



REPORT SUMMARY

5314 West Nokomis Road

Brown Deer, WI, 53223

OBSERVATIONS

EXTERIOR DOORS

2.1 · DAMAGED WEATHERSTRIP

Observations



The weatherstripping at this location is damaged or deteriorated, which may allow air and moisture infiltration. Repair or replacement is recommended to improve energy efficiency and protect against water intrusion.

SIDING, FLASHING & TRIM

2.2 · DAMAGE

Observations



Impact damage was observed to the exterior siding, and the damaged area exposed deteriorated wood sheathing behind the siding. The opening in the exterior wall covering may allow moisture intrusion and pest entry, which can contribute to additional concealed deterioration if left uncorrected. Recommend further evaluation and any necessary repairs by a qualified contractor.

2.3 · LOOSE TRIM

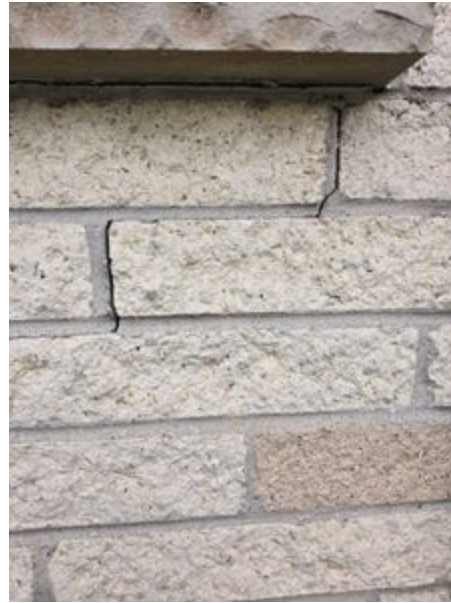
Observations



The exterior siding trim was observed to be loose and not fully secured to the adjacent wall surface, which may allow moisture intrusion behind the exterior cladding and contribute to deterioration of underlying materials. Recommend further evaluation and any necessary repairs by a qualified contractor.

2.4 · MORTAR DETERIORATION

Observations



Mortar deterioration and separation were observed at the brick veneer. Gaps were present between the brick veneer and adjacent siding trim, which may allow moisture intrusion. Recommend further evaluation and any necessary repairs by a qualified masonry contractor.

2.5 · CAULKING DEFECTS

Observations





Caulking in several areas is failing/missing. Cracked or separated caulking can allow moisture intrusion and reduce the home's weather protection. Recommend evaluation and correction by a qualified siding contractor.

2.6 · LOOSE BOARDS

Observations



One or more siding boards were loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.

VEGETATION, GRADING, DRAINAGE & RETAINING WALLS

2.7 · VEGETATION

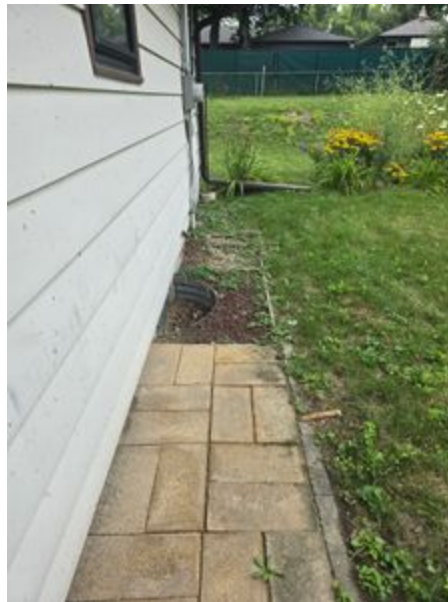
Observations



Vegetation was observed touching or in close proximity to the house. This condition can retain moisture against siding, roofing, or other building materials, which may contribute to damage, deterioration, or conducive conditions for pests. Vegetation in contact with the home may also obstruct proper inspection and maintenance. Recommend trimming or removing vegetation so that it remains well-clear of the structure.

2.8 · NEGATIVE GRADING

Observations



Grading is sloping towards the garage in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article <http://homeguides.sfgate.com/fix-slope-grading-house-33504.html> discussing negative grading.

WALKWAYS, PATIOS & DRIVEWAYS

2.9 · DRIVEWAY CRACKING - MINOR

Observations



Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

2.10 · DRIVEWAY TRIP HAZARD

Observations



Trip hazards observed. Patch or repair recommended.

FLOOR

3.1 · HIGH MOISTURE LEVELS

Observations



Elevated moisture levels were observed at the garage floor surface. This condition may contribute to surface deterioration and can affect materials stored in contact with the floor. Recommend further evaluation and any necessary corrective measures by a qualified contractor.

3.2 · EFFLORESCENCE

Observations



Efflorescence is a white, crystalline deposit of salts that are left behind when moisture was present. Recommend scrubbing with a mild detergent.

Here is a DIY resource to help. <http://home.howstuffworks.com/home-improvement/construction/materials/efflorescence2.htm>

3.3 · SETTLING

Observations



Garage floor shows signs of settling in the soil beneath the slab. Recommend a structural engineer evaluate for potential repairs.

OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

3.4 · NOT SELF-CLOSING

Observations



Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

DIY Resource Link. <http://www.familyhandyman.com/doors/self-closing-door-making-an-existing-garage-service-door-automatic/view-all>

WALLS & FIREWALLS

3.5 · MOISTURE DAMAGE

Observations



Moisture-related damage was observed on the garage wall finishes, including visible deterioration and staining consistent with prior or ongoing moisture exposure. The source and extent of the moisture intrusion could not be determined during this visual inspection. Recommend further evaluation to determine the source of the moisture and any necessary repairs by a qualified contractor.

WALLS

5.1 · MINOR CORNER CRACKS

Observations



Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

5.2 · PAINT CRACKING

Observations



Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on treating cracking paint <https://www.proreferral.com/hg/handy-tips-treating-cracking-paint/>.

FLOORS

5.3 · DAMAGED TRANSITION STRIP

Observations



The transition strip between the flooring surfaces was observed to be loose and displaced due to damage. This condition created an uneven transition that may present a tripping hazard and was susceptible to further deterioration with normal use. Recommend further evaluation and any necessary repairs by a qualified contractor.

5.4 · TILES CRACKED

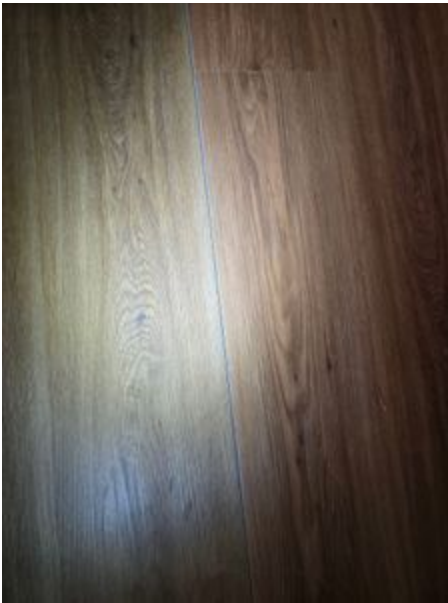
Observations



A few tiles were observed to be cracked. A contractor is recommended to repair.

5.5 · GAPS

Observations



The floor covering at the time of inspection exhibited a visible gap between adjacent planks. Gaps between flooring materials may allow debris and moisture to collect within the joints and may indicate movement or installation-related issues. This is a defect. Recommend further evaluation and any necessary repairs by a qualified contractor.

DOORS

5.6 · HARD TO OPEN

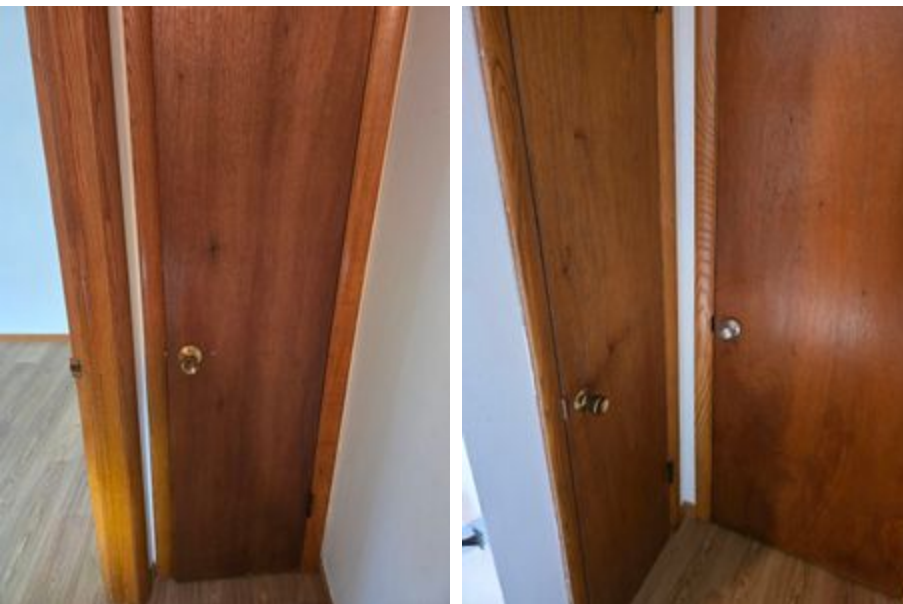
Observations



A door was difficult to open and close during the inspection, which indicated possible binding or alignment concerns at the door assembly. Recommend further evaluation and any necessary repairs by a qualified contractor.

5.7 · DOOR DOESN'T LATCH

Observations



A door did not latch properly. Recommend handyman repair latch and/or strike plate.

WINDOWS

5.8 · WINDOW FRAME DETERIORATION

Observations



Deterioration and rot were observed at the lower window frame/sill area. The wood appears damaged and compromised, which may allow moisture intrusion. Recommend repair or replacement by a qualified contractor.

5.9 · WINDOW SASH FAIL

Observations



The window sash did not remain in the open position when operated and was observed to fall or slide down, indicating a defect in the sash balance or support mechanism. This condition may limit proper use of the window and could present a safety concern during operation. Recommend further evaluation and any necessary repairs by a qualified contractor.

5.10 · WINDOW DOESN'T LOCK

Observations



Multiple windows were found that do not lock properly. This is a safety and security concern. Recommend repair by a qualified handyman.

DRAIN, WASTE, & VENT SYSTEMS

6.1 · RUSTING PIPE

Observations



Rust was observed on the drain pipe. This can lead to deterioration and possible leaks over time. Evaluation and repair or replacement by a qualified plumber is recommended.

FUEL STORAGE & DISTRIBUTION SYSTEMS

6.2 · CORROSION

Observations



Gas pipes were corroded. This can lead to gas leaks. Recommend contacting local utility company for evaluation and repair.

CARBON MONOXIDE DETECTORS

7.1 · DEFECTIVE

Observations



Carbon monoxide detector is connected, but not functioning properly. Recommend replacement.

LIGHTING FIXTURES, SWITCHES & RECEPTACLES

7.2 · CORRODED ELECTRICAL RECEPTACLE

Observations



Rust was observed on an electrical receptacle, indicating evidence of moisture exposure and deterioration. Corrosion at electrical components may affect reliability and warrants further evaluation to determine the condition of the receptacle and identify any associated moisture concerns. Recommend further evaluation and any necessary repairs by a qualified electrical contractor.

7.3 · EXPOSED ELECTRIC JUNCTION BOX

Observations



An open electrical junction box with exposed wiring splices was observed. The junction box was missing its required cover, leaving the wiring connections accessible to accidental contact and physical damage. Recommend further evaluation and any necessary repairs by a qualified electrical contractor.

7.4 · DAMAGED RECEPTACLE

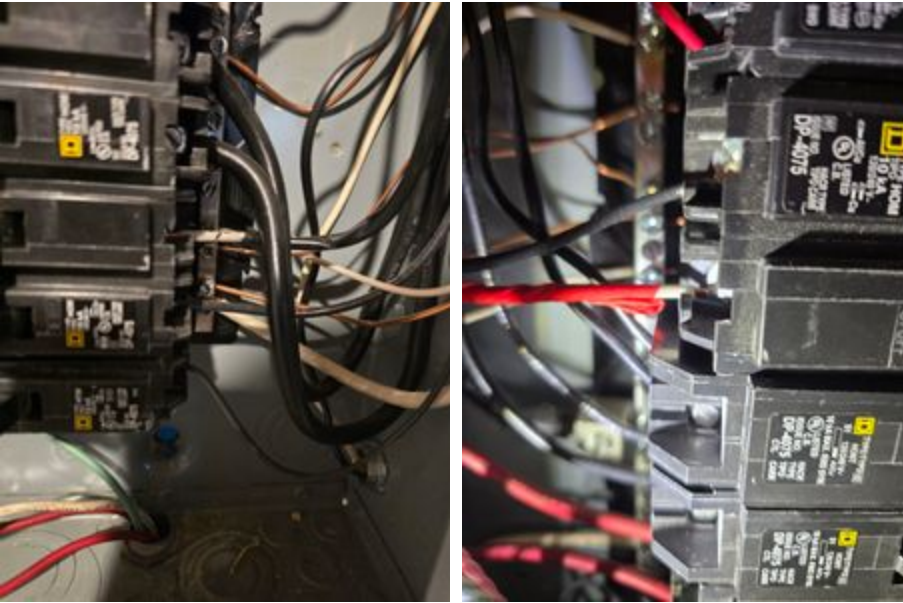
Observations



An electrical receptacle was observed to be damaged. Damaged receptacles can pose a risk of electric shock, arcing, or fire and may prevent proper operation of connected devices. Recommend evaluation and replacement by a licensed electrician to restore safe and functional operation.

MAIN & SUBPANELS, SERVICE & GROUNDING, MAIN OVERCURRENT DEVICE**7.5 · MISSING NEUTRAL CONDUCTOR**

Observations



A neutral conductor was observed to be missing in the service panel. This condition may result in improper operation of electrical circuits and potential safety hazards. This is a defect. Recommend evaluation and correction by a qualified electrician.

7.6 · MISSING LABELS ON PANEL

Observations



At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

SERVICE ENTRANCE CONDUCTORS

7.7 · FRAYED SHEATHING

Observations



Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

SMOKE DETECTORS

7.8 · DEFECTIVE

Observations



Smoke detector in the Attic was not working. Recommend replacement.

DISTRIBUTION SYSTEMS

9.1 · UNSECURED AIR GRILLES

Observations



One or more HVAC air supply/return grilles were observed to be unsecured and were not firmly attached to the surrounding surface. Loose grilles may become displaced during normal use and can reduce the intended protection of the duct opening. Recommend further evaluation and any necessary repairs by a qualified HVAC contractor.

EQUIPMENT

9.2 · FURNACE SAFETY SWITCH MALFUNCTION

Observations

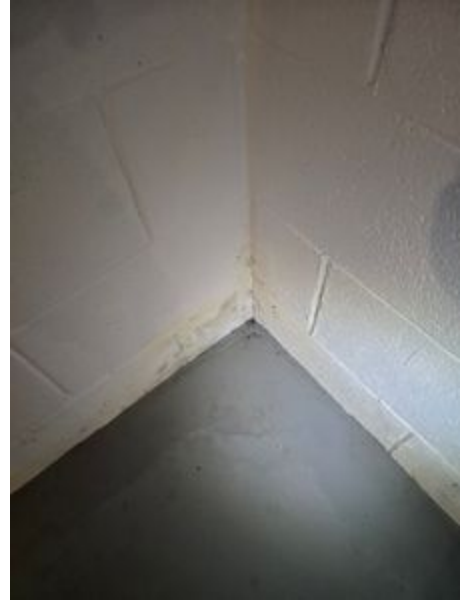


The furnace safety switch was observed to not operate as intended during testing, which may prevent the system from responding properly to unsafe operating conditions. This condition represented a potential safety concern. Recommend prompt evaluation and any necessary repairs by a qualified HVAC contractor.

BASEMENTS & CRAWLSPACES

10.1 · SUSPECTED ORGANIC GROWTH

Observations



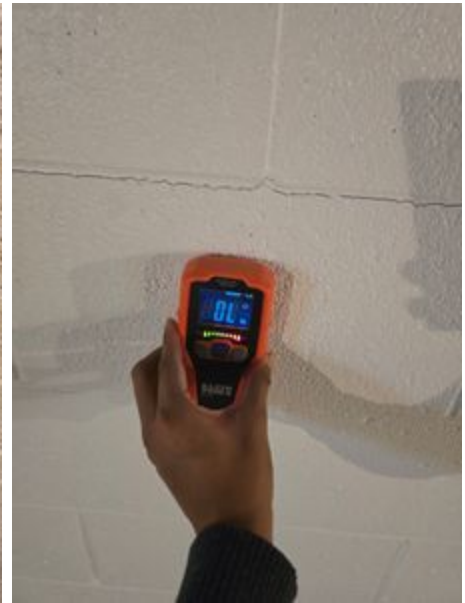


Dark and yellow, organic-appearing staining consistent with suspected microbial growth was observed on basement surfaces at the time of inspection; the substance was not tested or confirmed, and its composition was unknown. This condition may be associated with elevated moisture conditions and can contribute to deterioration of building materials. Recommend further evaluation and any necessary remediation by a qualified mold or environmental specialist.

10.2 · HIGH MOISTURE LEVELS

Observations





High levels of moisture were noted in the basement foundation wall. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

FLOOR STRUCTURE

10.3 · WOOD ROT

Observations





Wood deterioration and rot were observed at the floor framing and underside of the subfloor. The affected wood exhibited dark staining and visible deterioration consistent with prolonged moisture exposure. Recommend further evaluation and any necessary repairs by a qualified flooring contractor or carpenter.

10.4 · MINOR CRACKING

Observations



The concrete foundation floor exhibited minor cracking consistent with typical shrinkage. No displacement was observed at the time of inspection.

10.5 · SUSPECTED ORGANIC GROWTH

Observations



Suspected organic microbial growth was observed on the underside of the subfloor in the crawl space/basement area. The visible discoloration was consistent with possible microbial growth; however, the

material was not tested and its composition could not be determined during this visual home inspection. Conditions conducive to microbial growth may be associated with elevated moisture levels. Recommend further evaluation by a qualified mold assessment or remediation contractor and any necessary corrective measures as determined appropriate.

FOUNDATION

10.6 · EXTERIOR FOUNDATION CRACKING

Observations



Cracking was observed at the exterior foundation. The cracking may allow moisture intrusion and could indicate possible movement within the foundation system. Recommend further evaluation and any necessary repairs by a qualified foundation contractor.

10.7 · FOUNDATION CRACKS - MAJOR

Observations





Multiple horizontal and vertical cracks were observed in the painted concrete masonry unit (CMU) foundation walls. The cracking extended through mortar joints and individual masonry units in several locations, including around a window opening, and was consistent with possible foundation movement. The extent and pattern of the cracking warranted further evaluation to determine its significance and any necessary corrective measures. Recommend further evaluation and any necessary repairs by a qualified foundation contractor or structural engineer.

10.8 · WALL(S) BOWING/LEANING

Observations



Foundation wall is bowing and/or leaning. Repair of wall is required.

LIMITATIONS

HOT WATER SYSTEMS, CONTROLS, FLUES & VENTS

6.3 · LIMITATION

Limitations



The water heater was observed to be turned off at the time of inspection; therefore, it was not operated or fully evaluated. Performance and proper operation could not be determined.