



Report Summary

The summary section consists of items to monitor, repair or replace, defects or safety issues.

The summary below consists of potentially significant findings. These findings can be a safety or health hazard, a deficiency requiring an expense to correct or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector, regarding visual components, on the day of the inspection. Please review all pages of the report, as the summary alone does not explain all items noted. All repairs should be done by a qualified, licensed professional. Obtaining a copy of all receipts, warranties and permits for the work done is recommended.

The client must read the ENTIRE report. The summary pages are provided as a convenience, not a substitute for reading the entire report and should not be relied upon as a complete list for the client's reference. Items in the report are not all in the summary.

For the purposes of this 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 judgement 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.

A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased. Therefore, the definition of defect for Home Inspectors differs from the definition for Realtors.

Interior Areas		
Page 14 Item: 4	Ceiling Condition	<ul style="list-style-type: none"> • Apparent water staining was noted above the fireplace in the living room. The area was tested at the time of the inspection and according to a moisture meter showed 28% moisture. Generally, a moisture meter reading above 20% moisture is considered an active leak. Recommend identifying the moisture source and repairing as needed. The flashing around the chimney above would be a likely starting point.
Page 15 Item: 6	Railing and Handrail Observations	<ul style="list-style-type: none"> • Recommend adding a proper, graspable handrail to the stairway for added safety.
Page 15 Item: 7	Smoke & C.O. Observations	<ul style="list-style-type: none"> • Recommend adding smoke and carbon monoxide alarms/detectors in all appropriate locations (especially in the bedroom). • The smoke alarm/detector in the main floor hallway did not operate when tested at the time of the inspection. Recommend repair or replacement as needed.

*all corrected in August 2026 *Rob Silva Diana B Silva* 9/4/2026

Well

Page 27 Item: 1

Well Observations

- The valve next to the sampling valve at the pressure tank should have a proper vacuum breaker installed on it.

* corrected in 2026 (August)

Diana B Silva

9/4/2026

RH/Sch