TRI COUNTY INSPECTION & ENVIRONMENTAL, LLC
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TRI COUNTY INSP RESIDENTIAL REPORT

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Brookfield, WI 53045

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08/18/2026



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SUMMARY

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.

DEFECT PerSee Wis. Stat. § 440.97 (2m) - 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. See Wis. Stat. § 440.97 (2m).

1.1.1 Inspection Details - General: Recommend Obtaining Prior Inspection Reports
2.4.1 Exterior - Siding, Flashing & Trim: Damage Noted To Siding / Trim
2.4.2 Exterior - Siding, Flashing & Trim: Loose Siding Noted
2.5.1 Exterior - Eaves, Soffits & Fascia: Soffit/Fascia - Rotted
2.7.1 Exterior - Exterior Doors: Double Sided Deadbolts
4.3.1 Roofing - Chimney(s): Rust Noted At Chimney Cover
4.3.2 Roofing - Chimney(s): Damaged Trim / Wood Rot Noted
4.4.1 Roofing - Ventilation System: Attic Fan Inoperable
6.2.1 Kitchen - Countertops & Cabinets: Water Damage
6.5.1 Kitchen - Electrical: No Ground Fault Circuit Interrupter (GFCI) Protection Installed - Kitchen
7.3.1 Basement Wet Bar - Plumbing: Supply Line Leaking
13.2.1 Basement Structural Components - Basement Foundation: Foundation Cracks
14.1.1 Electrical - Main Panel: Double Tapped Electrical Breaker(s)
16.1.1 Heating - Heating Equipment: Corrosion
16.1.2 Heating - Heating Equipment: Furnace Not Operational

1: INSPECTION DETAILS

Information

General: Weather Conditions
Clear

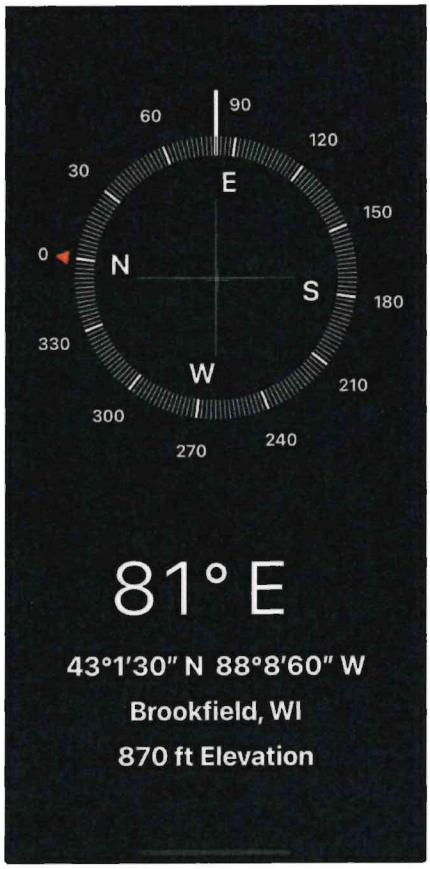
General: In Attendance
Home Inspector, Client, Client's Agent

General: Occupancy
Furnished

General: Type of Building
Condominium

General: Main Entrance Faces
East

Direction of the front of the structure is approximate.



General: Temperature in Degrees Fahrenheit (Approximate)
72 Fahrenheit (F)



General: Condition Report Available
NO

General: The Scope of the Inspection (PLEASE READ)

SCOPE OF THE PROPERTY INSPECTION

The inspection performed is a limited, non invasive, visual examination of the readily accessible systems and components of the property as they existed at the time of the inspection. This inspection is conducted in accordance with the **Wisconsin Administrative Code SPS 131** and the terms, conditions, limitations, exclusions, and disclaimers contained in the pre-inspection agreement executed by the client and inspector. In the event of any conflict between this report and the pre inspection agreement, the pre inspection agreement shall control.

In accordance with SPS 131, the inspection is not technically exhaustive and is limited to conditions that are readily observable without dismantling, destructive testing, specialized testing, excavation, or the use of specialized equipment. The inspector is not required to move personal property, furniture, stored items, debris, floor coverings, insulation, ceiling tiles, equipment, appliances, or any other obstruction; remove finishes; operate shut-off valves; dismantle equipment; enter unsafe areas; or take any action that may damage the property, void warranties, or create a safety risk.

The inspection is limited to conditions that are visible and readily accessible at the time of the inspection. Conditions may change at any time due to use, occupancy, weather, deferred maintenance, concealed defects, or other factors beyond the inspector's control. Any area, component, or condition that is concealed, obstructed, inaccessible, unsafe, not readily visible, or otherwise excluded by SPS 131 or the inspection agreement is outside the scope of the inspection. No representation, guarantee, certification, or warranty, express or implied, is made regarding the condition, performance, safety, adequacy, or future reliability of any such area or component.

This inspection does not include:

- Engineering analysis, calculations, or structural design evaluation
- Code compliance, regulatory compliance, zoning compliance, or permit verification
- Prediction of future conditions, failures, performance, or remaining service life
- Identification of latent, concealed, hidden, or intermittent defects
- Evaluation of systems or components not specifically required under SPS 131
- Mold, mildew, fungi, asbestos, radon, lead-based paint, lead, formaldehyde, indoor air quality, water quality, sewer line inspections, underground plumbing inspections, geological conditions, soil conditions, electromagnetic fields, environmental hazards, or hazardous materials testing unless specifically contracted for in writing as a separate service
- Determination of property value, marketability, insurability, or suitability for any particular use

Excluded items may include, but are not limited to, cosmetic conditions, low-voltage systems, communication systems, cable systems, internet systems, irrigation/sprinkler systems, private wells, septic systems, pools, spas, saunas, water treatment systems, outbuildings, retaining walls, seawalls, elevators, lifts, generators, solar systems, battery storage systems, underground tanks of any kind, security systems, detached structures, underground utilities, and any systems or components outside the applicable standard of practice and or not visible to the inspector at time of inspection.

Any opinions expressed are based solely upon conditions observed at the time of the inspection and are not intended to be, nor shall they be construed as, guarantees, warranties, certifications, insurance policies, or assurances of future performance. The inspection and report represent a snapshot in time of the visible condition of the property on the date of inspection only.

If there is any concern regarding a system, component, condition, or area not evaluated within this limited scope, it is the sole responsibility of the client to obtain further evaluation by an appropriately licensed or qualified specialist prior to the expiration of any inspection contingency, financing contingency, due diligence period, or closing date.

Clients are strongly encouraged to obtain estimates for any recommended repairs, replacements, upgrades, or further evaluations prior to the expiration of any contractual contingency periods as additional defects may be present during the repair not noted at time inspection.

CONVENTIONS USED IN THIS REPORT

SATISFACTORY
Indicates the component was observed to be performing its intended function at the time of inspection based upon a limited visual examination. This designation does not imply the item is free from defects, deficiencies, code violations, safety concerns, concealed conditions, or future failure, nor does it imply any specific remaining service life.

MARGINAL
Indicates the component is functional but exhibits conditions consistent with age, wear, deferred maintenance, deterioration, prior repairs, or minor deficiencies. Such components may require monitoring, maintenance, repair, upgrading, or replacement at any time without further notice.

POOR
Indicates a component is defective, significantly deteriorated, not functioning as intended, or is at or near the end of its expected service life. Repair or replacement is recommended. Additional defects or deficiencies may exist that were not visible or accessible at the time of inspection.

RECOMMENDATIONS
Reflect the inspector's professional opinion based solely upon observed conditions at the time of inspection. Recommendations may include monitoring, maintenance, repair, replacement, further evaluation, or consultation with a qualified specialist. Failure to follow recommendations may result in additional damage, increased repair costs, or safety concerns.

SAFETY HAZARD
Indicates a condition that, in the inspector's judgment, may present a risk of injury, illness, fire, shock, property damage,

or other adverse consequences. The inspector may limit, discontinue, or decline evaluation of any area or component deemed unsafe. Further evaluation and correction by a qualified contractor or specialist is recommended. Additional defects may be discovered during invasive or destructive evaluation.

DEFECT
A condition that, in the inspector's judgment at the time of inspection, significantly impairs the health or safety of occupants or adversely affects the expected performance or life of a component if not corrected, consistent with Wis. Stat. § 440.97(2m).

LIMITATIONS & CONDITIONS

This inspection does not identify all defects that may exist and is not intended to reveal every condition affecting the property. The inspector is not required to determine:

- The cause, origin, extent, or progression of any condition beyond what is visually apparent
- The adequacy of design, capacity, engineering, structural integrity, or load-bearing capability
- Compliance with building codes, ordinances, regulations, permits, manufacturer specifications, insurance requirements, or industry standards
- The presence of environmental hazards or hazardous materials unless specifically contracted for
- The cost of repairs, replacement, upgrades, maintenance, or future improvements
- The remaining service life of any component or system
- Whether repairs were performed properly, permitted, or by qualified individuals

No representation is made regarding systems or components that were not visible, were inaccessible, were not readily accessible, could not be safely inspected, or could not be operated at the time of inspection. This includes, but is not limited to, concealed wiring, concealed plumbing, concealed structural components, gas piping, underground utilities, underground drainage systems, underground tanks of any kind, sewer lines, foundation elements hidden by finishes or paint, and any areas obscured by snow, ice, water, vegetation, storage, furnishings, finishes, insulation, construction materials, personal belongings, or other obstructions.

The presence or absence of proper bonding for CSST (Corrugated Stainless Steel Tubing) may not be determinable during a visual inspection. The inspector does not guarantee identification of all CSST installations, bonding deficiencies, grounding deficiencies, or related safety concerns.

Knob-and-tube wiring may exist in structures and may be concealed within walls, ceilings, attics, crawlspaces, or other inaccessible areas. The absence of visible knob-and-tube wiring should not be construed as confirmation that such wiring does not exist. If its presence is a concern, further evaluation by a licensed electrician is recommended.

Any system identified as marginal, poor, defective, outdated, unsafe, or requiring further evaluation should be reviewed and repaired by a qualified contractor or specialist prior to closing whenever possible. Failure to obtain further evaluation may result in unforeseen repair costs or safety concerns.

CLIENT RESPONSIBILITY

By accepting this report, proceeding with the transaction, or relying upon the inspection, the client acknowledges and accepts the limited scope, exclusions, limitations, disclaimers, and conditions of this inspection. The client further acknowledges that the inspection is not a warranty, guarantee, insurance policy, or certification of any kind.

Any concerns regarding systems, components, conditions, or areas not evaluated should be addressed through further inspections and evaluations by appropriately qualified professionals prior to closing, occupancy, or completion of the transaction.

Additional defects, deficiencies, safety hazards, concealed conditions, and material issues may exist that were not visible, accessible, discoverable, or identifiable during the inspection. The client understands and accepts that no inspection can eliminate the risk of undiscovered conditions. The home inspection is a snapshot in time of the visible condition of the property on the date of inspection only.

Clients should retain qualified contractors and specialists to evaluate repair costs, obtain permits where required, verify the adequacy of repairs, determine code compliance, and confirm that all work is completed in a safe and workmanlike manner. The inspector assumes no responsibility for the quality, cost, completeness, permitting, or outcome of any repairs performed before or after the inspection.

CONTACT INFORMATION

For questions or clarification:

Office: 262-225-9668
Text: 262-716-8997

Or reply directly to the report delivery email

General: 90 Day Warranty

Thank You for allowing Tri County Inspection & Environmental, LLC to be a part of your real estate transaction.

This home now qualifies for a 90 Day Limited Home Warranty at no cost. Simply **CLICK HERE** within 10 days of the home inspection to complete the activation form (takes 30 seconds).

No payment is needed, we will cover the cost of the 90 Day Warranty as a thank you for selecting Tri County as your home inspection company of choice.

Please note, the ONLY way to receive warranty coverage is by clicking on the above link within 10 days to activate. Additional information on exactly what the Limited 90 Day Home Warranty covers please CLICK HERE.

As part of your Inspection, you have access to our Concierge Program that will help set up your utilities for you (so you don't have to make the individual calls yourself) and provide discounts for alarm/security service, Satellite TV, Cable, Internet, and more! You'll receive an email or phone call about these additional services and you can always opt-out if you would prefer not to take advantage of these special offers. The Concierge Program is designed not to be a sales pitch but rather a helpful way to assist our clients transiting services or to get answers to questions from who would you recommend to service our furnace to what local gyms are in the area! We will reach out to you with more information on contacting the Concierge in the next few weeks as we know you are being indicated with information at the moment!

***Please note, the 90 Day Warranty is a limited warranty and will not cover replacement of most items but is meant to provide coverage for unforeseen repair costs. An example would be if your water heater fails two months after you move in. The 90 Day Warranty provides $400 in coverage. Please note, a full 14 month warranty is available which provides full coverage where the 90 Day Warranty is limited.

Activating the free warranty is the sole responsibility of the Client. If the Client does not activate the free warranty policy, they will **NOT** have warranty coverage. It is expressly understood and agreed that Tri County Inspection & Environmental , LLC is not the warranty company, and has no authority on how claims are processed, if claims are approved, or denied, and if, when, or how any payments on approved claims will be made.



90 Day Home Warranty Flyer

Recommendations/defects

1.1.1 General

Monitor Or Repair As Needed (Future Maintenance/Repair/Cosmetic)

RECOMMEND OBTAINING PRIOR INSPECTION REPORTS

Obtaining prior inspection and maintenance reports can provide valuable historical context about a property's maintenance and repairs. These documents can reveal past problems, completed renovations, and ongoing maintenance patterns that might not be immediately visible during a current inspection.

2: EXTERIOR

		IN	NI	NP	R
2.1	Driveway	X			
2.2	Walkway	X			
2.3	Stoop / Steps	X			
2.4	Siding, Flashing & Trim	X			X
2.5	Eaves, Soffits & Fascia	X			X
2.6	Vegetation, Grading, & Drainage	X			
2.7	Exterior Doors	X			X
2.8	Exterior Windows	X			
2.9	Hose Bibs	X			
2.10	Electrical	X			
2.11	Fuel Storage & Distribution Systems	X			
2.12	Patio	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

Stoop / Steps: Condition
Satisfactory Unless Noted



Siding, Flashing & Trim: Siding Condition
Marginal, Common Damage

Siding, Flashing & Trim: Trim/Flashing Material
Wood

Siding, Flashing & Trim: Trim/Flashing Condition
Satisfactory

Exterior Doors: Weatherstripping
Satisfactory

Exterior Windows: Window Condition
Satisfactory

Exterior Windows: Caulking Condition
Satisfactory

Fuel Storage & Distribution Systems: Main Fuel Shut-Off
Exterior



Patio: Material
Concrete

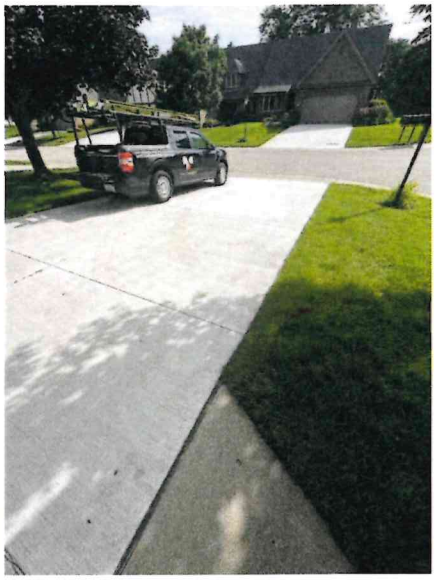
Driveway: Driveway
Driveway

Satisfactory Unless Noted

The driveway was visually inspected of it overall condition, performance, and observable safety concerns at the time of the inspection. The inspection included a visual evaluation for conditions such as major cracking, major settlement, major heaving, major deterioration, drainage concerns, and other readily observable defects.
Driveways are exposed to weather, freeze-thaw cycles, vehicle traffic, tree root activity, and normal wear over time.

Minor cracks, surface imperfections, and gradual deterioration are common and should be expected with age. These surfaces require periodic maintenance, including crack sealing, cleaning, and repairs, to help maximize their service life and reduce further deterioration.
This inspection is limited to visible and readily accessible conditions present on the day of the inspection. Hidden conditions, subsurface support issues, future movement, and performance under changing seasonal or environmental conditions cannot be determined during a visual home inspection. Ongoing monitoring and routine maintenance are recommended, with repairs made as needed to help maintain safe walking and driving surfaces.





Walkway: Walkway Condition

Walkway / Sidewalk

Satisfactory Unless Noted

The walkway(s) were visually inspected for their overall condition, performance, and observable safety concerns at the time of the inspection. The inspection included a visual evaluation for conditions such as major cracking, major settlement, major heaving, major deterioration, drainage concerns, and other readily observable defects.

Walkway(s) are exposed to weather, freeze thaw cycles, vehicle traffic, tree root activity, and normal wear over time.

Minor cracks, surface imperfections, and gradual deterioration are common and should be expected with age. These surfaces require periodic maintenance, including crack sealing, cleaning, and repairs, to help maximize their service life and reduce further deterioration.
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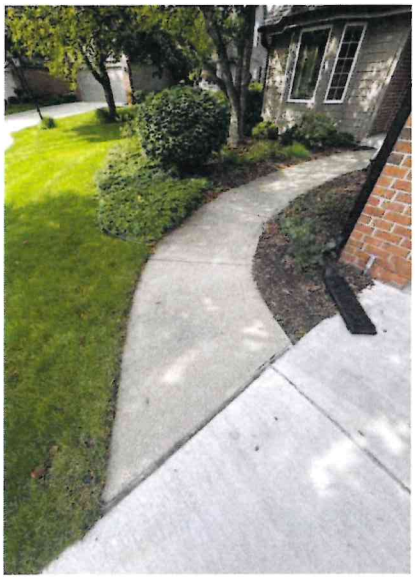
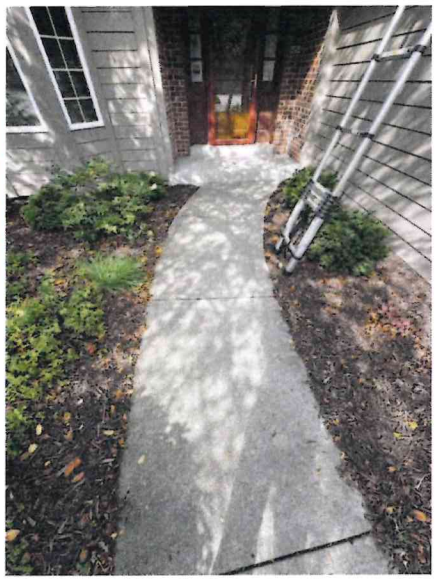
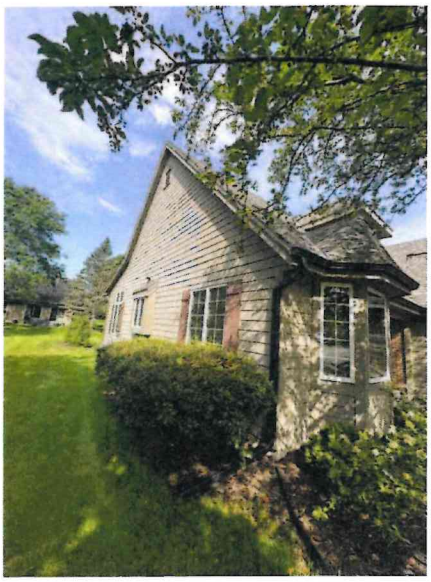




Siding, Flashing & Trim: Siding Material

Fiber Cement, Brick, Not 100% Visible

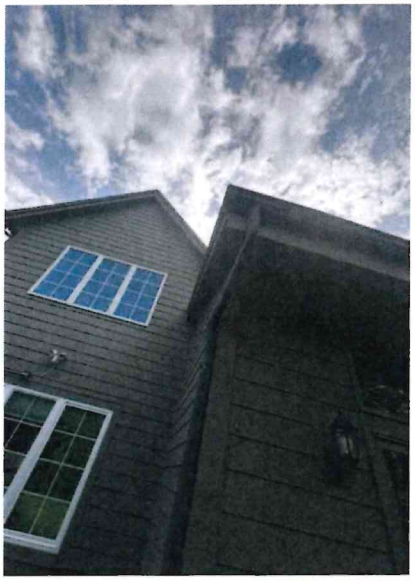
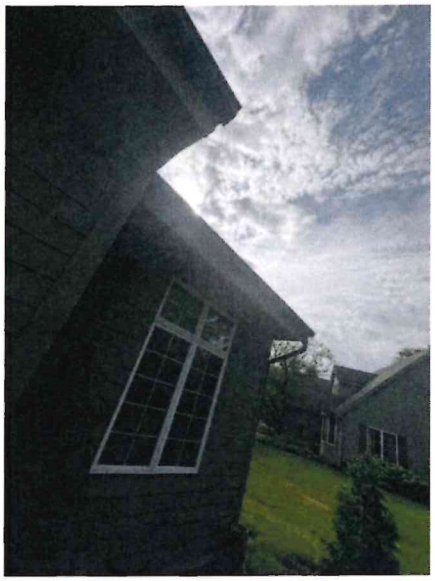






Eaves, Soffits & Fascia: Material

Wood




Eaves, Soffits & Fascia: Condition

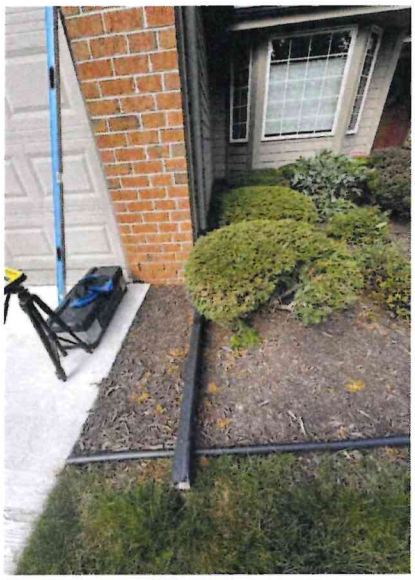
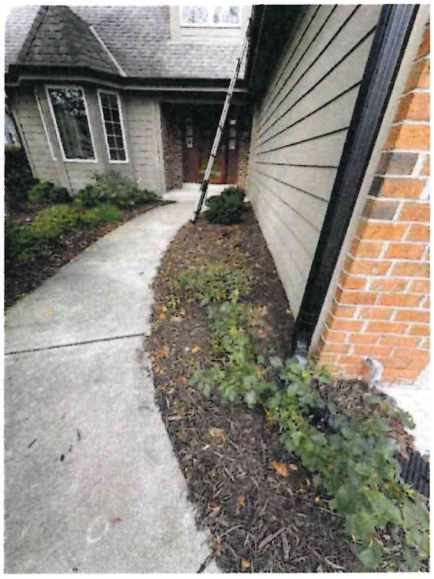
Marginal

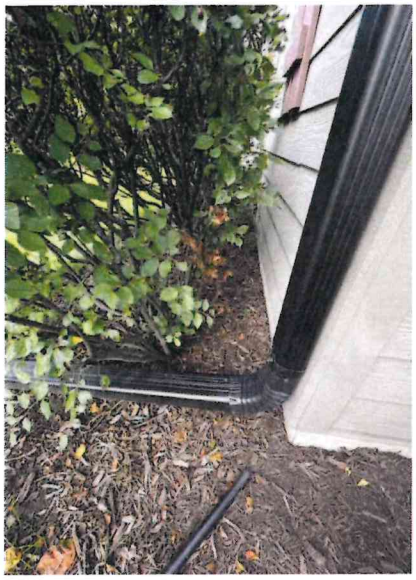
Please Note: No representation can be made of areas not visible at time of inspection.

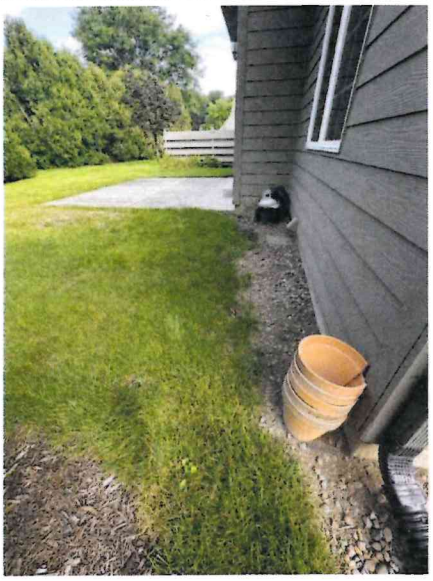
Vegetation, Grading, & Drainage: Satisfactory (Unless Noted)

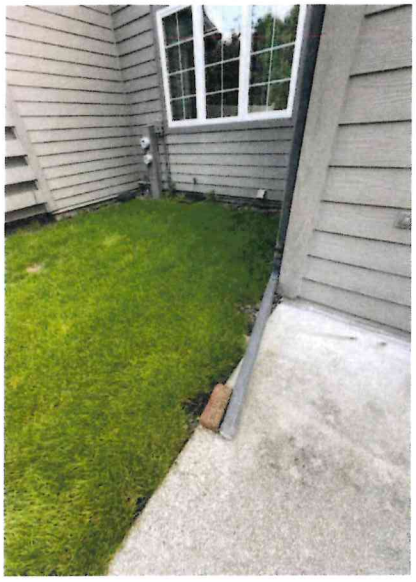
Proper grading was established for your home at settlement to properly absorb water and direct it away from your foundation. It is extremely important to maintain this established grading to prevent water entry into the basement which can cause structural defects. Watering flowering beds next to the house may cause wet basement walls.

Please note, plants, trees, snow, ice, decking, and other obstacles can prevent the homes grading from being 100% inspected. Please check the homes grading at the final walkthrough and continue checking the grading of your home over the course of home ownership as grading can change over time.







Vegetation, Grading, & Drainage: Grading Not Able To Be 100% Inspected Due to Vegetation

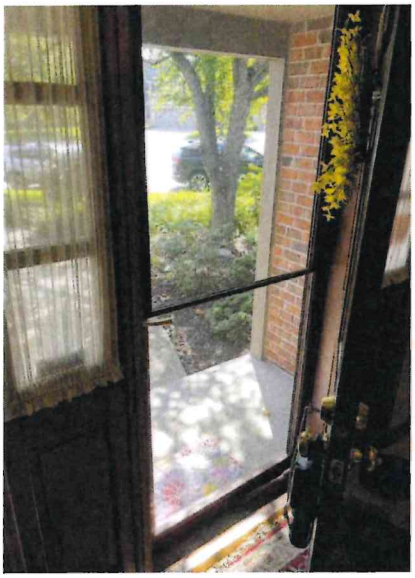
Shrubs/plants around the homes exterior limited the visibility of the exterior grading.

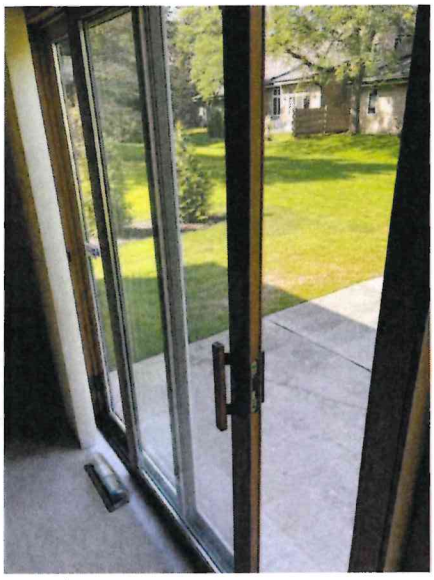
Recommend re-evaluating the homes grading when shrubs and plants are trimmed away from the foundation.

Recommend trimming all shrubs and plants a minimum of 6 inches away from the home. No representation can be made of the homes grading that could not be inspected.

Exterior Doors: Door Condition

Satisfactory





Exterior Windows: Window Material

Vinyl

Inspection Limitation – Windows

The window inspection was limited to a basic visual and operational evaluation of windows that were readily accessible at the time of inspection. Windows may have been restricted or obstructed by window treatments, furniture, security devices, seasonal conditions, or painted-shut components, dirt, dust, and therefore could not be fully operated or evaluated at time of inspection.

The basic inspection did not include dismantling of window components, removal of glazing or trim, verification of flashing or water-resistive barriers, testing for air or water infiltration, or evaluation of concealed framing, seals, or installation methods.

Due to these limitations, hidden defects or conditions including but not limited to failed seals, moisture intrusion, concealed decay, improper flashing, or future operational issues may exist but were not observable at the time of inspection. The absence of visible deficiencies at the time of inspection does not guarantee current or future performance or weather tightness.

If concerns exist or if additional assurance is desired, further evaluation by a window contractor or building professional is recommended prior to sale.





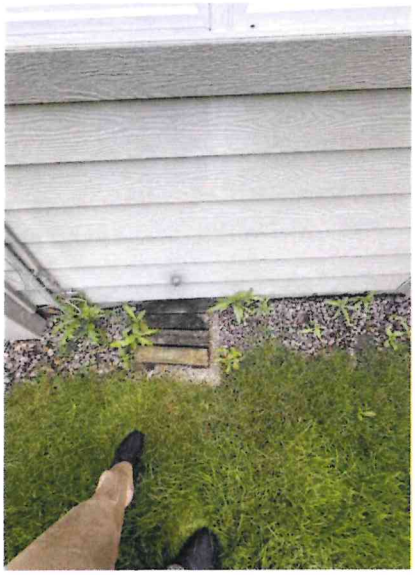

Exterior Windows: Dirty Windows

Windows/Door Glass is dirty. This can make it difficult to determine if failed seals exist. Recommend cleaning and further evaluation.

Hose Bibs: Hose Bibs

Tested, Not On

Remove hoses before winter, to prevent freezing. Turn off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.



Electrical: Electrical Service Entry

Below Ground

Recommended contacting the local servicing electrical company as needed to verify the homes amperage prior to sale (this is a general information comment, not specific to any inspection). The amperage recorded in the report is based directly off the main breaker rating located in the main breaker panel if visible.

It is entirely possible the main electrical breaker is improperly sized for the incoming electrical service, which cannot always be determined at time of inspection. The local electrical company and or an electrician can properly verify the homes amperage over the phone. Please note, this is a general recommendation and not a direct deficiency.



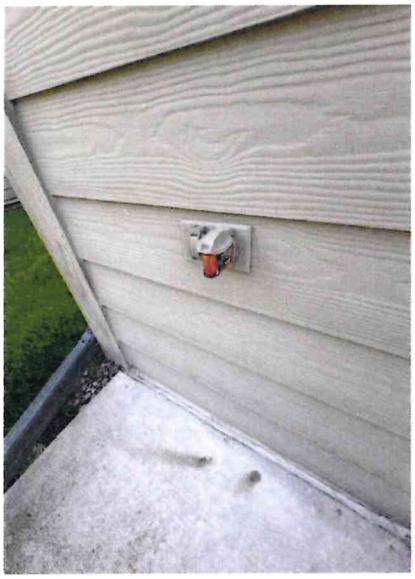


Electrical: Ground Fault Circuit Interrupter (GFCI) Outlets Present And Operative (Unless Noted)

GFCI outlets were present on exterior and a representative amount of outlets were checked for proper operation. Please note although the GFCI outlets were operational these outlets can fail between the inspection and closing. GFCI electrical outlets should be checked frequently to ensure operation.

For more information on GFCI outlets see:

https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe



Patio: Condition

Satisfactory, Typical Cracks

Inspection Limitation – Patio

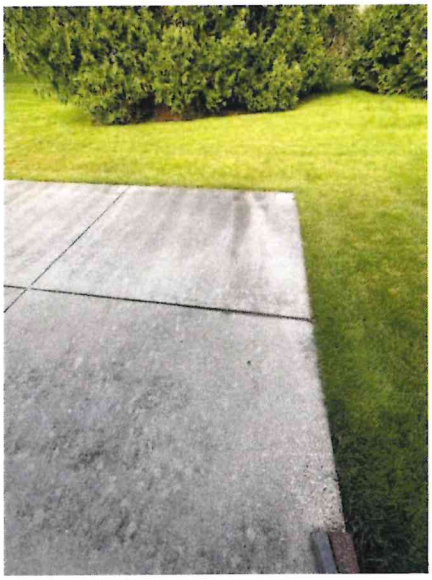
The patio was visually inspected for readily observable conditions at the time of the inspection. The inspection was limited to areas and components that were readily accessible and visible without moving or removing significant obstructions or materials.

The inspection did not include removal or disturbance of patio surfaces, pavers, concrete, landscaping, soil, mulch, or other materials to evaluate concealed conditions or the underlying base and subgrade. Conditions beneath the patio surface, including the adequacy of the base material, soil preparation, compaction, drainage, reinforcement, and other concealed construction components, were not directly evaluated.

Patios may experience settlement, movement, cracking, heaving, or drainage-related conditions as a result of soil conditions, moisture, frost movement, improper preparation, or other factors that may not be apparent during a visual inspection. The inspection does not determine the structural design, engineering adequacy, load-bearing capacity, or compliance with current or past building codes.

Concealed defects or conditions may exist that were not observable at the time of inspection. If significant cracking, settlement, movement, drainage concerns, or other deficiencies are observed, or if additional evaluation is desired, further assessment by an appropriately qualified concrete, masonry, landscaping, or structural professional is recommended.





Patio: Monitor Pitch

Monitor pitch/grading of patio to prevent water from pitching towards the house.

Limitations

Exterior Windows

WINDOW LIMATATIONS

Please note that not all windows could be inspected during the home inspection. Height, access, snow and ice are all factors that can limit the inspection of the homes windows. No representation can be made of windows not inspected at time of inspection. Please note, window defects may exist or arise post home inspection. Buyers should expect window related issues throughout the ownership of the house. These defects can be minimized through annual maintenance.

Recommendations/defects

2.4.1 Components DEFECTIVE In Need Of Repair / Non Safety DEFECTS

Siding, Flashing & Trim

DAMAGE NOTED TO SIDING / TRIM

Damage (general) noted to the homes siding / trim at the exterior of the home.

Please note, defects to the home's siding could exist that were not visible at time of inspection.

Recommend further inspection by a siding, professional and repairing as needed prior to sale.



2.4.2 Components DEFECTIVE In Need Of Repair / Non Safety DEFECTS

Siding, Flashing & Trim

LOOSE SIDING NOTED

One or more siding/trim boards were loose and or not properly attached to the home.

Recommend a qualified siding contractor repair as needed prior to sale. Siding defects could be present not visible or noted at time of inspection.



2.5.1 Components DEFECTIVE In Need Of Repair / Non Safety DEFECTS

Eaves, Soffits & Fascia

SOFFIT/FASCIA - ROTTED

One or more sections of the soffit/fascia are rotted. General painting is recommended at exposed wood.

Recommend roofer or siding specialist evaluate the homes soffits and repair prior to sale as defects could be present not visible or noted at time of inspection.

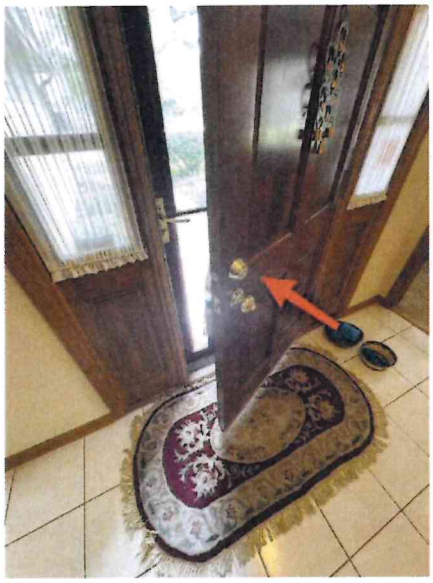


Monitor Or Repair As Needed (Future Maintenance/Repair/Cosmetic)

2.7.1 Exterior Doors

DOUBLE SIDED DEADBOLTS

Double sided deadbolts noted on the exterior door. This is a safety concern as the doors can not be readily opened from the inside in an emergency.



3: AIR CONDITIONING

		IN	NI	NP	R
3.1	Cooling Equipment	X			
3.2	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information