Hill Top Inspection Services

August 28th 2026, 10:45 pm

Inspection performed by:
Brian Hilbelink
920-207-1588
Brian@Hilltopinspectionservices.com

Due to the home age, the home may contain materials such as, but not limited to, lead paint, asbestos. If these materials are found they should be tested and properly removed by a qualified contractor for the safety of the home and its occupants. The client and anyone approved by the client are encouraged to read the report in its entirety. License # 3171-106

General Information

BUILDING ADDRESS:	4936 S Business Dr
CITY:	Sheboygan
STATE / PROVINCE:	WI
POSTAL CODE:	53091
INSPECTION DESCRIPTION:	Home Inspection
SQUARE FOOTAGE:	1500

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

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Is the client present for the inspection?

Only for part of the Inspection

Is the real estate agent present for the inspection?

Only for part of the Inspection

ROOF

ROOF TYPE Hip

Notes:

Roof was observed from the ground and by drone



ROOF MATERIAL Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED? Poor

Notes:

The roofs estimated age was placed at 20+ years. Architectural asphalt shingles typically last 20-30 years. Due to the granular loss, multiple layers of shingles, and noticeable damage to valleys and under skylights. It is recommended to replace the roofing materials by a qualified roofing contractor.













ROOF INSTALLATION Fair

Notes:

Due to age and visible damage, it is recommended to replace roofing materials.

FLASHING Poor

Notes:

Areas under skylights and in valley were observed to be damaged. Possibly due to poorly installed flashing. Recommend evaluation and repair by a qualified roofing contractor.

GUTTERS AND DRAINAGE Fair

Notes:

Gutters were observed with gutter guards installed and could not be fully inspected. Gutters and downspouts should be cleaned and extended as needed. This helps shed water away from the home and its foundation.









SKYLIGHTS / ROOF PENETRATIONS Poor

Notes:

Skylights were observed to be improperly flashed and damaged. Recommend repair by a qualified roofing contractor.



MILDEW PRESENT ON ROOF? A small amount

Notes:

EXTERIOR

SIDING MATERIAL Vinyl

Notes:

Wood and brick veneer were also observed.

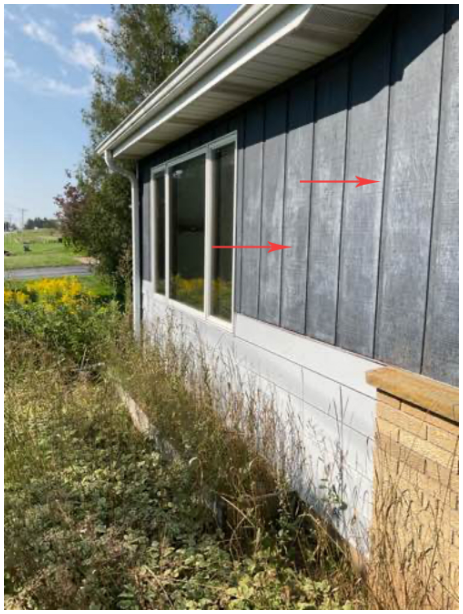
SIDING CONDITION Fair

Notes:

Wood siding would benefit from surface prep and fresh coat of paint/stain. Vinyl siding on low lighted areas was observed to have a little mildew staining. This can be cleaned with proper cleaners. Recommend repair by a qualified painting and handyman contractor.









FLASHING Fair

Notes:

FASCIA Fair

Notes:

SOFFITS Fair

Notes:

See notes on attic insulation

TRIM Fair

Notes:

EXTERIOR DOORS Fair

Notes:

DECKS Poor

Notes:

The main decking structure was observed to be in the process of being removed due to age and deterioration. Recommend full removal by a qualified contractor.

The ramp decking was observed with minimal fasteners holding structure, decking, and railing together. Recommend evaluation and repair by a qualified handyman contractor.









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STOOP / PORCH Fair

Notes:

STEPS Fair

Notes:

LANDSCAPE

VEGETATION Poor

Notes:

Tree branches should be cut back away from the roofline areas 3 to 5 feet. This helps prevent damage to roofing materials. Vegetation should be trimmed back away from the siding materials 8 to 12 inches. This helps prevent damage caused by moisture, insect intrusion, and branches rubbing on the siding materials. Recommend repair by qualified landscaping contractor.







GRADING Poor

Notes:

Areas of low spot grading was observed. These areas may hold and pool water against the home. Possibly leading to hydrostatic pressure on the foundation. See notes on foundation.
Grading should have a positive grade away from the home. This helps shed water away from the home and its foundation. Recommend evaluation and repair by a qualified landscaper contractor.







SURFACE DRAINAGE Poor

Notes:

See notes on grading

WALKWAYS Fair

Notes:

GARAGE

DRIVEWAY Fair

Notes:

Driveway was observed to be asphalt. Asphalt needs to sealed as needed to help prevent cracking and water damage. This maintenance can be done by the owner and or a qualified handyman contractor.

GARAGE DOOR Fair

Notes:

GARAGE DOOR OPENER Not Inspected

Notes:

A garage sale was in progress at the time of inspection and door could not be operated at that time.



EXTERIOR DOORS Fair

Notes:

ATTIC

ROOF SHEATHING Poor

Notes:

Due to ventilation and insulation concerns in the attic area. The sheathing was observed to have mildew growth in multiple areas. Recommend evaluation and repair by a qualified insulation or mildew mitigation company.







FRAMEWORK Fair

Notes:

A support post was observed to be removed for unknown reasons. This may be a critical factor in support of the roofline. Recommend evaluation and repair by a qualified carpenter contractor.





VENTILATION Poor

Notes:

Mildew was observed in multiple areas of the attic. The attic should be ventilated from the soffits throughout the attic and out the venting or ridge venting in the roof system. This was observed to be blocked by insulation at the soffits throughout. Recommend evaluation and repair by a qualified insulation contractor.

INSULATION Fair

Notes:

Fiberglass batt insulation was observed in the attics areas. Bringing the estimated R-value to R-40. It is recommended to have between R30-60 in this region.
Fiberglass insulation was observed to be installed in the outer perimeter where soffits need proper ventilation. This may be causing mildew growth in the attic areas. Recommend repair by a qualified insulation contractor.





ACCESS Fair

Notes:

Access was located in the closet ceiling.



MILDEW PRESENT IN ATTIC? Yes

Notes:

Yes, see notes on attic

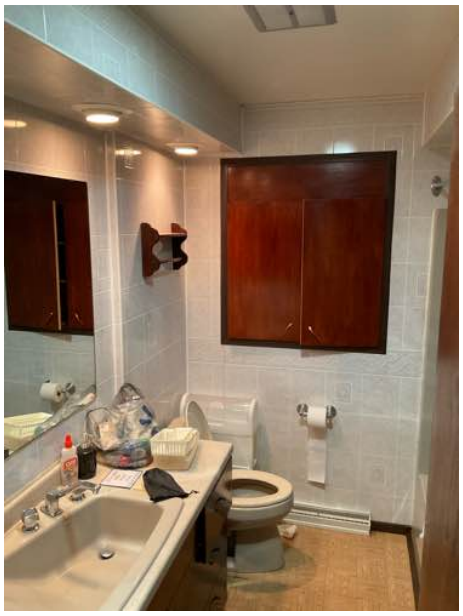
SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Fair

Notes:



FLOORING Fair

Notes:

WALLS Fair

Notes:

CEILING Fair

Notes:

COUNTERS Fair

Notes:

SINKS Fair

Notes:

BATHTUB / SHOWER Fair

Notes:

TOILET Fair

Notes:

OUTLETS Fair

Notes:

LIGHTING Fair

Notes:

VENTING Fair

Notes:

BATHROOM 2

DOORS Fair

Notes:



FLOORING Fair

Notes:

WALLS Fair

Notes:

CEILING Fair

Notes:

COUNTERS Fair

Notes:

SINKS Fair

Notes:

BATHTUB / SHOWER Fair

Notes:

TOILET Fair

Notes:

OUTLETS Fair

Notes:

LIGHTING Fair

Notes:

VENTING Fair

Notes:

BEDROOM 1

DOORS Fair

Notes:



FLOORING Fair
Notes:
WALLS Fair
Notes:
WINDOWS Fair
Notes:
CEILINGS Fair
Notes:
CLOSETS Fair
Notes:
OUTLETS Fair
Notes:
LIGHTING Fair
Notes:

BEDROOM 2

DOORS Fair
Notes:



FLOORING Fair

Notes:

WALLS Fair

Notes:

WINDOWS Fair

Notes:

CEILINGS Fair

Notes:

A section of wall and ceiling was observed to be drywall patched. Possibly due to moisture damage. Recommend monitoring of areas. Continue to monitor, if condition deteriorates contact a qualified contractor. This is not necessarily cause for alarm, but something any homeowner should be aware of.





CLOSETS Fair

Notes:

OUTLETS Fair

Notes:

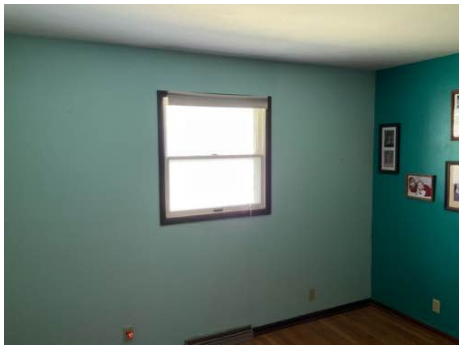
LIGHTING Fair

Notes:

BEDROOM 3

DOORS Fair

Notes:



FLOORING Fair

Notes:

WALLS Fair

Notes:

WINDOWS Fair

Notes:

CEILINGS Fair

Notes:

CLOSETS Fair

Notes:

OUTLETS Fair

Notes:

LIGHTING Fair

Notes:

LIVING AREA 1

DOORS Fair

Notes:



FLOORING Fair

Notes:

Staining on the carpet was observed. Recommend cleaning by a qualified cleaning service. If stain cannot be removed it is recommended to replace with other flooring by a qualified flooring contractor.



WALLS Fair

Notes:

WINDOWS Fair

Notes:

CEILING Fair

Notes:

OUTLETS Fair

Notes:

LIGHTING Fair

Notes:

CEILING FANS Fair

Notes:

LIVING AREA 2

DOORS Fair

Notes:



FLOORING Fair

Notes:

WALLS Fair

Notes:

WINDOWS Fair

Notes:

CEILING Fair

Notes:

OUTLETS Fair

Notes:

LIGHTING Fair

Notes:

CEILING FANS Fair

Notes:

KITCHEN

DOORS Fair

Notes:



FLOORING Fair

Notes:

WALLS Fair

Notes:

WINDOWS Fair

Notes:

CEILING Fair

Notes:

COUNTERTOPS Fair

Notes:

CABINETS Fair

Notes:

PANTRY Fair

Notes:

SINK / GARBAGE DISPOSAL Fair

Notes:

DISHWASHER Fair

Notes:

STOVE / OVEN Fair

Notes:

EXHAUST HOOD Fair

Notes:

REFRIGERATOR Fair

Notes:

OUTLETS Fair

Notes:

DINING ROOM

LAUNDRY ROOM

OUTLETS Fair

Notes:



WATER SUPPLY Fair

Notes:

DRAINAGE Fair

Notes:

VENTILATION Fair

Notes:

FOUNDATION

FOUNDATION MATERIAL Masonry

Notes:

SLAB Fair

Notes:

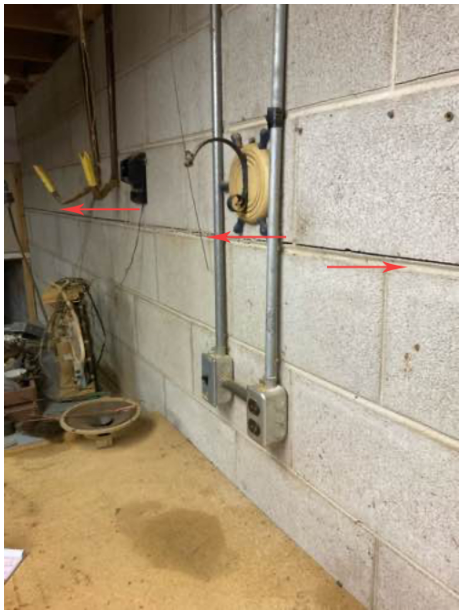
WALLS Fair

Notes:

Hydrostatic pressure cracking was observed in the basement foundation areas. Hydrostatic pressure is the force that is created by standing or resting water. It is the constant force that water pressure exerts on your basement walls. While hydrostatic pressure can come from runoff, flowing down a hill, poor gutters and downspouts, poor surface grading, most of the time, it comes from the saturated soil around your homes foundation. Recommend evaluation and possible repairs by a qualified foundation contractor.









FRAMEWORK Fair

Notes:

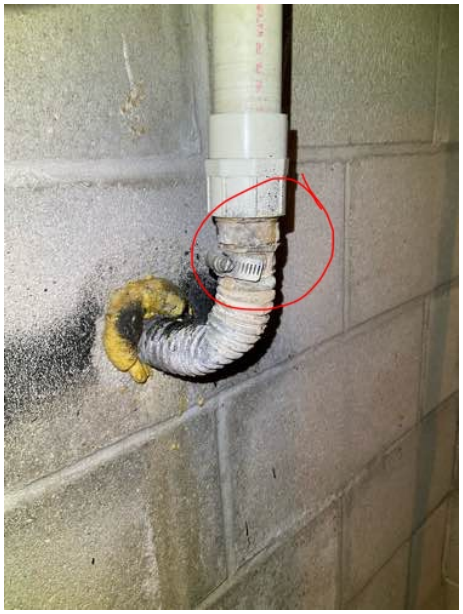
DRAINAGE Fair

Notes:

SUMP PUMP & PIT Poor

Notes:

Leaking at the pipe connection, missing check valve, missing designated outlet, were all observed. A check valve is needed for possible backflow. A designated outlet is needed because an extension cord can not be used as a permanent conductor. Recommend evaluation and repair by a qualified handyman and electrician contractor.





VENTILATION Fair

Notes:

OUTLETS Fair

Notes:

MILDEW PRESENT AT FOUNDATION? A small amount

Notes:

Recommend running dehumidifiers in the basement to help control levels of humidity.

PLUMBING

WATER SUPPLY PRESSURE Fair

Notes:

WATER SUPPLY PIPING SIZE Fair

Notes:

Copper, PVC, PEX, was all observed in the home.

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MAIN SHUTOFF VALVE Fair

Notes:

A water supply line was observed to be uncapped. Unused lines should be capped in case of energizing the line happens unexpectedly. Recommend evaluation and repair by a qualified plumbing contractor.





SINK / TOILET SHUTOFF VALVES Fair

Notes:

PRESSURE AT FAUCETS Fair

Notes:

DRAINAGE Fair

Notes:

SEWER / SEPTIC Not Inspected

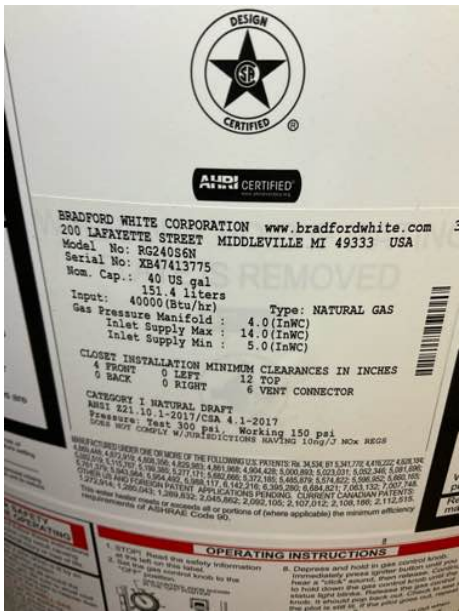
Notes:

WATER HEATER Fair

Notes:

Water heater was operating as intended at the time of inspection. According to the serial number on the unit, the unit was manufactured in February 2020. Water heaters typically last 8 to 12 years. Seasonal servicing maybe needed for maintenance purposes of the unit. This helps with longevity of the unit.







VENT SYSTEM Fair

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Fair

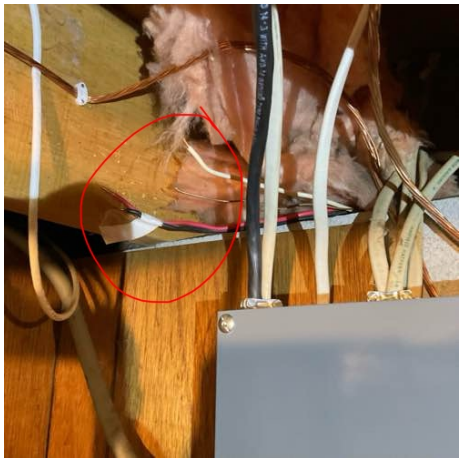
Notes:

CONDUCTORS Fair

Notes:

Unused conductors should be placed and capped in a junction box or the panel. Recommend evaluation and repair by a qualified electrician contractor.





OVERCURRENT PROTECTION Fair

Notes:

RECEPTACLES Fair

Notes:

Fixture in the basement was observed to need proper securing. Receptacles and outlets were observed to need proper covers. These are safety shock hazards. Recommend evaluation and repair by a qualified electrician contractor.

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AMP RATING 100 Amps

Notes:

MAIN DISCONNECT Fair

Notes:

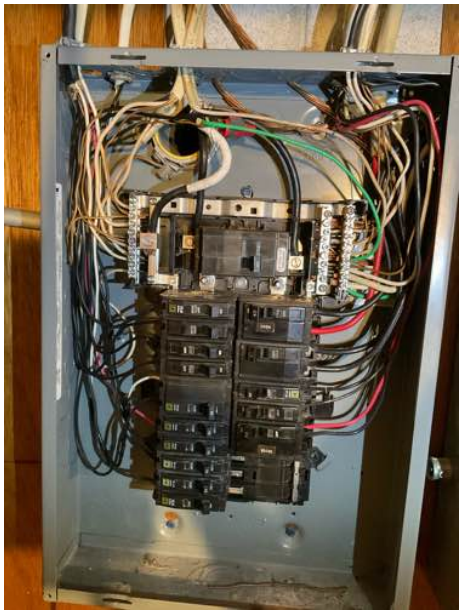


WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Fair

Notes:





HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

VENTING / CHIMNEY Fair

Notes:

HEATING SYSTEM Forced Air

Notes:

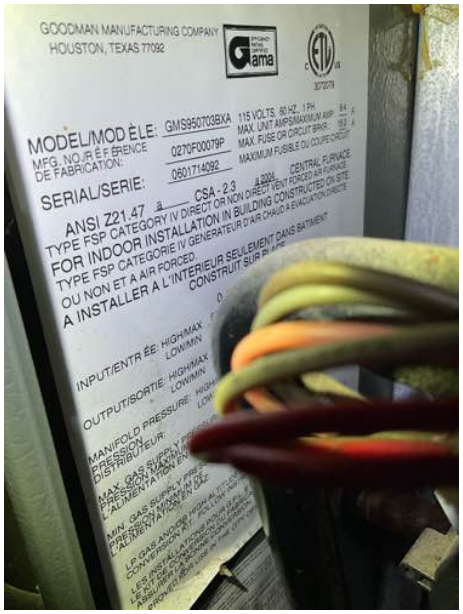
HEATING SYSTEM OPERATION Fair

Notes:

Forced air furnace was operating as intended at the time of inspection. According to the serial number on the unit, the unit was manufactured in January 2006. Forced air furnaces typically last 20 to 25 years. Recommend seasonal servicing by qualified HVAC technician.







DUCTWORK / PIPING Fair

Notes:

THERMOSTAT Fair

Notes:



AIR FILTER(S) Fair

Notes:

It is recommended to consult with an HVAC technician on how often a filter for the home should be replaced. Variables such as, square footage of the home, occupants, and pets will determine how often to change filters. Once this is determined, setting a reminder on a smart phone is a good idea to stay on track with replacing filters. Hall home humidifier filters should be changed on an annual basis.



SMOKE ALARM(S) Poor

Notes:

Under current building standards, there should be a smoke alarm located in each sleeping room, outside, each separate sleeping area in the immediate vicinity of the sleeping rooms, and in each additional story of the dwelling, including basements and livable attic space. Owner should check with local codes and requirements. Smoke alarms should be replaced at each change of ownership, and/or after 10 years of service life.



CARBON MONOXIDE ALARM(S) Poor

Notes:

Current building standards state that homes with gas fired appliances and or attached garages should have installed carbon monoxide detectors outside of all sleeping areas and at each story level. Carbon monoxide detectors should be replaced after each change of ownership, and or after 10 years of service life. Corner is encouraged to check with local guidelines.

ADDITIONAL DETAILS

SUMMARY:

Prepared by: Hill Top Inspection Services
For: Dan and Becky Schmitt, 4936S Business Dr, Sheboygan
Repair/Replace Items/Defects
— Sump pump needs check valve, designated outlet, and was observed to be leaking
— Staining on carpet in the living area
— Missing support in attic rafter
— Low lined grading areas around the home
— Gutter extension needed
— Decking and rails on ramp need fasteners
— Remainder decking needs to be removed
Items to monitor
— Moisture levels in crawl space and basement
— Drywall patches in corner of bedroom 2
Maintenance
— Vegetation should be cut back
Items needing further evaluation
— Hydrostatic pressure cracking was observed
— High mildew in attic area
Safety Items
— Unused wires should be placed in junction box or panel
— Light fixture in basement needs securing, receptacles need covers
— Minimal smoke and carbon monoxide detectors
Major Concerns
— Roofing past life expectancy

This summary page is provided for a convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the clients reference.
For the purpose of the report, defect as defined in section 440.97(2m) Wis.Stats. Mean s: “ a condition of any component of an improvement that a home inspector determines, on the basis of the home, inspectors judgment

on the day of inspection, would significantly impair the health or safety of occupants of the property,or that, if not required, repaired or replaced would significantly shorten or adversely affect the expected normal life of the components 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
A home inspector may not report on the market value or market ability of a property or whether a property should not be purchased.