



PROCHECK HOME INSPECTIONS LLC

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RESIDENTIAL REPORT

607 W Decorah Rd
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09/08/2026



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FULL REPORT

Note: There is a button (above) for summary section

Unless otherwise noted, this report has been prepared on the date of the inspection by the inspector listed on this report.

ProCheck Home Inspections LLC is pleased to present your Home Inspection Report! We like to keep things clear and concise...and get right to the important stuff that you want! But first...the following paragraphs are required by the state of WI. Enjoy :)

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.

1. The 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.

2. 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.

Color Key:



RED items meet the criteria for Electrical "Defects."



ORANGE items meet the criteria for any other "Defects" (separated from electrical for your convenience) as outlined in the State's definition above. (i.e. Safety Hazards and/or items that could potentially cause further damage to the component or related components of the house if not addressed)



BLUE items fall into one of the following categories:

- 1. "Further Evaluation" - item(s) could turn into a "defect" depending on the findings of the qualified contractor doing the further evaluation.**
- 2. "Repair" - item(s) should ideally be repaired, but do not appear significant enough at time of inspection to be considered a "defect"**
- 3. "Maintenance" - item(s) should undergo normal maintenance to ensure safe and proper functionality so that they do not become a "defect".**
- 4. "Monitor" - item(s) do not appear to meet the definition of "defect" at time of inspection but could turn into a "defect" in the future. Components and mechanicals that are still functioning but are nearing/beyond normal life expectancy are included in this category as a reminder to budget for whenever the need arises.**

- ⚠ 2.2.1 Electrical - Wiring: Light(s)/Switch(es) Not Working
- ⚠ 2.2.2 Electrical - Wiring: Cloth wiring, sheet hung deteriorating
- ⚠ 2.3.1 Electrical - Receptacles: Ungrounded 3-Prong Receptacle(s)
- ⚠ 2.3.2 Electrical - Receptacles: GFCI Protection Not Present In Recommend Location(s)
- ⚠ 2.3.3 Electrical - Receptacles: Cover Plate(s) Missing/Damaged
- ⚠ 2.3.4 Electrical - Receptacles: Reverse Polarity
- ⚠ 2.4.1 Electrical - Main Electric Panel: Hot wire should not be a white wire
- ⚠ 3.1.1 Exterior - Walkways: Trip Hazard(s) Observed At Walkways
- ⚠ 3.3.1 Exterior - Stoop/Steps: Railing Damaged/Deteriorated At Stoop/Steps
- ⚠ 3.4.1 Exterior - Grading Affecting Foundation: Areas With Negative Grading Observed At Perimeter Of Home
- 🔧 3.5.1 Exterior - Hose Bib(s): Exterior Hose bib Leaking
- 🔧 3.8.1 Exterior - Balcony Porch: Peeling paint and moisture stains observed-dry at the time of inspection
- 🔧 3.8.2 Exterior - Balcony Porch: Floor is loose in places
- ⚠ 3.9.1 Exterior - Siding: Damaged/Deteriorated Areas Observed At Siding
- ⚠ 3.11.1 Exterior - Soffit: Damaged/Deteriorated/Missing Areas Observed At Exterior Soffit
- ⚠ 3.12.1 Exterior - Facia: Damaged/Deteriorated/Missing Areas Observed At Exterior Facia
- 🔧 3.12.2 Exterior - Facia: Peeling Paint Observed At Exterior Facia
- ⚠ 3.13.1 Exterior - Gutters: Gutter Extension(s) Are Missing/Inadequate
- 🔧 3.13.2 Exterior - Gutters: Debris Observed In Gutters
- 🔧 3.16.1 Exterior - Windows: Older Window(s)
- ⚠ 3.16.2 Exterior - Windows: Damaged/Deteriorated Areas Observed At Windows
- 🔧 3.17.1 Exterior - Exterior Doors: Damaged/Deteriorated area(s) Observed At Exterior Door(s)
- 🔧 3.17.2 Exterior - Exterior Doors: Exterior Door(s) Difficult To Operate
- ⚠ 4.1.1 Roof - Flashings: Flashing is damaged
- 🔧 4.1.2 Roof - Flashings: Foam used as flashing
- 🔧 5.3.1 Attached Garage - Overhead Garage Door: Door paint is starting to peel
- ⚠ 5.5.1 Attached Garage - Fire Separation Wall: Recommend Continuous Fire Separation Wall Between House & Attached Garage
- 🔧 6.1.1 Attic - General Information: Vapor barrier was installed upside down
- 🔧 6.6.1 Attic - Exhaust Fan(s) Ducting: Exhaust Fan(s) Vented To Attic
- 🔧 7.2.1 Bedroom - Walls & Ceiling: Cracks Observed
- 🔧 8.2.1 Bedroom 2 - Walls & Ceiling: Cracks Observed
- 🔧 9.2.1 Bedroom 3 - Walls & Ceiling: Damaged Area(s) Observed
- ⚠ 10.8.1 Bathroom - Sink(s): Plumbing Leak Observed
- 🔧 10.11.1 Bathroom - Tub/Shower: Damaged/Deteriorated Areas Observed At Shower Area
- 🔧 11.2.1 Bathroom 2 - Walls & Ceiling: Damaged Area(s) Observed
- 🔧 11.4.1 Bathroom 2 - Door(s): Door(s) Rubbing On Floor
- 🔧 11.11.1 Bathroom 2 - Tub/Shower: Hot water, not working
- 🔧 12.2.1 Living Room - Walls & Ceiling: Cracks Observed

- 14.1.1 Fireplace - Fireplace: For enhanced safety, it is recommended to have the solid fuel burning fireplace inspected by a qualified fireplace contractor prior to burning
- 15.8.1 Kitchen - Countertops & Cabinets: Loose Countertop(s)
- 15.10.1 Kitchen - Sink(s): Corrugated /handyman pipe observed
- 15.11.1 Kitchen - Appliances: No Airgap Observed At Dishwasher
- 17.1.1 Stairs/Handrails/Guardrails - Stairs/Handrails/Guardrails: Handrail missing at area with 4 or more steps.
- 19.1.1 Basement - Foundation Walls: Mold like gross observed on foundation wall
- 20.1.1 Plumbing - Sump Pump: Sump crock present with no sump pump in it
- 20.3.1 Plumbing - Water Supply & Drain Piping: Further Evaluation -or- Monitor/Budget Item - Galvanized And/Or Cast Iron Plumbing Pipes Are Beyond Normal Life Expectancy
- 21.1.1 Water Heater - Water Heater: Chimney vent opening, not properly plugged

1: INSPECTION DETAILS

Information

Overview: Occupancy
Vacant

Overview: Type of Building
Single Family

Overview: Style
2 Story

Overview: Weather Conditions
Partly Cloudy

Overview: Approximate Temperature (Degrees Fahrenheit)
60's

Overview: Ground Cover
Damp



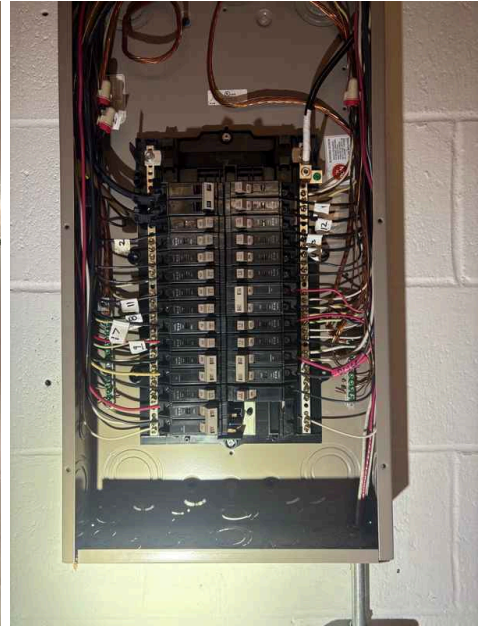
2: ELECTRICAL

Information

Electric Meter / Electric Service Entrance: Type Overhead	Electric Meter / Electric Service Entrance: Condition Satisfactory	Wiring: Condition Recommend Evaluation/Repair
Receptacles: Condition Recommend Evaluation/Repair	Main Electric Panel: Main Panel Location Basement	Main Electric Panel: Adequate Clearance to Panel Yes
Main Electric Panel: Amperage/Voltage 100 AMP	Main Electric Panel: Breakers/Fuses Circuit Breakers	Main Electric Panel: Appears Grounded Yes
Main Electric Panel: Appears Bonded Yes	Main Electric Panel: GFCI Breaker(s) Present No	Main Electric Panel: AFCI Breaker(s) Present No
Main Electric Panel: Main Wires Metal type not visible. Covered by wire insulation and breaker housing.	Main Electric Panel: Branch Wires Copper	Main Electric Panel: Panel Condition Recommend Evaluation/Repair By Qualified Electrician
Electric Meter / Electric Service Entrance: General Photo(s)		



Main Electric Panel: General
Photo(s)



Deficiencies

2.2.1 Wiring

LIGHT(S)/SWITCH(ES) NOT WORKING



Electrical Defects

One or more light(s)/switch(es) were not working at time of inspection. Recommend replacing bulb(s). If light(s) are still not working properly, recommend evaluation/repair by qualified electrician.



Kitchen

2.2.2 Wiring

**CLOTH WIRING, SHEET HUNG
DETERIORATING**

Some of the cloth wiring was observed to have sheathing that had deteriorated recommend evaluation repaired by qualified contractor.



Electrical Defects



2.3.1 Receptacles

UNGROUND 3-PRONG RECEPTACLE(S)

Ungrounded 3-prong electrical receptacle(s) were observed throughout the home. Only a sampling of electrical receptacles were tested. Recommend evaluation/repair by qualified electrician.



Electrical Defects



Bedroom 1



Bedroom 2



Bedroom 3

2.3.2 Receptacles

GFCI PROTECTION NOT PRESENT IN RECOMMEND LOCATION(S)

Receptacle(s) without GFCI protection were observed in locations where GFCI protection is recommended. For enhanced safety, recommend evaluation/repair by qualified electrician.



Exterior



Bathroom 1

2.3.3 Receptacles

COVER PLATE(S) MISSING/DAMAGED

Damaged/Missing cover plate(s) observed at electrical receptacles. Recommend evaluation/repair by qualified electrician.



2.3.4 Receptacles

REVERSE POLARITY

Reverse polarity outlet(s) observed. Recommend evaluation/repair by qualified electrician.

 Electrical Defects



Bedroom 2

2.4.1 Main Electric Panel

HOT WIRE SHOULD NOT BE A WHITE WIRE

A white wire was observed to be going to the fuse serving as a hot wire, recommend evaluation and repair by qualified contractor.

 Electrical Defects



3: EXTERIOR

Information

Walkways: Material
Concrete

Walkways: Condition
Trip hazard(s)

Driveway/Parking: Material
Concrete

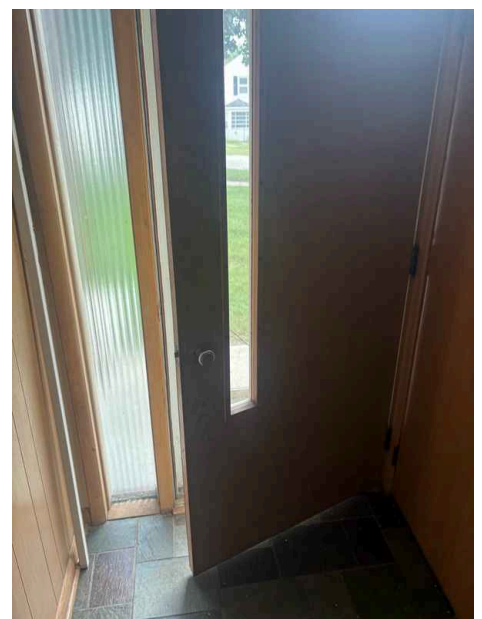
Driveway/Parking: Condition
Typical Cracks, Settling Cracks

Stoop/Steps: Material
Concrete

Stoop/Steps: Condition
Recommend Evaluation/Repair

**Grading Affecting Foundation:
Condition**

Areas with negative grade observed. Recommend evaluation and repair by qualified contractor.

Retaining Wall: Material
Stone**Patio: Condition**
Uneven areas**Balcony Porch: Porch Supports**
Framed walls**Siding: Condition**
Recommend Evaluation/Repair,
Peeling paint**Soffit: Material**
Wood**Facia: Condition**
Recommend Evaluation/Repair,
Peeling paint**Flashings
(windows/doors/sills/ledges):
Material**
Wood - Periodic Maintenance
Required**Windows: Type**
Wood, Vinyl**Hose Bib(s): Present/None
Observed**
Present**Retaining Wall: Condition**
Satisfactory**Balcony Porch: Walking Surface**
Metal**Balcony Porch: Porch Supports
Condition**
Satisfactory**Trim: Material**
Wood**Soffit: Condition**
Recommend Evaluation/Repair,
Peeling paint**Gutters: Material**
Metal**Flashings
(windows/doors/sills/ledges):
Condition**
Peeling paint**Windows: Condition**
Recommend Evaluation/Repair,
Older windows**Hose Bib(s): Condition**
Not On, Recommend
Evaluation/Repair**Patio: Material**
Pavers**Balcony Porch: Walking Surface
Condition**
Recommend Evaluation/Repair**Siding: Material**
Wood, Stone**Trim: Condition**
Peeling paint**Facia: Material**
Wood**Gutters: Condition**
Recommend Cleaning,
Recommend downspout
extensions**Caulking: Exterior Caulking**
Recommend caulking gaps around
windows/doors/ledges/corners/utiliti
penetrations**Exterior Doors: Main Entrance
Door Condition**
Satisfactory

Exterior Doors: Patio Door

Condition

Recommend Evaluation/Repair

Exterior Doors: Rear Door

Condition

Recommend Evaluation/Repair

Exterior Doors: Other Door

Condition

Wood trim should be painted



GFCI: GFCI Protection

Recommend GFCI Protection For
Enhanced Safety (See Electrical
Section Of Report)

Gas Meter: Gas Meter & Main Fuel
Shutoff

Basement

Air Conditioning Unit: Type

Central Air - Condenser Unit



Air Conditioning Unit: Level

Satisfactory

Air Conditioning Unit: Proper
Clearance

Yes

Air Conditioning Unit: Energy
Source

Electric

Air Conditioning Unit: Outside
Disconnect Present

Yes

Air Conditioning Unit: Maximum
Breaker/Fuse Rating (amps)

25

Air Conditioning Unit:

Approximate Age/Year Built

2024

Air Conditioning Unit: Condition

Satisfactory

Air Conditioning Unit: Location

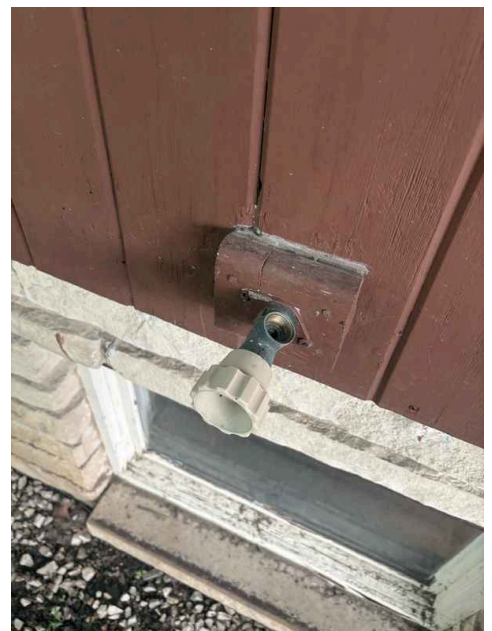
Side Of House



Hose Bib(s)

NOT ON

One or more hose bibs were not on at time of inspection. Inspector does not operate plumbing shutoff valves (other than the end fixtures). It is assumed (but not known/verified) if interior hose bib shutoff is in off position. Operation not tested.



Deficiencies

3.1.1 Walkways

TRIP HAZARD(S) OBSERVED AT WALKWAYS

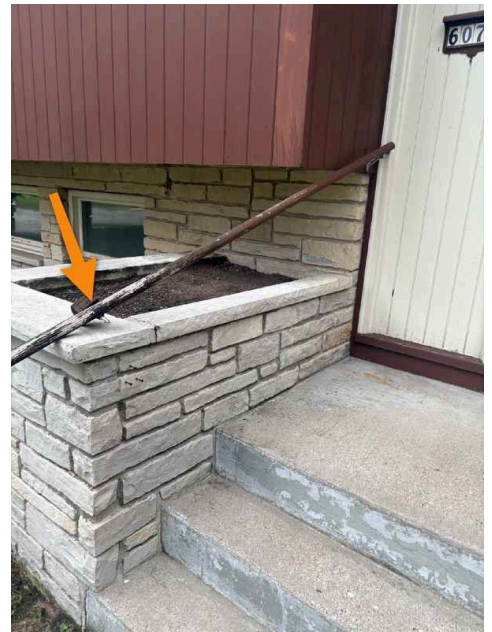
Trip hazard(s) observed at walkway. Recommend evaluation/repair by qualified contractor.



3.3.1 Stoop/Steps

RAILING DAMAGED/DETERIORATED AT STOOP/STEPS

Railing at stoop/steps area is damaged/deteriorated. Recommend evaluation/repair by qualified contractor.



3.4.1 Grading Affecting Foundation



Other Defects

**AREAS WITH NEGATIVE GRADING
OBSERVED AT PERIMETER OF HOME**

Areas with negative grading observed. Recommend establishing and maintaining a positive drainage slope away from home. Recommend evaluation/repair by qualified contractor.



3.5.1 Hose Bib(s)



Repair/Evaluate/Maintenance/Monitor

**EXTERIOR HOSE BIB
LEAKING**

Hose bib leaking at time of inspection, recommend evaluation/repair.



3.8.1 Balcony Porch

**PEELING PAINT AND MOISTURE STAINS OBSERVED-DRY AT THE TIME OF INSPECTION**

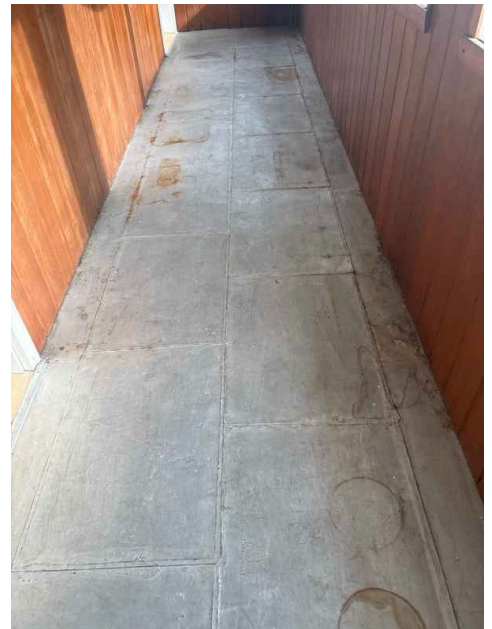
Peeling paint and moisture stains were observed in the porch, recommend monitoring and evaluation and repair by qualified contractor.



3.8.2 Balcony Porch

**FLOOR IS LOOSE IN PLACES**

Floor was observed to be loose and bouncy in places, recommend evaluation and repair by a qualified contractor



3.9.1 Siding

DAMAGED/DETERIORATED AREAS OBSERVED AT SIDING

Damaged/Deteriorated areas observed at exterior siding. Recommend evaluation/repair by qualified contractor.



3.11.1 Soffit

DAMAGED/DETERIORATED/MISSING AREAS OBSERVED AT EXTERIOR SOFFIT

Damaged/Deteriorated/Missing areas observed at soffit. Recommend evaluation/repair by qualified contractor.



3.12.1 Facia

DAMAGED/DETERIORATED/MISSING AREAS OBSERVED AT EXTERIOR FACIA

Damaged/Deteriorated/Missing areas observed at fascia. Recommend evaluation/repair by qualified contractor.



Other Defects



3.12.2 Facia

PEELING PAINT OBSERVED AT EXTERIOR FACIA

Areas of peeling paint observed at fascia. Recommend evaluation/painting/repair as needed by qualified contractor.



Repair/Evaluate/Maintenance/Monitor



3.13.1 Gutters

GUTTER EXTENSION(S) ARE MISSING/INADEQUATE

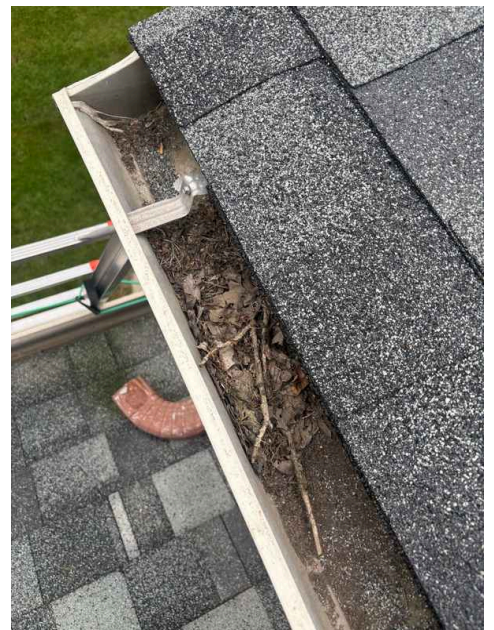
Gutter/Downspout extension(s) were missing and/or not properly connected/extended. Recommend ensuring gutter extensions are in place to discharge water at least 6 feet away from home.



3.13.2 Gutters

DEBRIS OBSERVED IN GUTTERS

Recommend cleaning



3.16.1 Windows

OLDER WINDOW(S)

Repair/Evaluate/Maintenance/Monitor

Older Window(s) observed. Some may be difficult to operate or painted shut. Recommend repair as needed.



3.16.2 Windows

DAMAGED/DETERIORATED AREAS OBSERVED AT WINDOWS

Other Defects

Damaged/Deteriorated areas observed at window(s). Recommend evaluation/repair by qualified contractor.



3.17.1 Exterior Doors

DAMAGED/DETERIORATED AREA(S) OBSERVED AT EXTERIOR DOOR(S)

 Repair/Evaluate/Maintenance/Monitor

Damaged door. Recommend evaluation/repair by qualified contractor.



3.17.2 Exterior Doors

EXTERIOR DOOR(S)
DIFFICULT TO OPERATE

 Repair/Evaluate/Maintenance/Monitor

Door(s) difficult to operate. Recommend evaluation/repair by qualified contractor.

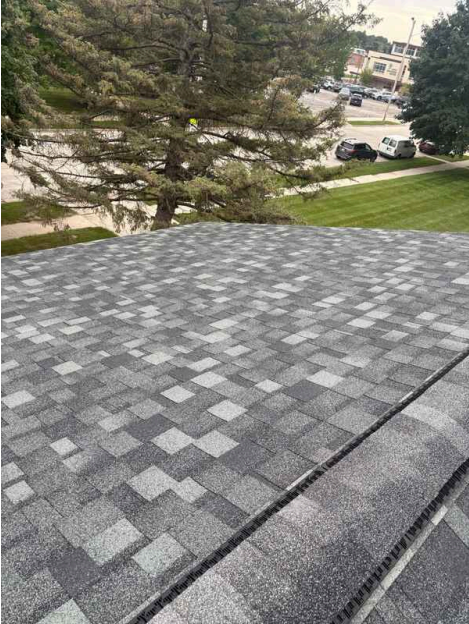


4: ROOF

Information

Visibility	Inspected From	Style
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All	Roof	Gable
Ventilation Systems Soffit, Ridge	Skylights N/A	Plumbing Vent(s) Recommend Evaluation/Repair
Flashings: Material Metal, Lead	Flashings: Condition Recommend Evaluation/Repair	Coverings: Material Asphalt Shingles
Coverings: Estimated Number of Layers 1+	Coverings: Estimated Age (years) 5-10+	Coverings: Condition Satisfactory
Chimney(s): Viewed From Roof	Chimney(s): Rain Cap/Spark Arrestor Present? Yes	Chimney(s): Flue Type (Visible Portion) Tile
Chimney(s): Chase Type Stone	Chimney(s): Condition Satisfactory	
General Photo(s)		





Deficiencies

4.1.1 Flashings

FLASHING IS DAMAGED

Flashing at the at the plumbing stacks, siding and chimney appear to be damaged or not secured properly
recommend evaluation and repair by qualified contractor

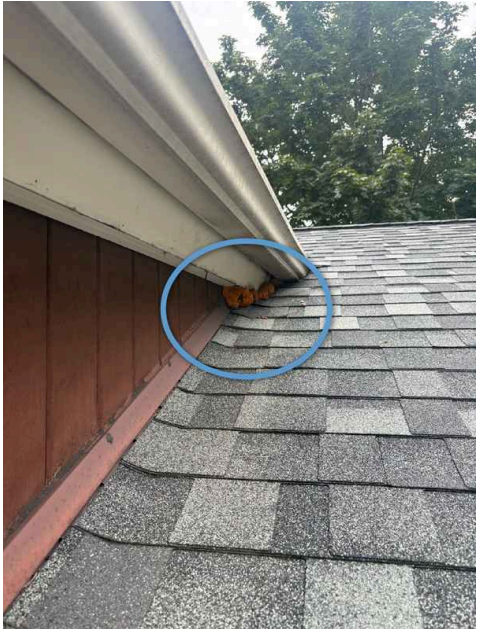


4.1.2 Flashings

FOAM USED AS FLASHING

Foam was observed to be used as flashing recommend removal and repair by qualified contractor.

 Repair/Evaluate/Maintenance/Monitor



5: ATTACHED GARAGE

Information

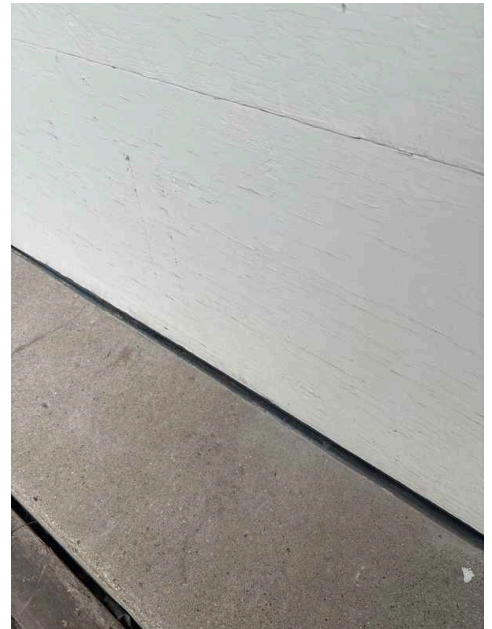
Floor: Material Concrete	Floor: Condition Typical Cracks	GFCI: GFCI Protection Satisfactory
Overhead Garage Door: Material Wood	Overhead Garage Door: Condition Peeling paint	Automatic Opener: Operable Yes
Automatic Opener: Safety Reverse Recommend Adjusting Pressure Reverse For Enhanced Safety	Fire Seperation Wall: Condition Recommend Evaluation/Repair	
Garage Type Attached	On an attached garage, the gutters, roof, soffit, fascia, siding, trim, windows and framing are reported with the associated components as observed and described for the house.	

Deficiencies

5.3.1 Overhead Garage Door

 Repair/Evaluate/Maintenance/Monitor**DOOR PAINT IS STARTING TO PEEL**

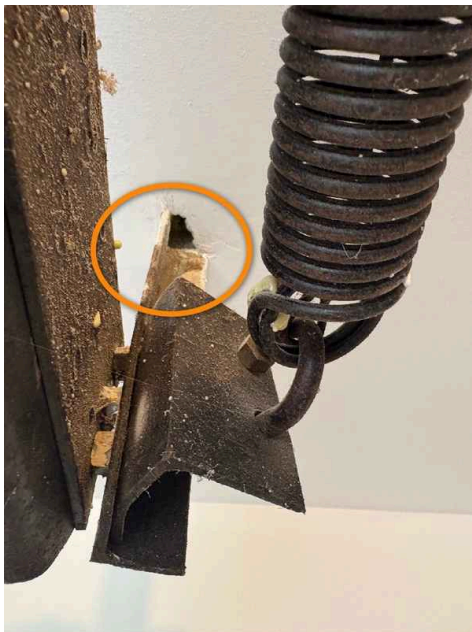
Garage door paint was observed to beginning to peel, recommend evaluation and repainting by qualified contractor



5.5.1 Fire Separation Wall

 Other Defects**RECOMMEND CONTINUOUS FIRE SEPARATION WALL BETWEEN HOUSE & ATTACHED GARAGE**

For enhanced safety, recommend continuous fire separation wall between house and attached garage. Recommend evaluation/repair by qualified contractor.



6: ATTIC

Information**General Information: Access Type**

Scuttle Hole/Hatch



General Information: Flooring
None

Attic Insulation: Condition
Minimal insulation observed.
Consider installation of additional insulation by qualified contractor for improved energy efficiency.

Sheathing: Material
OSB, Planking

Exhaust Fan(s) Ducting: Terminations
Recommend Evaluation/Repair

General Information: General
Photo(s)

General Information: Access Location
Hallway

General Information: Vapor Barrier
Installed upside down.
Recommend vapor barrier face warm-in-winter side.

Framing: Type
Rafters

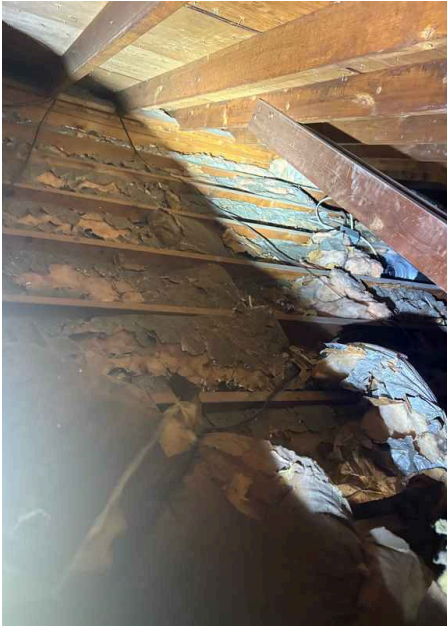
Sheathing: Condition
Satisfactory

General Information: Inspected From
Access Panel, In The Attic

Attic Insulation: Type
Fiberglass Batts

Framing: Condition
Satisfactory

Ventilation: Condition
Satisfactory



Deficiencies

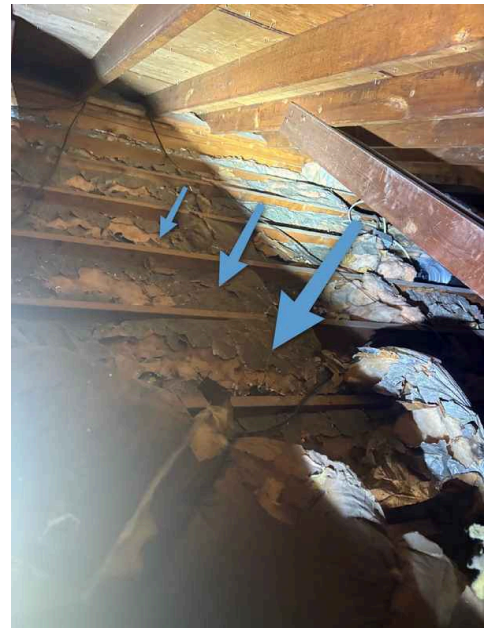
6.1.1 General Information

VAPOR BARRIER WAS INSTALLED UPSIDE DOWN



Repair/Evaluate/Maintenance/Monitor

Vapor barrier appears to be installed upside down recommend evaluation and repair by qualified contractor.



6.6.1 Exhaust Fan(s) Ducting

EXHAUST FAN(S) VENTED TO ATTIC



Repair/Evaluate/Maintenance/Monitor

Exhaust fan(s) observed venting into attic. Recommend evaluation/repair by qualified contractor to ensure that all exhaust fans vent to the exterior.



7: BEDROOM

Information

Room: Location
Second Floor



Walls & Ceiling: Condition
Recommend Evaluation/Repair,
Typical Cracks

Floors: Condition
Satisfactory

Door(s): Condition
Doesn't Latch Properly.
Recommend Adjustment/Repair.

Windows: Condition
Satisfactory

Heat Source: Heat Source Present?
Yes

Ceiling Fan: Condition
Satisfactory

Bedroom Egress: Egress
Satisfactory

Deficiencies

7.2.1 Walls & Ceiling

CRACKS OBSERVED

 Repair/Evaluate/Maintenance/Monitor

Cracks observed at interior walls. Recommend evaluation/repair by qualified contractor.



8: BEDROOM 2

Information

Room: Location
Second Floor



Door(s): Condition
Satisfactory

Walls & Ceiling: Condition
Recommend Evaluation/Repair,
Typical Cracks

Floors: Condition
Satisfactory

Windows: Condition
Satisfactory

Heat Source: Heat Source Present?
Yes

Ceiling Fan: Condition

Satisfactory

Bedroom Egress: Egress

Satisfactory

Deficiencies

8.2.1 Walls & Ceiling

CRACKS OBSERVED

 Repair/Evaluate/Maintenance/Monitor

Cracks observed at interior walls. Recommend evaluation/repair by qualified contractor.



9: BEDROOM 3

Information

Room: Location

Second Floor

Walls & Ceiling: Condition

Recommend Evaluation/Repair

Floors: Condition

Satisfactory



Door(s): Condition

Windows: Condition

Doesn't Latch Properly. Recommend Adjustment/Repair., Door difficult to operate	Recommend Evaluation/Repair, Older windows were observed throughout the home. Some may be difficult to operate or painted shut. Recommend repair as needed.	Heat Source: Heat Source Present? Yes
Ceiling Fan: Condition Satisfactory	Bedroom Egress: Egress Satisfactory	

Deficiencies

9.2.1 Walls & Ceiling

 Repair/Evaluate/Maintenance/Monitor

**DAMAGED AREA(S)
OBSERVED**
Damaged area(s) observed at wall(s). Recommend evaluation/repair by
qualified contractor.



10: BATHROOM

Information

General Information: Location Second Floor	Walls & Ceiling: Condition Satisfactory	Floors: Condition Satisfactory
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Door(s): Condition
Satisfactory

Windows: Condition
Older windows were observed throughout the home. Some may be difficult to operate or painted shut. Recommend repair as needed.

Heat Source: Heat Source Present?
Yes

Bath Fan: Present?
Yes

Bath Fan: Operable?
Yes

Sink(s): Sink Base Cabinet & Countertop
Satisfactory

Sink(s): Plumbing Condition
Recommend Evaluation/Repair

Toilet: Condition
Satisfactory

GFCI: GFCI Protection
Recommend GFCI Protection For Enhanced Safety (See Electrical Section Of Report)

Tub/Shower: Material
Cast Iron

Tub/Shower: Condition
Recommend Evaluation/Repair

Deficiencies

10.8.1 Sink(s)

PLUMBING LEAK OBSERVED

Plumbing leak observed. Recommend evaluation/repair by qualified plumber.

 Other Defects



10.11.1 Tub/Shower

DAMAGED/DETERIORATED AREAS OBSERVED AT SHOWER AREA

Damaged/deteriorated areas observed. Recommend evaluation/repair by qualified contractor.

 Repair/Evaluate/Maintenance/Monitor



11: BATHROOM 2

Information

General Information: Location
First Floor

Walls & Ceiling: Condition
Recommend Evaluation/Repair

Floors: Condition
Satisfactory



Door(s): Condition
Recommend Evaluation/Repair

Windows: Condition
Older windows were observed throughout the home. Some may be difficult to operate or painted shut. Recommend repair as needed.

Heat Source: Heat Source Present?
Yes

Bath Fan: Present?
Yes

Bath Fan: Operable?
Yes

Sink(s): Sink Base Cabinet & Countertop
Pedestal Style Sink. Appears Satisfactory.

Sink(s): Plumbing Condition
Satisfactory

Toilet: Condition
Satisfactory

GFCI: GFCI Protection
Satisfactory

Tub/Shower: Material
Tile

Tub/Shower: Condition
Recommend Evaluation/Repair

Deficiencies

11.2.1 Walls & Ceiling

DAMAGED AREA(S)
OBSERVED

Damaged area(s) observed at wall(s). Recommend evaluation/repair by qualified contractor.

 Repair/Evaluate/Maintenance/Monitor

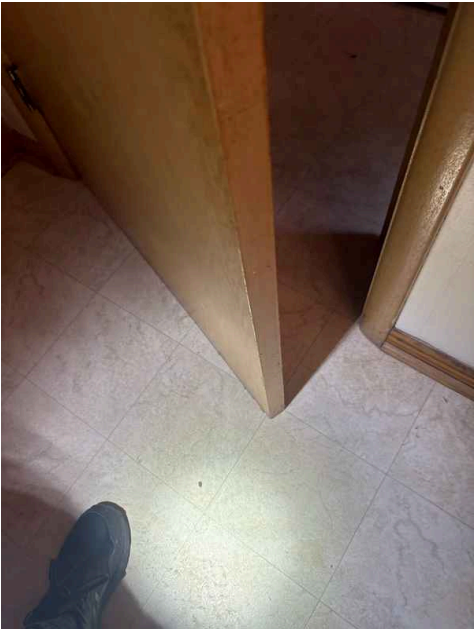


11.4.1 Door(s)

DOOR(S) RUBING ON
FLOOR

Door(s) rubbing on floor. Recommend evaluation/repair by qualified contractor.

 Repair/Evaluate/Maintenance/Monitor



11.11.1 Tub/Shower

HOT WATER, NOT WORKING

Shower was tested not get hot water working recommend evaluation by qualify contractor.

 Repair/Evaluate/Maintenance/Monitor

12: LIVING ROOM

Information

Walls & Ceiling: Condition

Floors: Condition

Door(s): Condition

Recommend Evaluation/Repair	Satisfactory	N/A
Windows: Condition Older windows were observed throughout the home. Some may be difficult to operate or painted shut. Recommend repair as needed.	Heat Source: Heat Source Present? Yes	Ceiling Fan: Condition No Fan Present

Room: Location
First Floor



Deficiencies

12.2.1 Walls & Ceiling

CRACKS OBSERVED

 Repair/Evaluate/Maintenance/Monitor

Cracks observed at interior walls. Recommend evaluation/repair by qualified contractor.



13: DINING ROOM

Information

Room: Location First Floor	Walls & Ceiling: Condition Typical Cracks	Floors: Condition Satisfactory
		
Door(s): Condition Satisfactory	Windows: Condition Older windows were observed throughout the home. Some may be difficult to operate or painted shut. Recommend repair as needed.	Heat Source: Heat Source Present? Yes
Ceiling Fan: Condition No Fan Present		

14: FIREPLACE

Information

Fireplace: Location Living Room	Fireplace: Type Wood	Fireplace: Blower/Fan N/A
Fireplace: Damper Satisfactory	Fireplace: Hearth Satisfactory	Fireplace: Mantel Satisfactory
Fireplace: Fireplace Condition		

your home inspector does recommend a level II fireplace/chimney inspection by a qualified fireplace/chimney contractor prior closing and prior to burning in any fireplace/solid fuel stove/chimney.

Deficiencies

14.1.1 Fireplace

 Repair/Evaluate/Maintenance/Monitor

FOR ENHANCED SAFETY, IT IS RECOMMENDED TO HAVE THE SOLID FUEL BURNING FIREPLACE INSPECTED BY A QUALIFIED FIREPLACE CONTRACTOR PRIOR TO BURNING

FURTHER EVALUATION

A home inspector is not a qualified fireplace contractor.
Recommend evaluation/cleaning/repair as needed by qualified fireplace contractor prior to burning.

Note: NFPA 211 (National Fireplace Professionals Association) indicates that a level II fireplace/chimney inspection be performed at the time of real estate transfers. A level II inspection includes using a scope/camera to inspect the sidewalls of the flue as well as checking for proper clearances from combustibles and any other potential safety hazards. A level II inspection goes beyond the scope and scale of a standard home inspection and should be conducted by a qualified fireplace/chimney professional. Your home inspector is not aware of any enforcement of NFPA 211 that will require the level II inspection at the time of a real estate transfer within the state of WI; however, your home inspector does recommend a level II fireplace/chimney inspection by a qualified fireplace/chimney contractor prior closing and prior to burning in any fireplace/solid fuel stove/chimney.

15: KITCHEN

Information

Room: Location	Walls & Ceiling: Condition	Floors: Condition
First Floor	Typical Cracks	Satisfactory



Door(s): Condition
N/A

Windows: Condition
Older windows were observed throughout the home. Some may be difficult to operate or painted shut. Recommend repair as needed.

Heat Source: Heat Source Present?
Yes

Ceiling Fan: Condition
No Fan Present

Countertops & Cabinets: Countertops
Recommend Evaluation/Repair

Countertops & Cabinets: Cabinets
Recommend Evaluation/Repair

GFCI: GFCI Protection
Satisfactory

Sink(s): Plumbing Condition
Recommend Evaluation/Repair, Corrugated/handyman plumbing pipes observed. Recommend repair.

Appliances: Disposal
Operable

Appliances: Dishwasher
Recommend Evaluation/Repair

Appliances: Oven/Range
Operable

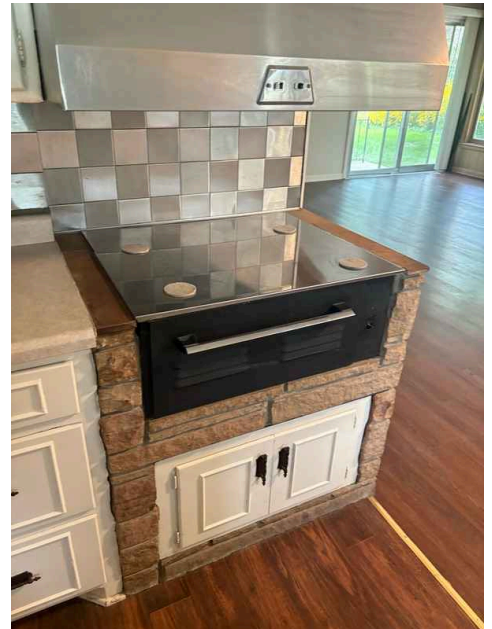
Appliances: Fridge/Freezer
Operable

Appliances: Exhaust Fan
Operable

Appliances: Note
The Wisconsin Standards of Practice (SOP) do not require an inspector to report on the condition of household appliances. Any comments about appliances are for informational purposes only.

Limitations

Appliances

GRILL NOT TESTED**Deficiencies**

15.8.1 Countertops & Cabinets



Repair/Evaluate/Maintenance/Monitor

LOOSE COUNTERTOP(S)

Loose countertop(s) observed. Recommend evaluation/repair by qualified contractor.



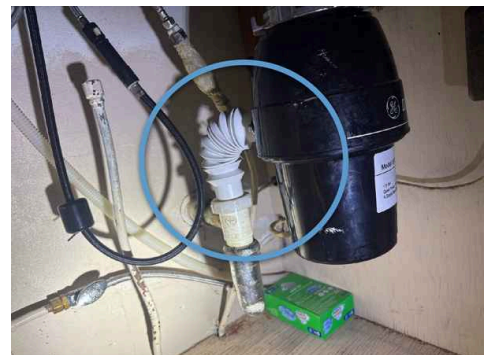
15.10.1 Sink(s)



Repair/Evaluate/Maintenance/Monitor

**CORREGATED
/HANDYMAN PIPE OBSERVED**

Corrugated pipe observed which can clog or leak. Recommend evaluation and repair by a qualified contractor.

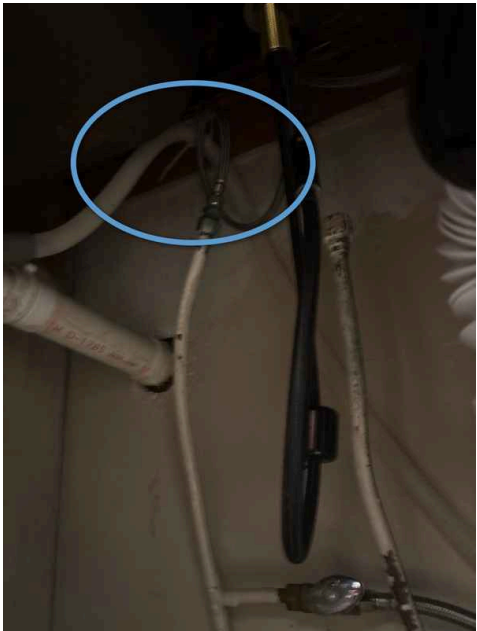


15.11.1 Appliances

NO AIRGAP OBSERVED AT DISHWASHER

No airgap was observed at the dishwasher drain pipe. Recommend evaluation/repair by qualified plumber.

 Repair/Evaluate/Maintenance/Monitor



16: LAUNDRY AREA

Information

General Information: Location
First Floor

Washer: Washer Hookup Valves
Satisfactory

Dryer: 240V Receptacle Present?
Yes



Dryer: Gas Line Present?
Yes

Dryer: Dryer Vented Through Wall

17: STAIRS/HANDRAILS/GUARDRAILS

Information

Stairs/Handrails/Guardrails: Stairs Satisfactory	Stairs/Handrails/Guardrails: Handrail(s) Recommend Evaluation/Repair	Stairs/Handrails/Guardrails: Guardrail(s) Satisfactory
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Deficiencies

17.1.1 Stairs/Handrails/Guardrails

HANDRAIL MISSING AT AREA WITH 4 OR MORE STEPS.

Recommend evaluation and repair by qualified contractor.



18: SMOKE & CO

Information

Detectors: Condition

Alarm(s) Sounded When Test Button(s) Were Pressed

It is recommended to maintain working smoke and CO detectors on each level of the home and in hallway/common area near sleeping areas. Recommend replacing expired detectors and recommend installing new batteries in existing detectors prior to occupying the property. It is also recommended to maintain working combustible gas detectors on each level of the home where gas lines or combustion appliances are present.

19: BASEMENT

Information

Foundation Walls: Material Concrete Block	Foundation Walls: Walls That Are Fully or Partially Covered None	Foundation Walls: Cracks Observed No significant cracks observed.
Foundation Walls: Movement Observed No significant movement observed	Foundation Walls: Indication Of Moisture Old Stains	Foundation Walls: Condition Recommend Evaluation/Repair
Support Structure: Basement Floor Material Concrete	Support Structure: Basement Floor Condition Satisfactory	Support Structure: Girder Beam Material Metal
Support Structure: Girder Beam Condition Satisfactory	Support Structure: Column Material Brick	Support Structure: Column Condition Satisfactory
Support Structure: Joist Material Wood	Support Structure: Joist Condition Satisfactory	Support Structure: Sub-Floor Material Wood
Support Structure: Sub-Floor Condition Moisture Stains Observed - Recommend Monitoring		
Foundation Walls: General Basement/Foundation Photo(s)		





Deficiencies

19.1.1 Foundation Walls

 Repair/Evaluate/Maintenance/Monitor

**MOLD LIKE GROSS
OBSERVED ON FOUNDATION WALL**

Mold like growth was observed on foundation wall, recommend evaluation and mitigation by qualified contractor



20: PLUMBING

Information

Sump Pump: Present

Sump crock present with no pump in it.

Sump Pump: Operation

N/A

**Water Entry & Main Water
Shutoff: Location**

Basement



Water Entry & Main Water Shutoff: Water Entry Pipe Material

Pipe is insulated. Material is not visible.

Water Supply & Drain Piping: Water Distribution Piping Condition

Corroded Areas - Recommend Monitoring For Leaks

Fuel Line: Fuel Line Material
Black Iron

Water Entry & Main Water Shutoff: Pressure Tank
N/A

Water Supply & Drain Piping: Drain, Waste & Vent Piping Material

Cast Iron, Galvanized

Fuel Line: Condition
Satisfactory

Water Supply & Drain Piping: Water Distribution Piping Material

Copper, Pex

Water Supply & Drain Piping: Condition

Corroded Areas - Recommend Monitoring For Leaks

Deficiencies

20.1.1 Sump Pump

SUMP CROCK PRESENT WITH NO SUMP PUMP IN IT

 Repair/Evaluate/Maintenance/Monitor

Recommend addition of sump pump to sump crock by qualified contractor



20.3.1 Water Supply & Drain
Piping

 Repair/Evaluate/Maintenance/Monitor

FURTHER EVALUATION -OR- MONITOR/BUDGET ITEM - GALVANIZED AND/OR CAST IRON PLUMBING PIPES ARE BEYOND NORMAL LIFE EXPECTANCY

Galvanized and/or cast iron plumbing pipes are beyond normal life expectancy. Recommend monitoring for leaks/blockages and recommend budgeting for repairs or replacement at any time. Inspector cannot determine the condition of pipes under the concrete and the underground lateral. Recommend further evaluation and sewer scoping by qualified plumber.



21: WATER HEATER

Information

Water Heater: Brand Bradford White	Water Heater: Approximate Age/Year Built 2022	Water Heater: Capacity 40 Gallons
Water Heater: Type Gas	Water Heater: Relief Valve/Extension Satisfactory	Water Heater: Vent Pipe Recommend Evaluation/Repair
Water Heater: Condition Satisfactory		

Deficiencies

21.1.1 Water Heater

CHIMNEY VENT OPENING, NOT PROPERLY PLUGGED

The chimney opening was observed to be not properly closed recommend evaluation and repaired by qualified contractor



22: HEATING SYSTEM

Information

Furnace: Brand
Lennox



Furnace: Approximate Age/Year Built
2025

Furnace: Energy Source
Gas

Furnace: Heat Exchanger
Not Readily Observable/Accessible
- Not Inspected

Furnace: Electric Disconnect (In Same Room & Within 6' of Heating System)
Present

Furnace: Fuel Shutoff (In Same Room & Within 6' of Heating System)
Present

Furnace: Distribution System
Metal Duct

Furnace: Exhaust/Flue Piping
Satisfactory

Furnace: Filter
16x25x5



Furnace: Operation

Fired when turned on by thermostat

Furnace: Condition

Satisfactory