



E2335 Barnhart Dr.
Waupaca , WI 54981

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Top Notch Home and Foundation Inspections

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920-716-8395

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Definitions

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

Acceptable	Functional with no obvious signs of defect.
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.
Marginal	Item shows wear, aging, not in it's original condition and/or may need typical home ownership maintenance
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Inspection Agreement

General Information

Property Information

Property Address E2335 Barnhart Dr.
City Waupaca State WI Zip 54981
Client Name
Phone

Client Information

E-Mail NA

Inspection Company

Inspector Name Frank Freiburger
Company Name Top Notch Home and Foundation Inspections
E-Mail ffrei@hotmail.com
Amount Received 0

Conditions

Others Present None Property Occupied Vacant
Estimated Age 1999 Entrance Faces East
Inspection Date 2024-06-05
Start Time 1:30PM End Time 4:10PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 77 Degrees
Weather Sunny Soil Conditions Wet
Building Type Single family Garage Detached

General Information (Continued)

Referrer Name Lori Verhalen

Lots and Grounds

1. Acceptable
2. Acceptable
3. Acceptable
4. Marginal

Driveway: Asphalt

Walks: Concrete

Steps/Stoops: Wood

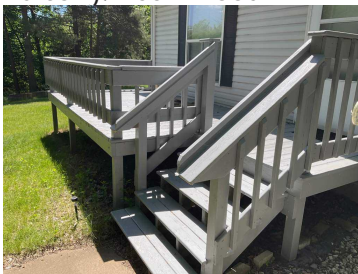
Grading: Negative slope - All grading on the exterior of the house should have a minimum slope of one inch per foot for the first four feet away from the foundation. A 5-10 mil plastic should then be installed on top covered with stones or mulch for aesthetics. This will help direct water away from the house to help lower the chance of water from entering the basement and reduce hydrostatic pressure on the foundation walls the future. Lack of maintenance on the exterior grading and gutters is the number one cause of foundation problems.



5. Acceptable
6. Acceptable

Vegetation: Shrubs/Trees - Recommend trimming to prevent damage to the exterior of the house.

Balcony/Deck Wood



Exterior

All sides Exterior Surface

1. Acceptable
2. Marginal

Type: Vinyl

Trim: Aluminum/Vinyl/Wood - Wood rot damage present



3. Marginal

Soffits/Fascia Aluminum - Dents noted



4. Marginal

Entry Doors: Metal/Wood - Surface laminate cracking and peeling. Water damaged



5. Marginal

Windows: Vinyl - Loose molding, past putty repair

Windows some/all still original from when the building was built. It may be desirable to replace all old windows



6. Acceptable
7. Acceptable
8. Acceptable
9. Acceptable

Window Screens: Vinyl mesh

Exterior Lighting: Surface mount

Exterior Electric Outlets: 110 VAC GFCI

Hose Bibs: Frost Free

Exterior (Continued)

- 10. Acceptable Gas Meter: Exterior surface mount at side of home
- 11. Acceptable Main Gas Valve: Located at gas meter

Air Conditioning

Main AC System

- 1. Acceptable A/C System Operation: Limited cooling - The unit is currently in service beyond the manufactures stated design life, but was cooling at the time of the inspection
- 2. Acceptable Condensate Removal: Plastic tubing
- 3. Acceptable Exterior Unit: Pad mounted
- 4. Manufacturer: Goodman

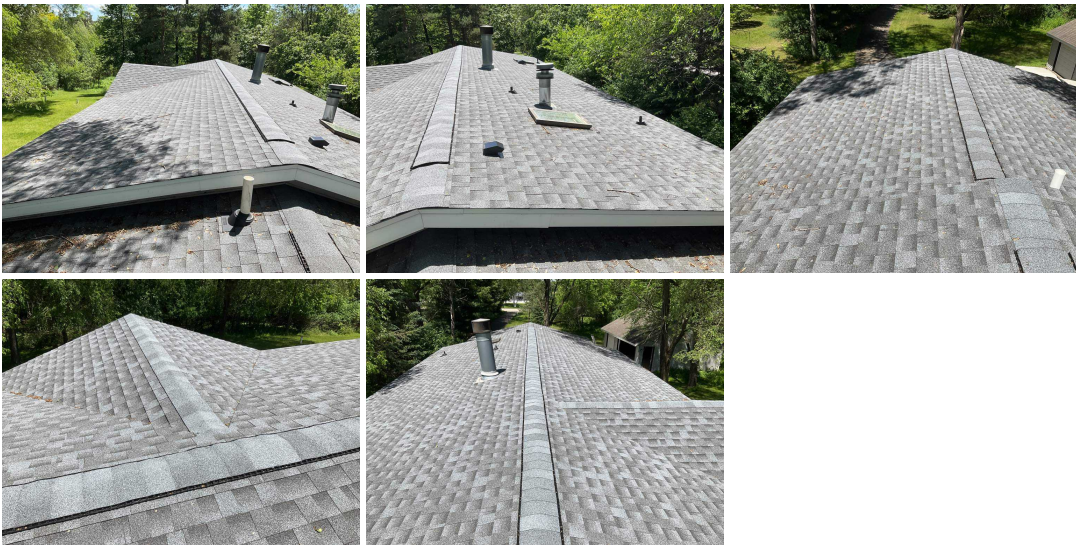


- 5. Area Served: Whole building Approximate Age: 1999
- 6. Acceptable Visible Coil: Copper core with aluminum fins
- 7. Acceptable Electrical Disconnect: Breaker disconnect

Roof

Main Roof Surface

- 1. Method of Inspection: On roof



- 2. Acceptable Unable to Inspect: 0%
- 3. Acceptable Material: Asphalt shingle
- 4. Type: Gable

Roof (Continued)

5. Approximate Age: 3 to 5 years

6. Acceptable Flashing: Metal/Rubber

7. Acceptable Valleys: Asphalt shingle

8. Acceptable Plumbing Vents: Plastic

9. Defective Skylights: Insulated glass - Fogging present in the glass due to broken seal



10. Acceptable Electrical Mast: Underground utilities



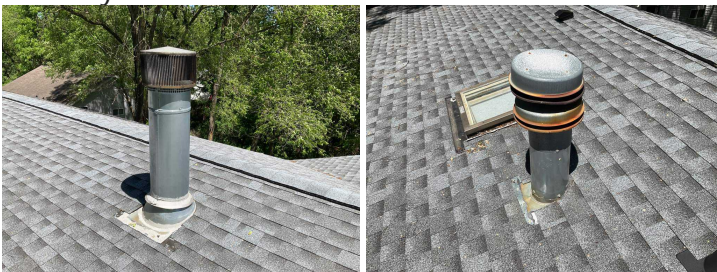
11. Marginal Gutters/Downspouts Aluminum/Metal - Recommend adding gutters to help keep water away from the structure and lowering the chance of foundation and/or water damage



12. Acceptable Extensions: Satisfactory

Center Chimney

13. Acceptable Chimney: Metal



14. Not Inspected Flue/Flue Cap: Metal - Chimney lining could not be inspected due to rain cap

15. Acceptable Chimney Flashing: Metal

Garage

Detached Garage

1. Type of Structure: Detached Car Spaces: 3

2. Acceptable Garage Doors: Metal

3. Acceptable Door Operation: Mechanized

4. Acceptable Exterior Surface: Vinyl

5. Marginal Roof: Asphalt shingle - Roof near end of useful life with higher percentage of granulars missing. Roof may need to be replaced in the next five years.



6. Not Present Gutters/Downspouts None - Recommend adding gutters to help keep water away from the structure and lowering the chance of foundation and/or water damage

7. Acceptable Service Doors: Metal

8. Acceptable Ceiling/Walls Exposed framing

9. Acceptable Windows: Vinyl

10. Acceptable Floor/Foundation: Poured concrete

11. Defective Electrical: 110 VAC & 110 VAC GFCI - At the time this garage was built proper code would have been all outlet should be GFCI protected

Kitchen

1st Floor Kitchen

1. Acceptable Cooking Appliances: Kenmore

2. Acceptable Exhaust Fan Broan

3. Defective Dishwasher: General Electric - Properly secure to counter/base cabinets

The dishwasher made strange noises when turning on, so it was not tested. Recommend repair



4. Air Gap Present? No

5. Acceptable Refrigerator: Frigidaire

6. Acceptable Sink: Stainless Steel

7. Acceptable Electrical: 110 VAC & 110 VAC GFCI

8. Acceptable Plumbing/Fixtures: Chrome/Plastic

Kitchen (Continued)

9. Acceptable Counter Tops: Laminate - Chip noted



10. Acceptable Cabinets: Wood
11. Acceptable Ceiling/Walls Paint/Paneling
12. Acceptable Floor: Linoleum
13. Acceptable Doors: None
14. Acceptable Windows: Vinyl

Living Space

Dining Room Living Space

1. Acceptable Ceiling/Walls Paint/Paneling
2. Acceptable Floor: Carpet
3. Acceptable Doors: None
4. Marginal Windows: Vinyl - The counter balance mechanism is broken/not hooked up.
Chips, flacking inside layers of glass.
Windows some/all still original from when the home was built. It may be desirable to replace all old windows



5. Acceptable Electrical: 110 VAC
6. Acceptable HVAC Source: Heating system register

Living Room Living Space

7. Acceptable Ceiling/Walls Paint/Paneling
8. Acceptable Floor: Carpet
9. Acceptable Doors: Wood/Metal
10. Marginal Windows: Vinyl - The counter balance mechanism is broken/not hooked up
11. Acceptable Electrical: 110 VAC
12. Acceptable HVAC Source: Heating system register

Guests Living Room Living Space

Living Space (Continued)

13. Marginal Ceiling/Walls Paint - This area of the home is built on a poured slab. Staining present from possible exterior moisture coming in. Recommend improving exterior grade to keep all water away from home



14. Acceptable Floor: Carpet - Carpet Stained/soiled
15. Acceptable Doors: Metal
16. Acceptable Windows: Vinyl
17. Acceptable Electrical: 110 VAC & 110 VAC GFCI
18. Acceptable HVAC Source: Heating system register

Fireplace

Living Room Fireplace

1. Defective Fireplace Construction: Prefab - The fireplace would not fire at the time of the inspection. Recommend verifying with the sellers that it works, or recommend repair



2. Type: Gas log
3. Acceptable Fireplace Insert: Standard
4. Acceptable Smoke Chamber: Brick
5. Acceptable Flue: Metal
6. Acceptable Damper: Metal
7. Acceptable Hearth: Raised

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Bathroom

Master Bathroom

1. Acceptable Ceiling/Walls Paint/Paneling
2. Acceptable Floor: Luxury Vinyl - The floor squeaks when walked on
3. Acceptable Doors: Wood
4. Acceptable Electrical: 110 VAC GFCI
5. Acceptable Faucets/Traps: Twin handles
6. Acceptable Tub Fiberglass tub
7. Acceptable Surround Fiberglass
8. Acceptable Toilets: Satisfactory
9. Acceptable HVAC Source: Heating system register
10. Acceptable Ventilation: Electric vent fan

Lower Bathroom

11. Acceptable Ceiling: Paint
12. Acceptable Walls: Paint
13. Acceptable Floor: Linoleum
14. Acceptable Doors: Wood
15. Acceptable Electrical: 110 VAC GFCI
16. Acceptable Faucets/Traps: Single handle
17. Acceptable Shower/Surround: Fiberglass
18. Acceptable Toilets: Satisfactory
19. Acceptable HVAC Source: Heating system register
20. Acceptable Ventilation: Electric ventilation fan

1st floor Main Bathroom

21. Acceptable Ceiling/Walls Paint/Paneling
22. Acceptable Floor: Linoleum
23. Acceptable Doors: Wood
24. Acceptable Electrical: 110 VAC GFCI
25. Acceptable Faucets/Traps: Twin handles
26. Acceptable Tub/Surround: Fiberglass tub
27. Acceptable Shower/Surround: Fiberglass
28. Acceptable Toilets: Satisfactory
29. Acceptable HVAC Source: Heating system register
30. Acceptable Ventilation: Electric ventilation fan

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Bedroom

Master Bedroom

- 1. Acceptable Ceiling/Walls Paint/Paneling
- 2. Acceptable Floor: Carpet
- 3. Acceptable Doors: Wood
- 4. Acceptable Windows: Vinyl
- 5. Acceptable Electrical: 110 VAC
- 6. Acceptable HVAC Source: Heating system register
- 7. Not Present Smoke Detector:

SE Bedroom

- 8. Acceptable Ceiling/Walls Paint/Paneling
- 9. Acceptable Floor: Carpet - Carpet Stained/soiled



- 10. Acceptable Doors: Wood
- 11. Acceptable Windows: Vinyl
- 12. Acceptable Electrical: 110 VAC
- 13. Acceptable HVAC Source: Heating system register
- 14. Not Present Smoke Detector:

SE Bedroom

- 15. Acceptable Ceiling/Walls Paint/Paneling
- 16. Acceptable Floor: Carpet
- 17. Acceptable Doors: Wood
- 18. Marginal Windows: Vinyl - The counter balance mechanism is broken/not hooked up
- 19. Acceptable Electrical: 110 VAC
- 20. Acceptable HVAC Source: Heating system register
- 21. Not Present Smoke Detector:

Front Bedroom

- 22. Acceptable Ceiling/Walls Paint
- 23. Acceptable Floor: Carpet
- 24. Acceptable Doors: Wood
- 25. Acceptable Windows: Vinyl
- 26. Acceptable Electrical: 110 VAC
- 27. Acceptable HVAC Source: Heating system register
- 28. Not Present Smoke Detector:

Attic

Entire attic Attic

1. Method of Inspection: From the attic access



- 2. Acceptable Unable to Inspect: 70% - Cathedral or vaulted ceiling, Limited visibility, and access
- 3. Acceptable Roof Framing: 2x4 Truss
- 4. Acceptable Sheathing: OSB
- 5. Acceptable Ventilation: Ridge and soffit vents
- 6. Acceptable Insulation: Fiberglass
- 7. Acceptable Insulation Depth: 8 to 12 inches



Laundry Room

1st Floor Laundry Room/Area

- 1. Acceptable Ceiling/Walls Paint/Paneling
- 2. Acceptable Floor: Linoleum
- 3. Acceptable Electrical: 110 VAC
- 4. Defective Washer/Dryer General Electric - The washing machine would not work at the time of the inspection. Recommend verifying that it works, or recommend repair



- 5. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 6. Acceptable Dryer Vent: Metal
- 7. Acceptable Washer Drain: Wall mounted drain

Crawlspace

Crawlspace Crawlspace

1. Acceptable, Not Inspected Unable to Inspect: 30% - Limited visibility, access
2. Acceptable Ceiling/Walls Exposed framing



3. Acceptable
4. Acceptable

Floor: Poured

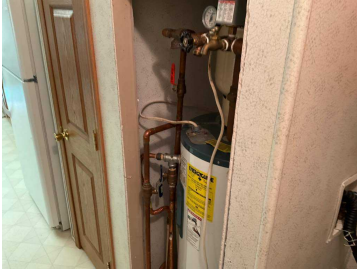
Moisture Location: No water was present at the time of the inspection. All grading on the exterior of the house should have a minimum slope of one inch per foot for the first four feet away from the foundation. A 5-10 mil plastic should then be installed on top covered with stones or mulch for aesthetics. This will help direct water away from the house to help lower the chance of water from entering the basement and reduce hydrostatic pressure on the foundation walls the future. Lack of maintenance on the exterior grading and gutters is the number one cause of foundation problems.

Structure

- | | |
|------------------|---|
| 1. Acceptable | Structure Type: Wood |
| 2. Acceptable | Foundation: Poured slab on concrete Block |
| 3. Acceptable | Differential Movement: No movement or displacement noted |
| 4. Acceptable | Beams: Steel |
| 5. Acceptable | Bearing Walls: Wood |
| 6. Acceptable | Joists/Trusses: Steel |
| 7. Acceptable | Piers/Posts: Concrete block |
| 8. Not Inspected | Subfloor: Not visible - Covered with plastic, not visible |

Plumbing

- | | |
|---------------|------------------------------------|
| 1. Acceptable | Service Line: Copper |
| 2. Acceptable | Main Water Shutoff: Utility closet |



- | | |
|------------------|---|
| 3. Acceptable | Water Lines: Copper |
| 4. Acceptable | Drain Pipes: ABS and PVC |
| 5. Not Inspected | Service Caps: Not visible - Not visible |
| 6. Acceptable | Vent Pipes: PVC |
| 7. Acceptable | Gas Service Lines: Black Iron |

Utility Closet Water Heater

- | | |
|------------------|--|
| 8. Acceptable | Water Heater Operation: Functional at time of inspection |
| 9. Manufacturer: | Rheem |

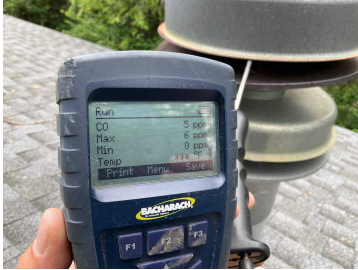


- | | |
|------------------------------|----------------------------------|
| 10. Type: Electric Capacity: | 40 Gal. |
| 11. Approximate Age: | 1998 Area Served: Whole building |
| 12. Acceptable | TPRV and Drain Tube: Copper |

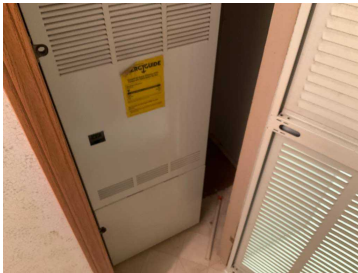
Heating System

Utility Closet Heating System

1. Acceptable Heating System Operation: Adequate - Furnace existing beyond design life but was operating at acceptable levels at the time of the inspection



2. Manufacturer: Unknown manufacturer



3. Area Served: Whole building Approximate Age: 1998
4. Fuel Type: Natural gas
5. Not Inspected Heat Exchanger: 1 Burner - Heat exchanger not visible on this type of furnace
6. Unable to Inspect: 100%
7. Acceptable Blower Fan/Filter: Direct drive with disposable filter
8. Acceptable Distribution: Metal and Insulflex
9. Acceptable Flue Pipe: Metal
10. Not Present Controls: Shut off switch - Not visible
11. Acceptable Thermostats: Individual
12. Suspected Asbestos: No

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Electrical

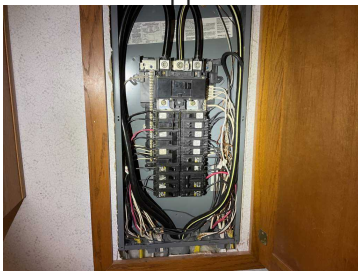
1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable Conductor Type: Romex
5. Acceptable Ground: Present
6. Marginal Smoke/C.O. detectors Present in some areas - Recommend C.O and smoke detectors be present on every level of the home

Recessed in wall Electric Panel

7. Maximum Capacity: 100 Amps
8. Acceptable Main Breaker Size: 200 Amps



9. Acceptable Breakers: Copper



10. Is the panel bonded? Yes

Marginal 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.

Lots and Grounds

1. Grading: Negative slope - All grading on the exterior of the house should have a minimum slope of one inch per foot for the first four feet away from the foundation. A 5-10 mil plastic should then be installed on top covered with stones or mulch for aesthetics. This will help direct water away from the house to help lower the chance of water from entering the basement and reduce hydrostatic pressure on the foundation walls the future. Lack of maintenance on the exterior grading and gutters is the number one cause of foundation problems.



Exterior

2. Trim: Aluminum/Vinyl/Wood - Wood rot damage present



3. Soffits/Fascia Aluminum - Dents noted



4. Entry Doors: Metal/Wood - Surface laminate cracking and peeling. Water damaged

Exterior (Continued)

Entry Doors: (continued)



5. Windows: Vinyl - Loose molding, past putty repair
Windows some/all still original from when the building was built. It may be desirable to replace all old windows



Roof

6. Gutters/Downspouts Aluminum/Metal - Recommend adding gutters to help keep water away from the structure and lowering the chance of foundation and/or water damage



Garage

7. Detached Garage Roof: Asphalt shingle - Roof near end of useful life with higher percentage of granulars missing. Roof may need to be replaced in the next five years.



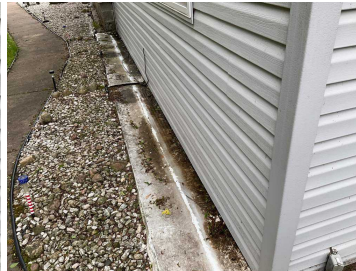
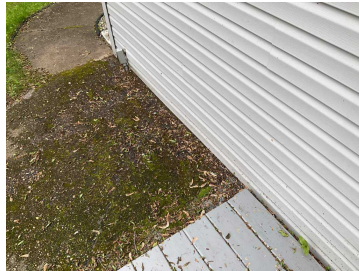
Marginal Summary (Continued)

Living Space

8. Dining Room Living Space Windows: Vinyl - The counter balance mechanism is broken/not hooked up. Chips, flacking inside layers of glass.
Windows some/all still original from when the home was built. It may be desirable to replace all old windows



9. Living Room Living Space Windows: Vinyl - The counter balance mechanism is broken/not hooked up
10. Guests Living Room Living Space Ceiling/Walls Paint - This area of the home is built on a poured slab. Staining present from possible exterior moisture coming in. Recommend improving exterior grade to keep all water away from home



Bedroom

11. SE Bedroom Windows: Vinyl - The counter balance mechanism is broken/not hooked up

Electrical

12. Smoke/C.O. detectors Present in some areas - Recommend C.O and smoke detectors be present on every level of the home

Defective 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.

Roof

1. Skylights: Insulated glass - Fogging present in the glass due to broken seal



Garage

2. Detached Garage Electrical: 110 VAC & 110 VAC GFCI - At the time this garage was built proper code would have been all outlet should be GFCI protected

Kitchen

3. 1st Floor Kitchen Dishwasher: General Electric - Properly secure to counter/base cabinets
The dishwasher made strange noises when turning on, so it was not tested. Recommend repair



Fireplace

4. Living Room Fireplace Fireplace Construction: Prefab - The fireplace would not fire at the time of the inspection. Recommend verifying with the sellers that it works, or recommend repair



Defective Summary (Continued)

Laundry Room

5. 1st Floor Laundry Room/Area Washer/Dryer General Electric - The washing machine would not work at the time of the inspection. Recommend verifying that it works, or recommend repair

