



Peak Home Inspections
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Home Inspection Report

166 N 91st Pl
Milwaukee, WI 53226

Inspected By: Todd Jones

Prepared For: Grace Schleevoigt
Inspected On Tue, Jun 23, 2026 at 9:00 AM

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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.

Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of the inspection.

- Functional - Performing its function and its condition is appropriate for its age and/or use.
- Defect - A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of 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.
- Further Evaluation - Item is not functioning as intended, needs further evaluation by a qualified contractor.
- Needs Repair – The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.
- Monitor - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.
- Maintenance - Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.
- Not Inspected - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.
- Not Present - Item not present or not found at time of inspection.

In addition to the checklist items of the report there are multiple comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their colors along the left side margin. There are 6 categories: Comments with red are “defects”, with yellow are “needing repairs”, with gray are “needing further evaluation”, with green are “items to monitor”, with purple are “maintenance items”, with blue are “informational”. All but the blue “informational” will appear on the summary page, with the ability to click and jump directly to that section to see them with picture(s). (Pictures don’t appear on the summary or it would significantly lengthen the report).

Report Summary

NOTE: This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

For the purposes of the report, "defect," as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of 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. The contract of sale may define "defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

NOTE: A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Defect

Comment 3

Garage

The garage light sensors are too high. The sensor have to be within six inches of the ground. Recommend repair or replacement by a qualified contractor.

Comment 4

Garage

The lack and not properly functioning gutters on the garage and the high levels of the exterior dirt have caused deterioration to the sill plates and wall joist. Recommend repair or replacement by a qualified contractor.

Comment 10

Electrical

Interior and exterior outlet in the garage are not GFCI protected. Recommend repair or replaced by a licensed electrician.

Comment 11

Electrical

An outlet in the garage that is GFCI protected would not trip one tested. Recommend repair or replacement by a licensed electrician.

Comment 15

Electrical

Several breakers in the main panel are the wrong type. Recommend repair or replacement by a licensed electrician.

Comment 16

Electrical

The ground wire for the plumbing does not appear to be properly connected. Recommend repair or replacement by a licensed electrician.

Comment 18

Electrical

Missing, nonfunctioning and/or over ten years old 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.

Comment 19

HVAC

The exhaust on the furnace and water heater are not properly sealed to the chimney. Recommend repair or replacement by a qualified contractor.

Comment 20

Plumbing

There is no air gap for the dishwasher. This could create cross contamination. Recommend repair or replacement by a licensed plumber.

Comment 26

Interior

There is no handrail on the stairs to the second floor. Recommend repair or replacement by a qualified contractor.

Comment 27

Interior

The balusters on the stair railing are spaced too far apart. Recommend repair or replacement by a qualified contractor.

Further Evaluation

Comment 28

Interior

The flooring tiles in the basement are an asbestos like product . Recommend a licensed asbestos remediation contractor further evaluate and repair as needed.

Need Repair

Comment 8

Roofing

The chimney flashing was not properly installed. Recommend repair or replacement by a qualified contractor.

Comment 9

Roofing

There are several shingles throughout the roof that are damaged. Recommend repair or replacement by qualified roofing contractor.

Comment 12

Electrical

Outlet in the kitchen is cracked. Recommend repair or replacement by a licensed electrician.

Comment 13

Electrical

There is an open junction box in the basement. Recommend repair or replacement by a licensed electrician.

Comment 14

Electrical

There is an open junction box in the lower level. Recommend repair or replacement by a licensed electrician.

Comment 17

Electrical

One breaker in the main panel is not properly labeled. Recommend repair by a qualified contractor.

Comment 21

Plumbing

The kitchen sink drain has evidence of leaking. Recommend repair or replacement by a licensed plumber.

Comment 22

Plumbing

There is no shock arrestor on the water supply to the dishwasher. Recommend repair or replacement by a licensed plumber.

Comment 29

Interior

Window in the laundry room has a broken thermal seal and has allowed moisture between the panes of glass. Recommend repair or replacement by a qualified window contractor.

Maintenance

Comment 1

Site

The grading by parts of the home is negative (slopes toward the home). Recommend adding or removing dirt to create a positive grade. Recommended grade is an inch a foot for six feet sloping away from the home.

Comment 2

Site

The pitch of the driveway is negative (slopes toward the home). Recommend repair or replacement by a qualified contractor.

Comment 5

Roofing

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

Comment 6

Roofing

Back gutter and extension is not properly secure. Recommend repair or replacement by a qualified contractor.

Comment 7

Roofing

There are several shingles on the roof that are lifting. Recommend repair or replacement by a qualified contractor.

Comment 23

Plumbing: Water Heater

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

Comment 24

Bathrooms: Upper Full Bathroom

The toilet is loose. This can cause the wax ring to leak. Recommend repair or replacement by a licensed plumber.

Comment 25

Bathrooms: Upper Full Bathroom

The bottom of the shower walls, where they meet the floor are no longer properly sealed. Recommend repair or replacement by a qualified contractor.

Property Type

Single Family

Stories

Tri level

Approximate Age

76 years old

Age Based On

Listing

Bedrooms/Baths

3/1.5

Door Faces

West

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Warm

Soil Condition

Damp

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Owner

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 Toward Structure

Condition: Maintenance

Vegetation

Generally Maintained

Condition: Functional

Driveway

Concrete

Condition: Maintenance

Walkways

Concrete

Condition: Functional

Steps/Stoops

Concrete

Condition: Functional

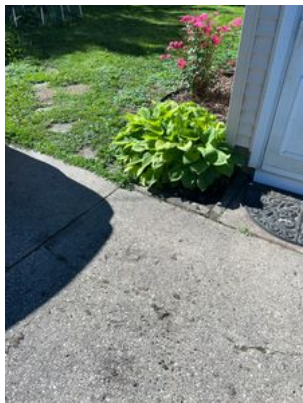
Sump Pump Discharge

Not Present

Site Comments

Comment 1
Maintenance

The grading by parts of the home is negative (slopes toward the home). Recommend adding or removing dirt to create a positive grade. Recommended grade is an inch a foot for six feet sloping away from the home.



Comment 2

Maintenance

The pitch of the driveway is negative (slopes toward the home). Recommend repair or replacement by a qualified contractor.



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 Type

Vinyl Siding

Condition: Functional

Exterior Trim Material

Wood, Aluminum

Condition: Functional

Windows

Vinyl

Condition: Functional

Entry Doors

Fiberglass, Steel

Condition: Functional

Railings

Metal

Condition: Functional

Hose Bibs

Frost free

Condition: Functional

Garage

Garage Type

Detached

Condition: Defect

Garage Size

1 Car

Door Opener

Chain Drive

Condition: Functional

Opener Safety Feature

Light Beam, Force Sensitive

Condition: Defect

Firewall Present

Not needed with detached garage

Garage Comments

Comment 3

Defect

The garage light sensors are too high. The sensor have to be within six inches of the ground. Recommend repair or replacement by a qualified contractor.



Comment 4

Defect

The lack and not properly functioning gutters on the garage and the high levels of the exterior dirt have caused deterioration to the sill plates and wall joist. Recommend repair or replacement by a qualified contractor.



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

3 Tab Shingle

Condition: Needs Repair

Approximate Roof Age

15 to 20 years old

Ventilation Present

Roof, Gable Ends

Condition: Functional

Vent Stacks

Metal

Condition: Functional

Chimney

Masonry

Condition: Functional

Flashings

Metal, Asphalt

Condition: Needs Repair

Soffit and Fascia

Aluminum

Condition: Functional

Gutters & Downspouts

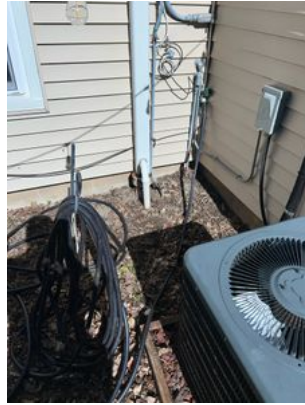
Metal

Condition: Maintenance

Roofing Comments

Comment 5 **Maintenance**

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



Comment 6 **Maintenance**

Back gutter and extension is not properly secure. Recommend repair or replacement by a qualified contractor.



Comment 7 **Maintenance**

There are several shingles on the roof that are lifting. Recommend repair or replacement by a qualified contractor.



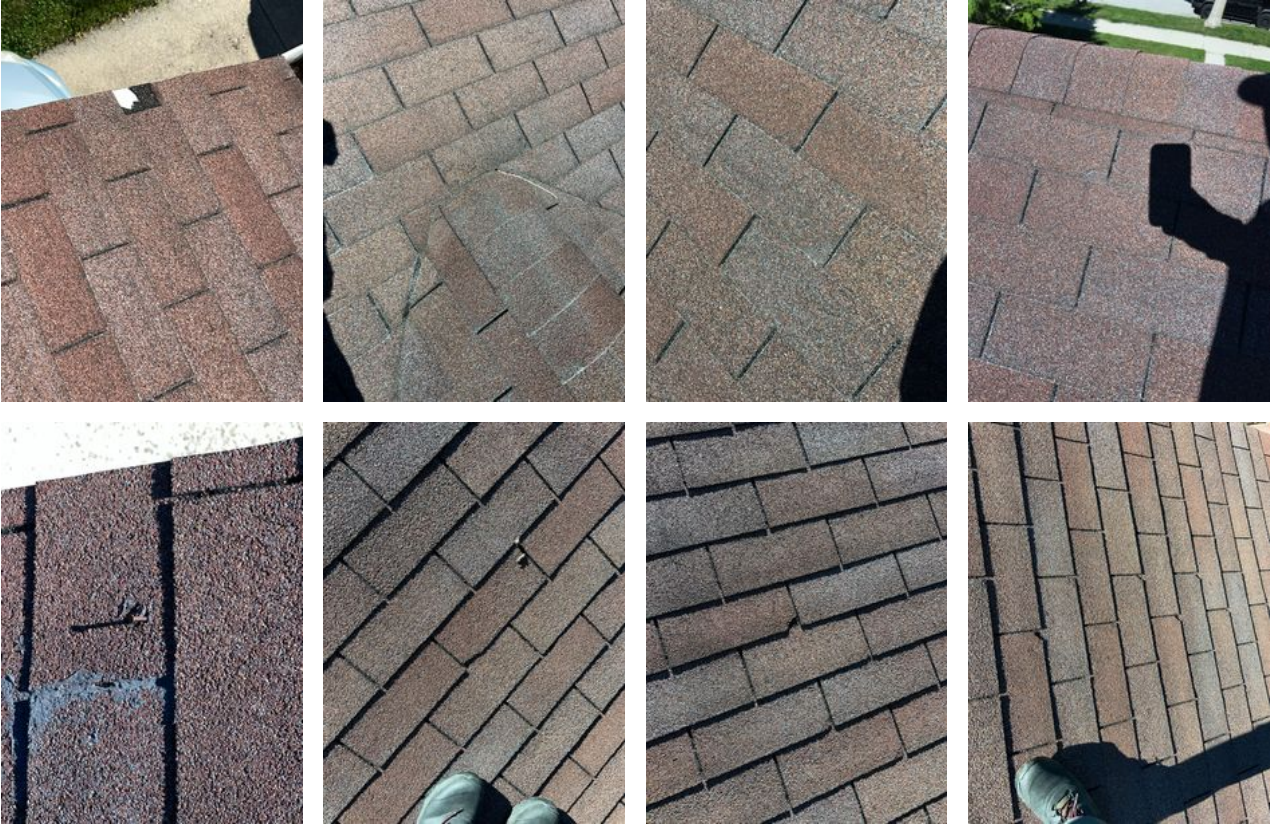
Comment 8 **Need Repair**

The chimney flashing was not properly installed. Recommend repair or replacement by a qualified contractor.



Comment 9
Need Repair

There are several shingles throughout the roof that are damaged. Recommend repair or replacement by qualified roofing contractor.



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: Functional

Signs of Water Penetration

Not Present

Floor Structure

Wood Frame

Condition: Functional

Subflooring

Solid Wood Plank

Condition: Functional

Wall Structure

Wood Frame

Condition: Functional

Attic

Attic Entry

Bedroom Closet

Roof Framing Type

Joist and Rafters

Condition: Functional

Roof Deck Material

Solid Wood Plank

Condition: Functional

Vent Risers

Metal

Condition: Functional

Insulation

Blown In Fiberglass, Fiberglass Batts, Foam board

Condition: Functional

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

I-T-E

Condition: Functional

Service Line Material

Copper

Condition: Functional

Service Voltage

240 volts

Service Amperage

100 amps

Service Panel Ground

Cold Water Pipe, Unknown Not Visable

Condition: Defect

Branch Circuit Wiring

Non-Metallic Shielded Copper, Metallic Shielded Copper

Condition: Functional

Overcurrent Protection

Breakers

Condition: Defect

GFCI/AFCI Breakers

Not Present

Smoke Detectors And CO Detectors

Battery type

Condition: Defect

Electrical Comments

Comment 10

Defect

Interior and exterior outlet in the garage are not GFCI protected. Recommend repair or replaced by a licensed electrician.



Comment 11

Defect

An outlet in the garage that is GFCI protected would not trip one tested. Recommend repair or replacement by a licensed electrician.



Comment 12

Need Repair

Outlet in the kitchen is cracked. Recommend repair or replacement by a licensed electrician.



Comment 13

Need Repair

There is an open junction box in the basement. Recommend repair or replacement by a licensed electrician.



Comment 14

Need Repair

There is an open junction box in the lower level. Recommend repair or replacement by a licensed electrician.



Comment 15

Defect

Several breakers in the main panel are the wrong type. Recommend repair or replacement by a licensed electrician.



Comment 16

Defect

The ground wire for the plumbing does not appear to be properly connected. Recommend repair or replacement by a licensed electrician.



Comment 17

Need Repair

One breaker in the main panel is not properly labeled. Recommend repair by a qualified contractor.



Comment 18

Defect

Missing, nonfunctioning and/or over ten years old 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.

HVAC System Type

Central Split System

HVAC Comments

Comment 19

Defect

The exhaust on the furnace and water heater are not properly sealed to the chimney. Recommend repair or replacement by a qualified contractor.



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

Condition: Functional

Manufacturer

Goodman

Heating Fuel

Gas

Condition: Functional

Input BTUs

60,000

Output BTUs

48,000

Approximate Age

6 years old

Filter Type

Disposable

Condition: Functional

Output Temperature

132 degrees

Type of Distribution

Metal Ducting

Condition: Functional

Thermostats

Electronic

Condition: Functional

Heat Source In Every Room

Yes

Exterior Surface Of Exhaust

Clay Flue

Condition: Maintenance

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: Functional

Condenser Make

Goodman

Condensor Size

24,000 BTU (2 Tons)

Condenser Approximate Age

6 years old

Condensate Drainage

To Floor Drain

Condition: Functional

AC Supply Air Temp

53 degrees

AC Return Air Temp

72 degrees

AC Temperature Drop

19 degrees

Cooling Source In Every Room

Yes

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

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

Public

Supply Pipe Material

Copper, PEX

Condition: Functional

Location of Main Water Shutoff

At Meter

Sewer System

Public

Sump Pump

Not Present

Location of Fuel Shutoff

At Meter

Waste And Vent Pipe Material

PVC, Cast Iron

Condition: Functional

Plumbing Comments

Comment 20

Defect

There is no air gap for the dishwasher. This could create cross contamination. Recommend repair or replacement by a licensed plumber.



Comment 21

Need Repair

The kitchen sink drain has evidence of leaking. Recommend repair or replacement by a licensed plumber.



Comment 22

Need Repair

There is no shock arrestor on the water supply to the dishwasher. Recommend repair or replacement by a licensed plumber.



Water Heater

Manufacturer

AO Smith

Fuel

Natural Gas

Capacity

40 gal

Approximate Age

29 years old

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Functional

Fuel Disconnect

In Same Room

Type Of Vent

Metal through a chimney

Condition: Functional

Water Heater Comments

Comment 23

Maintenance

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



Upper Full Bathroom

Shower

Stall

Condition: Functional

Sink(s)

Single Vanity

Condition: Functional

Toilet

Standard Tank

Condition: Maintenance

Shower Walls

Tile

Condition: Maintenance

Floor

Tile

Condition: Functional

Ventilation Type

Ceiling exhaust fan

Condition: Functional

GFCI Protection

Outlets

Condition: Defect

Upper Full Bathroom Comments

Comment 24

Maintenance

The toilet is loose. This can cause the wax ring to leak. Recommend repair or replacement by a licensed plumber.



Comment 25

Maintenance

The bottom of the shower walls, where they meet the floor are no longer properly sealed. Recommend repair or replacement by a qualified contractor.



Lower Half Bathroom

Sink(s)

Single Vanity

Condition: Functional

Toilet

Standard Tank

Condition: Functional

Floor

Vinyl

Condition: Functional

Ventilation Type

Not Present

GFCI Protection

Outlets

Condition: Functional

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.

Walls

Painted Drywall

Condition: Functional

Window Types

Single Hung

Condition: Functional

Window Materials

Vinyl

Entry Door Types

Hinged

Condition: Functional

Entry Door Materials

Steel, Fiberglass

Interior Door Materials

Wood

Stairs/Steps

Proper Steps, With out proper railings

Condition: Defect

Interior Comments

Comment 26

Defect

There is no handrail on the stairs to the second floor. Recommend repair or replacement by a qualified contractor.



Comment 27

Defect

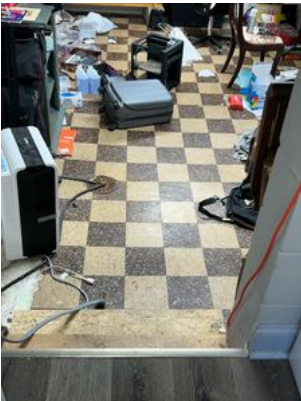
The balusters on the stair railing are spaced too far apart. Recommend repair or replacement by a qualified contractor.



Comment 28

Further Evaluation

The flooring tiles in the basement are an asbestos like product . Recommend a licensed asbestos remediation contractor further evaluate and repair as needed.



Comment 29

Need Repair

Window in the laundry room has a broken thermal seal and has allowed moisture between the panes of glass. Recommend repair or replacement by a qualified window contractor.



Kitchen

Cabinets

Wood

Condition: Functional

Countertops

Stone

Condition: Functional

Sink

Double

Condition: Defect