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RESIDENTIAL REPORT

13335 Watertown Plank Rd
Elm Grove, WI 53122

Mary (Mindy) Foley
01/22/2026



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1: INSPECTION DETAILS

Information

Current Weather Conditions

Partly Cloudy

In Attendance

Client, Client's Agent, Inspector,
Seller

Style

Condominium

General Appearance

Satisfactory

Main Entrance Faces

North
For the sake of the report

Temperature (approximate)

17 Degrees Fahrenheit (F)

Ground Cover

Snow Covered, Frozen

Occupancy

Occupied

The Following Items Have Been Excluded From The Inspection

Low voltage systems,
Underground sprinkler system,
Underground electrical,
Phone/Cable systems, Storm
windows, ADA requirements,
Safety glass, Antenna(s)/Satellite
Dish(s), Irrigation system, Water
softeners, Water filtering systems,
Dehumidifiers, Common areas,
Only areas associated with this
particular condo were inspected,
Exterior, Fire extinguishers, Fire
alarm, Exit sign system, Security
system, Intercom system,
Sprinkler systems, Emergency
lighting, Roof system, Parking
Garage, Storage Unit



Life Cycles and Cost Estimates

A guide to life cycles and cost
estimates.

[Educational Link](#)

Definitions Used In This Report

Explained

Ratings and their definitions

The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31

Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of the inspection.

- **Defect / Needs Repair / Further Evaluation** – A condition of any component of an improvement that a home inspector determines, based on the home inspector's judgement on the day of an inspection, could significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced could significantly shorten or adversely affect the expected normal life of the component of the improvement.
- **Monitor / Maintenance** – Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement, upgrade and/or maintenance.
- **Safety Hazard** – An item that poses a safety issue to occupants of the property (house, grounds, etc.)

****Not all reasons for component category placement will be displayed in this report.***

*****Pictures/Videos in report do NOT depict all concerns with that component. It is recommended the component be evaluated by a professional to find all defects related to the reported component before closing.***

Overview

Inspection Overview

Thank you for choosing HomesightT, Inc. home inspection service to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase.

Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind nor is it a code compliant inspection. HomesightT, Inc. endeavors to perform all inspections in substantial compliance with the Wisconsin State Home Inspector Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. This report is effectively a snapshot of the property 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 for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing. This report has been prepared for your exclusive use as our client. Use by third parties is not intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted and may not be used in whole or in part without HomesightT, Inc. express written permission. Again, thank you for the opportunity to conduct this home inspection. We are available to you throughout the entire real estate transaction. Should you have any questions, please call or email.

Phone: 414-321-1070
Clientcare@myhsight.com
www.mkehs.com

Permits

Buyers are advised to verify with the relevant city authorities that all updates and remodeling efforts have obtained the necessary permits, confirming that all improvements comply with building codes. It's important to note that home inspections do not equate to code compliance inspections. Since permits are attached to the building, the new owner assumes responsibility for all existing and historical permits upon purchase.

Protecting You

Your Inspection Includes FREE Warranties and Services

RecallCheck - The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous recalls with home appliances.

SewerGard - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.

MoldSafe - If you move into your new home and new mold grow is discovered, your covered for remediation.

125 Day Warranty - We back all of our inspections with a 125 Day Limited Structural and Mechanical Warranty.

For a period of 125 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.

Platinum Roof Protection Plan - Handles the repair of leaks to your homes roof for a period of 5 years following the date of inspection

NXT Structural Warranty - FREE 1-year Structural Warranty with every home inspection.

Porch Home Assistant Gold - FREE membership for life with full home inspection and \$100 handyman coupons



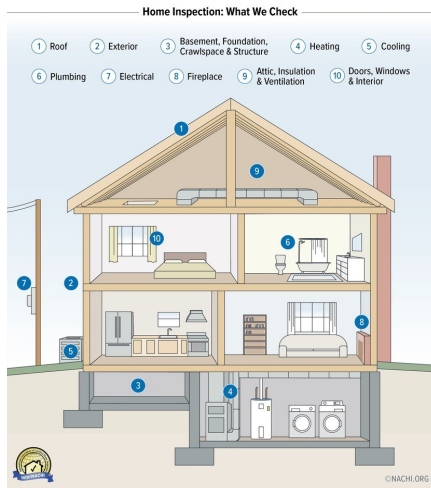
Scope of the Inspection

Scope of the Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.



Use Of Photos/Videos

Photos, Videos

Your report includes many photographs and/or short videos. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component as a whole at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Courtesy Reporting - Condo Exterior

The exterior was not inspected due to the unit being a condominium and the client purchasing an interior inspection only. It is recommended that the condo association be contacted for understanding true condition of the exterior and maintenance schedule. All reporting in this report on the exterior is for the benefit of the client only and does not constitute a complete inspection in those areas.

The common elements/exterior sections of this unit were not inspected due to the unit being a condominium and the client purchasing an interior inspection only. It is recommended that the condo association be contacted to better understand the true condition of the exterior, the common elements maintenance schedule, and the unit owners maintenance responsibilities. Any/all observations/comments in this report regarding the common elements/exterior sections of this unit are for the benefit of the client only, and do not constitute a complete inspection in those areas.

What Really Matters in an Inspection

Building and grounds maintenance is a primary responsibility for every property owner, whether you've owned/occupies several properties of your own or have just purchased your first one. Staying on top of a seasonal maintenance schedule is important, and your Homesight, Inc. professional inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your inspection report is a great place to start. The written report, checklists, photos. Inspectors observations and comments onsite, as well as the sellers disclosure and things you may have noticed personally, can easily make the inspection and purchasing process overwhelming. However, in addition to pointing out certain major or minor imperfections, it is likely that your inspection report also includes many helpful maintenance recommendations, the life expedencies for the various mechanical systems and components in the property, and other property features and conditions it will be useful to be aware of.

The key issues that really matter after all recommended evaluations are complete fall into four categories:

1. Major defects, such as a structural failure.
2. Things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. Things that may hinder your ability to finance, legally occupy, or insure the property if not rectified immediately; and
4. Safety hazards, such as an exposed wires or a live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest in their own disclosures and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No property is perfect, so it is important to keep things in perspective as you move into your new place.

Property ownership is both a joyful experience and an important responsibility. Be sure to call on your Homesight, Inc. professional inspector to help you understand the kind of annual maintenance plan that will help keep everyone safe, and your property in good condition for years to come.

[Home Set-up and Maintenance](#)

2: EXTERIOR

		IN	NI	NP	R
2.1	Balconies	X			
2.2	Exterior Door(s)	X			
2.3	General Remarks	X			

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

Information

Exterior Door(s): General Observations

Door(s) rub

Balconies: Material(s)

Concrete, Metal Railings



General Remarks: Exterior Responsibility

Recommend Further Evaluation

Recommend contacting condominium association to confirm any unit owners exterior/common area repair/maintenance responsibilities.

Limitations

Limitations

LIMITATIONS

Snow

3: ATTIC

		IN	NI	NP	R
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R = Recommendations

Information

Entrance(s)

Condominium - no visible access
in unit

Attic Responsibility

Recommend contacting condominium association to confirm any unit owners attic area repair/maintenance responsibilities.

4: KITCHEN(S) / LAUNDRY

		IN	NI	NP	R
4.1	Countertops / Cabinets	X			
4.2	Disposal	X			
4.3	Range / Oven / Stove top	X			
4.4	Dishwasher	X			
4.5	Exhaust fan	X			
4.6	Microwave	X			
4.7	Refrigerator	X			
4.8	Washer / Dryer		X		
4.9	Dryer Ventilation	X			X
4.10	General Remarks	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Countertops / Cabinets: General Observations

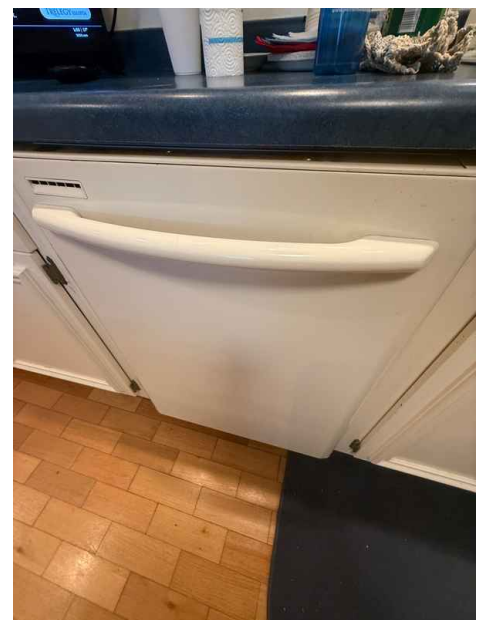
Cabinetry weight limit not evaluated, Not all visible, Common wear & tear

Disposal: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments

Dishwasher: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments, Rinse cycle operated



Exhaust fan: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments, Recirculating type

Microwave: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments

Refrigerator: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments, Water line not inspected, Briefly tested/inspected



Washer / Dryer: Appliances Present

Washer/Dryer

Washer / Dryer: Additional Comments

Appliances not inspected/tested

Dryer Ventilation: General Observations

Vent not tested

Dryer Ventilation: Termination

Floor

Range / Oven / Stove top: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments, Briefly tested/inspected



Washer / Dryer: Confirm proper operation

The washer and dryer were not inspected (not part of home inspection). Confirm with owner and/or professional before closing to ensure proper operation and installation.

General Remarks: Appliances Briefly Tested

Appliances tested were only tested briefly as a courtesy, to confirm gas/electric/water connections - not part of the home inspection per WI State Statutes.

Limitations

Limitations

LIMITATIONS

Finishes, Cabinetry, Cabinet weight limit not evaluated, Appliances, Storage, Tenant's property, Furniture

Washer / Dryer

INSPECTION LIMITED BY:

Dryer energy source not tested or inspected, Washer and dryer hook ups not verified or inspected, Washer drains not verified or inspected, Not part of home inspection per WI State Statutes, Washer plumbing not operated

Recommendations

4.9.1 Dryer Ventilation



Monitor / Maintenance

INDOOR VENTING MAINTENANCE REQUIREMENTS

Many indoor apartment style dryer vent kits require that the filter be cleaned and water be periodically added/changed in the vent bucket, with some suggesting this be done after every use. (This unit appears to suggest maintenance after every use). Condensation from each dryer load can add moisture/condensation to the laundry area so keeping these vent kits in clear open space and properly maintained is very important. We recommend discussing use/history with the owner, confirming the make and model of the unit currently installed, and confirming the manufacturer's suggested use and cleaning information for the unit.

Recommendation

Contact the seller for more info



5: BATHROOM(S)

		IN	NI	NP	R
5.1	Shower / Tub Surround(s)	X			
5.2	Vanities / Pedestal(s)	X			
5.3	Exhaust Fan(s)	X			
5.4	Shower Door(s)	X			
5.5	General Remarks	X			

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

Information

Shower / Tub Surround(s):
Material(s)

Fiberglass/Plastic, Ceramic

Shower / Tub Surround(s):
General Observations

Keep caulked around tub

Vanities / Pedestal(s): General
Observations

Common wear and tear, Common
Moisture Stains, Not all visible due
to storage

Exhaust Fan(s): General
Observations

Termination of all vent fans could
not be verified

Shower Door(s): General
Observations

Safety glass not confirmed, Typical
Corrosion

General Remarks: Upgrades Apparent in Bathroom(s)

Upgrades apparent in bathroom(s) recommend reviewing applicable city installation permits to ensure code compliancy.

Limitations

Limitations

LIMITATIONS

Finishes, Cabinetry, Rugs, Storage

6: INTERIOR ROOMS

		IN	NI	NP	R
6.1	Walls and Ceilings	X			
6.2	Windows (representative number)	X			
6.3	Interior Doors (representative number)	X			X
6.4	Floors	X			
6.5	Smoke/CO Detectors	X			
6.6	General Remarks	X			

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

Information

Walls and Ceilings: General Observations

Common cracks/nail pops, Insulation inside walls not evaluated, Not all visible due to storage

Windows (representative number): Material(s)

Vinyl

Windows (representative number): General Observations

Representative number of windows operated, Window treatments not inspected, Dirty Tracks

Interior Doors (representative number): General Observations

Common scratches/damage, Common wear and tear, Door(s) won't close/latch

Floors: General Observations

Common wear, Cosmetic floor damage/stains, Not all areas visible

Smoke/CO Detectors: General Observations

Recommend maintaining working smoke and CO detectors on all floors including the basement. Consult professional for recommended/specific locations

Windows (representative number): Leaking Glass Disclaimer

In general - signs of lost seals in thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been visible at the time of the inspection. Windows are only checked for obvious fogging.

General Remarks: In General - Storage/Furniture Limits Inspection

In general rugs, storage, furniture, window treatments and/or carpeting restricts interior inspection common when house is occupied.

General Remarks: Not a Lead/Asbestos Inspection

This is not a Lead/Asbestos inspection. If the property was built before 1978 it may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

General Remarks: Not a Mold Inspection

Mold inspection is beyond the scope of a home inspection. Any reporting on the presence of mold/microbial growth/substances is only performed as a courtesy, and is not part of the home inspection per WI State Statutes.

General Remarks: Not a Pest Inspection

Pest inspection is beyond the scope of a home inspection. Any reporting on the presence of pests is only performed as a courtesy not part of the home inspection per WI State Statutes.

General Remarks: Storage in Closets Limit Inspection

Storage in closets and/or cabinetry restricts todays view/inspection (common).

Limitations

Limitations

LIMITATIONS

Finishes, Window finishes, Storage, Height, Furniture, Carpet, Owner's belongings

Recommendations

6.3.1 Interior Doors (representative number)

MAINTENANCE/REPAIR

Monitor / Maintenance

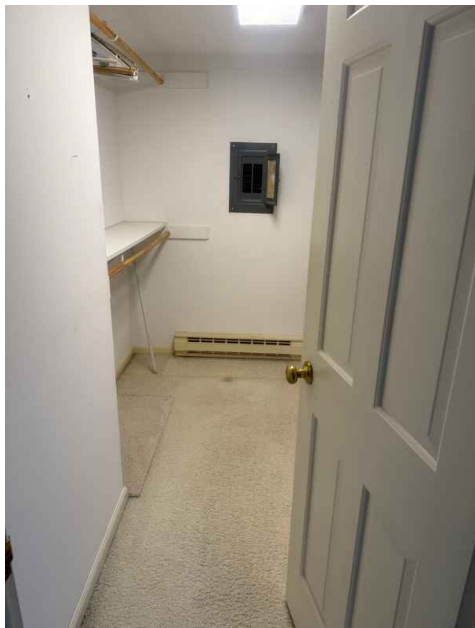
Interior doors appear to need maintenance/repairs. If not maintained, they may not operate as intended. Consult professional for evaluation/repair.

Recommendation

Contact a qualified door repair/installation contractor.



Closet door does not close



Closet door does not close



Bathroom door does not latch



Bathroom door does not latch

7: PLUMBING

		IN	NI	NP	R
7.1	Hose Bib(s)		X		
7.2	Sink(s)	X			
7.3	Tub(s) / Shower(s)	X			X
7.4	Toilet(s)	X			
7.5	Water Entry Piping		X		
7.6	Drain Pipes	X			
7.7	Water Supply Lines	X			X
7.8	DWV Pipes		X		
7.9	Gas Supply Lines		X		
7.10	Water Heater(s)	X			

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

Information

Hose Bib(s): Operates

Not tested

Hose Bib(s): General Observations

Consult owner/professional to confirm proper operation, Too cold to test today

Sink(s): General Observations

Common Corrosion, Not all visible

Tub(s) / Shower(s): General Observations

Updates – review permits, Water operated at shower for 20 minutes to test shower pan, Shower head leaks

Toilet(s): General Observations

Not All Drains are visible

Water Entry Piping: General Observations

Common corrosion, Valve not operated, Not all visible

Drain Pipes: Material(s)

Not all visible, Plastic

Drain Pipes: General Observations

Not all visible, Common corrosion

Water Supply Lines: Material(s)

Copper

Water Supply Lines: General Observations

Valves were not operated, Not all visible, Common corrosion, Most not visible, Abandoned plumbing

DWV Pipes: General Observations

Not all visible, Common corrosion

Gas Supply Lines: General Observations

Visual inspection only, Valves not operated, Grounding not visible/verified, Appliance bonding/grounding not verified

Water Heater(s): Type

Electric

Water Heater(s): Approximate Age(s)

Less than a year old Less than 1 Year Old

Water Heater(s): Gallon Capacity

40 Gallons

Water Heater(s): General Observations

Recommend yearly cleaning,
Confirm installation permits

Water Heater(s): Picture



Water Heater(s): Confirm Installation Permits

Recommend confirming applicable city installation permits to ensure code compliance.

Limitations

Limitations

LIMITATIONS

Finishes, Appliances, Height, Storage, Insulation on plumbing, Common areas

Hose Bib(s)

INSPECTION LIMITED BY:

Common element

Water Entry Piping

INSPECTION LIMITED BY:

Consult with condo association for location, Location unknown

Drain Pipes

INSPECTION LIMITED BY:

Storage, Finishings

Water Supply Lines

INSPECTION LIMITED BY:

Insulation, Access, Finishings

DWV Pipes

INSPECTION LIMITED BY:

Not visible, Common element

Gas Supply Lines

INSPECTION LIMITED BY:

Common element

Recommendations

7.3.1 Tub(s) / Shower(s)

TUB/SHOWER PLUMBING NEEDS REPAIRS

FULL BATHROOM

Some shower plumbing in the home need repair. If not corrected, they may not operate as intended. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified plumbing contractor.

**Defect / Needs Repair / Further Evaluation**

Leaks when in use



Leaks when in use

7.7.1 Water Supply Lines



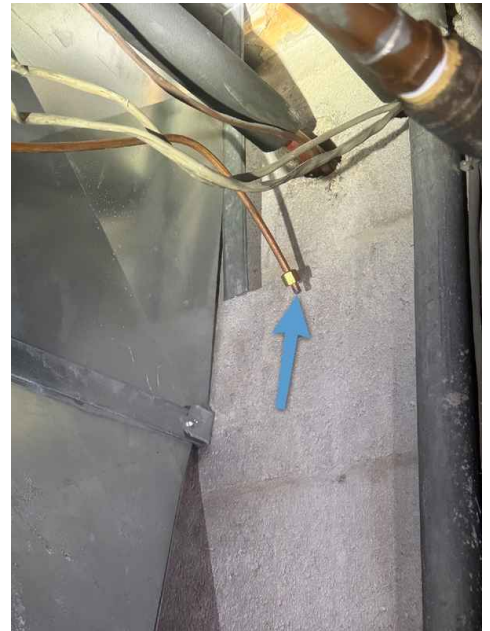
Monitor / Maintenance

ABANDONED PLUMBING

There is abandoned/open ended water supply lines that should be properly sealed/capped off by a qualified plumber to prevent accidental water damage to the interior. These should be closely monitored until improved. Consult professional for repair options.

Recommendation

Contact a qualified plumbing contractor.



In water heater closet in common hallway

8: AIR CONDITIONING

		IN	NI	NP	R
8.1	Condenser(s) / Compressor(s)		X		
8.2	Evaporator Coil(s)	X			
8.3	Distribution / Filter(s)	X			
8.4	General Remarks	X			X

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

Information

Evaporator Coil(s): Approximate Age(s)

10 Years Old

Evaporator Coil(s): Operated /
Operation Time

Not operated due to outside temperature being too low – may damage unit

Evaporator Coil(s): Type

Air cooled

Evaporator Coil(s): General Observations

Not operated, Not visible -
common, Confirm installation
permits

Distribution / Filter(s): Type(s)

Cold air returns, Supply ducts

Distribution / Filter(s): Material(s)

Metal ductwork

Distribution / Filter(s): General Observations

Proper air distribution/balancing
not verified, Not all visible

General Remarks: AC Life Expectancy

Central air systems are expected to last approximately 15-20 years.

Evaporator Coil(s): Picture - Unit is inside plenum



Limitations

Limitations

LIMITATIONS

Exterior air temperature, Sealed Plenum - Common, Units not Labeled-Contact Condo Association

Condenser(s) / Compressor(s)

INSPECTION LIMITED BY:

Outside air temperature too cold, Consult with condo association-Units not labeled



Recommendations

8.4.1 General Remarks

 Monitor / Maintenance

A/C NOT VERIFIED TO OPERATE

The central air system was not operated today due to the exterior temperature being too low. It must be at least 65 degrees in the last 24 hours in order to operate A/C units without possibly damaging it. Consult owner, property condition report or professional to confirm proper operation when weather permits as needed.

Recommendation

Contact a qualified heating and cooling contractor



9: OTHER HEATING SYSTEM(S)

		IN	NI	NP	R
9.1	Condition(s)	X			X

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

Information

Type(s)
Electric baseboard, Electric Forced Air

Location(s)
Various areas of units

Condition(s): General Observations
Unit appeared to operate

Picture





Limitations

General
INSPECTION LIMITED BY:
Furnishings, Storage

Recommendations

9.1.1 Condition(s)

AIR HANDLER-ELECTRIC HEAT OPTION

The AC air handler appears to have an electrical heat option installed. Inspector turned thermostat as high as it would go and placed the thermometer in supply vents and tested over 30 minute period. The temperature from the supply vents only reached 85 degrees and it did not appear to change the temperature in the unit at all, based off of the thermostat temperature . Recommend further evaluation by a professional to determine if electrical heat option is functioning properly and to its fullest capacity.

Recommendation
Contact a qualified professional.

 Defect / Needs Repair / Further Evaluation



Supply vent temperature



Unit internal temperature after 30 mins of testing heat-thermostat set to 90 at this time

Cover reinstalled after inspection

10: ELECTRICAL

		IN	NI	NP	R
10.1	Main Panel Comments		X		
10.2	Service information	X			
10.3	Sub-Panel(s)	X			X
10.4	Outlets / Switches (Representative number)	X			X
10.5	Fixtures (Representative number)	X			
10.6	General Remarks	X			

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

Information

Service information: Location

Parking Garage, Location
unknown – may be common
element – contact condominium
association as needed

Service information: Size - Total Amps

Unknown

Service information: Size - Volts

120/240

Service information: Type

Breakers

Service information: Grounding

Not visible/confirmed -
recommend professional
confirm/install

Service information: Bonding

Not visible/confirmed -
recommend professional
confirm/install

Service information: GFCI's/AFCI's

Unknown

Service information: Wire Chase

Not visible

Sub-Panel(s): Location

Closet

Sub-Panel(s): Type

Breakers

Sub-Panel(s): Branch Wire Type

Copper

Sub-Panel(s): General Observations

Circuits not traced for label
accuracy, Circuits loads not
evaluated, Confirm installation
permits, Multiple tapping

Outlets / Switches

(Representative number):

General Observations

Function of switches is unknown,
220v outlet(s) not tested,
Representative number of outlets
and switches were operated, Miss-
wired outlet(s), Representative
numbers of outlets were operated

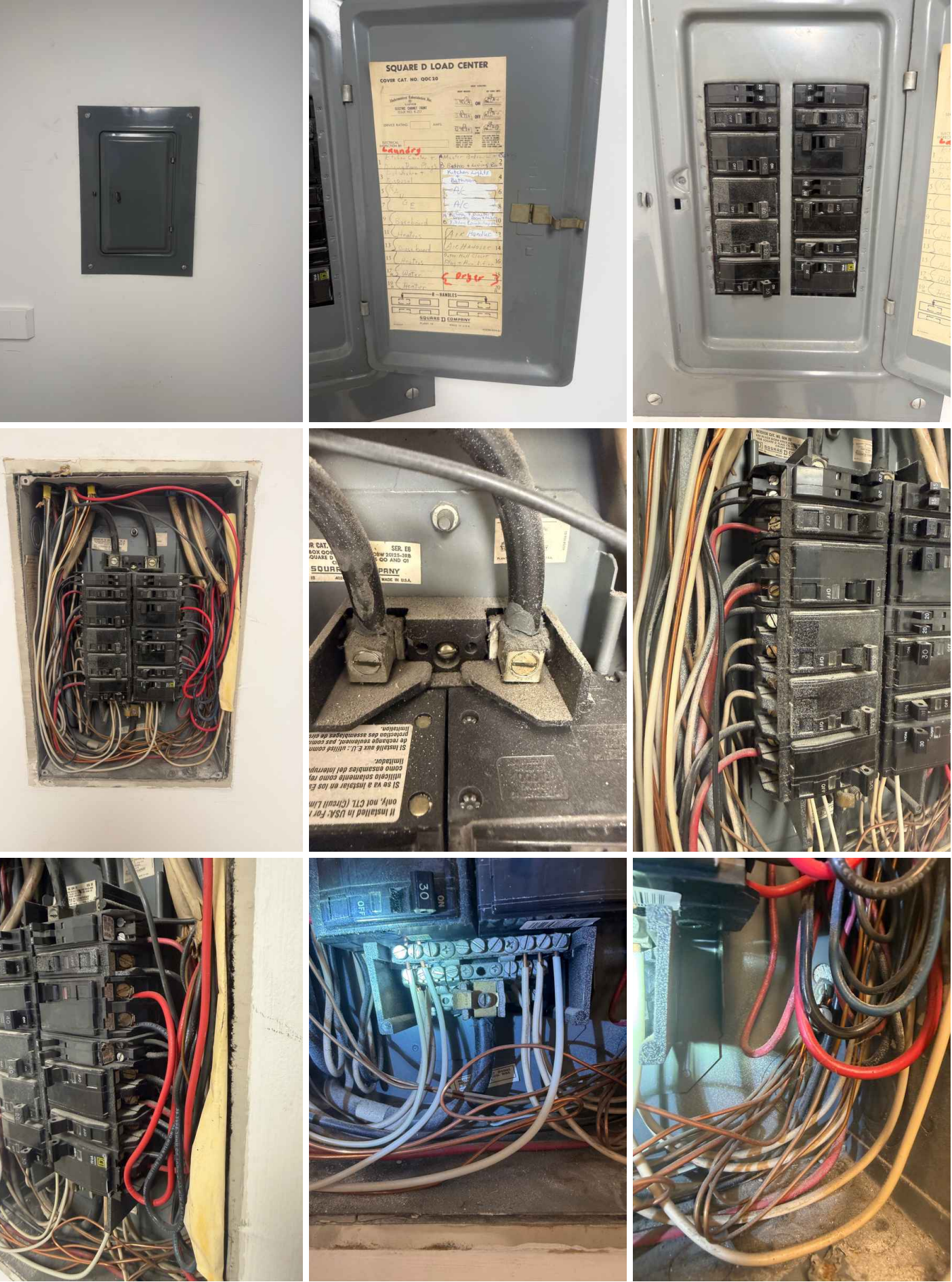
Main Panel Comments: Bonding/Grounding Not All Visible/Verified

Proper bonding/grounding not verified at all plumbing/gas systems consult professional and repair/verify as needed.

Main Panel Comments: Grounds Not Physically Visible/Verified

Plumbing ground connections not physically visible/verified (common). Recommend repair/verifying per professional.

Sub-Panel(s): Picture(s)



Outlets / Switches (Representative number): Function of all switches is unknown

The function of all switches is unknown. Consult owner as needed to confirm proper operation and/or professional for repair.

General Remarks: Proper Utility Distribution Not Confirmed

Proper apartment/condominium/utility distribution not inspected beyond scope per WI Statutes (consult owner/tenant as needed).

Limitations

Limitations

LIMITATIONS

Finishings, Storage, Furniture

Main Panel Comments

INSPECTION LIMITED BY:

Common element (not inspected) - contact condominium association as needed

Recommendations

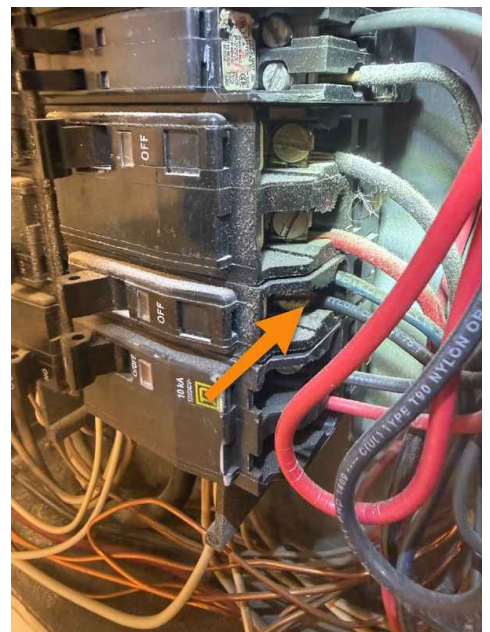
10.3.1 Sub-Panel(s)

MULTI-TAPPING

There is multi tapping of circuit breakers present in the sub panel. Multi tapping is when two or more wires are connected to one circuit breaker. Modern standards do not allow for two wires to be connected to one circuit breaker. This is considered a safety hazard that must be corrected. Contact a qualified electrical contractor to correct double tapping in the sub panel.

Recommendation

Contact a qualified electrical contractor.



10.4.1 Outlets / Switches (Representative number)

MIS-WIRED OUTLET(S)

There were mis-wired outlet(s) observed (common). If not corrected safety hazards exist. Recommend professional evaluate/repair.

Recommendation

Contact a qualified electrical contractor.

**Safety Hazard**

Full Bathroom

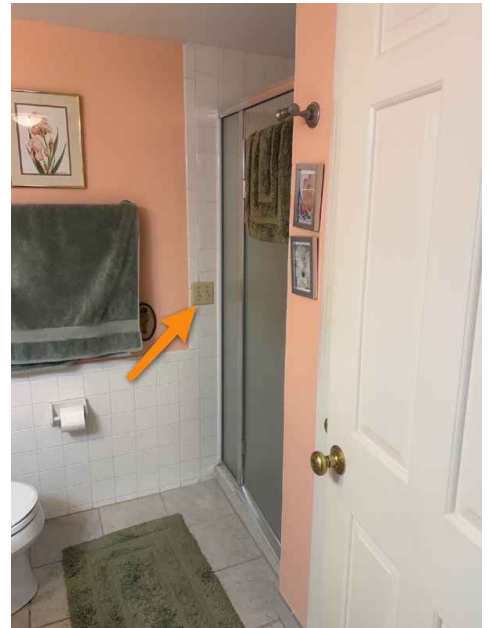
10.4.2 Outlets / Switches (Representative number)

SWITCH NEAR SHOWER SURROUND

Switch observed near shower surround - not recommended. Recommend professional evaluate further and relocate switch as needed.

Recommendation

Contact a qualified electrical contractor.

**Safety Hazard**

11: REFERENCE INFORMATION

Information

Cooling and Heat Pumps

[Educational Link](#)

Heating

[Educational Link](#)

Life Cycles and Cost Estimates

[Educational Link](#)

Property Set-up and Maintenance

[Educational Link](#)

Supplementary

[Educational Link](#)

Electrical

[Educational Link](#)

Insulation

[Educational Link](#)

More About Home Inspections

[Educational Link](#)

Roof, Flashings and Chimneys

[Educational Link](#)

How to Operate Your Home Guide

[Educational website](#)

Exterior

[Educational Link](#)

Interior

[Educational Link](#)

Plumbing

[Educational Link](#)

Structure

[Educational Link](#)

12: FINAL WALKTHROUGH

Information

General: Attic insulation picked up

N/A

General: Panels secured

Yes

General: Fireplace off

N/A

General: Lights and fans off

Tenants home

General: Doors locked

Owners at home

General: Furniture/Storage put back

N/A

General: Whirlpool tub cleaned up

N/A

General: Furnace blower door installed properly

N/A

General: Thermostat at original settings

Yes

General: Payment received

Yes, Paid on line

General: GFCI's reset

Yes

General: Appliances off

Yes

General: Water fixtures off

Yes

General: Garage closed

N/A

Information

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

A free offer related to ADT security services. These promotional offers typically provide potential homeowners or residents with an opportunity to explore home security options at no initial cost. Such offers can include free equipment, installation, or trial periods for home security systems.

STANDARDS OF PRACTICE

Inspection Details

WI State Home Inspector Standards:

RL 134.02 General Requirements.

(1) A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. RL 134.03 to detected observable condition of an improvement to residential real property. A reasonable competent and diligent home inspection is not required to be technically exhaustive.

(2) This section does not require a home inspector to do any of the following:

- (a) Offer a warranty or guarantee of any kind.
- (b) Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.
- (c) Enter any area or perform any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property or enter any area or perform any procedure that may be dangerous to the home inspector or to other persons.
- (d) Operate any component of an improvement to residential real property that is inoperable.
- (e) Operate any component of an improvement to residential real property that does not respond to normal operating controls.
- (f) Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.
- (g) Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.
- (h) Evaluate acoustic characteristics of a component of an improvement to residential real property.
- (i) Project or estimate the operating costs of a component of an improvement to residential real property.
- (j) Predict future conditions, including the failure of a component of an improvement to residential real property.
- (k) Inspect for the presents or absence of pests, including rodents, insects and wood-damaging organisms.
- (l) Inspect cosmetic items, underground items or items not permanently installed.
- (m) Inspect for the presence of any hazardous substances.
- (n) Disassemble any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of residential real property.

Exterior

I. The inspector **shall** inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector **shall** describe:

1. the type of exterior wall-covering materials.

III. The inspector **shall** report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is **not** required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Attic

A home inspector shall observe and describe the condition of all of the following:

1. The presence or absence of insulation in unfinished spaces.
2. Ventilation of attics and foundation areas.
3. Kitchen, bathroom, and laundry venting systems.

A home inspector is not required to observe any of the following:

1. Concealed insulation.
2. Venting equipment which is integrated with household appliances.

Interior Rooms

I. The inspector **shall** inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector **shall** describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector **shall** report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is **not required** to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Plumbing

I. The inspector **shall** inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector **shall** describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector **shall** report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is **not** required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Air Conditioning

I. The inspector **shall** observe and describe the condition of the following:

1. cooling and air handling equipment, including type and energy source;
2. normal operating controls;
3. the presence of an installed cooling source in each room;

II. The inspector **shall** observe the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

III. The inspector is **not** required to do any of the following:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage;
2. Observe non-central air conditioners;
3. Observe the uniformity or adequacy of cool-air supply to the various rooms;
4. Operate electronic air filters;
5. Observe the pressure of the system coolant or determine the presence of leakage;
6. Test the electrical current drawn by the unit;

Other Heating System(s)

I. The inspector **shall** inspect:

1. the heating system, using normal operating controls.

II. The inspector **shall** describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector **shall** report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is **not** required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Electrical

A home inspector shall observe and describe the condition of all of the following:

1. Service entrance conductors.
2. Service equipment, grounding equipment, main over current device.
3. Main and distribution panels, including their location.
4. Amperage and voltage ratings of the service, including whether service type is overhead or underground.
5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring.
6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls.
7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures.
8. The operation of ground fault circuit interrupters.
9. The functionality of the power sources for smoke detectors.

A home inspector is not required to do any of the following:

1. Insert any tool, probe or testing device inside the panels.
2. Test or operate any over current device except ground fault circuit interrupters.
3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.
4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.
5. Measure amperage, voltage or impedance. Inspect or test a built in vacuum system.

Reference Information

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

Final Walkthrough

The inspector will perform a final walk-through to ensure all appliances are turned off, lights are off, the thermostat was turned back to original settings, water fixtures are off, panel covers are secured, and windows are secured shut prior to leaving the property.



Burkhardt Lic. #5204
8232 North Teutonia Ave., Brown Deer, WI 53209
414-355-5520

BILL TO

Marlene Jernberg
13335 Watertown Plank Road #105
Elm Grove, WI 53122 USA

INVOICE
109043

INVOICE DATE
Feb 04, 2026

JOB ADDRESS

Marlene Jernberg
13335 Watertown Plank Road #105
Elm Grove, WI 53122 USA

Completed Date:

Technician: Brady Kuechler

Technician: Brian Boelter

Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

Bathroom gfci

- gfci is correct wiring (one set of wires correctly installed)

Switch box in bathroom.

- not an imminent danger. Bathroom door swings opposite way making switchbox not reachable from inside shower. Gfci protection at panel could be option for future but not required from my personal understanding of it being grandfathered in from prior code.

Baseboard heat

-all heaters tested operating as should.

Outlets in rest of home

-plug tested outlets in rest of home for proper wiring and did not find any not working or wired incorrectly

Double tapped breaker

-QO breakers per manufacture allowed to be double tapped.

No room remaining in panel for more breakers. Circuits could be combined in panel in future to pigtail down to one wire for breaker.

Pictures provided for findings.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Diagnostic Fee	Diagnostic Fee	1.00	\$227.00	\$227.00

PAID ON	TYPE	MEMO	AMOUNT
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2/4/2026

Visa

\$238.35

POTENTIAL SAVINGS \$0.00

SUB-TOTAL \$227.00

TAX \$11.35

TOTAL DUE \$238.35

PAYMENT \$238.35

BALANCE DUE **\$0.00**

Thank you for choosing Burkhardt for your home comfort needs. Should you have any questions or additional needs, please contact our office at 414-355-5520.

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment in full is due on . A \$55 service fee will be charged for any returned checks, a \$25 late fee will be applied on balances not paid in full on , and a financing charge of 3% per month shall be applied to amounts that remain outstanding after 10 days from .

By signing below, you represent that you are the owner/authorized representative of the premises at 13335 Watertown Plank Road #105, Elm Grove, WI 53122 USA. You authorize Burkhardt to perform the work described above, using such labor and materials as Burkhardt deems advisable or as specifically laid out above. All old parts will be removed from premises and discarded, unless otherwise specified above. You understand that the Amount above is the estimate to complete the described work based on known issues. In the event of unforeseen issues or issues that are not visible during the estimate/service visit, work will stop, issues will be brought to your attention and any additional costs will be assessed. Once accepted, you are agreeing to pay for any additional repair and material costs for such issues. You represent that all HVAC, electrical, plumbing and/or drain systems are in good repair and condition, except as set forth above in the Description of Work. You understand that Burkhardt's work may lead to the discovery of defective HVAC, electrical, plumbing and/or drain systems conditions that may require further repair. You agree to remove or protect any personal property that may be located in or near the work area. All work is subject to a thirty (30) day limited warranty unless otherwise specified above.

For any contract that requires Burkhardt to order equipment or specialty materials, you must make 50% down payment of the Amount listed above at the time of acceptance and pay the remaining balance when the work is completed. For contracts that are \$1500 or greater but do not require equipment or specialty materials, you must make 30% down payment at time of acceptance and pay the remaining balance when work is completed. Otherwise, payment for all work performed is due immediately after completion of work., unless Burkhardt has agreed in advance to invoice you for work at this Job Address. Certain extended performance contracts may require progress payments based on work performed.

Please refer to the attached sheet to review our complete Service Terms and Conditions.

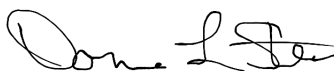
Sign here

Date 2/4/2026

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Burkhardt has been completed in a satisfactory and workman like manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by Burkhardt.

Sign here

Date 2/4/2026

I authorize Burkhardt Heating Cooling Electrical & Plumbing to charge the agreed amount to my credit card provided herein.
I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here

A handwritten signature in black ink, appearing to be "D. L. A.", written over a horizontal line.

Date 2/4/2026



Burkhardt Heating & Air Conditioning, LLC
8232 N. Teutonia Ave.
Brown Deer, 53209 WI
T: 414-355-5520

SERVICE TERMS AND CONDITIONS

By signing the job estimate/invoice set forth above, you agree that these Service Terms and Conditions (this "contract") apply to the work, materials and service performed by Burkhardt as described in the Description of Work.

SERVICES

Burkhardt will make every reasonable effort to thoroughly investigate work to be performed and inform you of all aspects of the work. Burkhardt will perform the work for the Total Due unless Burkhardt encounters any unforeseen issues not visible during the estimate/service call. If Burkhardt encounters unforeseen issues, Burkhardt will advise you of the additional cost to resolve the issue allowing you to option of continuing the work with the additional costs which you agree to pay for or to decline the additional costs of repairs which may affect the work being performed. Burkhardt will not provide an itemized breakdown of materials and labor. Burkhardt may use subcontractors and consultants to perform some of the work.

You agree to hold Burkhardt harmless for the discovery of defective conditions, including but not limited to (i) existing illegal conditions (ii) improper or faulty plumbing (rusted or defective pipes, acid in drain systems, damaged sewer or drain lines), (iii) improper or faulty electrical lines (broken or settled electrical lines, improperly charged electrical systems, electrical defects, improper voltage from power company), (iv) improper or faulty HVAC conditions, or (v) defective roofing or chimney. You agree to remove or protect any personal property that may be located in or near the work area.

PAYMENTS

You must pay the Balance Due upon completion of the work by one of the following payment methods: cash, check, or payment card. You understand that if your check is returned unpaid by your bank, you will owe Burkhardt the amount of the check plus all reasonable costs (cost to notify customer and bank fee amount) in bank charges for the returned deposit (currently \$55). If we do not receive your payment on the Completed/Due Date listed above or your payment is returned unpaid, you will owe Burkhardt a \$25 late fee. For any remaining balances due ten (10) days after the Completion Date, you agree to pay a finance charge of 3% per month (36% per annum) or the highest interest rate allowable by law (whichever is less). For balances that remain unpaid after thirty (30) days, a lien will be filed against the Service Address. If Burkhardt incurs any costs, expenses, or fees, including reasonable attorney fees and professional collection services fees, in connection with the collection of payment of any amounts due Burkhardt under this contract, you agree to reimburse Burkhardt for all such costs, expenses, and fees.



Burkhardt Heating & Air Conditioning, LLC

8232 N. Teutonia Ave.

Brown Deer, 53209 WI

T: 414-355-5520

WISCONSIN LIEN LAW

As required by the Wisconsin Construction Lien Law, you are hereby notified that persons or companies furnishing, procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction, accordingly, owner probably will receive notices from those who perform, furnish, or procure labor services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

RIGHT TO CANCEL

Customer agrees and acknowledges that under state and federal law, Customer has a right to cancel this Agreement upon written notice to Burkhardt Heating & Cooling within three (3) business days of the Effective Date hereof without penalty.

LIMITATION ON CANCELLATION

The homeowner may rescind this agreement within three (3) days after signing. Rescission may be made by giving verbal on our recorded line at 414-355-5520 or written notice via email to install@burkhardttheating.com

CANCELLATION POLICY

In the event of any job cancellation subsequent to the expiration of the 3- day cancellation period or waiver thereof, Customer acknowledges that such cancellation shall result in forfeiture of any deposits made. Additionally, Customer agrees and acknowledges that Company reserves the right, in its sole and exclusive discretion to charge Customer a restocking fee equal to Twenty Percent (20%) of the costs and fees associated with any parts, equipment, or materials plus actual cost of any permits already submitted.

PERMITS AND BUILDING CODES

Some work may require that a permit be purchased either through the city or county where the service is being performed. Burkhardt is required to perform all work to the standards set forth by governing bodies and may have to make changes to existing systems in order for inspections to pass. You are



Burkhardt Heating & Air Conditioning, LLC
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responsible for all costs and fees associated with inspection items found that are not included in the Description of Work. You acknowledge and agree that (i) Burkhardt will only be obligated to make any changes in the work required by the administrative authority maintaining jurisdiction over the work if such changes are set forth in a "Correction Notice" issued by such administrative authority; and (ii) the price for the work will be increased in an amount sufficient to pay for such changes.

Building codes or laws may require that smoke detectors or carbon monoxide detectors be installed. If you purchase any detectors through Burkhardt or yourself, and self-install those detectors, all inquiries regarding installation, maintenance, placement, or warranty of such detector should be directed to the manufacturer of detector. Burkhardt is not liable for any aspect of self-installed detectors including, but not limited to, battery replacement, incorrect installation, or any use outside of the manufacturer's recommendations. For detectors that are installed by Burkhardt, Burkhardt is not responsible for the maintenance of the detectors.

HAZARDOUS MATERIALS

You accept responsibility for proper abatement or removal of any and all asbestos, mold, or other potentially hazardous materials or elements of the work area(s) in which work is or will be completed. Work area(s) containing moisture or other potentially harmful substance(s) to property, persons, and/or animals are your responsibility.

REQUESTED WORK STOPPAGE

If for any reason you direct Burkhardt not to complete the work or to stop performing the work, you agree (i) to pay Burkhardt for all the time worked and all equipment and materials used up to the point of the work stoppage; and (ii) you shall indemnify, defend, and hold Burkhardt harmless from any and all damages that may be caused due to the work stoppage, including, but not limited to, any code violations, sewer gas, water leaks, sewer back-ups, life safety issues, etc.

LIMITED-SERVICE WARRANTY

Burkhardt will perform all work in a competent, workmanlike manner. Burkhardt is not responsible for any existing illegal conditions. Except for HVAC installations, Burkhardt warrants its service work (plumbing, electrical, and HVAC) to be free from defects in material and workmanship for the warranty period of thirty (30) days from the Completed Date unless stated otherwise in the Description of Work. Burkhardt warrants all HVAC installations to be free from defects in material and workmanship for the warranty period of one (1) year from the Completion Date unless stated otherwise in the Description of Work. All warranties are void if payment is not made when due. Warranties are extended only to the



customer who hired Burkhardt to perform the work and are not transferable. If a defect in materials or workmanship covered by this warranty occurs, you must promptly notify Burkhardt of any such defect by calling them at the phone number listed on your invoice. Burkhardt will, with reasonable promptness during normal working hours, remedy the defect covered under the warranty. Your sole remedy for a breach of warranty claim is to have Burkhardt repair or replace the defective material or refund the fees paid for the work. If you delay in notifying Burkhardt of any covered defect, Burkhardt will not be liable for water, sewage, electrical, or other damage caused by such delay. This contract does not alter any manufacturer's warranty that may apply to a purchased HVAC system, air conditioner, furnace, water heater, water conditioning system, electrical panel, or generator. You may also have the option to purchase an extended warranty or service contract.

-Exclusions and Limitations

Burkhardt is not liable for the following, which are excluded from the coverage of this limited-service warranty:

1. Pre-existing defective conditions in electrical, plumbing, and HVAC systems;
2. Work performed by or materials installed by someone other than Burkhardt;
3. Defects and failures from mistreatment or neglect or otherwise not caused by defect in Burkhardt's materials or workmanship; or
4. Mold development or mold detection of any kind.

Burkhardt disclaims liability for any damage to personal or real property including, but not limited to, curbs, sidewalks, walks, driveways, garages, patios, lawns, shrubs, sprinkler systems, wallpaper, drywall, stucco, tile, cabinets, carpets, siding, and other appurtenances to the residence or real property. Burkhardt is not responsible for damage to personal property, real property, or any improvements to real property caused by persons delivering materials or equipment or for keeping gates and doors closed for any children and animals.

Burkhardt will not be liable for any: (1) incidental damages; (2) consequential damages; (3) special damages; (4) indirect damages; or (5) punitive damages. This limitation of liability applies, whether you base an action against Burkhardt on: (a) the contract; (b) a warranty; (c) a tort (such as a claim of negligence, recklessness, or intentional act); or (d) any other theory. This limitation of liability applies even if Burkhardt knows about the possibility of such damage. The laws of some states may prohibit the limitation of liability for consequential damages, or incidental damages, or other kinds of damages. In those states, to the extent their laws apply, the limitation of liability with respect to such damage may not apply to you. Burkhardt's entire aggregate liability for any claims relating to the work, materials, or



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Brown Deer, 53209 WI
T: 414-355-5520

services or this contract shall not exceed the fees paid or payable by you to Burkhardt under this contract. This section shall survive the termination of the contract.

Except as stated in the limited warranty above, the work, materials, and services are provided to you "AS-IS." Burkhardt makes no other warranties of any kind for the services. This includes both express warranties, implied warranties, and warranties of merchantability and fitness for a particular purpose. A "warranty" is a guarantee that the services will meet certain standards.

No action shall be brought for any claim relating to or arising out of this contract more than one (1) year after the accrual of such cause of action, except for any money owed for services.

FAILURES OR DELAYS

Burkhardt is not liable for any failure or delay in the performance of its obligations under this contract if such failure or delay is on account of causes beyond its reasonable control, including civil commotion, war, fires, floods, accidents, earthquakes, inclement weather, telecommunications line failures, electrical outages, network failures, government regulations or controls, casualty, strikes or labor disputes, terrorism, acts of God, pandemics, epidemics, local disease outbreaks, scarcity or rationing of gasoline or other fuel or vital products, inability to obtain materials or labor, in addition to any and all events, regardless of their dissimilarity to the foregoing, deemed to render performance of the contract impracticable or impossible under the law, in which event Burkhardt shall be excused from its obligations for the period of the delay and for a reasonable time thereafter.

ENTIRE AGREEMENT

This is the entire contract between the parties with regard to the services and supersedes any prior contract or communications between the parties, whether written, oral, electronic or otherwise. The contract binds you and your heirs, representatives, successors and assigns. All disputes relating in any way to this contract will be governed by the laws of the state in which the work is performed. No waiver of any term or right in this contract shall be effective unless in writing, signed by an authorized representative of the waiving party.



Thielmann Heating, Cooling &
Plumbing
17020 W. National Ave
New Berlin, WI 53151

Invoice 225358
Invoice Date 2/25/2026
Completed Date
Customer PO
Payment Term Due Upon Receipt

Billing Address

Marlene Jernberg
13335 Watertown Plank Road #105
Elm Grove, WI 53122 USA

Job Address

Marlene Jernberg
13335 Watertown Plank Road #105
Elm Grove, WI 53122 USA

Description of work

Checked over electric heat, found system is working as it should for a 5kw heating element. Temp in ductwork was 88 degrees, all ok. Changed out filter which was customer supplied as well. Checked voltages across the heating element, all ok. System is running at full capacity.

Task #	Description	Quantity	Price	Total
THRESDIAG	RESIDENTIAL DAY DIAGNOSTIC FEE	1.00	\$95.00	\$95.00
Paid On 2/25/2026	Type Visa	Memo	Amount \$99.75	
				Potential Savings \$0.00
				Sub-Total \$95.00
				Tax \$4.75
				Total Due \$99.75
				Payment \$99.75
				Balance Due \$0.00

Free Shipping for Filters Delivered to Your Door! Visit www.thielmannheating.com/shop

Save money and equipment breakdowns by joining our Thielmann Family Rewards Club for discounts: www.thielmannheating.com/maintenance-plan
I authorize Thielmann Heating, Cooling & Plumbing to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

2/25/2026



Invoice 220536
Invoice Date 2/5/2026
Completed Date
Customer PO
Payment Term Due Upon Receipt

Billing Address

Marlene Jernberg
13335 Watertown Plank Road #105
Elm Grove, WI 53122 USA

Job Address

Marlene Jernberg
13335 Watertown Plank Road #105
Elm Grove, WI 53122 USA

Description of work

Install replacement proflo shower hose as well as capped old April air line.
Tested shower and there was no longer a leak present at the time of repair.

Task #	Description	Quantity	Price	Total
WM - LABPLBG	Plumbing labor	1.00	\$353.00	\$353.00

Paid On	Type	Memo	Amount
2/5/2026	Visa		\$370.65

Potential Savings	\$52.95
Sub-Total	\$353.00
Tax	\$17.65
Total Due	\$370.65
Payment	\$370.65
Balance Due	\$0.00

Thank you for choosing {official name}

I hereby authorize {Business Unit Official Name} to complete the above work in the amount of \$370.65 to be performed.

2/5/2026

I have inspected all of the work done by Dan E. I find that all work has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor pursuant to the contract as agreed.

2/5/2026

I authorize The Thielmann Group Heating & Cooling to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Done S Z

2/5/2026