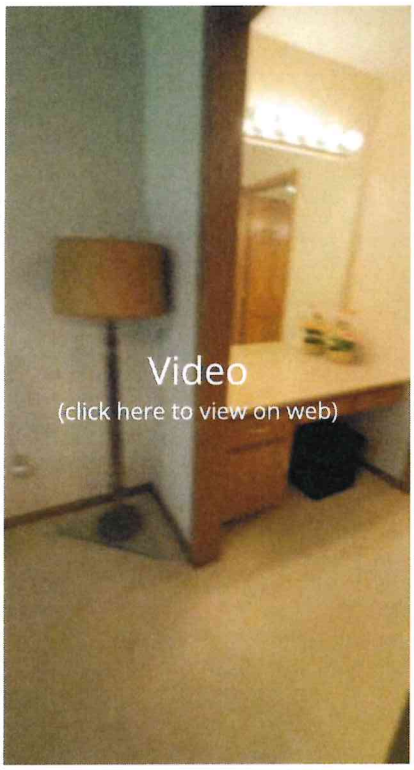
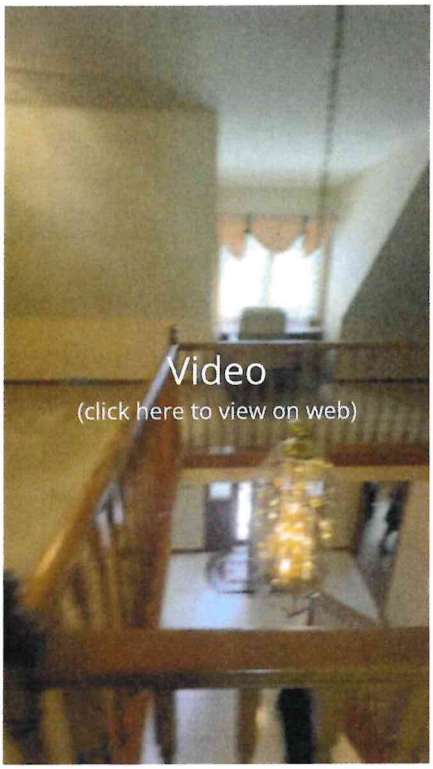
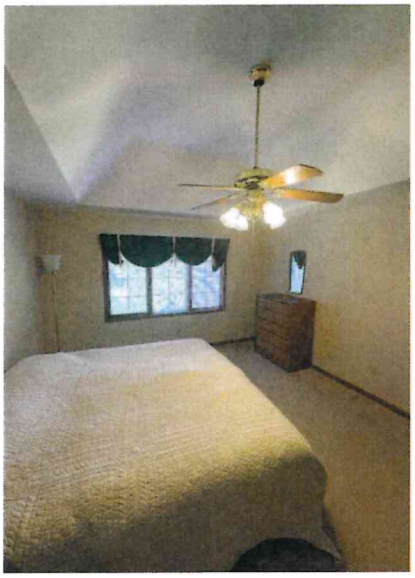
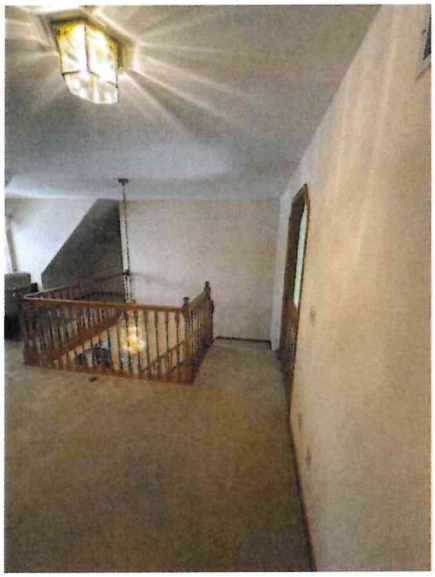
General Interior Room Photos / Videos



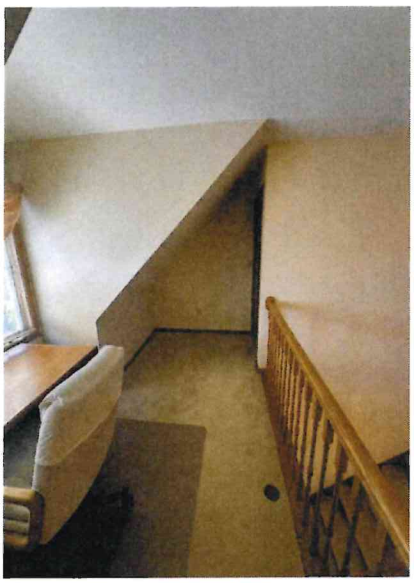
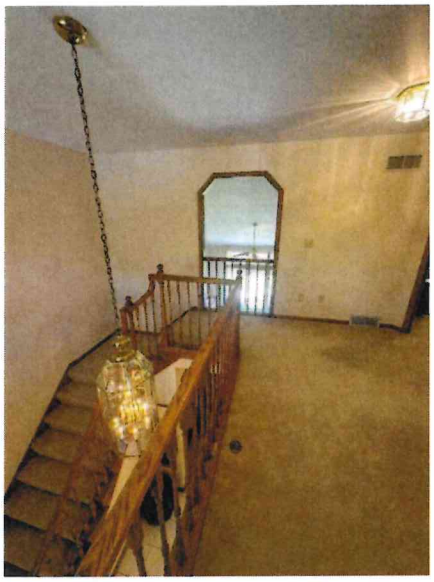
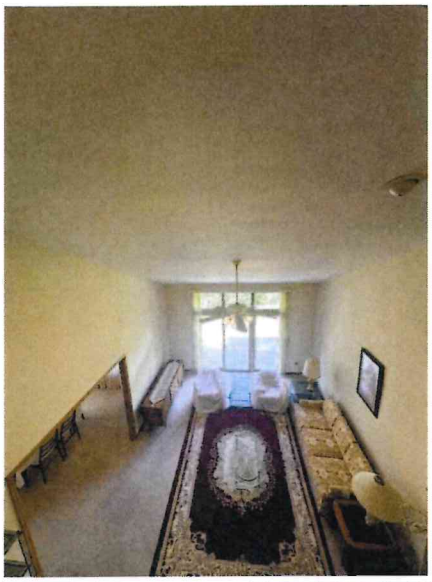






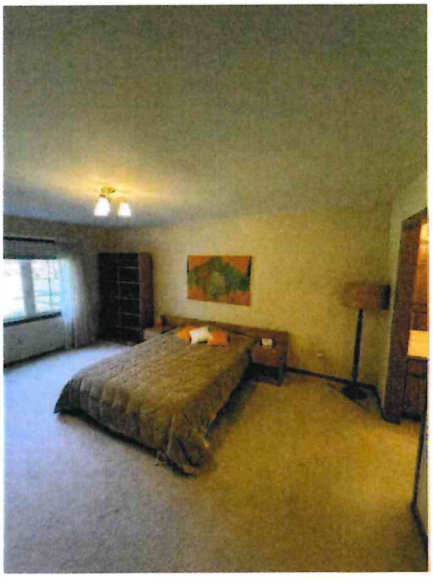


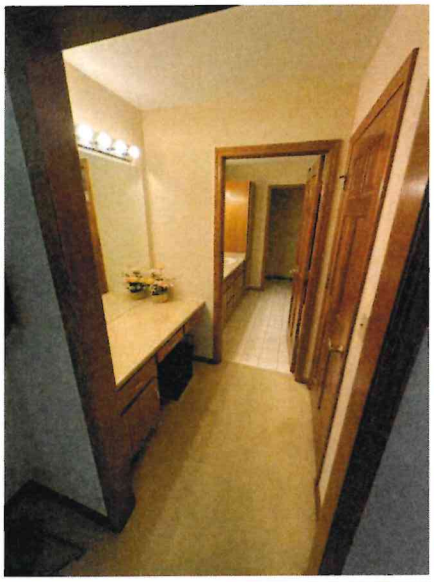
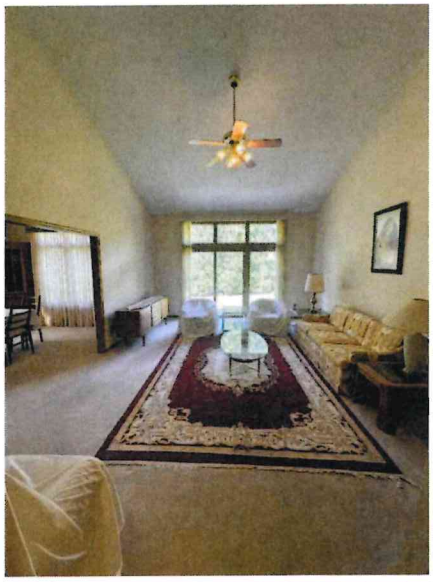
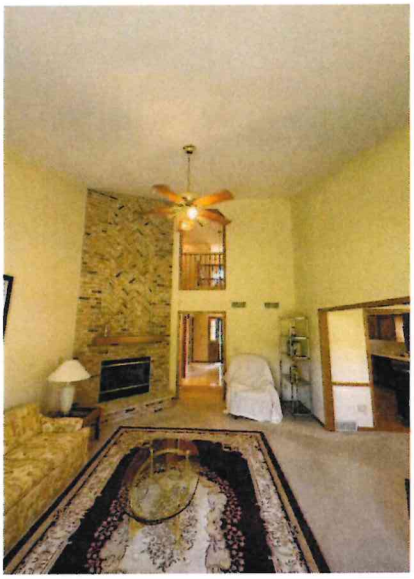




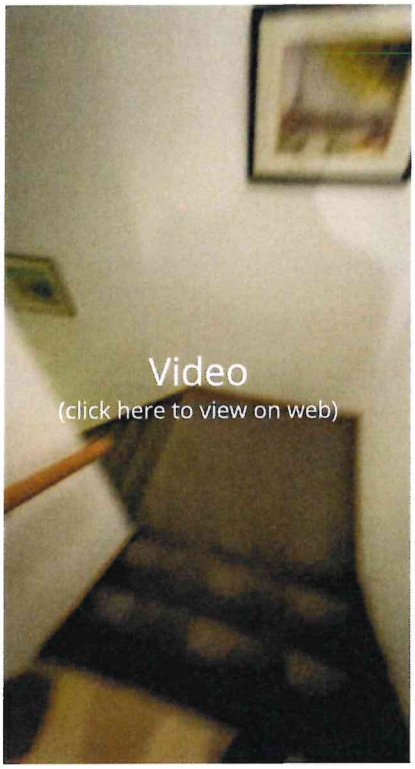




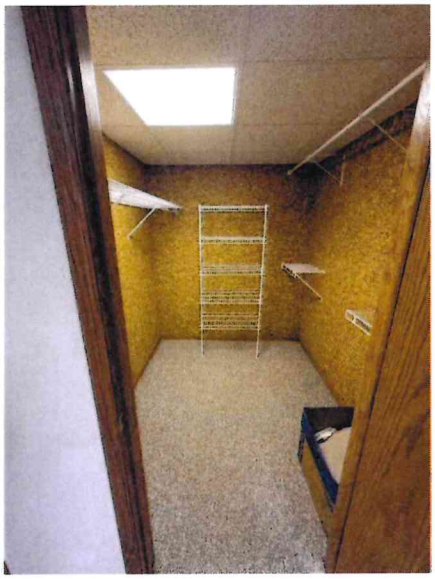







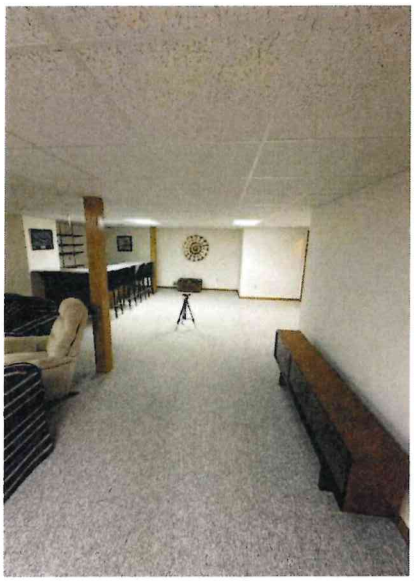



Video
(click here to view on web)







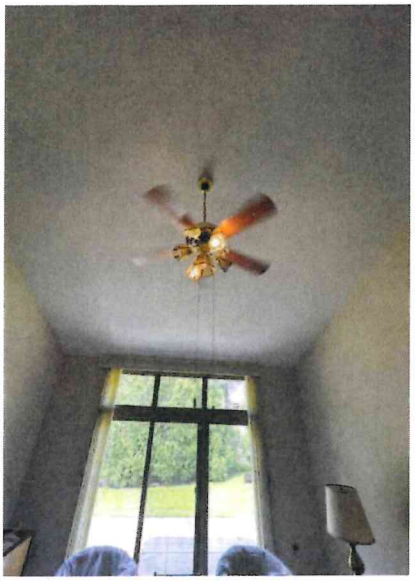


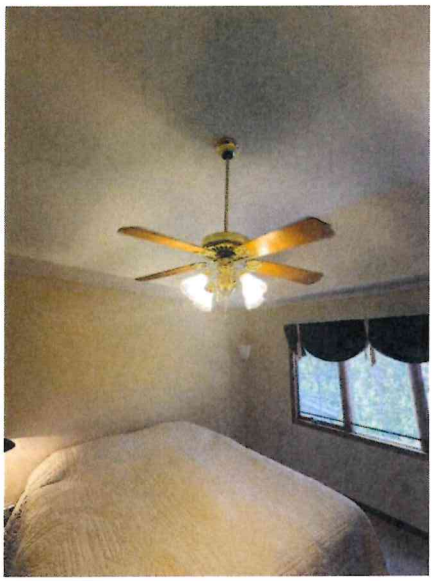





Ceiling Fan(s): Ceiling Fan(s) Condition

Satisfactory





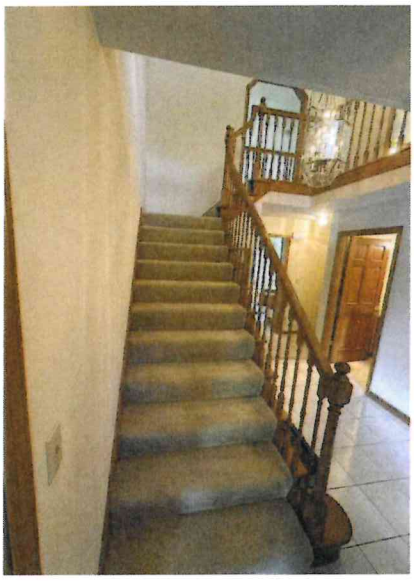
Floors: Floor Coverings

Satisfactory (Unless Noted)

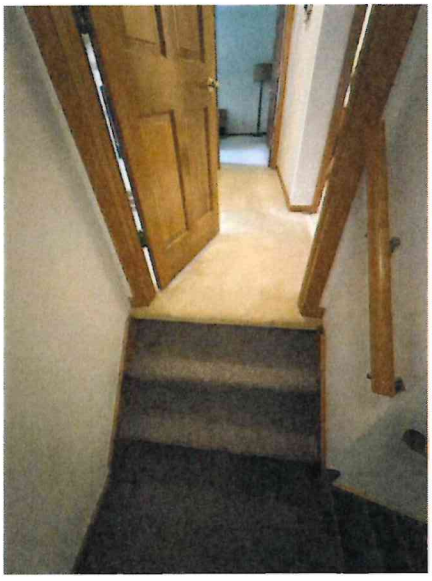
Please note the home inspection is not an inspection for cosmetic defect. flooring that' marked as satisfactory may have cosmetic defects that do not affect the safety or functionality of the property.

Steps, Stairways & Railings: Satisfactory Condition (Unless Noted)

The flooring is in satisfactory condition unless noted. Cosmetic defects may be present not noted on the report.







Doors: Doors in Satisfactory Condition (Unless Noted)

A representative number of doors were opened. Doors inspected were in satisfactory condition unless noted. Please note, some doors may not have been physically opened and closed. A representative number of doors in the home were tested.

Smoke & Carbon Monoxide Alarms - Not Tested: Smoke & Carbon Monoxide Alarms - Not Tested

Interior

Smoke and carbon monoxide (CO) alarms were not tested during the inspection. Testing these devices at the time of the inspection can provide a false sense of security, as an alarm that responds properly during the inspection may fail at any time afterward due to battery failure, age, contamination, sensor degradation, or internal component failure.

Because smoke and carbon monoxide alarms are critical life safety devices, Tri County Inspection & Environmental, LLC recommends replacing all smoke and carbon monoxide alarms immediately after closing,

After replacement, alarms should be tested monthly, batteries replaced as needed (if applicable), and the units replaced according to the manufacturer's recommendations. Most smoke alarms should be replaced every 10 years, while carbon monoxide alarms typically require replacement every 5–10 years, depending on the manufacturer and model.

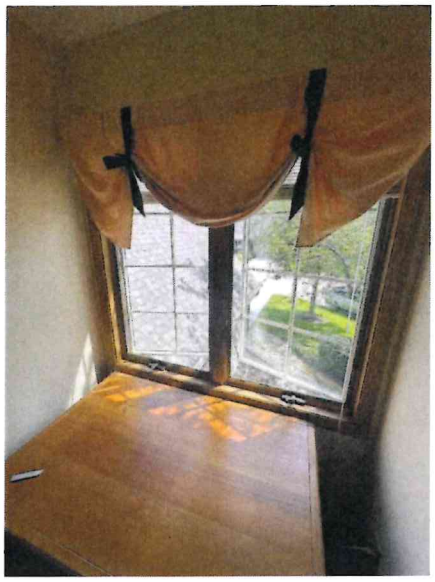
Properly installed and maintained smoke and carbon monoxide alarms are among the most important safety devices in a home and can provide early warning of fire and dangerous carbon monoxide levels, helping to protect occupants from serious injury or death.

Windows: Windows Operational (Unless Noted)

A representative number of windows that were accessible were opened and closed during the inspection. Please note windows not accessible were not tested and may contain defects. Although we do our best to inspect every window in the home, hidden wood rot or defects sometimes exists that is not visible a time of inspection. No representation can be made of window condition post inspection or windows not inspected at time of inspection.







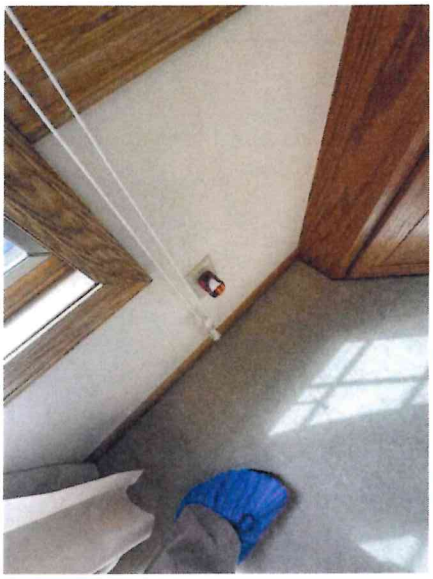
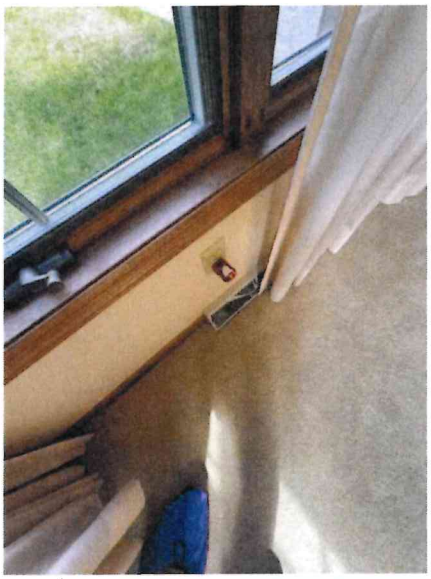
Windows: Blocked or Windows Not Inspected

Some windows may have been blocked and or not inspected. No past, present, or future representation can be made of windows not accessible or inspected at time of inspection. A reasonable sample of windows were inspected as to the State Statue however hidden defects may be discovered after closing. We point this out to prevent any misunderstandings of the limitations of the non invasive limited visual inspection performed on the home during the home inspection as well as to to alert our clients that possible unidentified defects may exist.

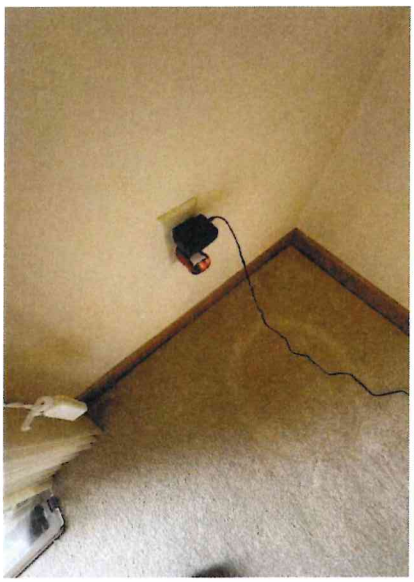
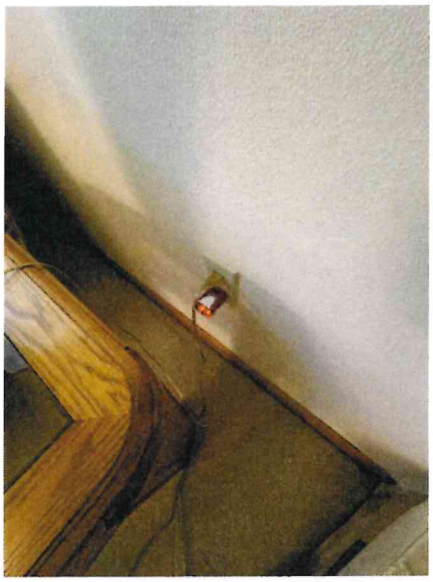
Lighting & Outlets: Tested Fixtures Condition

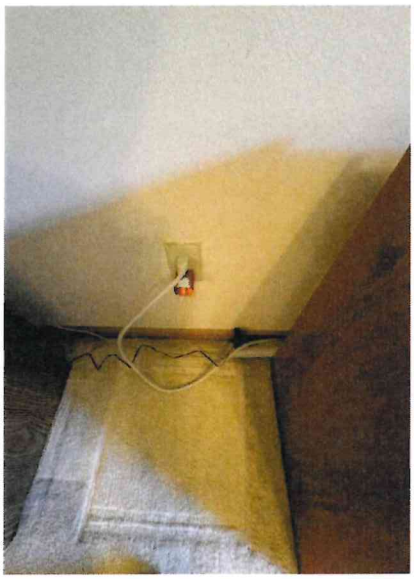
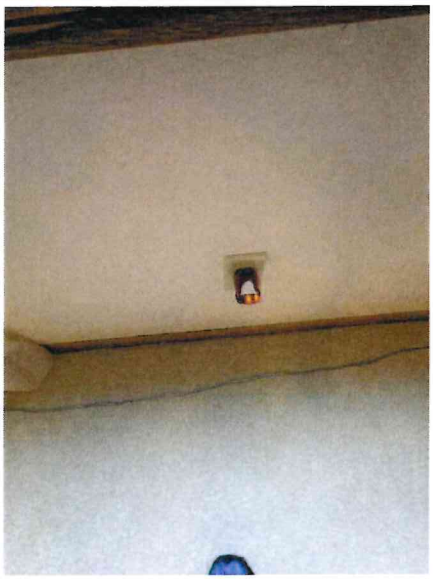
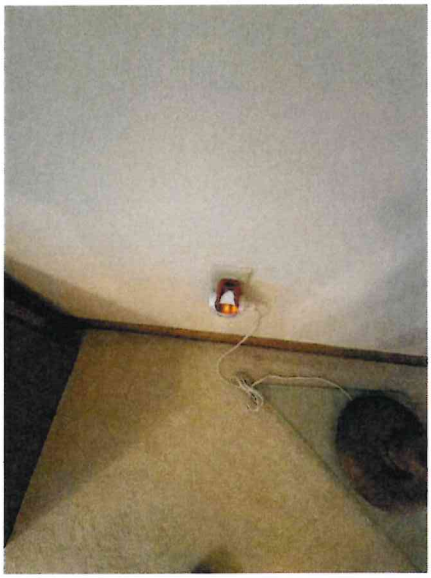
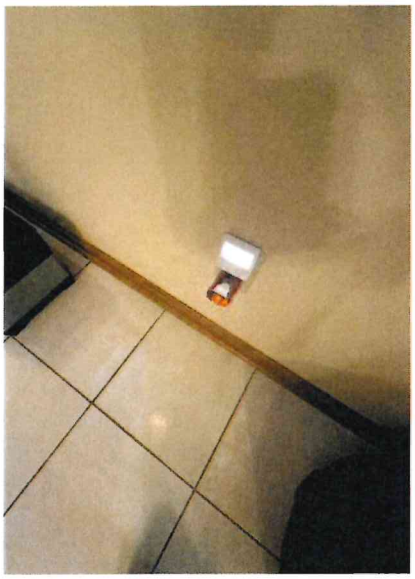
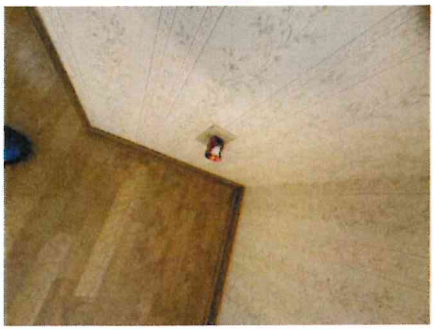
Satisfactory

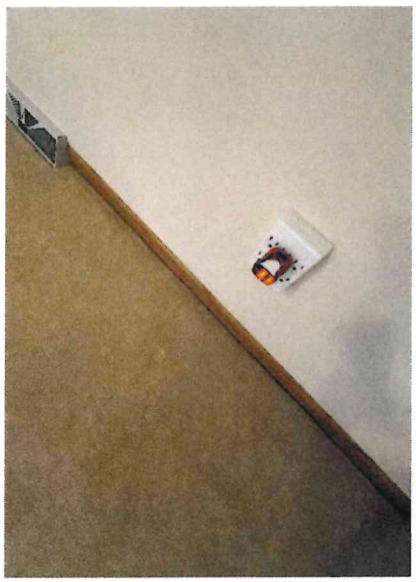
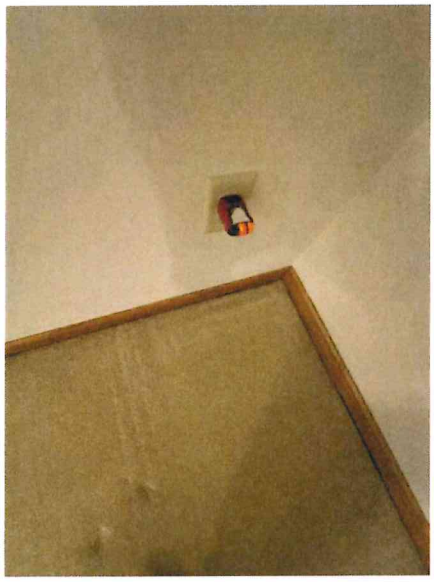
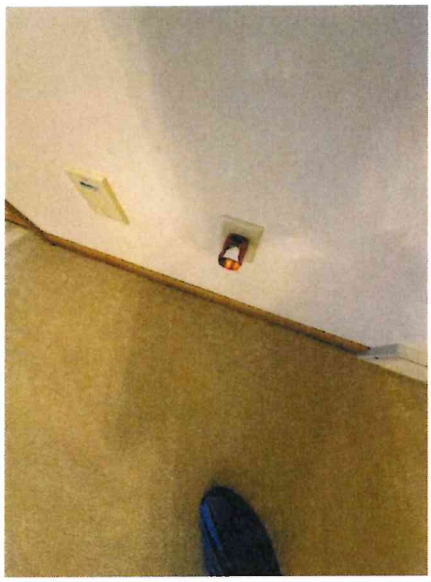
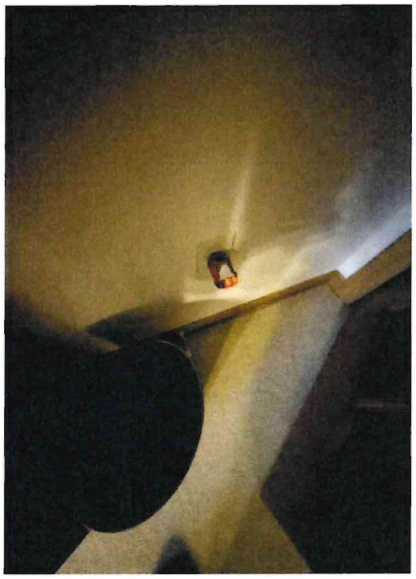
A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested.

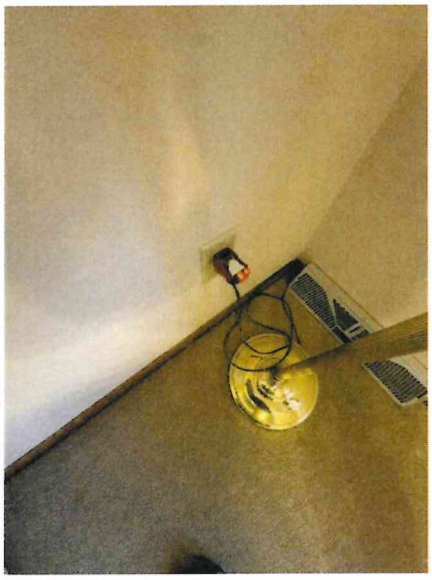






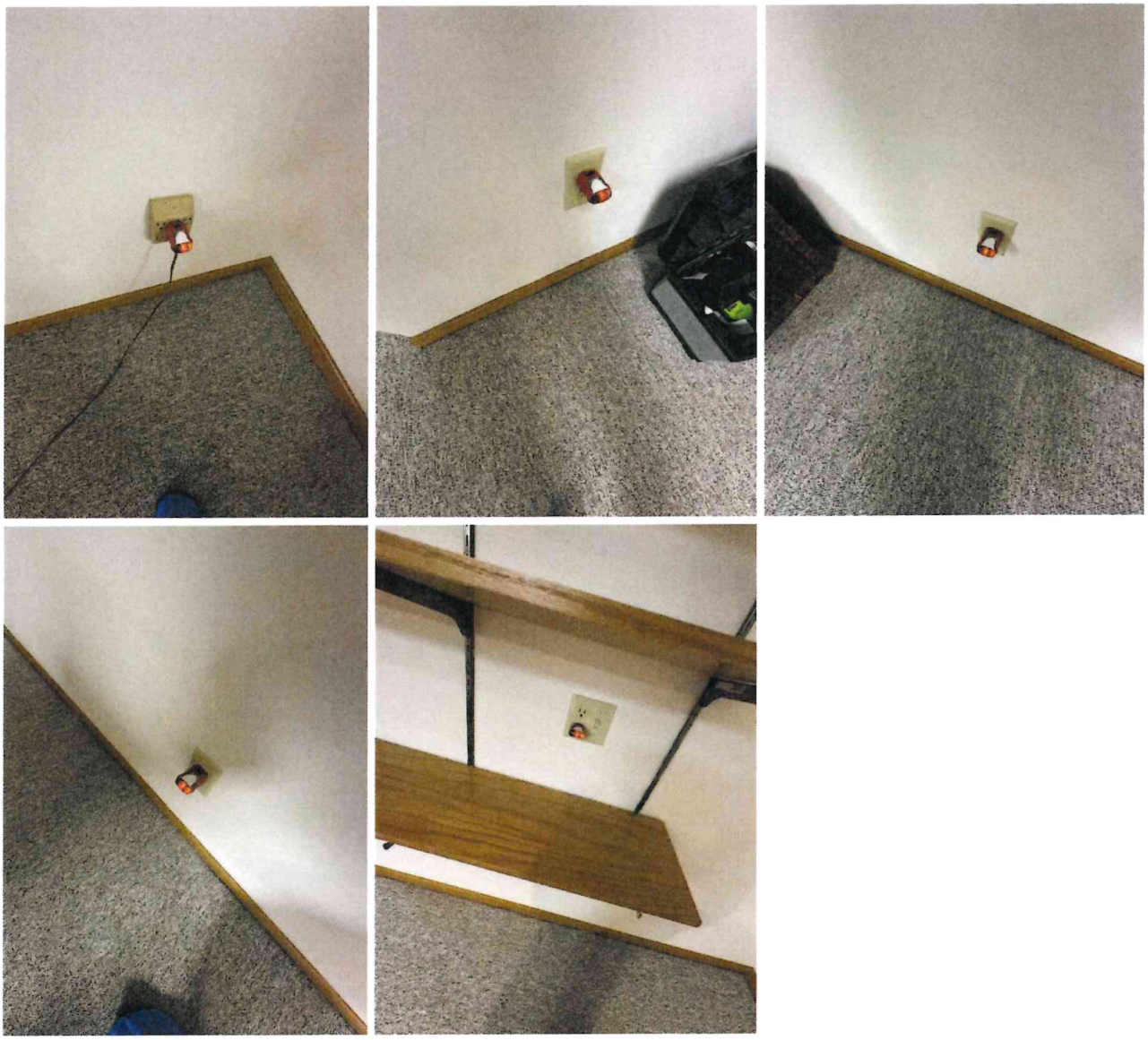








Lighting & Outlets: Blocked Electrical Receptacles

A number of electrical receptacles were inaccessible and unable to be tested. No representation can be made to outlets not inspected.

Limitations

Smoke & Carbon Monoxide Alarms - Not Tested

NOT TESTED

Smoke detectors and carbon monoxide detectors are not tested during the inspection. An increasing number of homes and most multi family properties have monitored systems which when tested alert the homeowner as well as the police and fire department.

We always recommend the buyer purchase new smoke detectors and carbon monoxide detectors upon moving into the property as most alarm manufacturers recommend replacement every 5 years. FEMA recommendations replacing detectors every 10 years.

Smoke and carbon monoxide alarms can work one day and not the next. Being a major life safety component, again, we recommend the client replace all detectors upon occupancy of the space.

CLICK HERE FOR MORE INFORMATION

Windows

POSSIBLE WINDOWS DEFECTS

Although we take great pride in our thoroughness of our inspection of the homes windows, it is impossible to report on failed window seals that are not visible at time of inspection. Failed window seals may not be visible during certain weather conditions like low humidity and or not be present at time of inspection but be appear after closing.

It is highly recommend that the buyer inspect the homes windows during the final walkthrough as well as ask the homeowner if any failed window seals are present prior to sale. Tri County Home Inspection makes no representation of failed window seals not visible or noted at time of inspection.

Please contact Tri County Home Inspection at 262-225-9668 with any questions you may have on the condition of your windows as well as inspection limitations.

10: LAUNDRY ROOM

		IN	NI	NP	R
10.1	Clothes Washer / Dryer	X			
10.2	Plumbing	X			
10.3	Electrical	X			

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

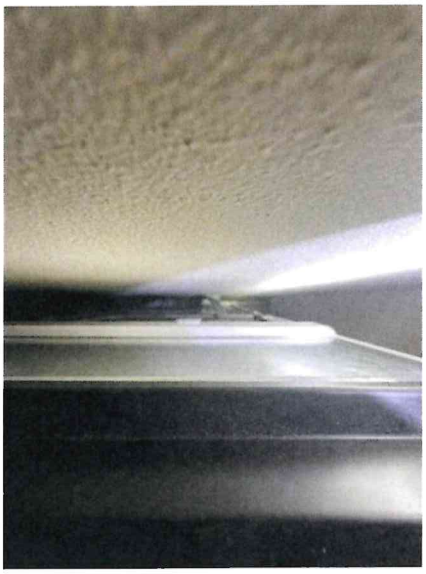
Information

General Laundry Room Observations / Photos
Laundry Room



Location
Main Floor

Clothes Washer / Dryer: Dryer Fuel / Power Source
220 Electric



Clothes Washer / Dryer: Dryer Vented Through
Wall

Clothes Washer / Dryer: Not 100% Visible
Dryer vent not 100% visible.

Clothes Washer / Dryer: Washer/Dryer Operational

Laundry Room

Inspection Limitation – Clothes Washer & Dryer

Clothes washers and dryers are only operated during the inspection if they are accessible and free of homeowner possessions.

When tested, the washer and dryer are operated through a basic cycle only to verify general functionality and to observe for visible leaks or abnormal operation at the time of inspection. The inspection is limited to a visual and operational assessment and does not include disassembly, performance testing under all operating conditions, or evaluation of internal components.

Due to these limitations, additional defects may exist that were not apparent at the time of inspection. No representation is made regarding the remaining service life of the appliances or the occurrence of future failures or repairs after the inspection.





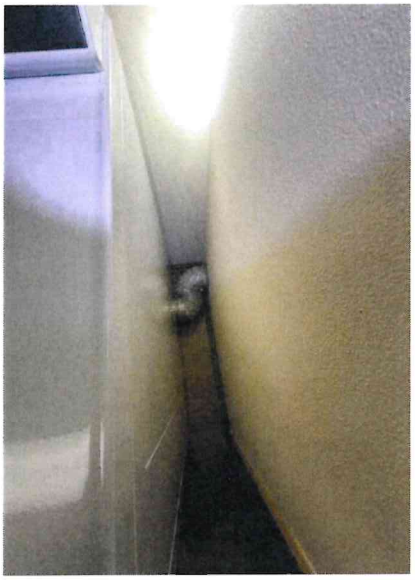


Clothes Washer / Dryer: Dryer Vent

Metal (Flex)

Recommend replacing the dryer venting prior to use and cleaning all dryer venting every 3 months.

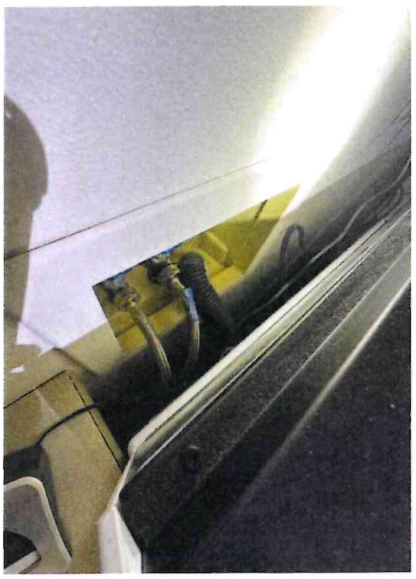
Not properly maintaining venting can be a safety hazard. Please note, venting can not be removed for inspection and the interior condition is unknown.



Plumbing: Washer Hook-Up Valves Satisfactory

Laundry Room

Washing machine hook-up valves are in satisfactory condition where visible.



Plumbing: Limited Inspection

Laundry Room

The area behind or to the sides of the homes washer or dryer was not 100% visible or 100% accessible preventing the area from being inspected.

Electrical: Electrical Satisfactory (Unless Noted)

Laundry Room

Electrical was satisfactory. No open grounds, reverse polarity, or washing machine plugged into Ground Fault Circuit Interrupter (GFCI) outlets were visible at time of inspection. Please note, defects may be present not visible or noted at time of inspection.

11: ATTIC SPACE

		IN	NI	NP	R
11.1	Insulation	X			
11.2	Structure	X			
11.3	Vapor Barriers	X			
11.4	Ventilation / Exhaust	X			
11.5	Electrical	X			

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

Information

Access Location
Attic
Bedroom Hall, Garage

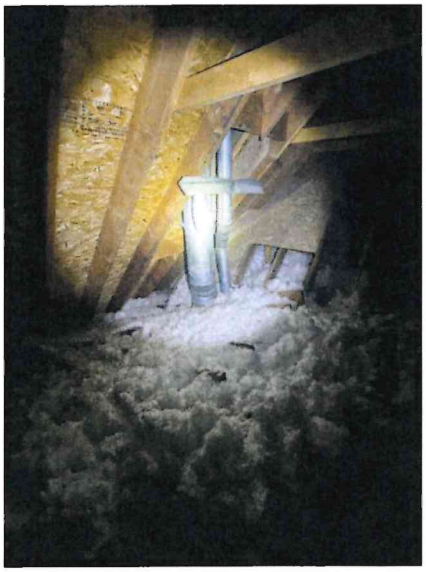
Inspected From
Attic
In the Attic, Attic Not 100% Accessible

Flooring
Attic
Partial

Insulation: Installed Location
Attic
Between Ceiling Joists, Walls, Not 100% Visible

Structure: Ceiling Joists
Attic
Wood, Not 100% Visible

Structure: Chimney Chase
Attic
Not 100% Visible



Vapor Barriers: Material
Attic
Not Visible

Ventilation / Exhaust: Ventilation Appears Adequate
Attic
Attic ventilation appeared adequate where visible.

General Attic Observations / Photos / Videos

Attic

Inspection Limitation – Attic

The attic inspection was limited to a visual, non-invasive evaluation of readily accessible and observable areas and components at the time of the inspection, consistent with the applicable Wisconsin home inspection standards (SPS-131). Portions of the attic, including but not limited to structural components, roof framing, roof sheathing, insulation, ventilation, electrical components/wiring, and other areas and item defects may have been obstructed, concealed, restricted, or inaccessible and therefore could not be fully evaluated at time of inspection.

The inspection did not include removal, disturbance, or relocation of insulation for access, stored items, finishes, or other materials to expose concealed conditions. Areas or components that were not readily accessible or visible were not evaluated. Defects or conditions may exist in concealed or inaccessible areas that were not observable or noted at the time of inspection.

This home inspection is **not** a pest inspection. The inspector does **not** perform a specialized pest inspection and does not determine, certify, or guarantee the presence or absence of insects, rodents, bats, birds, mice, wood-destroying organisms, or other pests. Evidence of pest activity may be concealed, may not be present at the time of inspection, or may develop after the inspection. The inspection therefore cannot determine whether a property is or will remain free of pest activity or infestation.

If attic concerns exist, evidence of pest activity is observed, or additional assurance is desired regarding the attic, roof structure, insulation, ventilation, or potential pest-related conditions, further evaluation by an appropriately qualified contractor, structural engineer, or licensed pest professional is highly recommended prior to closing or purchase.

Because attic and roofing conditions can change due to weather, moisture, maintenance, deterioration, animal activity, or other factors, a final walk through and visual review of accessible attic areas prior to closing is highly recommended. The inspection report reflects conditions observed at the time of the inspection and is not a guarantee, warranty, or insurance policy against concealed, changed, or future conditions.

