eSign ID: ee0db959-5e2f-4cf7-a251-f627d0445f63

Disclosure of Pre-Sale Inspection Report

5531 Peters Dr.

Attached is an Inspection completed by Integrated Home Inspections, LLC, dated 7/6/2026 (47 pages). Buyer Acknowledges receipt of the attached report.

Seller eSign Phyllis Nigbor 08/11/26 - 08:54 AM CDT _____Date 08/11/2026

Seller eSign Dave Nigbor 08/11/26 - 09:42 AM CDT _____Date 08/11/2026

Buyer_____Date_____

Buyer_____Date_____

PROPERTY INSPECTION REPORT



Mark Henry
Integrated Home Inspections, LLC

5531 Peters DrWest Bend WI
Inspection Prepared For: Dave and Phyllis Nigbor
Agent: Jaime Lubner - Compass

Date of Inspection: 7/6/2026
Age of House: 10 Size: 4000 approx,.
Weather: Sunny Faces East

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Report Summary

"Defect" means a condition of any component of an improvement that would significantly impair the health or safety of future occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.
Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Repair Items		
Grounds		
Page 5 Item: 1	Service Walks	• Some settlement at the brick walkway near the lower steps. Reset bricks for smooth surfaces
Page 5 Item: 4	Stoops/Steps	• Recommend a rail at exterior steps with more than three risers

Maintenance and Improvements		
Grounds		
Page 6 Item: 9	Landscaping affecting foundation	• Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home. • Recommend trimming and/or removal of vegetation away from home and air conditioner condensers
Roof		
Page 8 Item: 1	General	• The plumber may have pushed the vent through the gasket and then pulled it back a bit. Water might sit in the gasket. Monitor closely for maintenance be sure that connection gets caulked. • Caulk nailheads at the plumbing vent flashing
Exterior		
Page 12 Item: 2	Gutters/Scuppers/ Eavestrough	• Add a gutter at the porch roof to move roof drainage away from the Foundation area
Page 13 Item: 3	Siding	• Paint lintels at the Stone openings to maintain • Tuck point the lower window sill
Page 14 Item: 7	Flashing	• Add flashing over wall penetrations or closely maintain sealant.
Page 14 Item: 8	Caulking	• Caulk around the sump discharge pipe at the north

Monitor		
Roof		
Page 8 Item: 1	General	• Heat Coils used at the front valley to avoid ice damming. Check with seller for operational procedures and any switches that might be in the house to turn them on
Dining Room		
Page 29 Item: 1	Room	• Noted screen(s) not installed. Inventory

Grounds

1. Service Walks

- Brick
- Satisfactory
- Marginal
- Some settlement at the brick walkway near the lower steps. Reset bricks for smooth surfaces



Some settlement at the brick walkway near the lower steps. Reset bricks for smooth surfaces

2. Driveway/Parking

- Concrete
- Asphalt
- Satisfactory

3. Porch

- Satisfactory
- Support Pier Wood

4. Stoops/Steps

- Other
- Satisfactory
- Recommend a rail at exterior steps with more than three risers



Step taller than 8". Correct for safe passage

5. Patio

- Brick
- Satisfactory

6. Deck/Balcony

- Metal
- Composite
- Satisfactory

7. Deck/Patio/Porch Covers

- Satisfactory

8. Fence/Wall

9. Landscaping affecting foundation

- Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home.
- Recommend trimming and/or removal of vegetation away from home and air conditioner condensers



Low grade East



Recommend trimming and/or removal of vegetation away from home and air conditioner condensers



Dock and shoreline evaluation is beyond the scope of this home inspection

10. Retaining wall

- Other
- Satisfactory

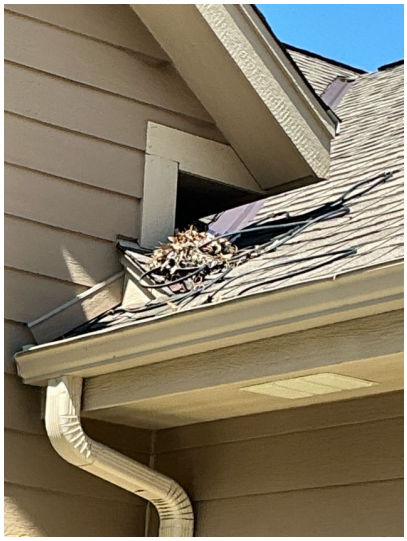
11. Hose bibs

- Satisfactory
- Operable: Yes

Roof

1. General

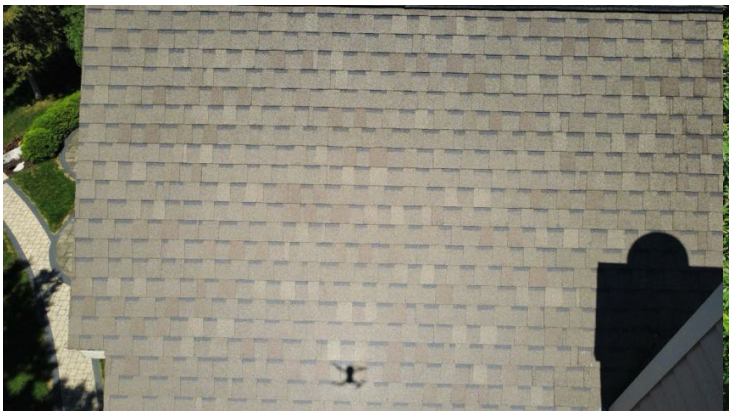
- Visibility: All
- Roof inspected by drone.
- Inspected From
- Heat Coils used at the front valley to avoid ice damming. Check with seller for operational procedures and any switches that might be in the house to turn them on
- The plumber may have pushed the vent through the gasket and then pulled it back a bit. Water might sit in the gasket. Monitor closely for maintenance be sure that connection gets caulked.
- Caulk nailheads at the plumbing vent flashing



Heat Coils used at the front valley to avoid ice damming. Check with seller for operational procedures and any switches that might be in the house to turn them on



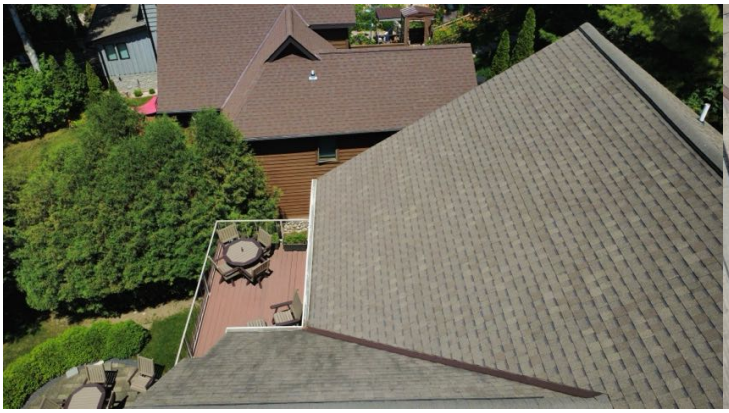
Roof decking dated 2016



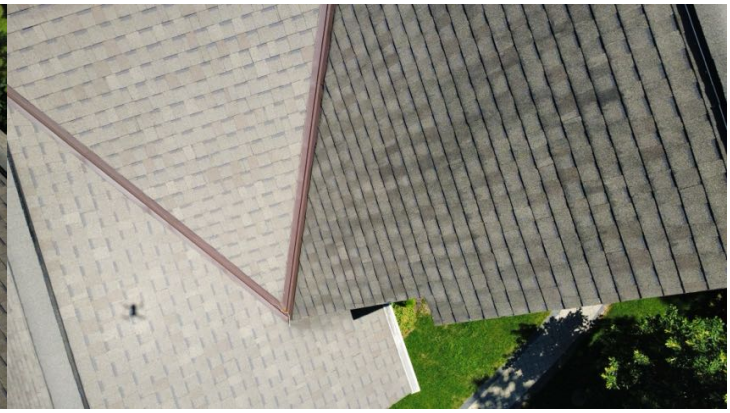
Roof photo for your reference



Some algae present on the north. Be sure to clean gutters and remove branches from the roof areas



Roof photo for your reference



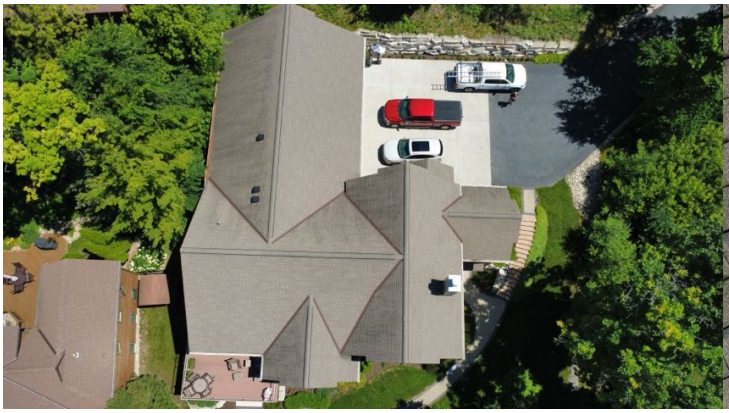
Algae



Roof photo for your reference



Roof photo for your reference



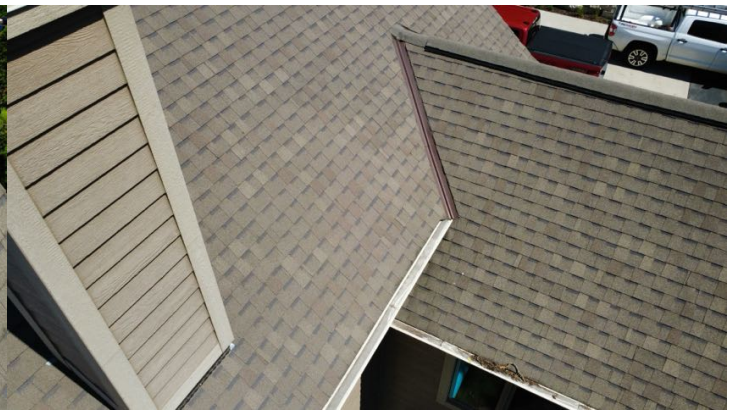
Roof photo for your reference



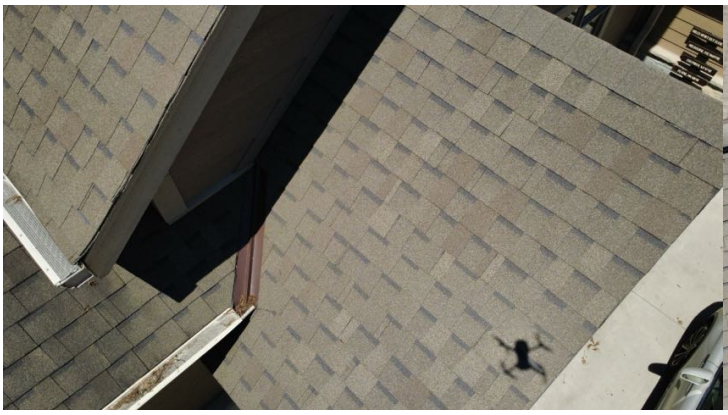
Roof photo for your reference



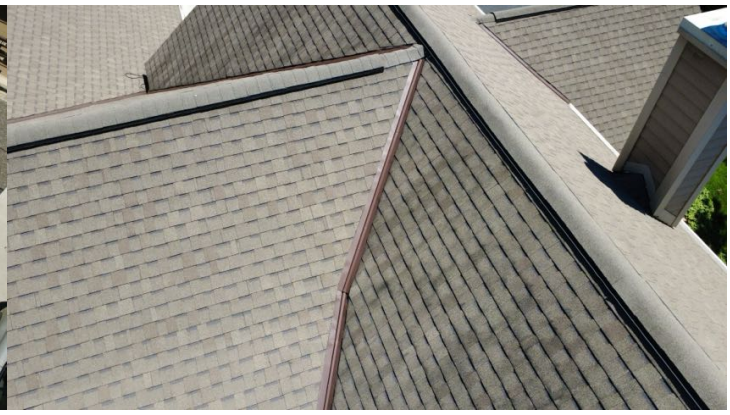
The plumber may have pushed the vent through the gasket and then pulled it back a bit. Water might sit in the gasket. Monitor closely for maintenance be sure that connection gets caulked as well as the nail heads



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference

2. Style of Roof

- Gable
- Pitch: Steep
- Type: Asphalt
- Layers: 1 Layer
- Age: 10
- Location: All sloped

3. Ventilation System

- Soffit
- Ridge

4. Flashing

- Galv/Alum
- Satisfactory

5. Valleys

- Galv/Alum
- Satisfactory

6. Condition of Roof Coverings

- Roof #1 Satisfactory

7. Skylights

8. Plumbing Vents

- Marginal

Exterior

1. Chimney(s)

- West
- Chimney inspected by drone
- Rain Cap/Spark Arrestor Yes
- Chase: Framed
- Evidence of No apparent defects
- Flue: Metal
- Satisfactory



Appears satisfactory



No apparent defects

2. Gutters/Scuppers/Eavestrough

- Galvanized/Aluminum
- Satisfactory
- Add a gutter at the porch roof to move roof drainage away from the Foundation area



Add a gutter at the porch roof to move roof drainage away from the Foundation area

3. Siding

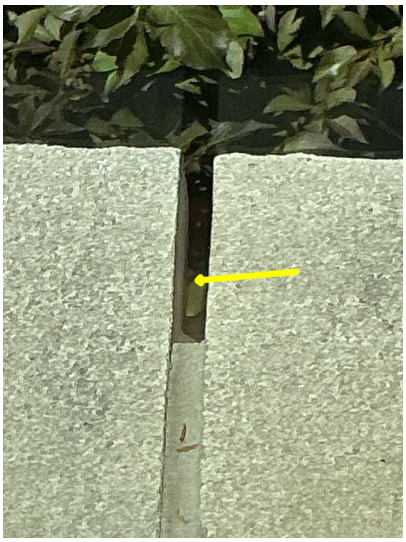
- Stone
- Wood composite
- Satisfactory
- Paint lintels at the Stone openings to maintain
- Tuck point the lower window sill



Trim back growth at the north siding and reevaluate condition keep trimmed away so it can breathe



Paint lintels at the Stone openings to maintain



Tuck point the lower window sill

4. Trim

- Wood
- Composite
- Satisfactory

5. Soffit

- Wood
- Satisfactory

6. Fascia/Rake

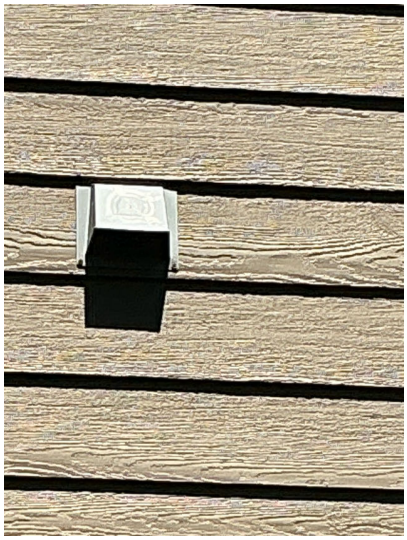
- Fiberboard
- Satisfactory

7. Flashing

- Aluminum/Steel
- Marginal
- Add flashing over wall penetrations or closely maintain sealant.



Install a kick out flashing at the north front porch



Add flashing over wall penetrations or closely maintain sealant.

8. Caulking

- Satisfactory
- Caulk around the sump discharge pipe at the north

9. Windows/Screens

- Aluminum/Vinyl clad
- Satisfactory

10. Storms Windows

11. Slab-On-Grade/Foundation

- Foundation Wall Poured concrete, Not Visible

12. Service Entry

- Underground
- Satisfactory
- GFCI present Operable at the exterior

13. Building(s) Exterior Wall Construction

- Framed
- Satisfactory

14. Exterior Doors

- Main Entrance Door condition Satisfactory
- Rear door Door condition Satisfactory
- Other door Door condition Satisfactory

15. Exterior A/C - Heat pump #1

- Air cooled
- Condenser Location North Exterior
- Brand: Trane 2 units
- Approximate Age 10
- Satisfactory
- Energy source electric
- Outside Disconnect Yes
- A/C is level
- Condenser Fins Satisfactory
- Insulation Satisfactory



The photo shows AC information for your reference



The photo shows AC information for your reference

16. Exterior A/C - Heat pump #2

Garage/Carport

1. Type

- Attached
- 3-Car
- 4-Car

2. Automatic Opener

- Garage opener operated

3. Safety Reverse

- Operation: Operable

4. Roofing

- Same as house

5. Gutters/Eavestrough

- Satisfactory

6. Siding

- Same as house

7. Trim

- Same as house

8. Floor

- Concrete
- Satisfactory



A waterline and a conduit is roughed back to the house to use if additional services are desired at the upper garage

9. Sill Plates

- Sill plates not visible.

10. Overhead Door(s)

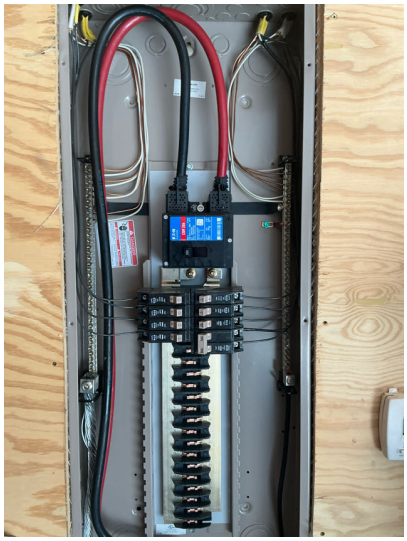
- Wood
- Metal
- Satisfactory

11. Exterior Service Door

- None

12. Electrical Receptacles

- Garage outlet(s) operable
- Reverse polarity NO
- Open ground NO
- GFCI Present Operable



Upper garage electrical panel



The upper garage has separate electric and gas meters

13. Fire Separation Walls & Ceiling

- Satisfactory
- Fire door Satisfactory

Kitchen

1. Kitchen Countertops

• Satisfactory

2. Kitchen Cabinets

• Satisfactory

3. Kitchen Plumbing

• Kitchen faucet satisfactory
• Faucet Leaks NO
• Pipes leak/corroded No
• Functional drainage Satisfactory
• Functional flow Satisfactory

4. Kitchen Walls & Ceiling

• Satisfactory

5. Heating/Cooling Source

• Kitchen heating source present

6. Kitchen Floor

• Satisfactory

7. Kitchen Appliances

• Disposal Operable
• Oven Operable
• Range Operable
• Dishwasher Operable
• Exhaust fan Operable
• Refrigerator Operable
• Microwave Not Tested
• Ice Maker Operable
• Dishwasher air gap not present but correctly drained to a separate trap
• Receptacles present Operable
• GFCI Operable



The induction cooktop requires using a pan to test it that is made of ferro magnetic metals

Kitchen Basement

1. Kitchen Countertops

- Satisfactory

2. Kitchen Cabinets

- Satisfactory

3. Kitchen Plumbing

- Kitchen faucet satisfactory
- Faucet Leaks NO
- Pipes leak/corroded No
- Functional drainage Satisfactory
- Functional flow Satisfactory

4. Kitchen Walls & Ceiling

- Satisfactory

5. Heating/Cooling Source

- Kitchen heating source present

6. Kitchen Floor

- Satisfactory

7. Kitchen Appliances

- Disposal Operable
- Oven Operable
- Range Operable
- Dishwasher Operable
- Exhaust fan Operable
- Refrigerator Operable
- Dishwasher air gap not present but correctly drained to a separate trap
- Receptacles present Operable
- GFCI Operable

Laundry Room

1. Laundry

- Faucet leaks NO
- Pipes leak NO
- Cross connections NO
- Heat source present YES
- Room vented YES
- Dryer vented Wall
- GFCI present Operable YES
- Appliances: Washer, Dryer
- The laundry is set up for an electric dryer
- Unable to see behind the washer/dryer. No representations can be made.



Unable to see behind the washer/dryer. No representations can be made.

Bathroom Lower Main

1. Bath

- Basement bath Main
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Tubs Faucet Satisfactory
- Shower/Tub area Satisfactory
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Tub/shower drain pipes not visible
- Shower Pipes Not visible
- Shower/Tub area Fiberglass, Ceramic/Plastic

Master Bathroom

1. Bath

- Primary bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Shower/Tub area Satisfactory
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Window Present and Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Tub/shower drain pipes not visible
- Shower Pipes Not visible
- Shower/Tub area Ceramic/Plastic

Bathroom Powder

1. Bath

- First floor half bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Tubs N/A
- Showers N/A

Office SE FF

1. Room

- First floor
- SE
- OFFICE
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Game Room Basement

1. Room

- Basement
- East
- Game Room
- Walls & Ceiling Satisfactory

Lower South Bedroom

1. Room

- Basement
- South
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Lower S West Bedroom

1. Room

- Basement
- SW
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Master Bedroom

1. Room

- First floor
- NW
- BEDROOM

Dining Room

1. Room

- First floor
- West
- DINING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present
- Noted screen(s) not installed. Inventory

Living Room

1. Room

- First floor
- West
- LIVING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Family Room

1. Room

- Basement
- West
- FAMILY ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Interior

1. Fireplace

- Living room
- Type: Gas
- Material: Metal (pre-fabricated)
- Miscellaneous Operable Yes
- Miscellaneous Damper operable
- Damper modified for gas operation
- Hearth extension adequate Yes
- Mantel: Secure
- Satisfactory

2. Stairs/Steps/Balconies

- Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory

3. Smoke/Carbon Monoxide detectors

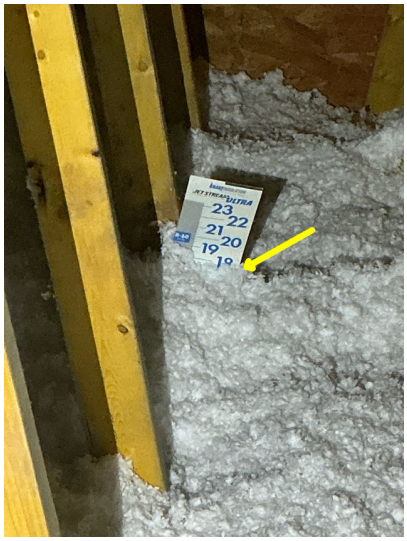
- Smoke Detector Present
- Smoke Detectors not tested
- CO Detector Present
- CO Detectors Not tested

4. Attic/Structure/Framing/Insulation

- Garage
- Access: Scuttlehole/Hatch
- Inspected from Access panel
- No Flooring in the attic
- Depth: 12+
- Insulation: Fiberglass, Loose
- Vapor barriers not visible in the attic
- Installed in Between ceiling joists
- Ventilation: Ventilation appears adequate
- Fans exhausted to Outside Yes
- HVAC Duct Satisfactory
- Structural problems observed No
- Roof structure framed by wood trusses.
- Ceiling joists are wood
- Sheathing: OSB
- Evidence of condensation No
- Evidence of leaking No
- Electrical: No apparent defects



Attic photo for your reference.
Ducts for forced air



Attic rulers indicate 18 inches of blown fiberglass



Attic photo for your reference.



Venting exits the gable wall



Attic photo for your reference.



Attic photo for your reference.

Basement

1. Stairs

- Satisfactory
- Handrail Condition Satisfactory

2. Foundation

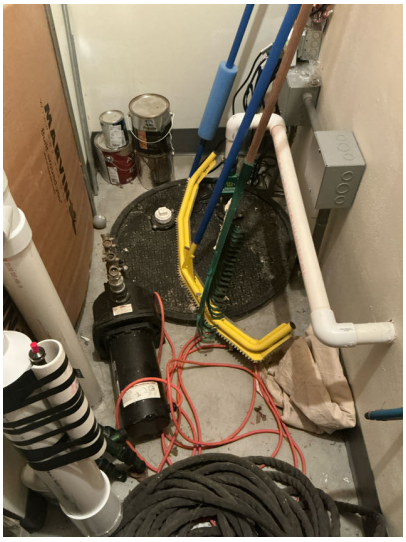
- Poured concrete
- Covered walls North, East, West, South
- Horizontal cracks None
- Step cracks None
- Vertical cracks None
- Movement apparent None
- Indication of moisture No
- Foundation walls were covered with paneling/drywall and were not visible.

3. Floor

- Concrete
- Satisfactory

4. Drainage

- Sump pump Yes, Pump not tested
- Floor drains Yes, Drains not tested



Float or pump not accessible for testing

5. Girders/Beams

- Steel
- Satisfactory

6. Columns

- Not Visible
- Not Visible

7. Joists

- Wood
- Engineered I-Type
- Satisfactory

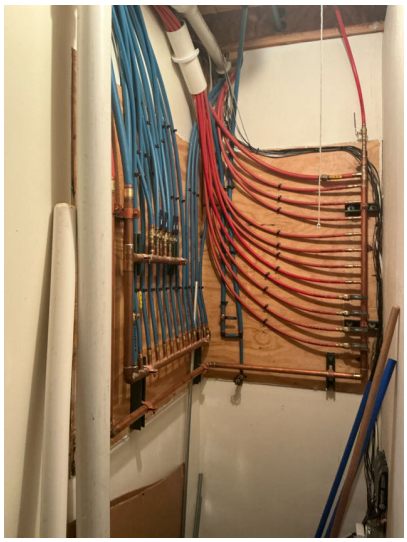
8. Subfloor

- Not Visible
- Satisfactory

Plumbing

1. Water service

- In the basement
- Yes
- Water entry piping PEX Plastic
- Lead other than solder joints NO
- Visible water distribution piping PEX Plastic, Copper
- Satisfactory
- Pipes Supply/Drain Cross connection No
- Pipes Supply/Drain Satisfactory
- Drain/Waste/Vent pipe PVC
- Type: Metal strapping, Plastic strapping
- Fuel line Black iron



Well labeled manifold plumbing distribution system



Main water shutoff

2. Main fuel shut-off location

- On the side exterior wall



Main gas shutoff side exterior wall

3. Well pump

- In basement
- Well pit
- Well pump pressure level 45
- What water test and system check by others - beyond the scope of the inspection



Well pump pressure level 45

4. Sanitary/Grinder pump

5. Water heater #1

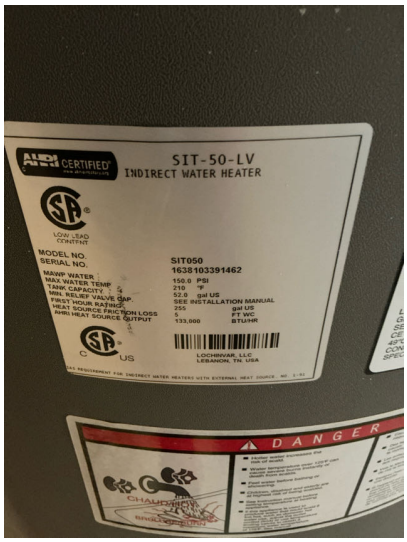
- Other
- Brand Name

Lochinvar passive water Heating tank

- Approx. age 10
- Seismic restraints needed NO
- Relief valve Extension proper Yes
- Vent pipe N/A
- Satisfactory



Passive water heat holding tank



Water heater details

6. Water heater #2

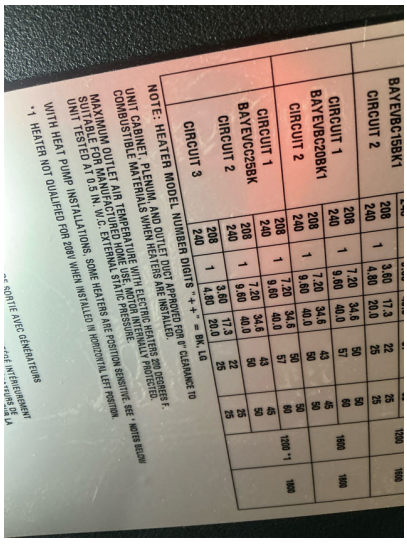
7. Water softener

- Loop installed YES
- Plumbing hooked upYES
- Plumbing leaking NO
- The water softener was not tested to avoid disruption of its operation schedule. Verify operation. Appears to be on an in use with no leaking.

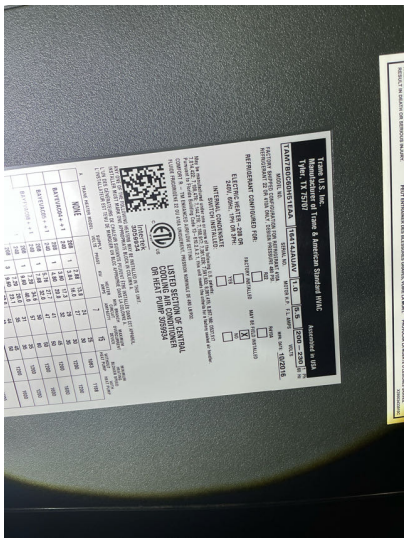
Heating System

1. Heating system

- Brand name Trane
- Approx. age 10
- Energy source Electric
- Heat exchanger Sealed, Not Visible
- Warm air system CENTRAL
- Combustion air venting present and checked
- Controls Disconnect YES
- Filter: Standard, Satisfactory
- Distribution: Metal ducts with return air
- Heat pump No
- Sub-slab ducts no



Electric heater with cooling air handler



Information on the backup heater and cooling in the basement



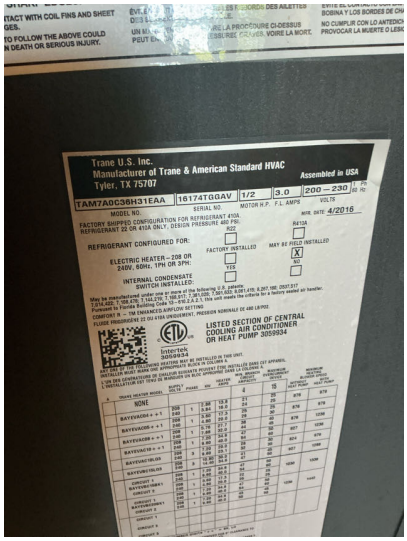
Forever air zoning 2 areas in basment.



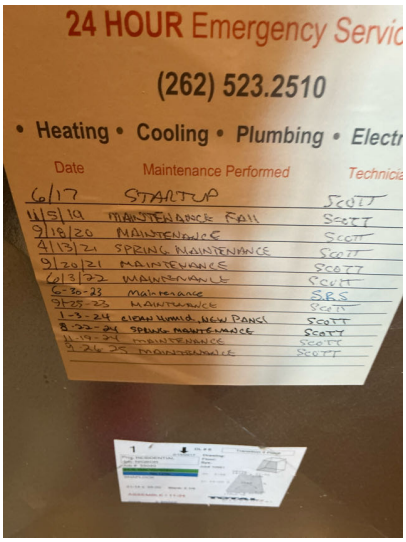
Two zones in the lower level



Electric heating element



The photo shows furnace model and serial numbers for your information



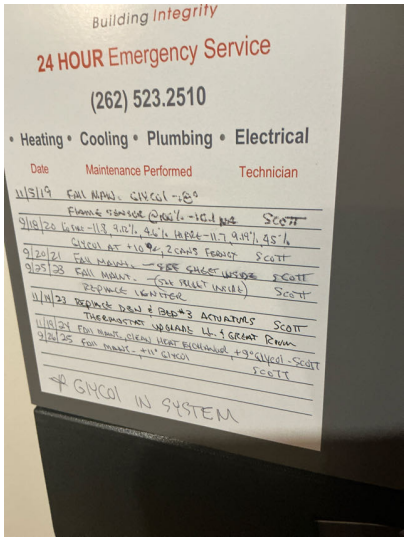
Good service records were present

2. Boiler system

- Brand name Lochinvar
- Approx. age 10
- Energy source Gas
- Distribution: Hot water
- Circulator: Pump, Multiple zones
- Controls Temp/pressure gauge exist Yes
- Combustion air venting present
- Relief valve Extension proper
- Relief valve
- Operated



High efficiency boiler



Good service records



Boiler temperature and pressure appear normal.



Add a cover plate at the outlet near the boiler



Boiler information



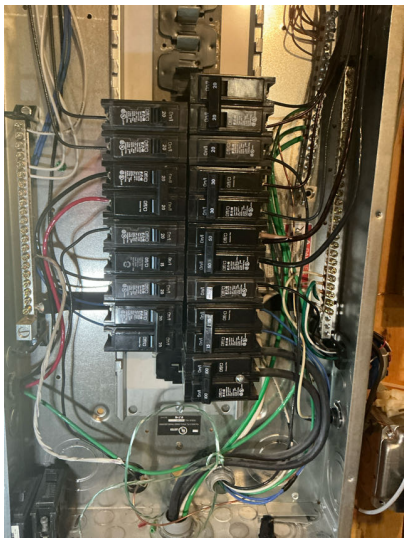
Boiler zones appears to be zoned in every room

3. Other systems

Electric/Cooling System

1. Main panel

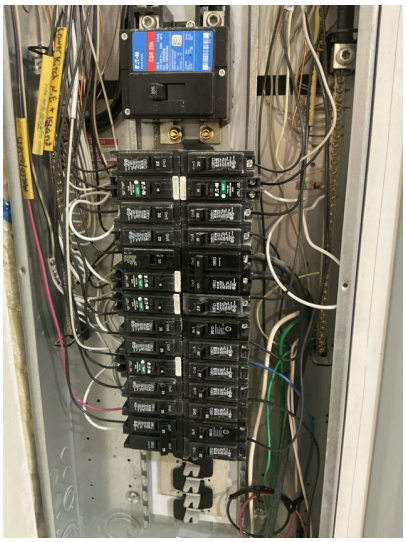
- Basement
- Satisfactory
- Adequate Clearance to Panel Yes
- Amperage/Voltage: 200a, 120v/240v
- Breakers/Fuses: Breakers
- Appears grounded Yes
- AFCI breaker Operable
- Main wire Condition Satisfactory
- Main wire Aluminum
- Branch wire Copper
- Romex



Inside of the panel for your reference



Inside of the panel for your reference



Inside of the panel for your reference

2. Sub panel(s)

3. Evaporator Coil Section Unit #1

- AC evaporator coil located in the furnace.
- AC coil with air handler located in the attic
- Age: 10
- General: Central system
- Evaporator coil Not Visible
- Refrigerant lines Satisfactory
- Condensate line/drain Floor drain
- Operation Differential 19
- Satisfactory



An air exchanger was present in the attic. Remember to change your filters if you use this option



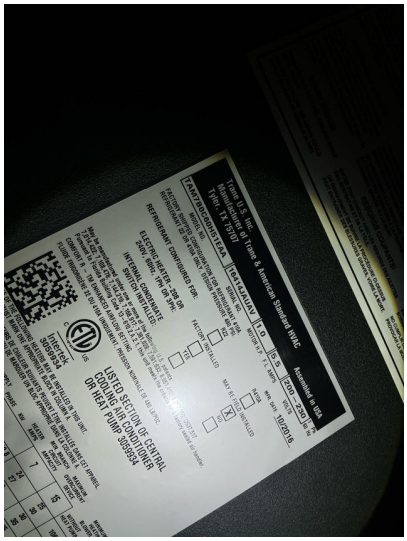
Access



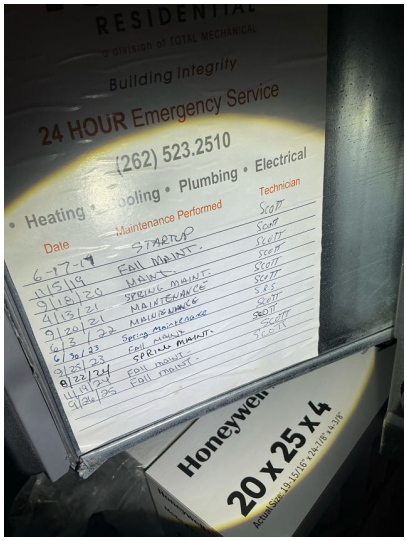
Attic electric air handler with electric heat back up



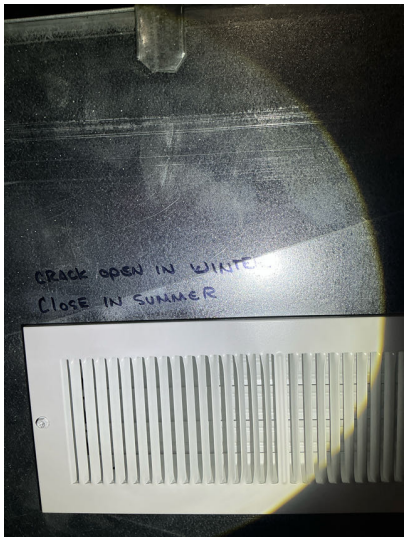
Change filters regularly



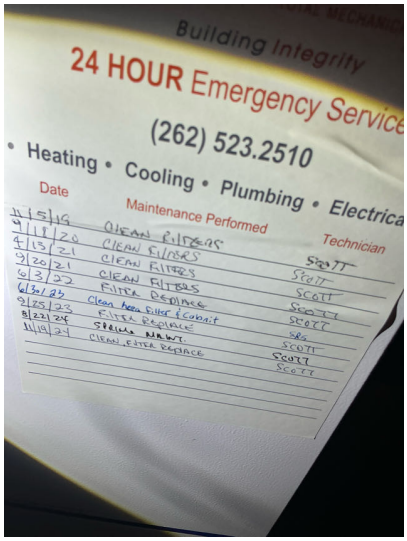
The photo shows AC coil information



Regular service performed



Follow instructions on the vent cover in the garage attic to ensure no condensation forms



Good service records on the HVAC systems

4. Evaporator Coil Section Unit #2

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.