fire departments or the Department of Natural Resources can be consulted. If tanks are present, and contamination has occurred, state or federal cost sharing may be available.
Air Filters: Air filters should be changed once every 30-60 days while furnace or air conditioning is in use. Electronic filters have washable pre-filters and components, but since they are powered by household current, it is essential to turn off the power before servicing or to leave servicing to a professional. While good at filtering air, some have been shown to produce ozone, which could be considered indoor air pollution.
Air Conditioning: If the outside air temperature has not been at least 60 degrees for 24 hours prior to an inspection, an air conditioning system cannot be checked without possible damage to the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on a one-time start-up and cool-down basis when warmer weather allows. Keep furnace filters clean during Air Conditioner operation, and check outside condensing units regularly for vegetation crowding and dirty cooling fins.
Manufacturer Recall: We assume no responsibility for manufacturers recalls or for equipment that may have been technically installed improperly, or without proper permits.

Basement Heating System

Acceptable/Satisfactory — Heating System Operation: Functional and the time of the inspection - Furnace existing beyond design life. Recommend having it cleaned and checked annually by a qualified technician.

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Heating System (Continued)

Manufacturer: Olsen



Type: Forced air Capacity: 90 KBTU
Area Served: Whole building Approximate Age: 30+ years old
Fuel Type: Natural gas

Not Inspected — Heat Exchanger: Unable to visually inspect heat exchanger.

Good — Filter: 20x25x1



Good — Flue Pipe: PVC



Not Inspected — Humidifier: April-Aire

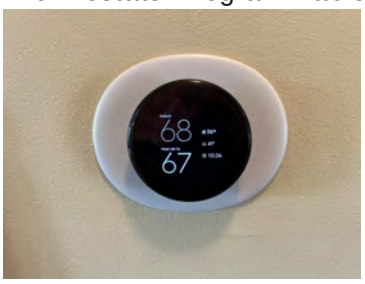


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Heating System (Continued)

Good

Thermostats: Programmable



Air Conditioning

AC System

Not Inspected

A/C System Operation: The unit is currently in service beyond the manufactures stated design life. To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

Exterior Unit: Recommend keeping the mulch off the air-conditioning unit.



Manufacturer: Rheem



Area Served: Whole building Approximate Age: 1994
Fuel Type: 240V Temperature Differential: n/a
Type: Central A/C Capacity: 2.5 Ton

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Plumbing

Remarks: Plumbing

Plumbing: Most buildings have technical code violations which are often legal, but non-conforming. The condition, material, or device may have been approved at one time, but codes may have changed. In most cases, unless a hazard is apparent, the condition may remain in use until remodeled or other related changes are made to the area. For this reason, we will not note all such conditions until it appears to pose a hazard.

Wells: Examination of private or community wells, septic and sewer systems is not included in this visual inspection and are usually the responsibility of property owners within the boundary of the lot. There are private or, in some counties, government inspectors available who can test water quality through local municipal or private laboratories.

Septic Systems: The check of septic systems is not included in our visual inspection. It is recommended that you have the local health authorities check the condition of a septic system as part of the plumbing in working order clause in your contract prior to settlement. (Note: The house must be occupied during the 30 days prior to the septic system being checked.)

Water Pipes: Galvanized water pipes rust from the inside out and may have to be replaced within 30+ years. This is usually done in two stages: horizontal piping in the basement first, and vertical piping throughout the house later, as needed. Copper pipes usually have a longer life expectancy, and may last as long as 60 years before needing to be replaced.

Hose Bibs: During the winter months, it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing freezing. Hose bibs cannot be tested when turned off.

Water Heater: The life expectancy of a water heater is 8 to 12 years. Water heaters generally need not be replaced unless they leak. It is good maintenance practice to drain 5 to10 gallons of water from the water heater several times a year. This will help remove sediment.

Water Softeners: These are checked when possible to see if they are operating, but effectiveness and quality is impossible to determine in a visual inspection.

Ceramic Tile: Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging ceilings below. Ceramic tile is often in mastic. It is important to keep the tile caulked, or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and all other tile penetrations.

Whirlpools and Spas: Whirlpools are generally not tested because they should not be run dry, and some model will not even run unless filled with water. All such devices should be on ground-fault circuits through the main electric panel or GFCI outlets located nearby. This safety feature should be tested monthly by filling and activating the pump and then pushing the test button, which should turn the pump off. If the pump continues to run, the ground-fault circuit need service.

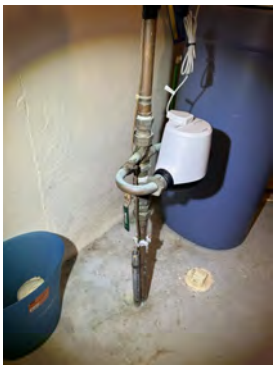
Water Supply City/Municipal

Good

Good

Service Line: Copper

Main Water Shutoff: At meter



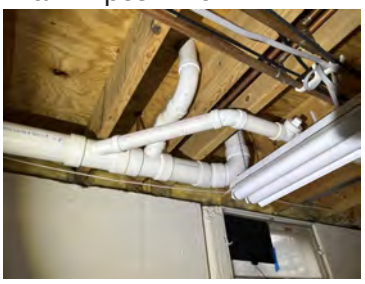
Water Pressure Tested Adequate water pressure throughout house.

Water Lines: Copper

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Plumbing (Continued)

Drain Pipes: PVC



Cleanouts: Accessible



Not Inspected

Water Softener: Kenmore



Basement Water Heater

Good

Water Heater Operation: Functional at time of inspection

Manufacturer: A.O. Smith



Type: Natural gas Capacity: 50 Gal.

Approximate Age: 2025 Area Served: Whole building

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Plumbing (Continued)

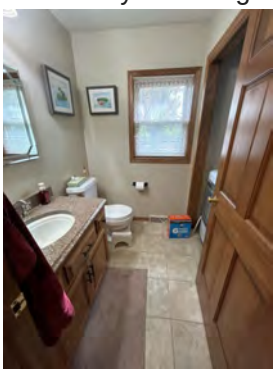
Good — Flue Pipe: PVC



Bathrooms

1/2 Bath (with laundry closet) Bathroom

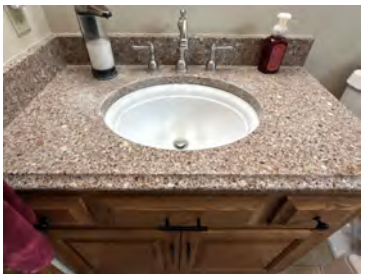
Acceptable/Satisfactory — Floor: Vinyl Flooring



Acceptable/Satisfactory — Windows: Wood double hung

Good — Electrical: 120V GFCI

Good — Sink/Basin:





Good — Toilets:

Good — Ventilation: Electric ventilation fan and window

2nd Floor Hall Full Bathroom

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Bathrooms (Continued)

Good — Floor: Vinyl Flooring



Acceptable/Satisfactory — Windows: Wood double hung

Good — Electrical: 120V GFCI

Good — Sink/Basin:





Good — Tub/Surround: One piece bathroom surround



Good — Toilets:

Good — Ventilation: Electric ventilation fan and window

2 Master Bathroom

Good — Floor: Vinyl Flooring



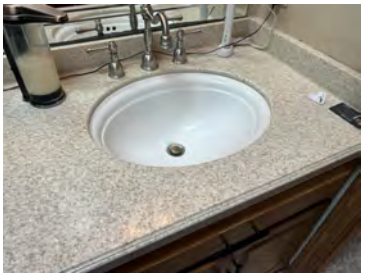
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Bathrooms (Continued)

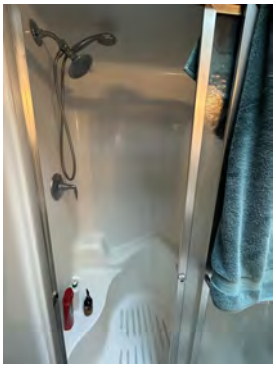
Good — Windows: Skylight - Skylight was replaced when the last roof was installed.

Good — Electrical: 120V GFCI

Good — Sink/Basin:




Good — Shower/Surround: One piece surround



Good — Toilets:

Good — Ventilation: Electric ventilation fan

Electrical

Good — Service Entrance: Underground utilities



Service Size Amps: 200 Volts: 120/240V

Good — Service: Copper

Basement Electric Panel

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Electrical (Continued)

Good — Manufacturer: Square D




Good — Main Breaker Size: 200 Amps

Good — Breakers:

Smoke Detectors: Smoke and CO detector regulations vary based on several factors including location of the residence and age of the construction. Detectors may be hard wired or battery operated or both). Conditions may change between the inspection and occupancy by the buyer (i.e. batteries removed, CO detectors unplugged, etc.). We generally recommend having and maintaining smoke and carbon monoxide detector on each level as called for by the local authority.

Kitchen

1st Floor Kitchen

Not Inspected — Cooking Appliances: Whirlpool



Good — Ventilation: General Electric - Appears to vent to the exterior

Good — Disposal:

Not Inspected — Dishwasher: Whirlpool - No air gap present or air gap is beneath the flood rim of the sink.



Not Inspected — Refrigerator: Whirlpool

Acceptable/Satisfactory — Sink:

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Kitchen (Continued)

Good	Electrical: 120V GFCI
Good	Counter Tops: Marble/Quartz/Granite
Good	Floor: Vinyl Flooring
Good	Windows: Awning - New window

Laundry

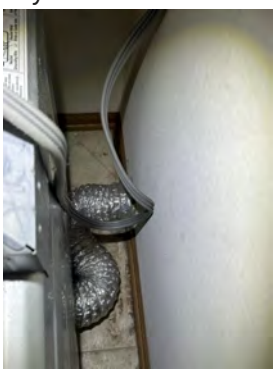
1st Floor Laundry Room/Area

Acceptable/Satisfactory	Floor: Vinyl Flooring



Windows: Wood double hung

Not Present	Laundry Tub:
Good	Dryer Electrical: 240V
Acceptable/Satisfactory	Dryer Vent: Metal flex - Dryer vents need periodic cleaning.



Washer Drain: Wall mounted drain



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Fireplace/Wood Stove

Living Room Fireplace

Good

Fireplace Construction: Prefab





Type: Wood burning

Good

Flue: Metal - While the interior of flues are not within the scope of a home inspection, every effort is made to view readily accessible areas. Very limited visibility. All visible areas appear to be in satisfactory condition at this time.



Good

Damper:

Living Space

Remarks: Interior and Attic

Nail Pops: Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are of no structural significance.
Asbestos: Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified. If there is reason to suspect that asbestos fiber may be present and if it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory.
Plaster on Wood Lath: Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster will be fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it into the ceiling joists.
Windows: Double-hung windows are not airtight. Some models can be tightened by adjusting the weatherstrip screws located in the window jambs. Window locks help prevent air seepage. Keep storm window bleeders clean to prevent sill rot.
Carpeting: Where carpeting has been installed, the materials and condition of the floor underneath the carpeting cannot be determined.
Insulation: The first 6 inches of insulation should be parallel to attic floor joists. Additional insulation should be laid perpendicular to the first layer. The optimum R value is 40 plus.
Ventilation: Attic ventilation should be 1 square foot per 150 square feet of attic floor. The purpose of attic ventilation is to accomplish an attic temperature within 10 degrees of the outside temperature.
Rafters and Roof Sheathing: Watermarks on rafters and sheathing are not uncommon. Attic mildew is usually caused by lack of adequate venting.

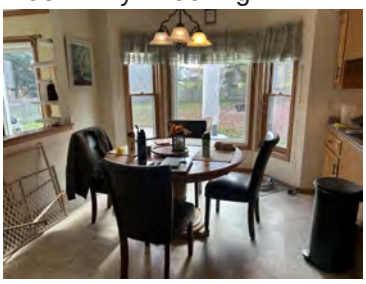
Dinette Living Space

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Living Space (Continued)

Good

Floor: Vinyl Flooring



Good

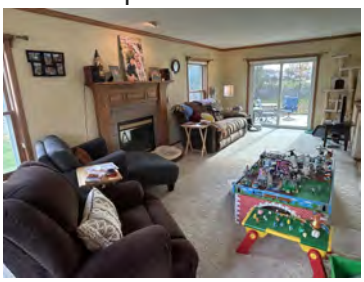
Windows: Wood double hung, Fixed - Fixed window is new.
Ceiling: Prior plumbing leak has left behind patched and spot painted areas of ceiling and wall.



Living Room Living Space

Acceptable/Satisfactory

Floor: Carpet

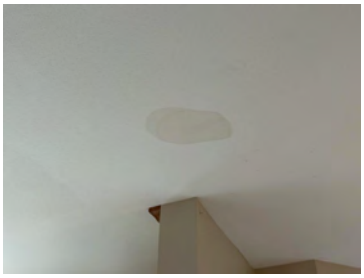


Good

Doors: Sliding - Sliding door is new.

Acceptable/Satisfactory

Windows: Wood double hung
Ceiling: Small stain is present at the ceiling. Unable to determine the cause or source of the stain.

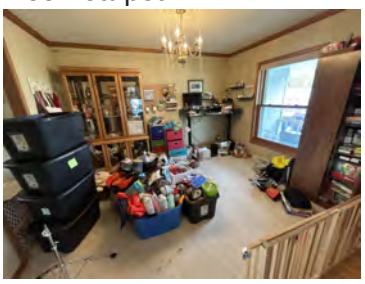


Dining Room Living Space

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Living Space (Continued)

Acceptable/Satisfactory — Floor: Carpet



Acceptable/Satisfactory — Windows: Wood double hung

Bedrooms

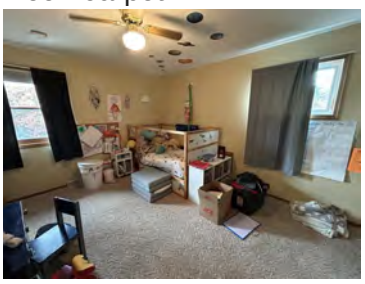
2 NW Bedroom

Good — Floor: Carpet

Good — Windows: Wood double hung, Vinyl awning

2 SW Bedroom

Good — Floor: Carpet



Good — Windows: Wood double hung, Vinyl awning

2 Master Bedroom

Good — Floor: Carpet



Good — Windows: Wood double hung

Attic

Attic

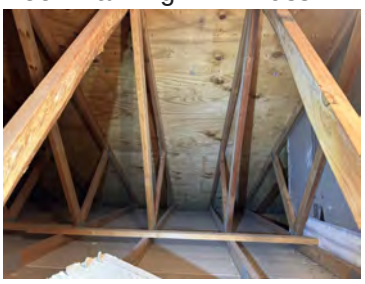
Method of Inspection: From the attic access (garage, 2nd floor bath)

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Attic (Continued)

Good

Roof Framing: 2x4 Truss




Good

Sheathing: Plywood

Recommend Further Evaluation

Ventilation: Ridge and soffit vents - Years ago there was some mold remediation directly above the hallway bathroom. Upon observation at this time, there is some discoloration present that has occurred since the last mitigation. Recommend having a qualified technician evaluate this area and treat the affected area. It may be necessary to improve ventilation and ensure bathroom exhaust fans are venting to the exterior.





Good

Insulation: Fiberglass



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Roof

Remarks: Roof and Exterior

Roofing: Many things affect the life expectancy of roofing materials, including sloping, drainage, type and quantity of trees (which can contribute to mold and moisture retention), wind exposure, etc. In general shingle color and venting are the most important factors in life expectancy. Many homes have multiple layers, but most areas require removal after two layers unless approved by local authorities. This decision is usually based upon strength and slope of the roof system, but in all cases, third layers should be avoided. Downspouts: Downspouts should be extended 5 to 10 feet from the building to facilitate proper foundation drainage and help limit basement seepage.
Asphalt Shingles: Asphalt shingle roofs have a normal life of 15-20 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, both layers must be removed before installing a new roof.
Built-up Roofing: Four-ply built-up roofs have a normal life of 15-20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15-20 years.
Wood Shake/Shingle Roofing: A wood shingle roof has a normal life of 15-50 years, depending on local conditions.
Stucco: It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand, and cause deterioration in the framing as well as further cracking of the stucco.
Siding: Wood siding often develops splits and some warping, especially on the south and southwest sides of a structure, due to sun exposure. In most cases, it can be resealed with putty or epoxy materials and then re-stained. Selected boards can be replaced if the deterioration is severe enough. Monitor and reset nails that may loosen, or replace them with aluminum or galvanized steel ring shanked nails. Composite wood must be well maintained and kept painted or swelling and rot will accelerate. Asbestos shingles are very long-lived and can be a good material, but if removal is necessary, it will have higher disposal costs, as asbestos is considered a hazardous material.
Porches: All porches should be checked regularly for deterioration of attachment hardware and railings. This is especially true on older cantilevered porches, where fastening means and materials are not always visible. Many porches have railings that are low or have openings between members that are too large. Most areas require 6 or less, and may be lessened in the future. Check with the local zoning in your area. (Use all porch or deck structures with caution. Weight capacity or speculation on the number of people that could safely use a porch or deck is not part of this inspection. A structural engineer could advise on capacities.)
Roof and Surface Water Control: Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade, so that the roof and surface water are diverted away from the building.

Roof Surface

Method of Inspection: Ground level, ladder at gutter's edge and from drone

Good

Material: Fiberglass shingle - All visible areas of roof appear to be in good condition at this time.



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Roof (Continued)

Material: (continued)



Type: Gable
Approximate Age: < 5 years old

Roof Water Control

Good — Gutters: Aluminum
Good — Downspouts: Aluminum

East Chimney

Good — Chimney: Framed





Exterior

Exterior Surface

Acceptable/Satisfactory — Type: Aluminum siding - A few dented or scratched pieces of siding and trim at select locations.





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Exterior (Continued)

Acceptable/Satisfactory — Trim: Aluminum, Wood - Small amount of peeling paint at select locations.



Good — Fascia: Aluminum

Good — Soffit: Aluminum - Soffit appears to be vented



Good — Gas Meter:



Garage

Remarks: Garage

Garage: Check garage door components regularly. Springs, rails and panel parts can loosen or fatigue and pose a hazard. Automatic openers should have auto-reverse functions, whether mechanically through resistance or light-activated by sensors mounted on the door jambs, and should be tested regularly. Many older garages have experienced settlement and some wall lean, and most garages have some degree of concrete slab cracking, which is not usually serious. When some deterioration is noted, it can be useful to photograph and notarize the condition to monitor for changes and aid in disclosure for future resale. While not required by code, it is wise to ventilate garage roofs with 1 or 2 vents to allow heat and moisture to escape. Gutters and grading are also important in maintaining a sound structure.

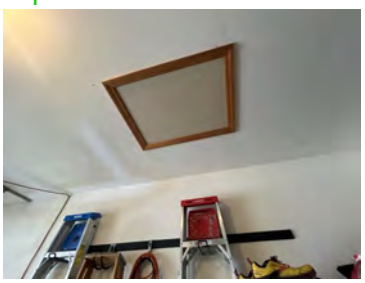
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Garage (Continued)

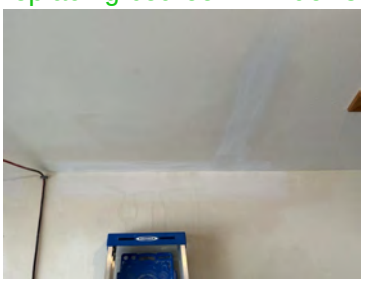
Type of Structure: Attached Car Spaces: 2




Ceiling: Scuttle in the garage ceiling likely does not comply with current fire separation standards.



Walls: Stains at wall and ceiling are visible. Seller believes the leak was repaired by replacing bedroom windows above this area. No problems since.



Good — Garage Doors: Insulated aluminum

Good — Door Operation: Mechanized

Good — Door Opener: Craftsman

Electrical: Extension cord wiring is not appropriate for any permanent items.

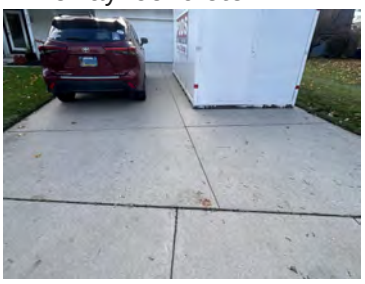



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Grounds

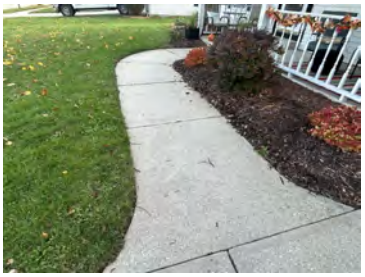
Good

Driveway: Concrete



Good

Walks: Concrete



Steps: Step at rear sliding door is greater than 7 3/4 inches.





Good

Patio: Concrete



Grading: Recommend keeping any grading or mulch off the siding.



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Final Comments

House appears to be well constructed. Condition is good. House is clean, well maintained, and a pleasure to inspect.

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Recommend Further Evaluation Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Attic

Attic Ventilation: Ridge and soffit vents - Years ago there was some mold remediation directly above the hallway bathroom. Upon observation at this time, there is some discoloration present that has occurred since the last mitigation. Recommend having a qualified technician evaluate this area and treat the affected area. It may be necessary to improve ventilation and ensure bathroom exhaust fans are venting to the exterior.





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