



Peak Home Inspections

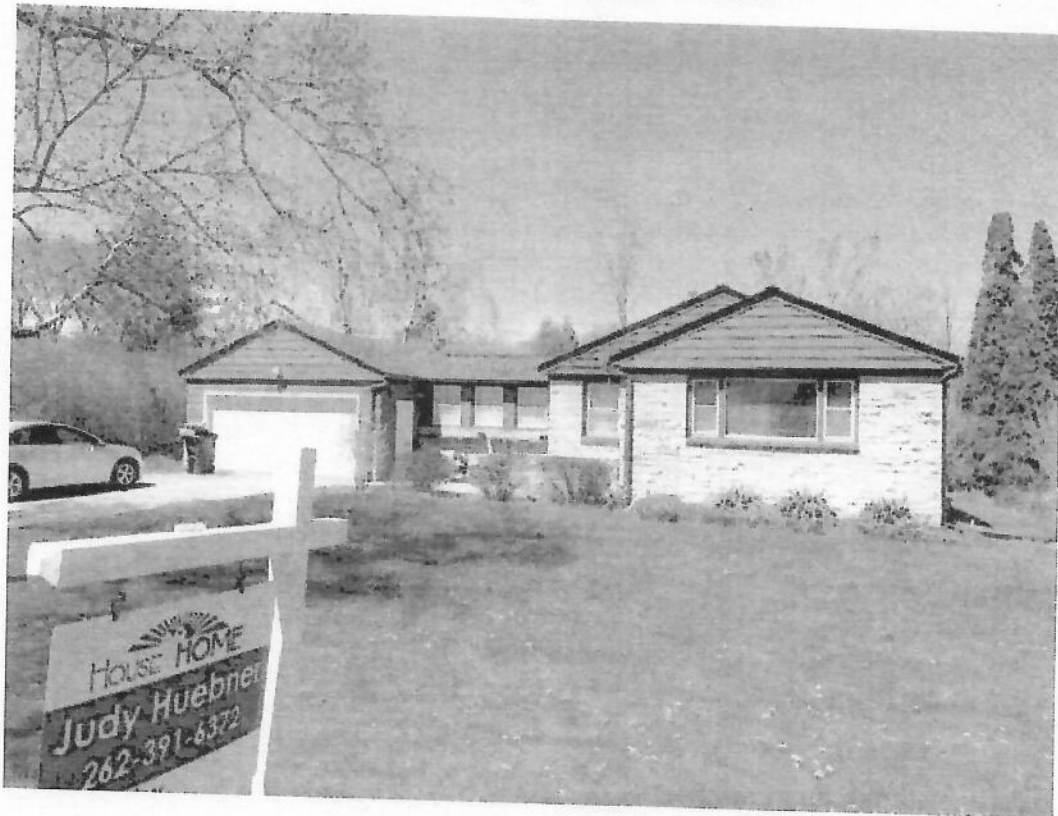
Milwaukee, WI 53207

(414) 477-3775

Peakhomeinspectionsmke.com

todd@peakhomeinspectionsmke.com

Inspected By: Todd Jones



Home Inspection Report

Prepared For:

Liz Plotkin

Property Address:

850 E Ellsworth Ln

Bayside, WI 53217

Inspected on Tue, May 11 2021 at 2:00 PM

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

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

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

DEFINITION OF CONDITION TERMS

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

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

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

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

Report Summary

Exterior

- 1) Multiple lintels above windows are rusting and causing cracking in the mortar. Recommend sealing the lintels and tuck pointing the affected mortar.



Figure 4-1



Figure 4-2

* Corrected by prior owner

- 2) The siding and trim on the garage has wood rot. Recommend repair or replacement by a qualified contractor.



Figure 5-1

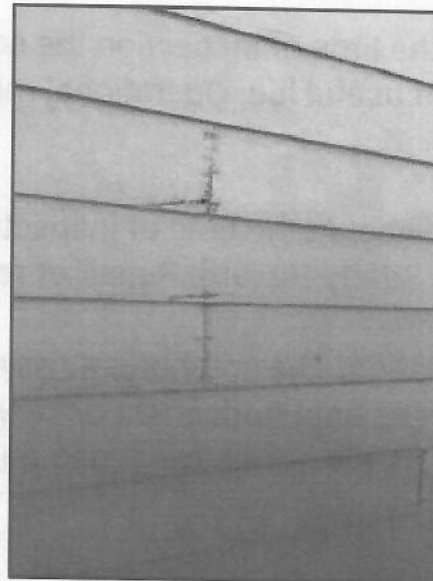


Figure 5-2

(Report Summary continued)

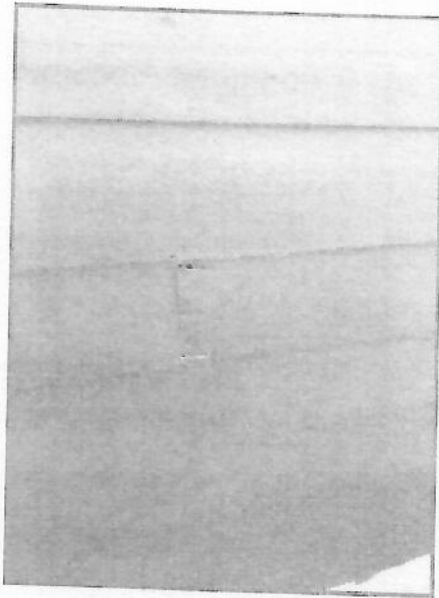


Figure 5-3

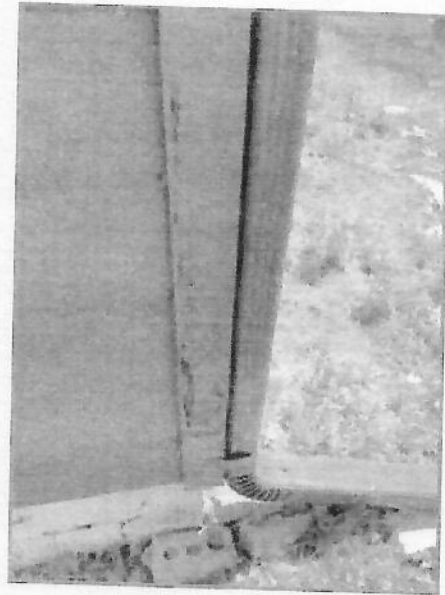


Figure 5-4

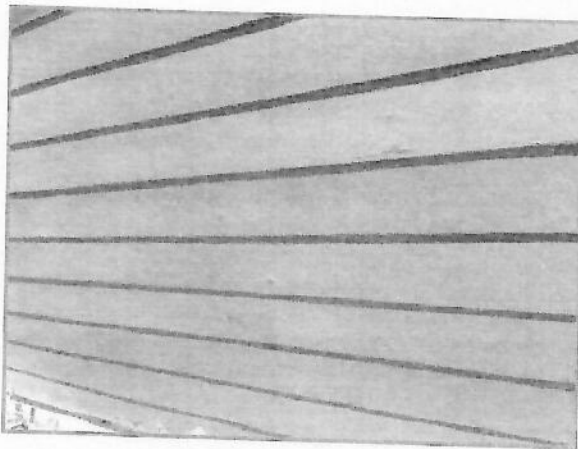


Figure 5-5

(Report Summary continued)

Garage

3) The block foundation on the back corner of the garage is damaged. Recommend repair or replacement by a qualified contractor.

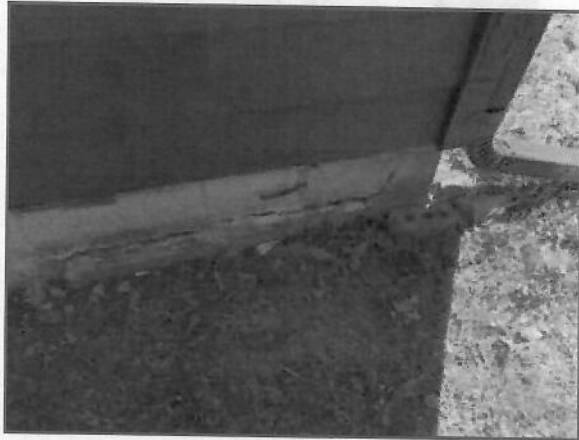


Figure 6-1

TB✓



Figure 6-2

4) The firewall between the garage and living space is not complete. The drywall is not 5/8" and the door is not fire rated. Recommend repair or replacement by a qualified contractor.



Figure 7-1



Figure 7-2

*Corrected by prior owner

(Report Summary continued)

Electrical

5) Circular meter socket present. Electricians, insurance company's, loan underwriters, and municipalities consider some circular meter sockets to be rated for only 60 amps and require updating to a square 100 amp meter socket to meet presents standards. Recommend a licensed electrician further evaluate and repair as needed.



Figure 12-1

** Corrected by prior owner*

6) Outlet in the garage is not GFCI protected. Recommend repair or replacement by a licensed electrician.



Figure 13-1

** Corrected by prior owner*

(Report Summary continued)

7) Missing or non functioning smoke and CO detectors. The National Fire Protection Association recommends homes should have smoke alarms installed inside every bedroom, outside each sleeping area and one on every level of the home including the basement. One CO detector is required on every level including the basement. Recommend installation of smoke and CO detectors where missing.



Figure 15-1

* Corrected

HVAC: Cooling

8) Refrigerant was added last year to the AC. Recommend a licensed HVAC contractor further evaluate and repair if needed.

New Furnace 4/24
New A/C 4/23

(Report Summary continued)

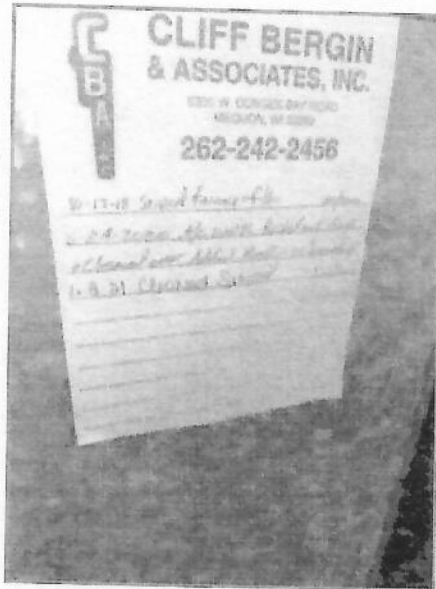


Figure 19-1

Plumbing

9) A dielectric union on a water supply pipe to the main bathroom is actively leaking. Recommend repair or replacement by a licensed plumber.

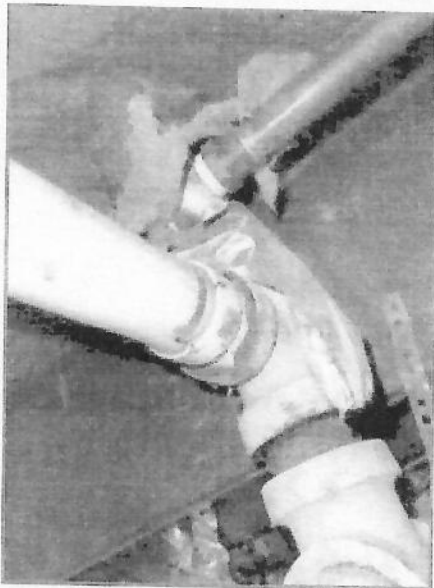


Figure 20-1

* Corrected by prior owner

10) There is no cap on a gas line in the basement. Recommend repair or replacement by a licensed plumber.

(Report Summary continued)

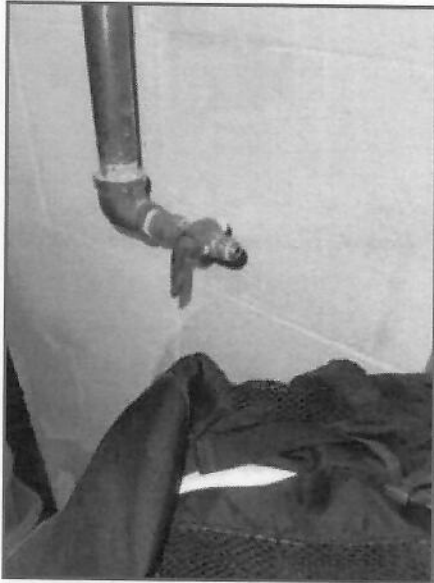


Figure 21-1

* Corrected by prior owner.

11) The well was not evaluated. Recommend a licensed plumber perform a well inspection and repair as needed.

Plumbing: Water Heater

12) Temperature and pressure relief valve is leaking on the water heater. Recommend repair or replacement by a licensed plumber.



Figure 23-1

* H2O heater New 8/25

(Report Summary continued)

13) The water heater is heavily corroded and actively leaking. Recommend replacement by a licensed plumber.

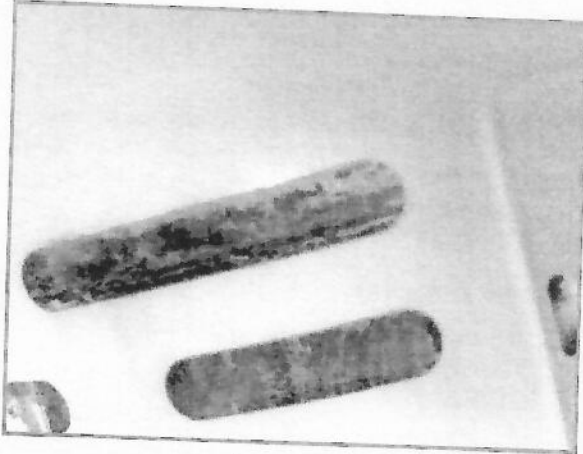


Figure 24-1



Figure 24-2

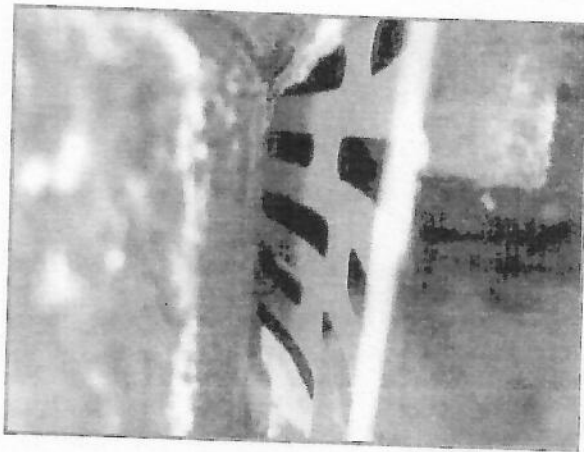


Figure 24-3

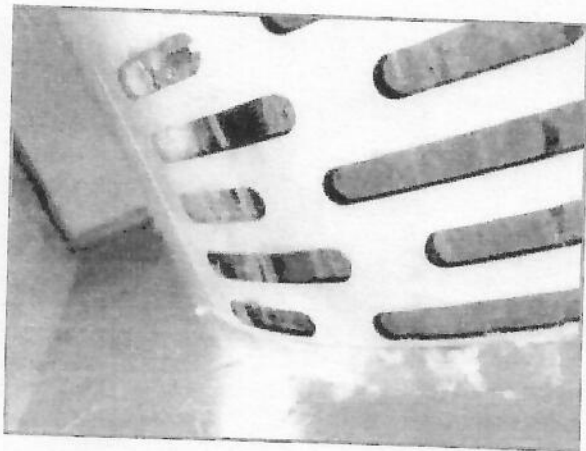


Figure 24-4

(Report Summary continued)



Figure 24-5

Bathrooms: Main Full Bathroom

14) The bathroom sink has an bottle trap. Recommend replacement by a licensed plumber.



Figure 25-1

(Report Summary continued)

Interior

15) Two windows in vestibule, two windows in the living room, one window in the northeast bedroom and one window in the northwest bedroom have broken thermal seals and have allowed moisture between the panes of glass. Recommend repair or replacement by a qualified window contractor.

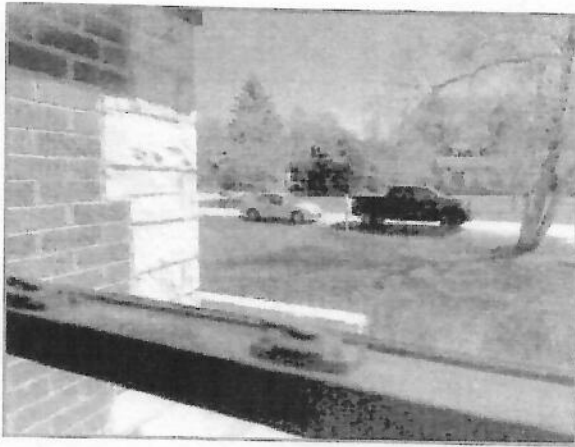


Figure 26-1



Figure 26-2

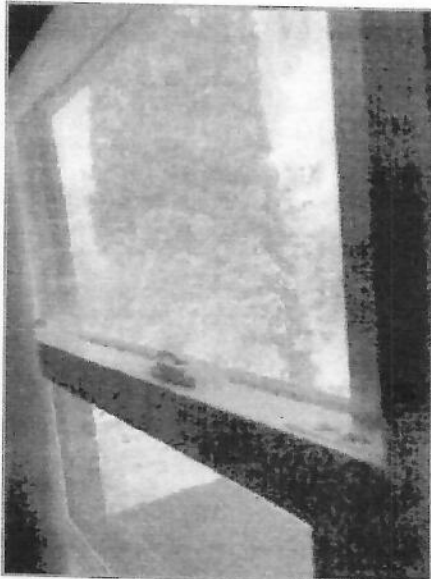


Figure 26-3



Figure 26-4

(Report Summary continued)



Figure 26-5



Figure 26-6



Figure 26-7

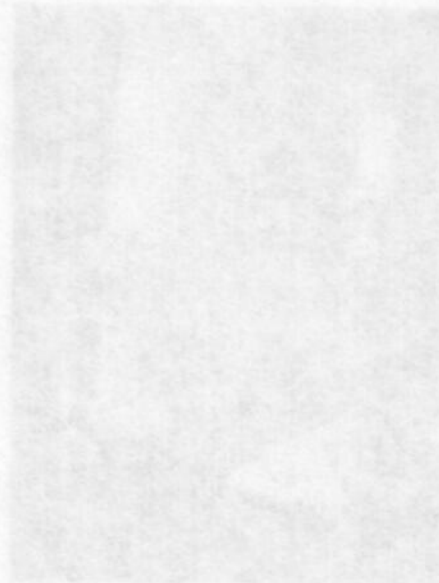


Figure 26-8

General

Property Type:	Single Family
Stories:	One
Approximate Age:	69 years
Age Based On:	Listing
Bedrooms/Baths:	2/2
Door Faces:	South
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent, Owner

Site

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

Site Grading:	Sloped Away From Structure, Level
Vegetation:	Condition: Marginal Generally Maintained
Retaining Walls:	Condition: Satisfactory Stone
Driveway:	Condition: <u>Repair</u> or Replace 7/20/26 Asphalt
Walkways:	Condition: Marginal Pavers
Steps/Stoops:	Condition: Satisfactory Concrete
Patios/Decks:	Condition: Satisfactory Concrete, Pavers
	Condition: Satisfactory

(Site continued)



Comment 1:

Recommend sealing the driveway to prevent wear.



Figure 1-1



Figure 1-2

Sealcoat 7/2026



Comment 2:

Part of the stone retaining wall is failing. Recommend repair or replacement by a qualified contractor.



Figure 2-1



Figure 2-2

7/2026

Exterior

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

Exterior Covering:	Brick, Aluminum Siding, Stone, Wood Condition: Repair or Replace
Exterior Trim Material:	Wood, Aluminum Condition: Repair or Replace
Windows:	Wood, Vinyl Condition: Satisfactory
Entry Doors:	Wood, Steel Condition: Satisfactory



Comment 3:

The sill on the back of the home is not properly sealed and has caused cracking in the brick siding. Recommend repair or replacement by a qualified contractor.



Figure 3-1

TBV

(Exterior continued)



Comment 4:

Multiple lintels above windows are rusting and causing cracking in the mortar. Recommend sealing the lintels and tuck pointing the affected mortar.



Figure 4-1



Figure 4-2



Comment 5:

The siding and trim on the garage has wood rot. Recommend repair or replacement by a qualified contractor.



Figure 5-1

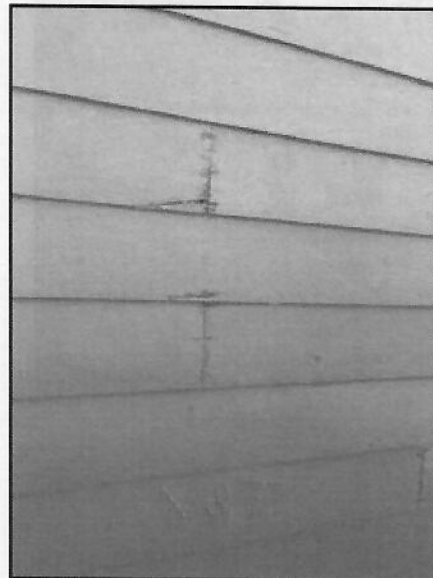


Figure 5-2

(Exterior continued)

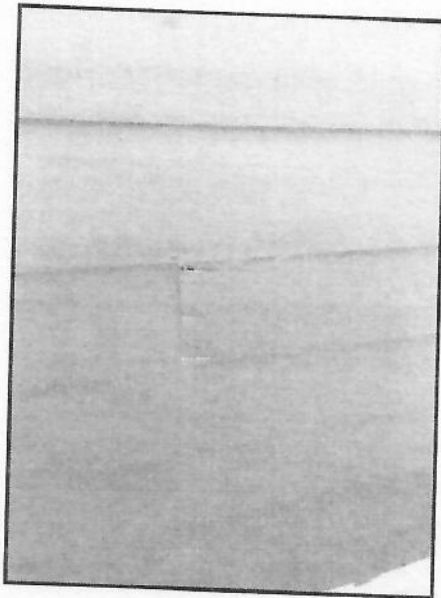


Figure 5-3

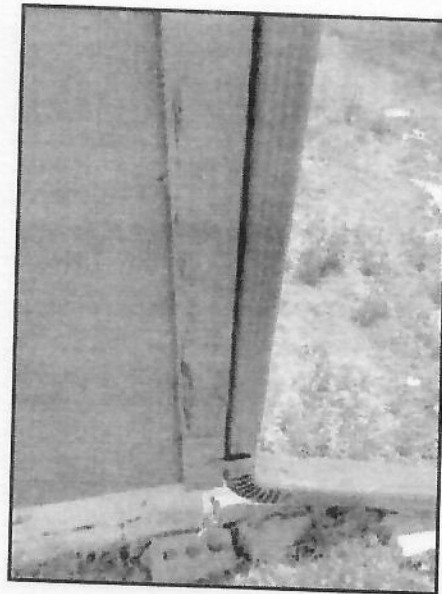


Figure 5-4

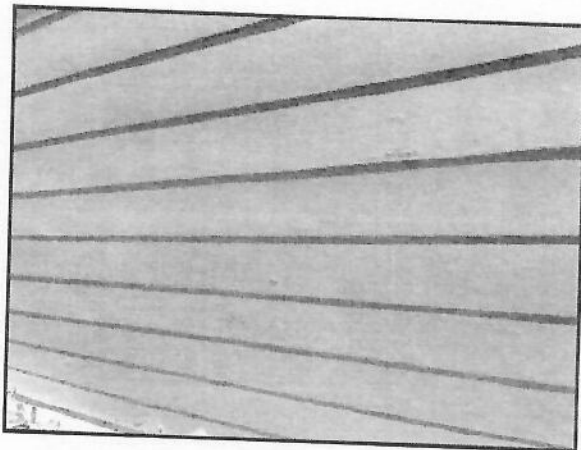


Figure 5-5

Garage

Garage Type:

Attached

Garage Size:

Condition: Repair or Replace

Door Opener:

2 Car

Belt Drive

Opener Safety Feature:

Condition: Satisfactory

Light Beam, Force Sensitive

Condition: Satisfactory

(Garage continued)

-  **Comment 6:**
The block foundation on the back corner of the garage is damaged. Recommend repair or replacement by a qualified contractor.

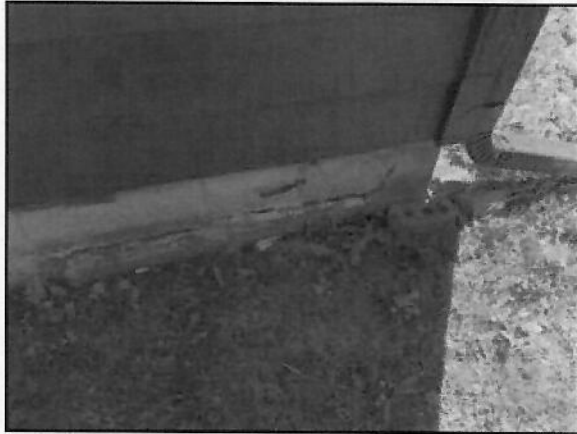


Figure 6-1



Figure 6-2

-  **Comment 7:**
The firewall between the garage and living space is not complete. The drywall is not 5/8" and the door is not fire rated. Recommend repair or replacement by a qualified contractor.

(Garage continued)

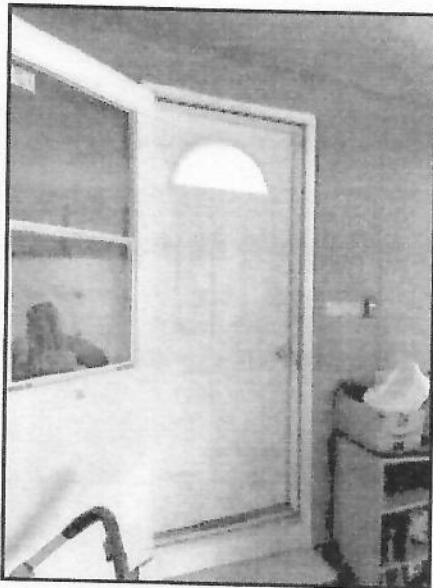


Figure 7-1



Figure 7-2

Roofing

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

Inspection Method:	Walked roof
Roof Design:	Gable
Roof Covering:	Architectural shingle
Approximate Roof Age:	Condition: Satisfactory 10 Years Old
Ventilation Present:	Ridge Vents
Vent Stacks:	Condition: Satisfactory Metal
Chimney :	Condition: Satisfactory Masonry
Flashings:	Condition: Satisfactory Metal
Soffit and Fascia:	Condition: Satisfactory Aluminum
	Condition: Satisfactory

(Roofing continued)

Gutters & Downspouts: Metal
Condition: Marginal

i **Comment 8:**
There is peeling and missing paint on the fascia and soffit of the home. Recommend repair or replacement by a qualified contractor.



Figure 8-1



Figure 8-2

(Roofing continued)



Comment 9:

Recommend extending all downspouts at least six feet away from the home.



Figure 9-1

* Corrected



Comment 10:

Recommend sealing all exposed nail heads on the roof.

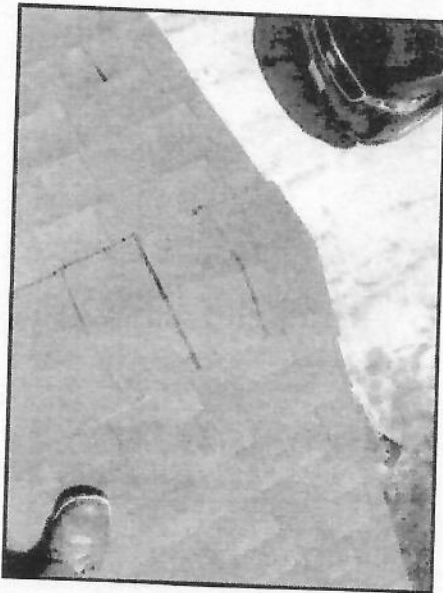


Figure 10-1

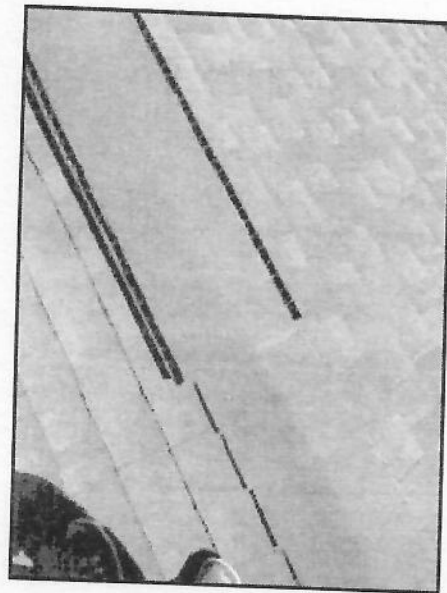


Figure 10-2

Structure

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

Foundation Types:	Basement
Foundation Material:	Concrete Block
	Condition: Satisfactory
Signs of Water Penetration:	Stains
	Condition: Marginal
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Solid Wood Plank
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory



Comment 11:

There were moisture stains in several areas of the basement. The stains were dry during time of inspection. Recommend correcting downspouts and grading then monitor for any further moisture.

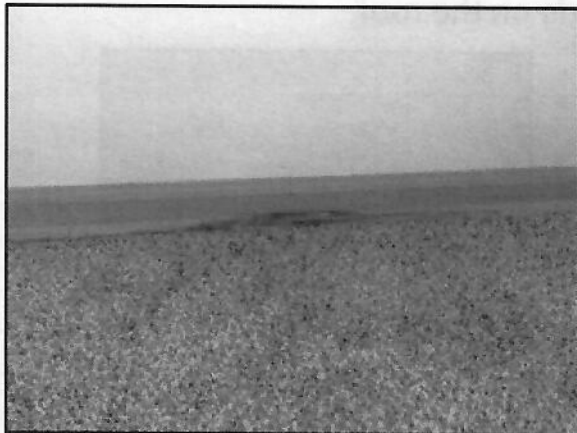


Figure 11-1



Figure 11-2

* Corrected 2021
* Verette report on file 2026

(Structure continued)

Attic

Attic Entry:	Closet
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory
Vent Risers:	Metal
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Cutler-Hammer
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
Smoke Detectors:	Battery type
	Condition: Repair or Replace

(Electrical continued)



Comment 12:

Circular meter socket present. Electricians, insurance company's, loan underwriters, and municipalities consider some circular meter sockets to be rated for only 60 amps and require updating to a square 100 amp meter socket to meet presents standards. Recommend a licensed electrician further evaluate and repair as needed.



Figure 12-1



Comment 13:

Outlet in the garage is not GFCI protected. Recommend repair or replacement by a licensed electrician.

(Electrical continued)

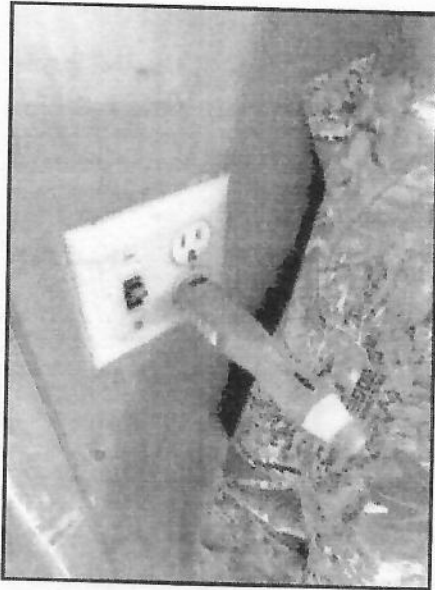


Figure 13-1



Comment 14:

The doorbell is not functioning. Recommend repair or replacement.



Figure 14-1

* Ring doorbell included

(Electrical continued)



Comment 15:

Missing or non functioning smoke and CO detectors. The National Fire Protection Association recommends homes should have smoke alarms installed inside every bedroom, outside each sleeping area and one on every level of the home including the basement. One CO detector is required on every level including the basement. Recommend installation of smoke and CO detectors where missing.



Figure 15-1

HVAC

HVAC System Type:

Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection.

Location:

Basement

Type of Equipment:

Forced Air

Manufacturer:

Condition: Marginal

Rheem

(Heating continued)

Heating Fuel:

Gas

Input BTUs:

Condition: Satisfactory

75,000

Approximate Age:

24 Years Old

Filter Type:

Disposable

Output Temperature:

Condition: Repair or Replace

123 Degrees

Type of Distribution:

Metal Ducting

Condition: Satisfactory



Comment 16:

The furnace filter was installed backwards. Recommend repair or replacement.



Figure 16-1

(Heating continued)



Comment 17:

The furnace is near the end of its useful life due to age. Recommend budgeting for replacement in the near future.



Figure 17-1

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

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection.

Energy Source:

Electric

Type of Equipment:

Split System

Condition: Unable to test due to low outside temperatures

Condenser Make:

Rheem

Condensor Size:

24,000 BTU (2 Tons)

Condenser Approximate Age:

24 Years Old

Condensate Drainage:

To Floor Drain

Condition: Satisfactory

(Cooling continued)



Comment 18:

The air conditioning condensing unit is nearing the end of its useful life due to age. Recommend budgeting for replacement in the near future.



Figure 18-1



Comment 19:

Refrigerant was added last year to the AC. Recommend a licensed HVAC contractor further evaluate and repair if needed.

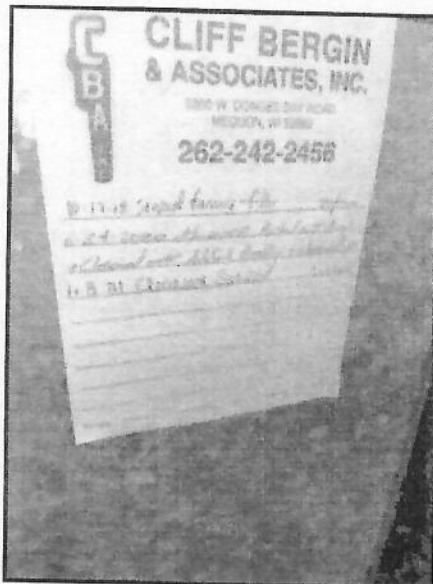


Figure 19-1

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

Plumbing

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

Water Service:	Well System
Supply Pipe Material:	Copper, Galvanized
	Condition: Repair or Replace
Location of Main Water Shutoff:	By the pressure tank
Sewer System:	Public
Waste Pipe Material:	PVC, Cast Iron
	Condition: Repair or Replace
Sump Pump:	Standard Crock
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter



Comment 20:

A dielectric union on a water supply pipe to the main bathroom is actively leaking. Recommend repair or replacement by a licensed plumber.



Figure 20-1

(Plumbing continued)



Comment 21:

There is no cap on a gas line in the basement. Recommend repair or replacement by a licensed plumber.

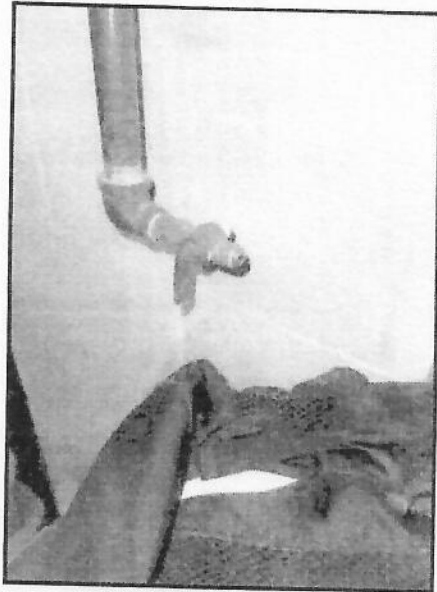


Figure 21-1



Comment 22:

The well was not evaluated. Recommend a licensed plumber perform a well inspection and repair as needed.

Water Heater

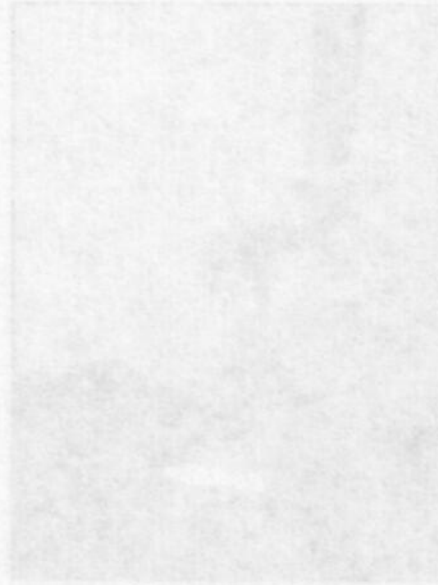
Manufacturer:	Bradford White
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	10 Years Old
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Satisfactory In Same Room

(Water Heater continued)

-  **Comment 23:**
Temperature and pressure relief valve is leaking on the water heater. Recommend repair or replacement by a licensed plumber.



Figure 23-1



-  **Comment 24:**
The water heater is heavily corroded and actively leaking. Recommend replacement by a licensed plumber.

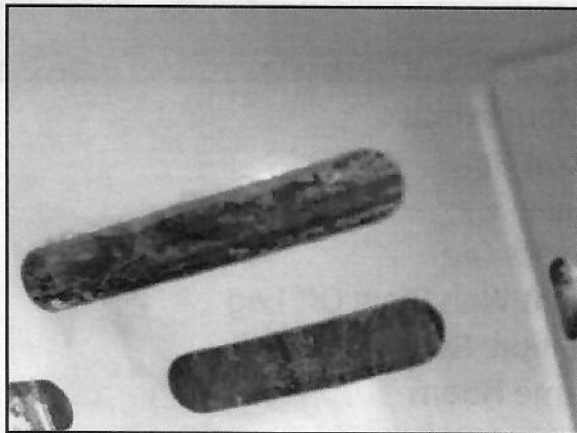


Figure 24-1



Figure 24-2

(Water Heater continued)

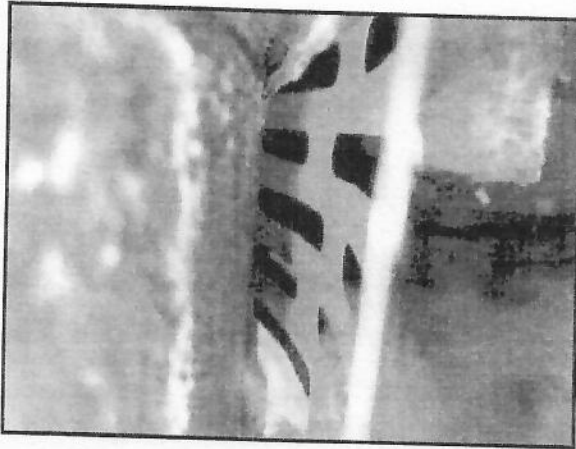


Figure 24-3

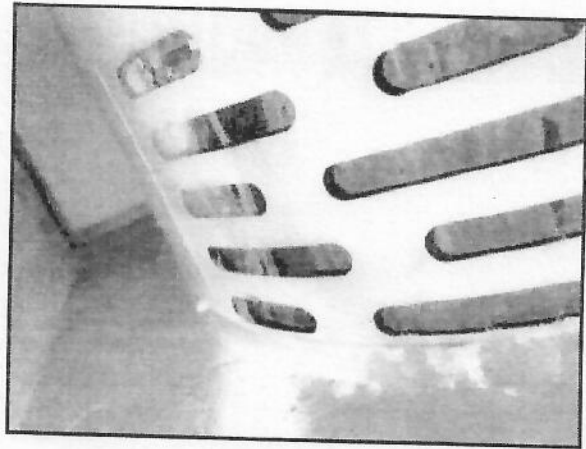


Figure 24-4



Figure 24-5

Bathrooms

(Bathrooms continued)

Main Full Bathroom

Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Wall Mounted Condition: Repair or Replace
Toilet:	Standard Tank Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ceiling exhaust fan Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 25:

The bathroom sink has an bottle trap. Recommend replacement by a licensed plumber.



Figure 25-1

(Bathrooms continued)

Lower Full Bathroom

Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ceiling exhaust fan
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

Kitchen

Cabinets:	Wood
	Condition: Satisfactory
Countertops:	Granite
	Condition: Satisfactory
Sink:	Single
	Condition: Satisfactory

Interior

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

Floors:	Tile, Carpet, Wood Laminate
	Condition: Satisfactory
Walls:	Painted Drywall
	Condition: Satisfactory
Window Types:	Double Hung, Fixed
	Condition: Repair or Replace
Window Materials:	Vinyl

(Interior continued)

Entry Door Types:	Hinged
Entry Door Materials:	Wood, Steel, Vinyl
Interior Door Materials:	Wood

 **Comment 26:**
Two windows in vestibule, two windows in the living room, one window in the northeast bedroom and one window in the northwest bedroom have broken thermal seals and have allowed moisture between the panes of glass. Recommend repair or replacement by a qualified window contractor.



Figure 26-1



Figure 26-2

(Interior continued)

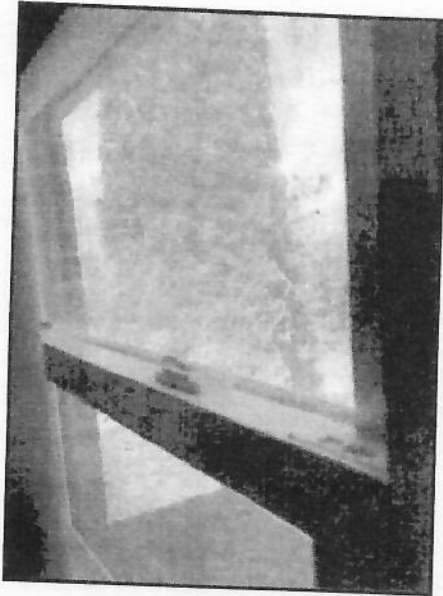


Figure 26-3



Figure 26-4

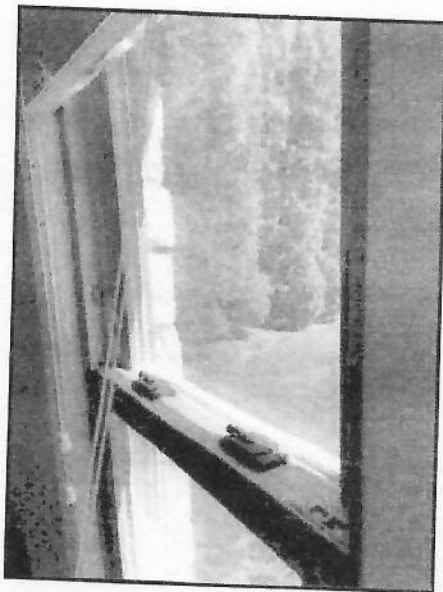


Figure 26-5



Figure 26-6

(Interior continued)



Comment 27:

Basement door would not close. Recommend repair or replacement by a qualified contractor.



Figure 27-1