

INSPECTION REPORT



For the Property at:
N6604 MINE RD
IRON RIDGE, WI 53035

Prepared for: MARK CISEWSKI
Inspection Date: Wednesday, August 26, 2026
Prepared by: Paul VanEngen



Inspect The Best WI - 3324-106

Germantown, WI 53022
262-665-9990

www.inspectthebestwi.com
inspectthebestwi@gmail.com

Excellence in home inspection.



August 26, 2026

Dear Mark Cisewski,

RE: Report No. 2349
N6604 Mine Rd
Iron Ridge, WI
53035

Thanks very much for choosing Inspect The Best WI to perform your home inspection. The details of what was observed during the inspection are in the attached report. Should any repairs be required, we are available for final walk through inspections to ensure any work done was completed properly.

The inspection itself and the report comply with the requirements of the InterNACHI Standards of Practice. This document defines the scope of a home inspection. <https://www.nachi.org/sop.htm> Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Paul VanEngen
on behalf of
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INVOICE

August 26, 2026

Client: Mark Cisewski

Report No. 2349

For inspection at:

N6604 Mine Rd

Iron Ridge, WI

53035

on: Wednesday, August 26, 2026

Home inspection :2001-2500 sqft

\$475.00

Total

\$475.00

PAID IN FULL - THANK YOU!

Inspect The Best WI - 3324-106

German town, WI 53022

262-665-9990

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SUMMARY

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

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 clients reference.

For the purpose 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 judgement on the day of the 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.

NOTICE TO ALL BUYERS AND SELLERS REGARDING DEFECTS

A recent Wisconsin statute requires that the inspector use the term DEFECT in describing certain conditions. The statute includes a specific definition of the term DEFECT. If this inspection relates to a Purchase Contract (accepted offer to purchase), it is likely that the Purchase Contract uses a definition of the term DEFECT that is materially different from the definition in the inspection statute.

The inspector expresses no opinion as to whether any condition referred to in the inspection report constitutes a DEFECT as defined in any Purchase Contract.

If you have questions about these different definitions of DEFECT or how any condition described in the inspection report affects the rights and obligations of the buyers and sellers under the Purchase Contract, you should consult with your realtor or attorney.

INTRODUCTION

The site conditions at the time of the inspection are documented in the section of the report titled Site Info. This can be found at the end of the report.

SCOPE

While a home inspection does not address issues such as code compliance and building permits, we encourage you to have someone search the history of the home with the local building department to determine whether all appropriate permits have been applied for and signed off. Your legal advisers may be able to help with this.

A home inspection analyzes hundreds of features from all systems of a home. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As we look for these major items, we will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the home inspection.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations

SUMMARY

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements and possible deferred maintenance items. While the ultimate decision as to who pays for and completes the repairs and maintenance items is between the seller and buyer, we encourage you to use certified, licensed and insured professionals.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

[Priority Maintenance Items](#)

Structure

FOUNDATIONS \ General notes

Condition: • [Cracked](#)

Both walls have significant cracks that should be further evaluated by a licensed foundation repair professional.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: East West

Task: Further evaluation

Time: Immediate

SUMMARY

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				

Electrical

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

While some detectors were installed suggest adding detectors to meet current building code requirements.

Implication(s): Safety issue

Location: Throughout

Task: DEFECT, Safety item

Time: Immediate

Condition: • Unable to determine age of smoke alarms or test all smoke alarms. Suggest replacing all smoke alarms prior to occupancy.

Location: Throughout

Task: DEFECT, Replace DEFECT, Safety item

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • None observed

At a minimum each floor should have a carbon monoxide detector.

Implication(s): Health hazard

Location: Throughout

Task: DEFECT, Safety item Install

Time: Immediate

Insulation and Ventilation

RECOMMENDATIONS \ General

Condition: • Rodent presence

Evidence of rodent presence was observed (i.e. - Tunnels, compressed insulation, droppings, traps etc.) Rodents can carry hantaviruses and spread them to humans in their bodily secretions, such as urine, droppings, and saliva. People become sick with hantaviruses by spending time in an environment with rodent waste and breathing in airborne particles and dust with rodents' infected bodily secretions. People may also become sick through direct contact with rodents' infected bodily secretions, or from a bite from an infected rodent. Hantavirus is not known to be spread from one person to another.

Location: Attic

Task: DEFECT, Safety item

Time: Immediate

SUMMARY

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Plumbing

WATER HEATER \ General notes

Condition: • Recommended water temperature is between 110 - 120 F. Several areas measured above 125 F. Reduce temperature to reduce risk of scalding.

Location: Throughout

Task: DEFECT, Safety item

Time: Immediate

Interior

GARAGE \ Walls and ceilings

Condition: • Fire separation between garage and living space not adequate
Drop down ladder is not fire rated and skuttle door is not properly sealed.

Implication(s): Fire hazard

Location: Attic Garage

Task: DEFECT, Safety item

Time: Immediate

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Mold

A mold like substance was observed on the well pressure tank. Suggest a mold test be performed and substance professionally mitigated should it test positive for mold.

Implication(s): Health hazard

Location: Basement

Task: Further evaluation

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well. The details of what was observed during the inspection are in the attached report. Should any repairs be required, we are available for final walk through inspections to ensure any work done was completed properly.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists. While the ultimate decision as to who pays for and completes the repairs is between the seller and buyer, we encourage you to use certified, licensed and insured professionals. Should any repairs be required, we are available for final walk through inspections to ensure any work done was completed properly.

The details of what was observed during the inspection are in the attached report.

[Home Improvement - ballpark costs](#)

ROOFING

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

The home is considered to face: • West

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Limitations

Inspection limited/prevented by: • Proper shingle fastening not confirmed - Confirming proper fastening would require breaking the bonds of all the adhesive strips to examine all the fasteners

Inspection performed: • From the ground • From roof edge • By walking on roof

Age determined by: • Report by agent

Not included as part of a building inspection: • Dish • Antenea

EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#)

Retaining wall: • [Stone](#)

Driveway: • Blacktop • Concrete

Walkway: • Concrete

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Limitations

Inspection limited/prevented by: • Storage in garage • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level • Walking on roof • Edge of roof • Upper floor window(s)

Exterior inspected from: • Ground level • Walking on roof • Edge of roof

Recommendations

WALLS \ General notes

Condition: • Gap around penetration

Location: Rear Basement

Task: Improve

Time: As soon as practical

EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				



WALLS \ Vinyl siding

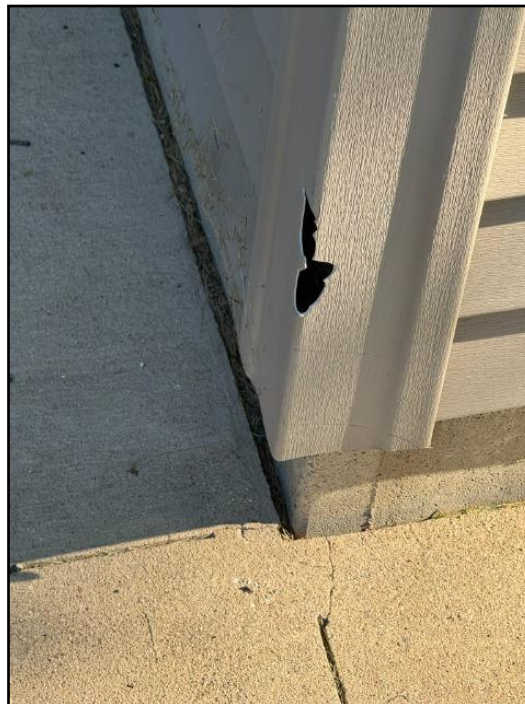
Condition: • [Mechanical damage](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Driveway

Task: Repair or replace

Time: As soon as practical



EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Cover damaged

Implication(s): Increased operating costs

Location: Rear Exterior

Task: Repair or replace

Time: As soon as practical



EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

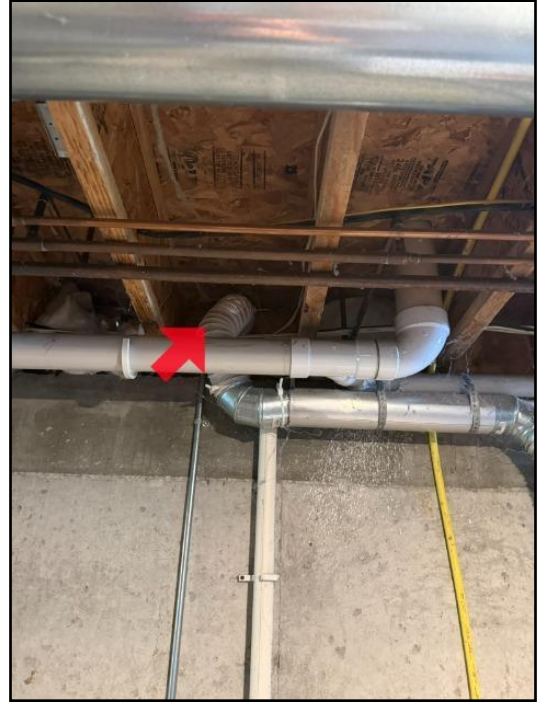
Condition: • Suggest using rigid pipe for dryer venting to exterior.

Lint in basement suggest loose or damaged vent pipe as well.

Location: Basement

Task: Improve

Time: As soon as practical



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

Condition: • [Wood/soil contact](#)

All deck posts are set below ground level. This will likely reduce life expectancy. Monitor and replace as necessary.

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

Task: DEFECT, Monitor

Time: Ongoing

EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

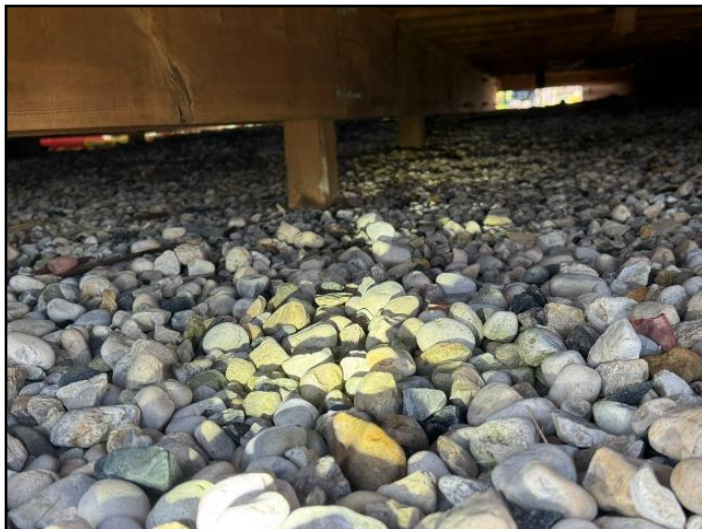
RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • [Ledgerboard problems](#)

Ledger board appears to be missing proper flashing and protectant weather wrap.

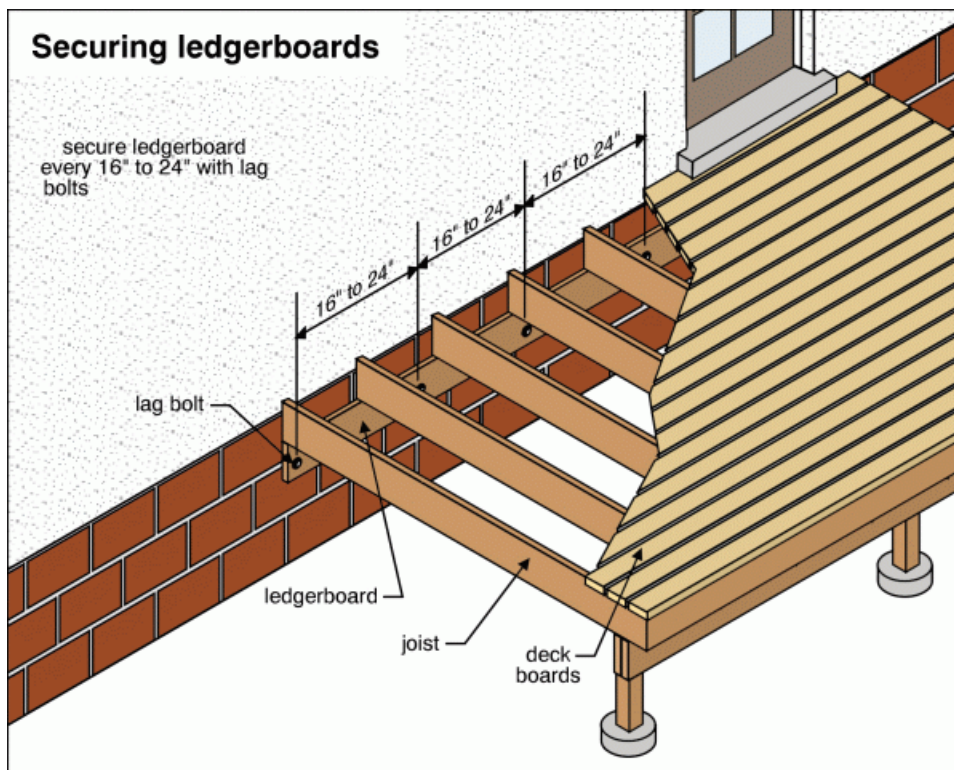
Implication(s): Weakened structure | Chance of movement

Location: Deck

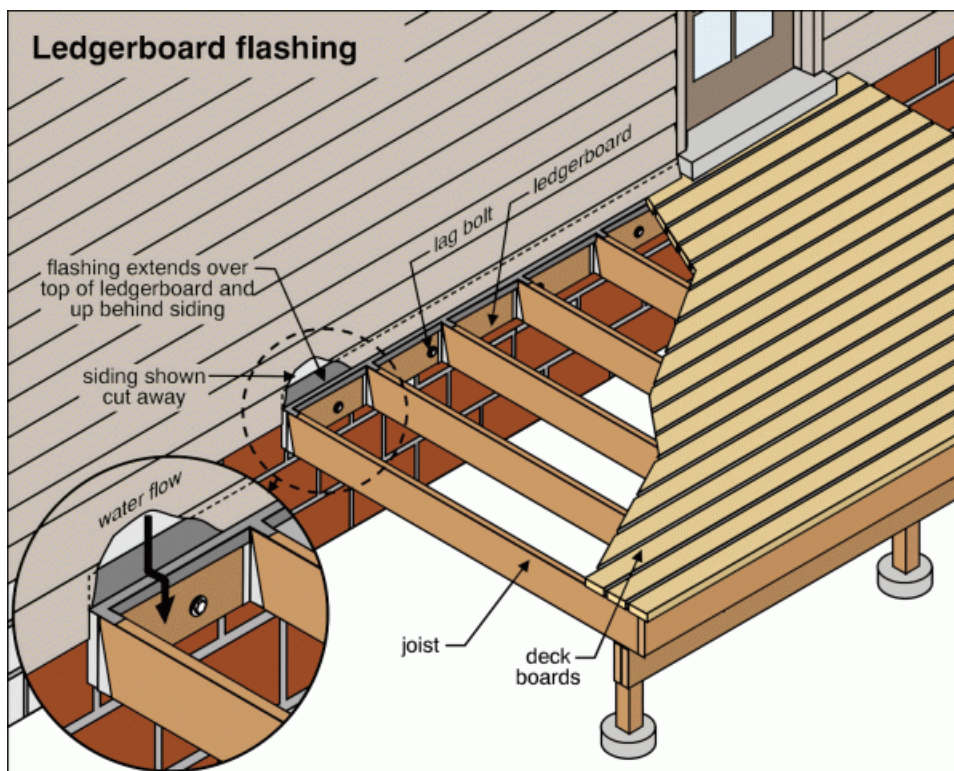
Task: DEFECT, Repair

Time: As soon as possible

Securing ledgerboards



Ledgerboard flashing



EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

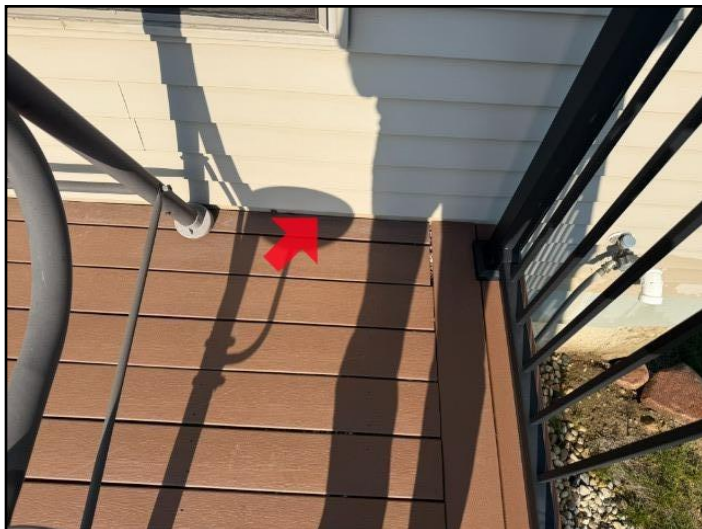
RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Concrete cracked](#)

Implication(s): Chance of damage to structure | Material deterioration | Trip or fall hazard

Location: Front Porch

Task: Repair or replace

Time: If necessary

EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Suggest adding a guard rail to side of front porch.

Implication(s): Fall hazard

Location: Front

Task: DEFECT, Safety item

Time: Immediate

EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

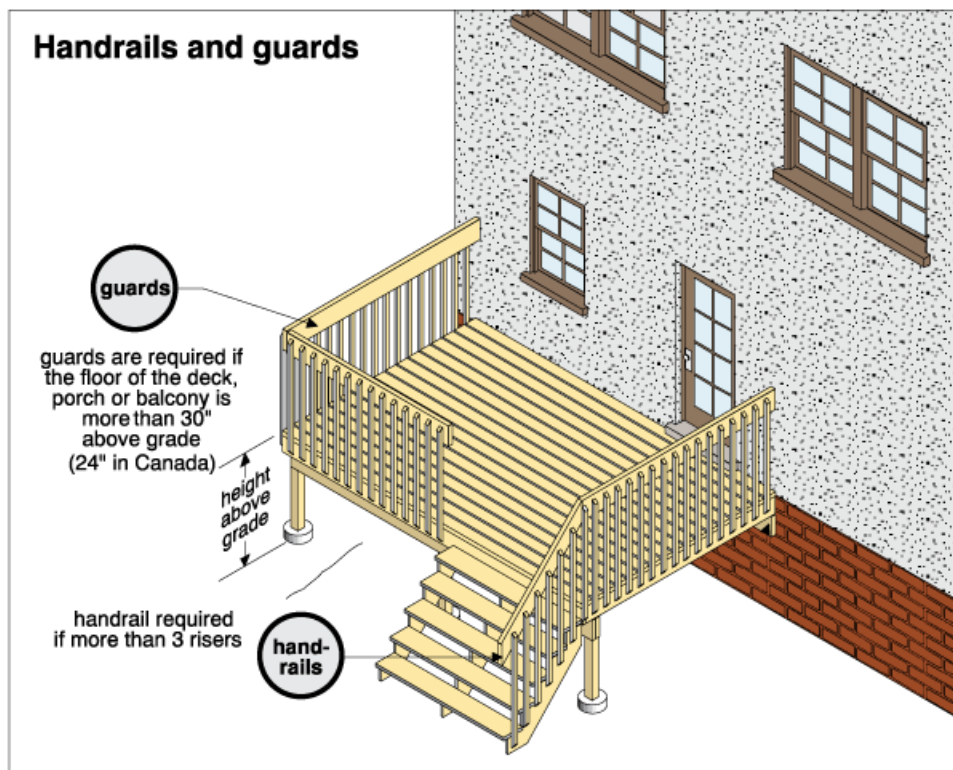
OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Handrails and guards



Condition: • [Missing](#)

Stairways with 4 or more steps require a proper handrail.

Implication(s): Fall hazard

Location: Rear Deck

Task: DEFECT, Safety item

Time: Immediate

EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



LANDSCAPING \ General notes

Condition: • [Trees or shrubs too close to building](#)

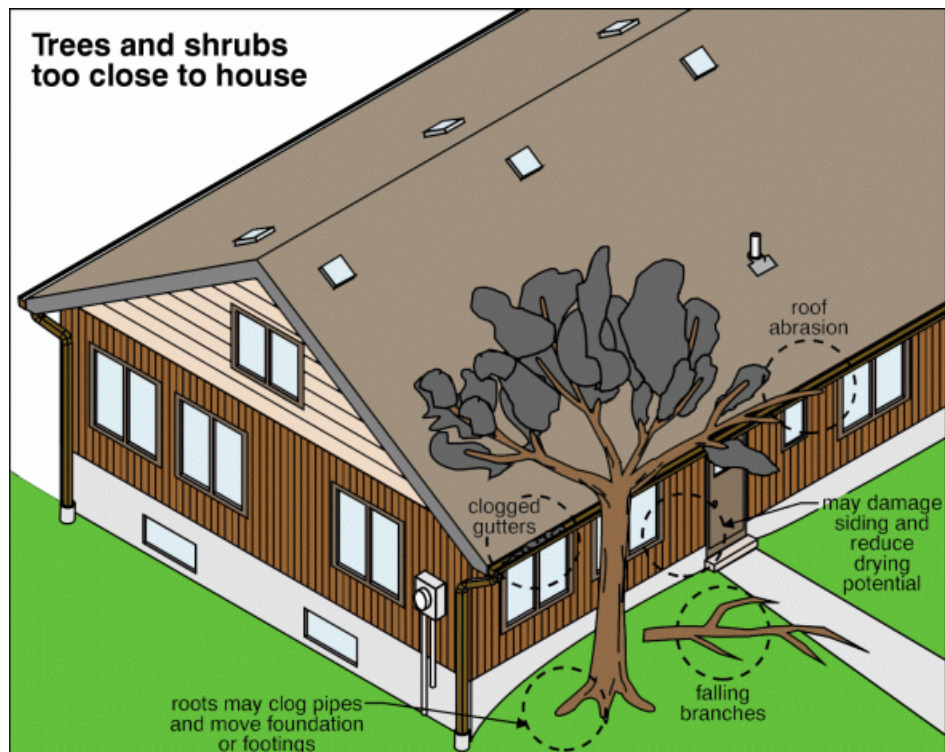
Trim all vegetation back from building

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Various

Task: Remove

Time: As soon as practical



EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



LANDSCAPING \ Walkway

Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: Walkway

Task: Repair or replace

Time: If necessary



EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				

Condition: • Settlement

Front and side walk ways have settled and are uneven. As a result the front step is higher than the allowable 7-3/4"

Location: Front, side

Task: DEFECT, Safety item

Time: As soon as possible



LANDSCAPING \ Driveway

Condition: • [Uneven \(trip hazard\)](#)

Driveway has settled at garage openings causing a trip hazard into garage.

Implication(s): Physical injury

EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

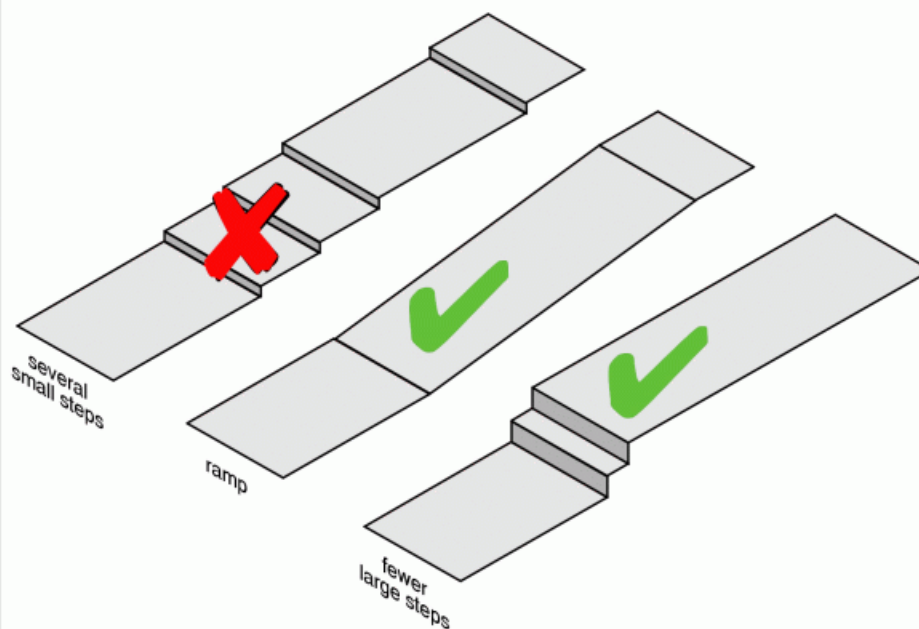
REFERENCE

Location: Driveway

Task: DEFECT, Safety item

Time: As soon as possible

Walkway steps



GARAGE \ Vehicle doors

Condition: • Weatherstripping damaged or missing.

Weather stripping is damaged and bottom of door is rusted.

Location: Garage

EXTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

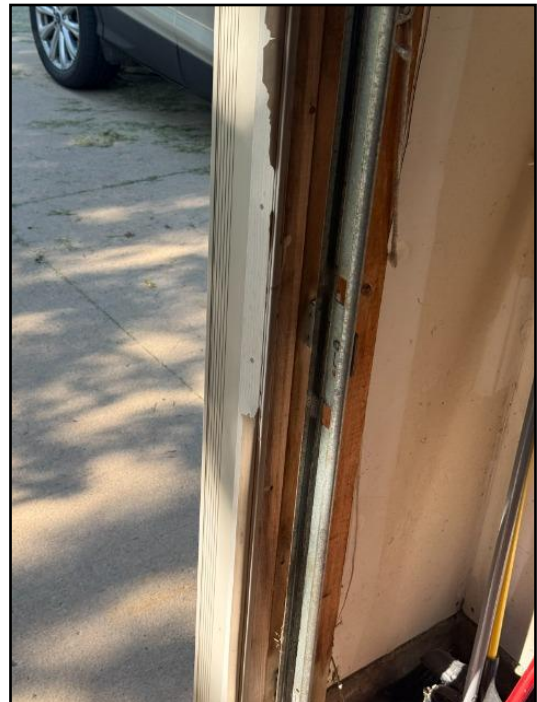
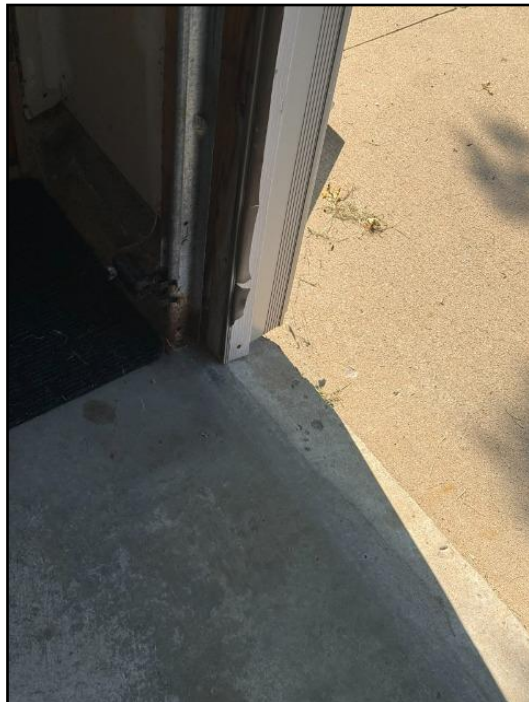
INFRA-RED

WDO

REFERENCE

Task: Repair or replace

Time: As soon as practical



STRUCTURE

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

Location of access to under-floor area: • Basement

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Foundation liner did not allow viewing of exposed foundation

Attic/roof space: • Entered but access was limited

Recommendations

FOUNDATIONS \ General notes

Condition: • [Cracked](#)

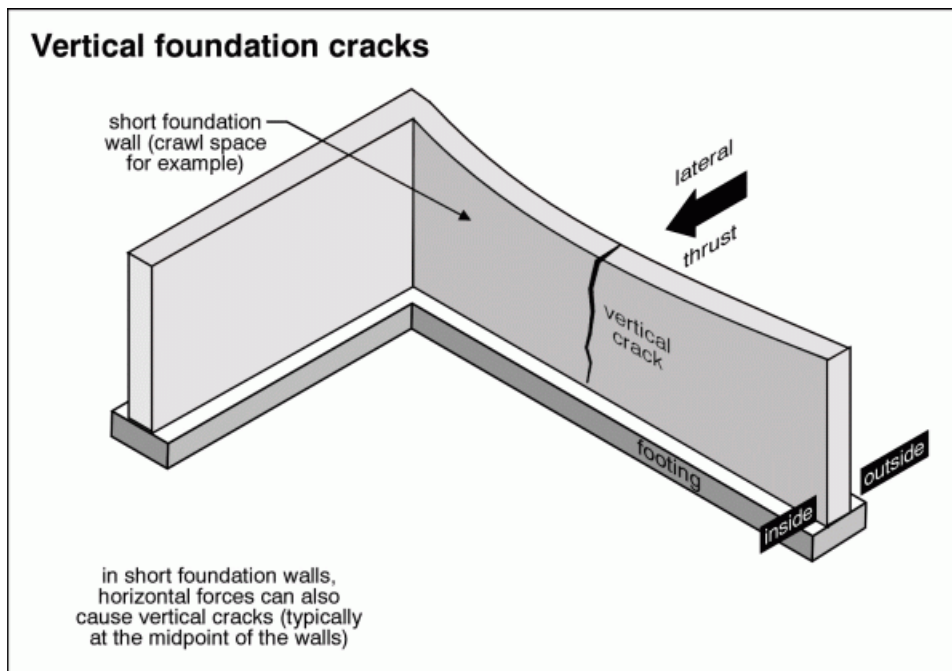
Both walls have significant cracks that should be further evaluated by a licensed foundation repair professional.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: East West

Task: Further evaluation

Time: Immediate



STRUCTURE

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

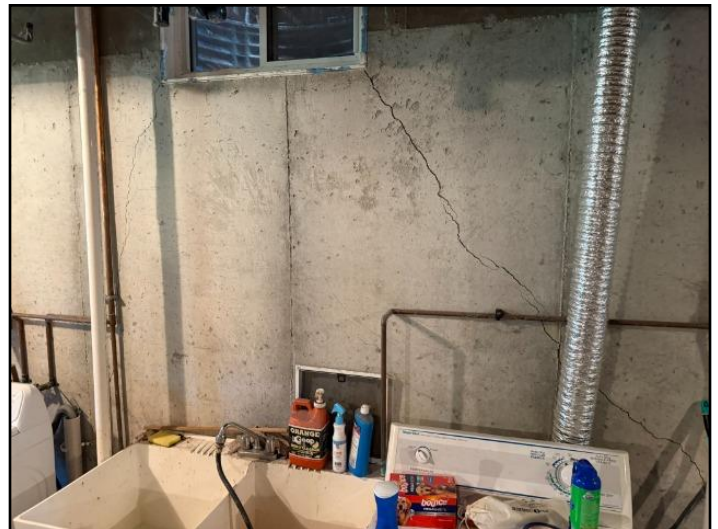
RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



STRUCTURE

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



FLOORS \ Concrete slabs

Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Trip or fall hazard

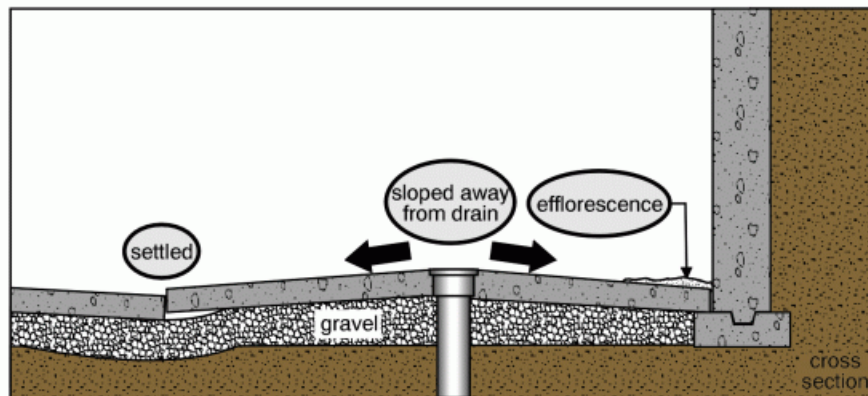
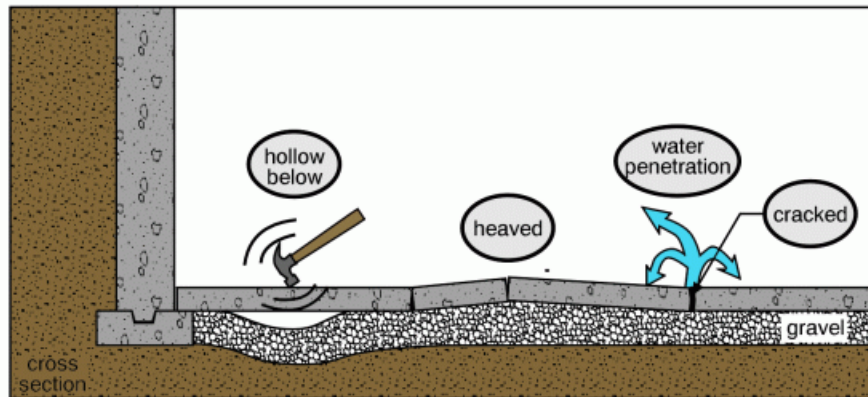
Location: Basement

Task: DEFECT, Monitor

Time: Ongoing

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				

Concrete floor problems



STRUCTURE

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				



ELECTRICAL

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Electrical panel manufacturers: • Eaton/Cutler-Hammer

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

General: • DID NOT TEST POOL ELECTRICAL SYSTEM

Inspection limited/prevented by: • Concealed Electric • Smoke and carbon monoxide alarms are not tested where the system may be monitored or requires the use of codes • Electrical\Rec\Service box, grounding and panel | System grounding\Connections not accessible - Most jurisdictions require electrical systems to be grounded to metal water supply lines and also to buried ground rods. Due to construction style of this home, it was not possible to visual inspect the complete set up of one or both of the grounding systems. Would suggest further evaluation by a licensed electrician.

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Poor access](#)

Implication(s): Difficult to service

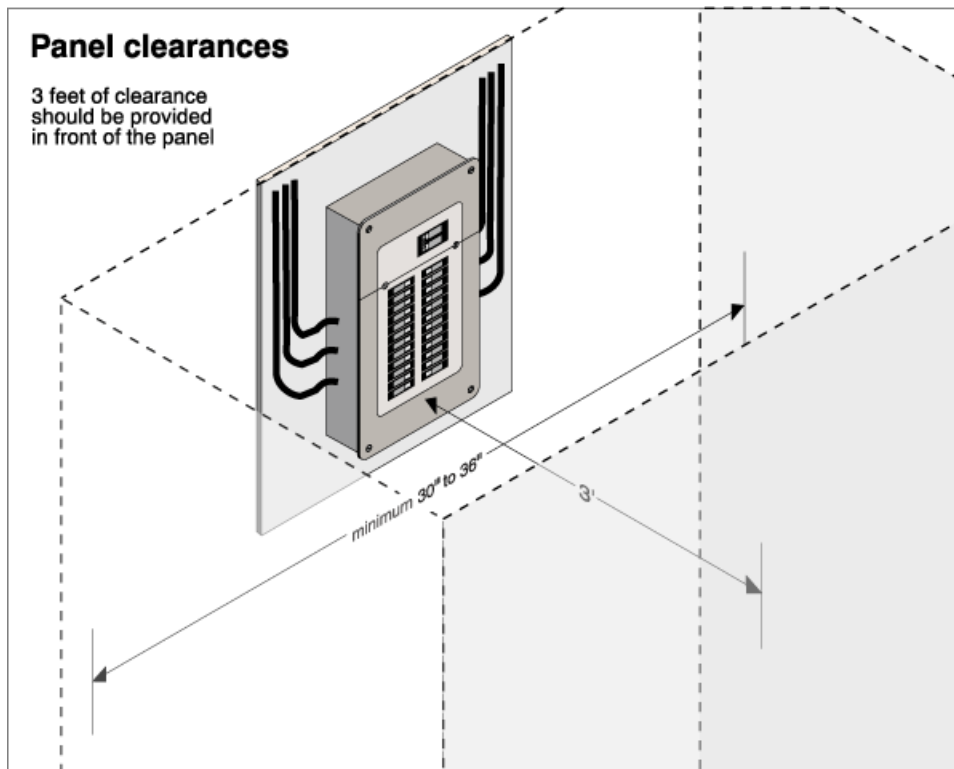
Location: Basement

Task: Improve

Time: As soon as practical

Panel clearances

3 feet of clearance should be provided in front of the panel



DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

ELECTRICAL

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

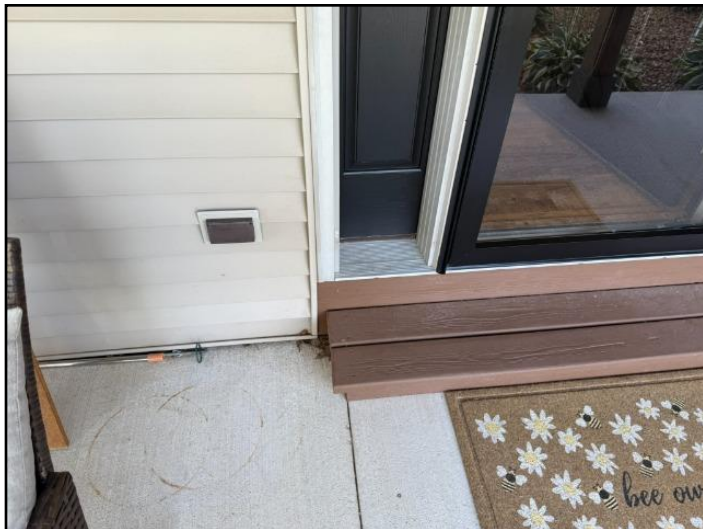
REFERENCE

Implication(s): Electric shock

Location: Front Porch

Task: DEFECT, Contact a licensed professional for repair/replacement.

Time: Immediate



DISTRIBUTION SYSTEM \ Cover plates

Condition: • For junction box is missing

Implication(s): Electric shock

Location: Attic

Task: DEFECT, Contact a licensed professional for repair/replacement.

Time: As soon as possible



DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • Missing

While some detectors were installed suggest adding detectors to meet current building code requirements.

ELECTRICAL

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Implication(s): Safety issue

Location: Throughout

Task: DEFECT, Safety item

Time: Immediate

Condition: • Unable to determine age of smoke alarms or test all smoke alarms. Suggest replacing all smoke alarms prior to occupancy.

Location: Throughout

Task: DEFECT, Replace DEFECT, Safety item

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • None observed

At a minimum each floor should have a carbon monoxide detector.

Implication(s): Health hazard

Location: Throughout

Task: DEFECT, Safety item Install

Time: Immediate

HEATING

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Lennox

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 89,000 BTU/hr

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [10 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Air filter: • 5" thick • 20" x 25"

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Location of the thermostat for the heating system: • Hallway

Limitations

General: • No calculation were completed to determine if the size of the HVAC system is appropriate for the size of the home.

Inspection prevented/limited by: • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Not accessible

Not included as part of a building inspection: • Heat loss calculations

COOLING & HEAT PUMP

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Air conditioning type: • Central

Manufacturer: • Lennox

Compressor type: • Electric

Compressor approximate age: • 10 years

Typical life expectancy: • 10 to 15 years

Air filter: • A/C and Furnace use the same air handler and filter. Please refer to heating section for filter size.

Location of the thermostat for the cooling system: • Hallway

Limitations

Inspection limited/prevented by: • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

Not included as part of a building inspection: • Cooling system adequacy • Cooling system distribution balance • Heat gain or heat loss calculations

Recommendations

AIR CONDITIONING \ Refrigerant lines

Condition: • [Insulation - missing](#)

Refrigerant line insulation is damaged and should be replaced.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear

Task: Improve

Time: As soon as practical

COOLING & HEAT PUMP

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

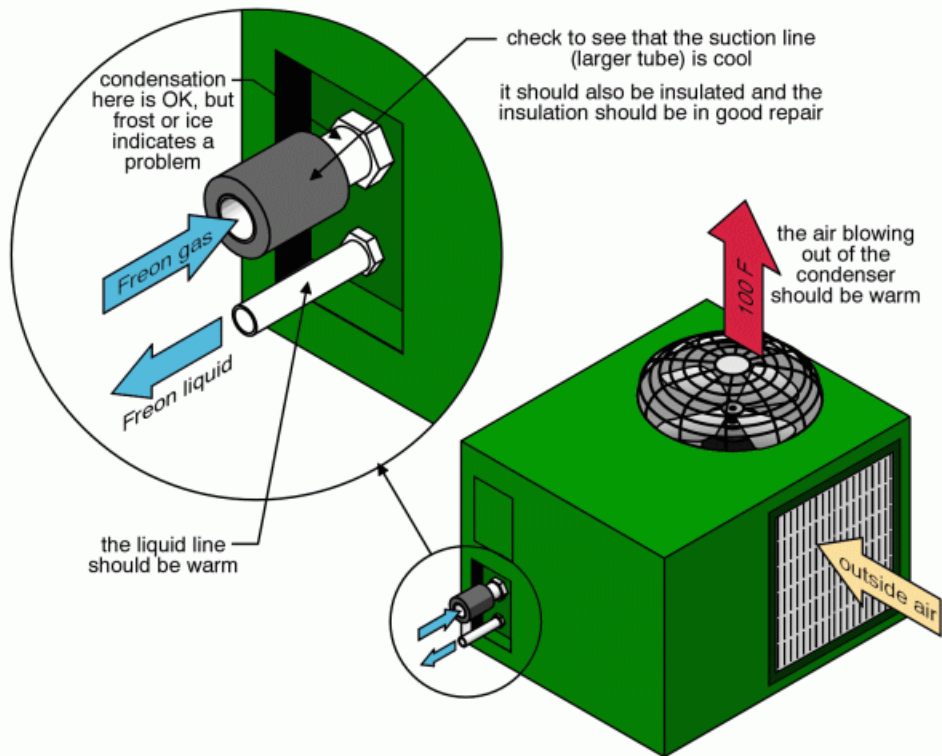
OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Inspecting the condenser unit



COOLING & HEAT PUMP

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

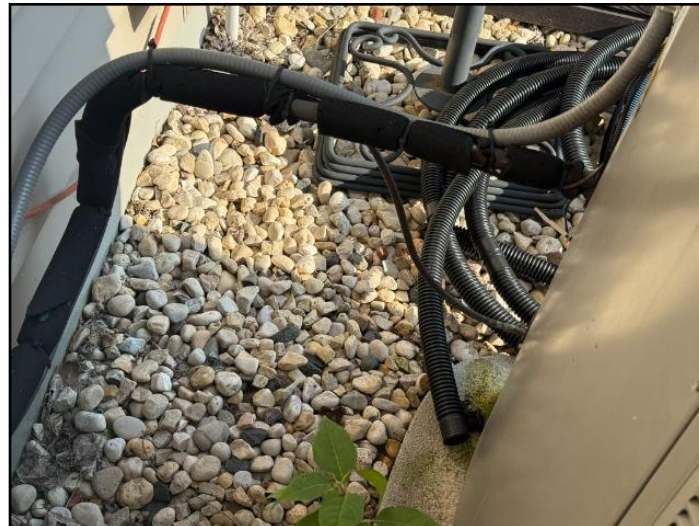
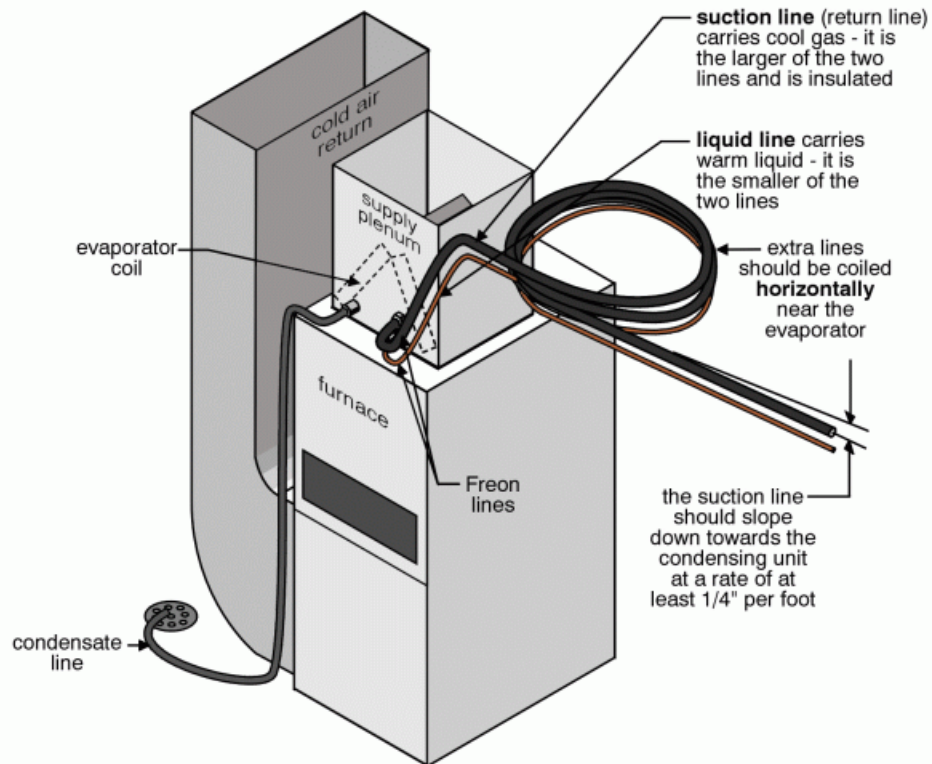
OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Refrigerant lines



INSULATION AND VENTILATION

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Various levels of insulation in attic.

Attic/roof air/vapor barrier: • Not determined • [Not visible](#)

Attic/roof ventilation: • Ridge and soffit vents

Wall insulation amount/value: • Not determined • Not visible

Foundation wall insulation material: • [Plastic/foam board](#)

Foundation wall insulation amount/value: • R-5

Floor above basement/crawlspace insulation amount/value: • R-11

Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Recommendations

RECOMMENDATIONS \ General

Condition: • Rodent presence

Evidence of rodent presence was observed (i.e. - Tunnels, compressed insulation, droppings, traps etc.) Rodents can carry hantaviruses and spread them to humans in their bodily secretions, such as urine, droppings, and saliva. People become sick with hantaviruses by spending time in an environment with rodent waste and breathing in airborne particles and dust with rodents' infected bodily secretions. People may also become sick through direct contact with rodents' infected bodily secretions, or from a bite from an infected rodent. Hantavirus is not known to be spread from one person to another.

Location: Attic

Task: DEFECT, Safety item

Time: Immediate

INSULATION AND VENTILATION

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



PLUMBING

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Service piping into building: • Copper

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water heater type: • [Induced draft](#)

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer: • Bradford White

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 10 years

Water heater typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • [PVC plastic](#)

Floor drain location: • Basement floor

Gas piping material: • Black iron

Main gas shut off valve location: • Exterior

Limitations

Fixtures not tested/not in service:

• Booster Pump

• Water softener

Brine tank low on salt.



PLUMBING

Report No. 2349

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • A sewer lateral inspection (sewer scope) was not completed during this inspection. It is advised that such inspection be completed by the buyer prior to purchase of the inspected home. • Natural gas leak detection not performed

Recommendations

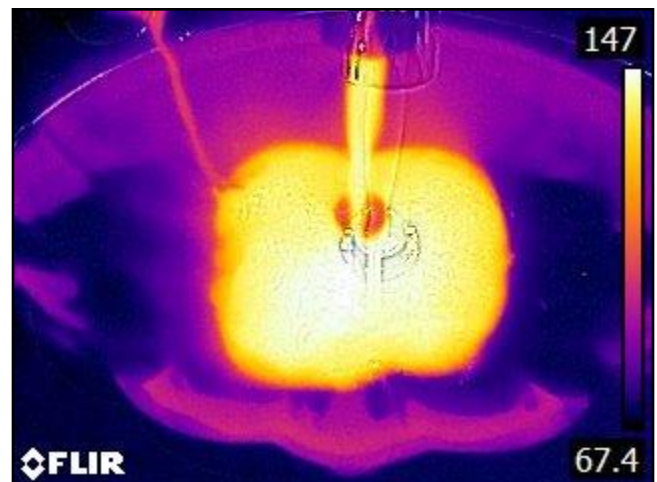
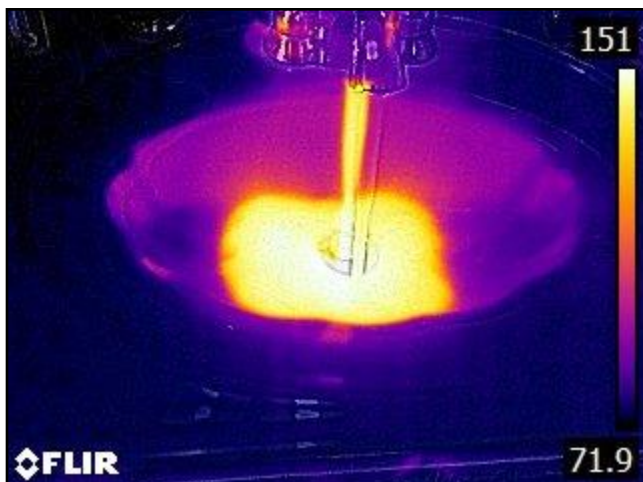
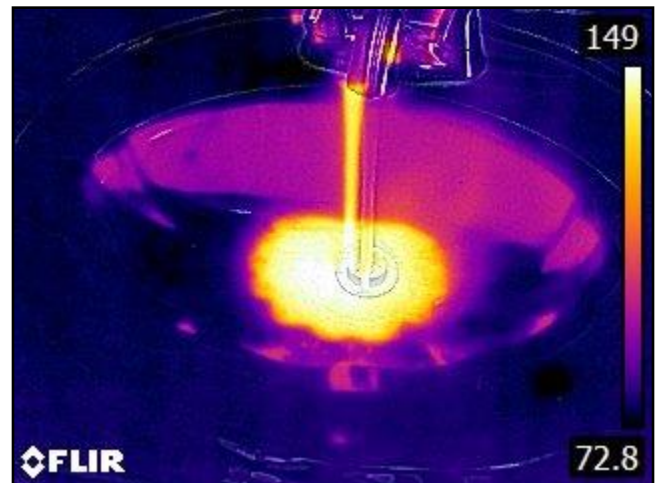
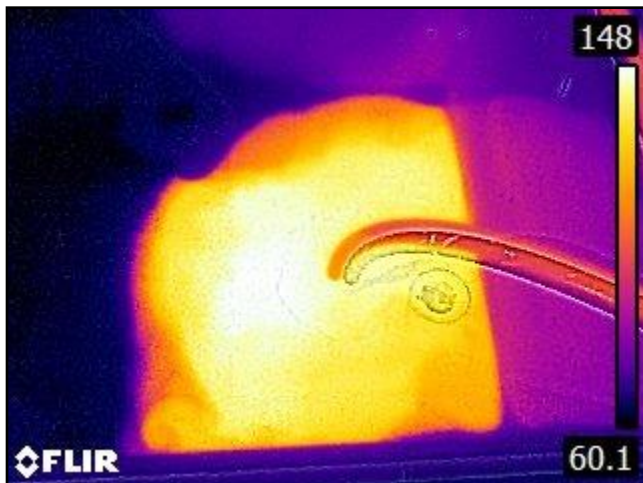
WATER HEATER \ General notes

Condition: • Recommended water temperature is between 110 - 120 F. Several areas measured above 125 F. Reduce temperature to reduce risk of scalding.

Location: Throughout

Task: DEFECT, Safety item

Time: Immediate



WASTE PLUMBING \ Drain piping - installation

Condition: • [Nonstandard materials and patches](#)

PLUMBING

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Flexible pipe can lead to clogged drains. Suggest installing rigid pipe.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: First Floor Kitchen

Task: Contact a licensed professional for repair/replacement.

Time: As soon as possible



WASTE PLUMBING \ Sump pump

Condition: • [Discharges less than 6 feet from home](#)

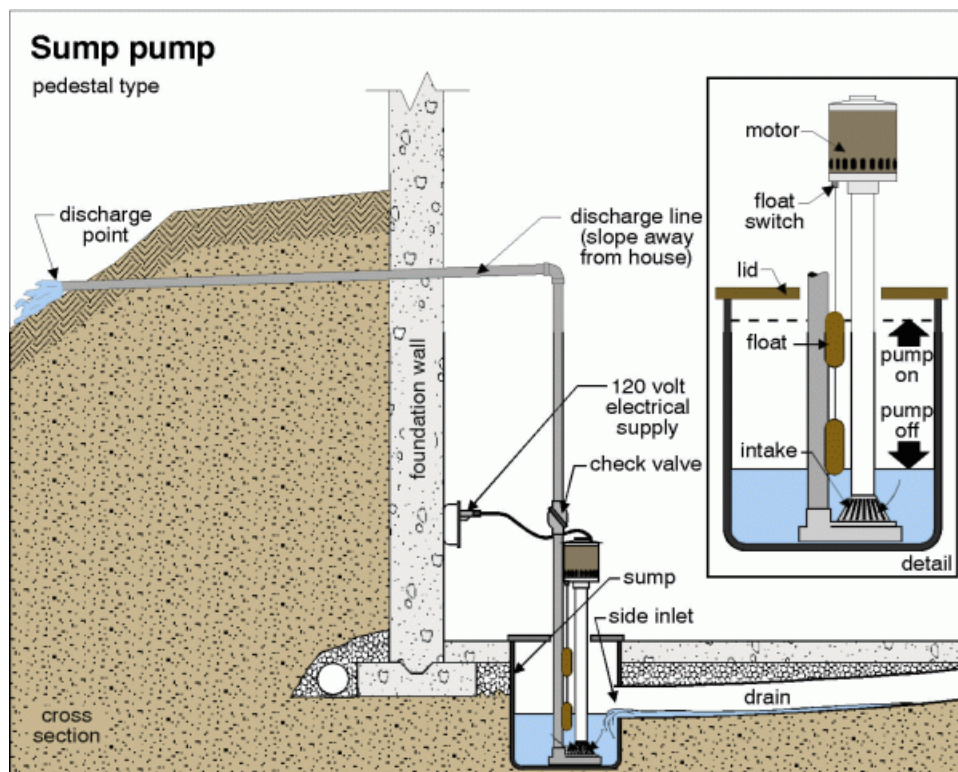
Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear

Task: Improve

Time: As soon as practical

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				



INTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Resilient](#) • Simulated wood

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Skylight](#)

Exterior doors - type/material: • Hinged • Garage door - metal

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

General: • Appliances - Inspection of appliances is not part of the required Standard Operating Procedure. However, the majority of appliances were checked for safety measures and to insure they were operable at time of inspection. There is no performance guarantee with this inspection of the appliances.

When possible the manufacturer and models numbers of the appliances were inventoried for the purpose of a Recall Chek TM and registration.

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Recommendations

WALLS \ Plaster or drywall

Condition: • Damaged

Location: Garage

Task: Repair or replace

Time: As soon as practical

INTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

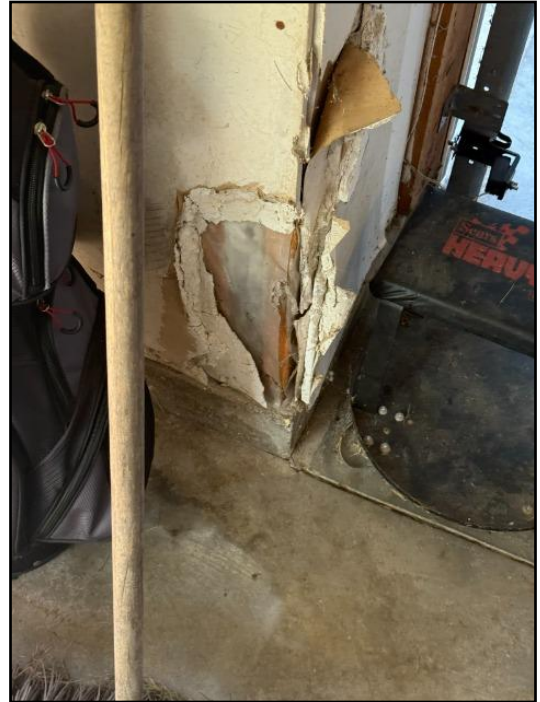
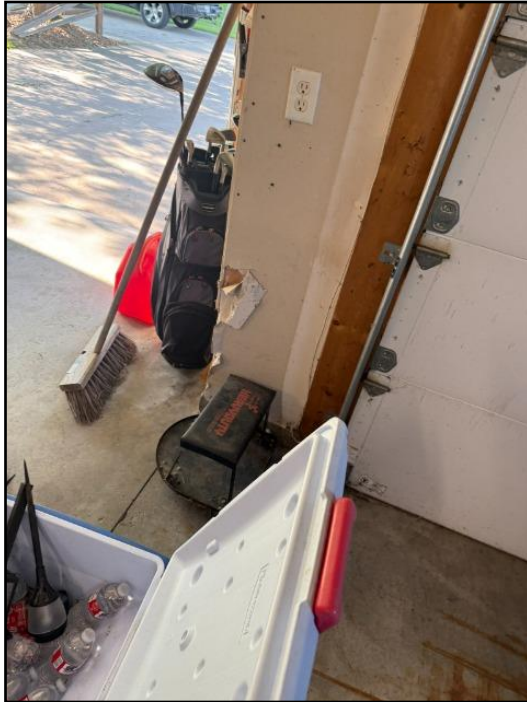
RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



WINDOWS \ Sashes

Condition: • [Poor weatherstripping](#)

Several windows had loose weather stripping.

Implication(s): Chance of damage to finishes and structure

Location: Various

Task: Improve

Time: If necessary

INTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



DOORS \ Hardware

Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

Location: Second Floor Bedroom Closet

Task: Install



GARAGE \ Walls and ceilings

Condition: • Fire separation between garage and living space not adequate

Drop down ladder is not fire rated and skuttle door is not properly sealed.

INTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Implication(s): Fire hazard

Location: Attic Garage

Task: DEFECT, Safety item

Time: Immediate



APPLIANCES \ Dishwasher

Condition: • Improper Air Gap - Air gap is installed below the kitchen counter. There is no approved air gap that can be installed entirely beneath the counter. The air gap must be installed at a higher elevation than the dishwasher in order for it to function correctly. A dishwasher air gap must extend above the countertop.

Location: Kitchen

Task: Install

Time: Immediate

INTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE



FIRE EGRESS/ESCAPE \ General notes

Condition: • [Missing/too small/inadequate](#)

Window is above the maximum height allowance of 44" above floor to be considered and egress window.

Implication(s): Life safety hazard

Location: Basement

Task: Further evaluation

Time: If necessary



POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Mold

INTERIOR

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

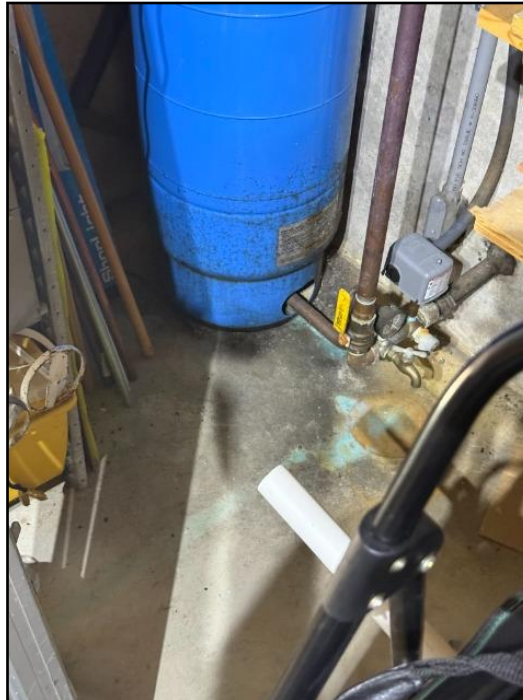
A mold like substance was observed on the well pressure tank. Suggest a mold test be performed and substance professionally mitigated should it test positive for mold.

Implication(s): Health hazard

Location: Basement

Task: Further evaluation

Time: Immediate



SITE INFO

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

Weather: • Partly cloudy • Light winds

Approximate temperature: • 70°

Attendees: • Seller

Access to home provided by: • Seller

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • The water service is private. • The plumbing waste disposal system is private.

Approximate inspection Start time: • The inspection started at 8:30 a.m.

Approximate inspection End time: • The inspection ended at 10:30 a.m.

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 2

Number of bedrooms: • 4

Number of bathrooms: • 3

Number of kitchens: • 1

Below grade area: • Basement

Garage, carport and outbuildings: • Attached three-car garage

Area: • Suburb

Street type: • Residential

Street surface: • Paved

RADON

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				

Description

General: • Radon test not requested by customer

OUTBUILDINGS

N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				

Description

General: • None

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	OUTBUILDIN	INFRA-RED	WDO	REFERENCE				

Description

General: • Infrared images were taken to assist the inspector in viewing deficiencies in or presence of: Plumbing, Electrical, HVAC, Insulation, Air Infiltration, Destructive Pests or other anomalies. We make no guarantee, expressed or limited, that our thermal observations offer conclusive evidence of such presence or deficiencies.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

Description

General: • WDO Inspection not requested by customer

END OF REPORT

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N6604 Mine Rd, Iron Ridge, WI August 26, 2026

Report No. 2349

www.inspectthebestwi.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

OUTBUILDIN

INFRA-RED

WDO

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS