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RESIDENTIAL REPORT

177 E Washington St
West Bend, WI 53095

Shelley Peterson
09/14/2026



Inspector
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1: INSPECTION DETAILS

Information

Current Weather Conditions

Partly Cloudy

General Appearance

Satisfactory

Ground Cover

Damp

In Attendance

Client

Main Entrance Faces

North

For the sake of the report

Occupancy

Furnished, Occupied

Style

Duplex

Temperature (approximate)

65 Degrees Fahrenheit (F)

The Following Items Have Been Excluded From The Inspection

Low voltage systems,
Underground electrical,
Phone/Cable systems, Storm
windows, ADA requirements,
Safety glass, Antenna(s)/Satellite
Dish(s), Washer and Dryer

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.

- **Needs Repair / Further Evaluation / Defect** – 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 Homesight, 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.** Homesight, 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 Homesight, 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.

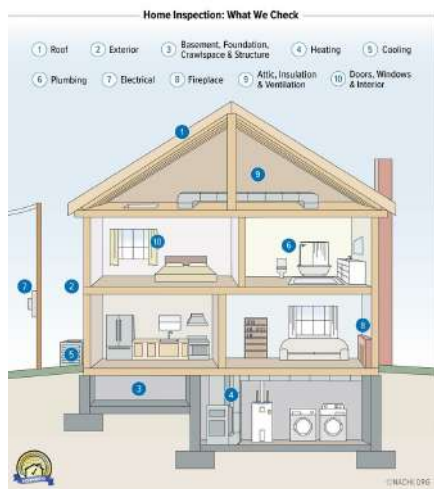
Scope of the Inspection

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.

Protecting You - Built-In Coverage & Peace of Mind

You're not just getting a report - you're getting added protection long after the inspection is complete. Your inspection includes FREE warranties and services designed to safeguard your home and your investment.

5 Year Roof Leak Protection Plan - The warranty offers extended roof protection with 5-year coverage options on your inspected roof for any new leaks. Coverage is applicable for all standard roof types.

6 Month SewerGard+ - SewerGard protection is offered for a period of 180 days following the date of the inspection, or 22 days after closing, whichever comes later. If you received a sewer scope, this policy is extended to 12 months from the date of the inspection, or 22 days from closing, whichever comes later.

6 Month MoldSafe - MoldSafe protection is offered for a period of 180 days following the date of the inspection, or 22 days after closing, whichever comes later.

Radon + Protection Plan - This policy is offered for a period of 120 days following the completed radon test, or 22 days after closing, whichever comes later. If an active mitigation system is installed in the home at the time of the home inspection and the results come back under 4.0 pCi/L, this policy is offered for a period of 1 year following the full home inspection.

180 Day + Warranty - We back all of our inspections with a 6 month Limited Mechanical and Structural Warranty including: Plumbing, Electrical, Appliances, HVAC systems, Foundation Walls, Roofs and more listed in your inspection report.

RecallChek - 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.

Porch Home Assistant Gold - FREE membership for life with full home inspection. Think of Home Assistant as your 24/7 personal support team for your home.

Link to Porch video: <https://youtu.be/nRiggPVI8Z4>

Need to file a claim? Click the link below:

[File a Claim](#)

Have more warranty questions? Contact Us:

claimsupport@inspectorservicesgroup.com

833-521-7901





Extended Peace of Mind: The 18-Month Warranty

The **18-Month Warranty** has the absolute broadest coverage for the longest term on the market today and is the least expensive option on a per month basis. Get the best coverage available and request the 18-Month Warranty for your real estate transaction.

Link to purchase 18-month warranty: <https://www.homewarrantywisconsin.net>



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

Elevation pictures



2: GROUNDS / EXTERIOR

		IN	NI	NP	R
2.1	Landscaping	X			X
2.2	Flatwork	X			X
2.3	Porch(es) / Stoop(s) / Step(s)	X			
2.4	Siding / Trim / Caulk	X			X
2.5	Deck(s) / Balconies	X			X
2.6	Deck / Patio / Stoop Cover(s)	X			
2.7	Exterior Door(s)	X			
2.8	Retaining wall(s) / Planter(s)	X			X
2.9	General Remarks	X			

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

Information

Limitations

Storage, Height, Finishes, Foliage

Landscaping: General

Observations

Recommend general grading improvements, Trim back trees/shrubberies, Trees/Bushes not evaluated

Flatwork: Material(s)

Concrete

Flatwork: General Observations

Common cracks/settling/trip hazards, Deteriorated surface(s)

Porch(es) / Stoop(s) / Step(s): Material(s)

Wood

Porch(es) / Stoop(s) / Step(s): General Observations

Peeling/Deteriorated paint

Siding / Trim / Caulk: Siding/Trim Material(s)

Wood, Metal

Siding / Trim / Caulk: General Observations

Common dents/damage/cracks, Peeling/Deteriorated paint, Cracked/deteriorated/missing caulk

Siding / Trim / Caulk: Siding Layers

Unknown

Deck(s) / Balconies: Material(s)

Wood, Painted/Stained

Deck(s) / Balconies: General Observations

Peeling/Deteriorated treatment/paint

Deck / Patio / Stoop Cover(s): Material(s)

Same as house

Exterior Door(s): General Observations

Common dents/damage

Retaining wall(s) / Planter(s): Material(s)

Stone

Retaining wall(s) / Planter(s): General Observations

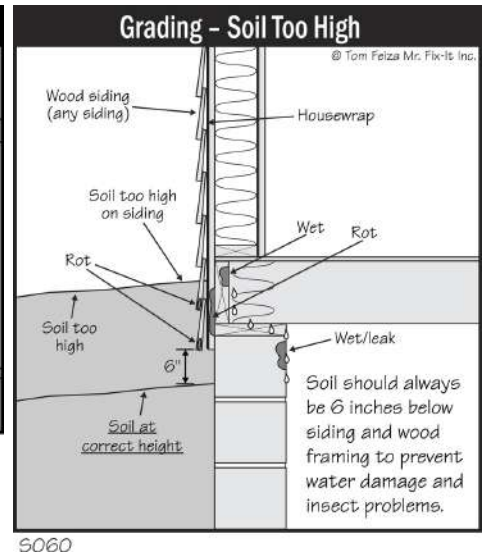
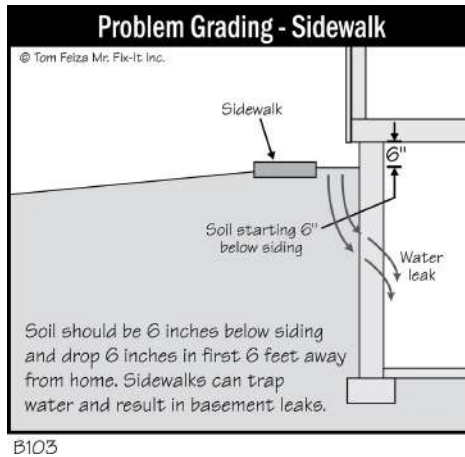
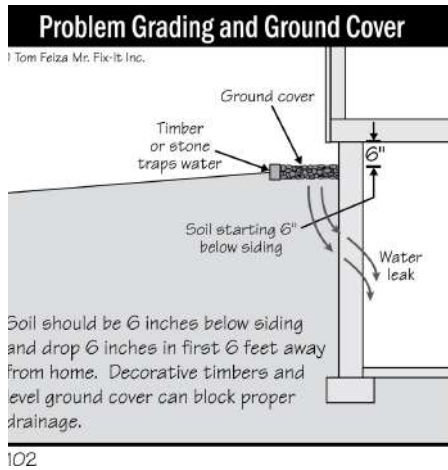
Loose area(s)

Material(s)

Not all visible, Wood framed

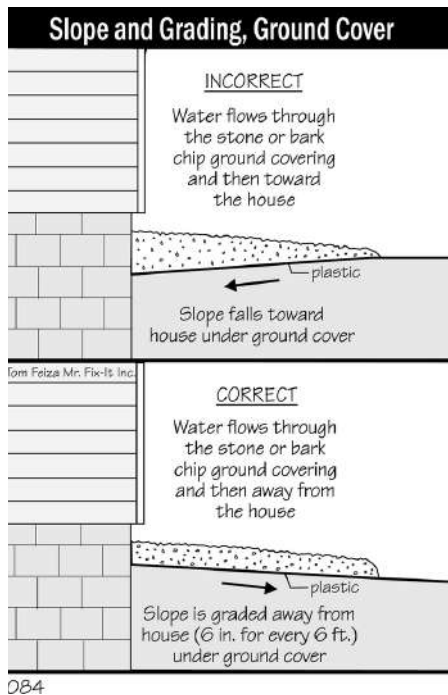
Landscaping: Improvements May Be Difficult to Correct

Certain grading enhancements can be challenging to implement correctly when space is limited (such as concrete or landscaping material near the structure) and/or when the grading is already near or against the siding. These factors may impact the assessment and repair of foundation drainage, which should be addressed as necessary by a professional.



Landscaping: Not Grading Material

Landscaping materials like mulch or stone around a house are not suitable for grading and will not ensure proper water drainage away from the home unless the underlying grade is positive. This is commonly found however it is necessary to assess and repair the grading as needed, according to a professional's advice.



General Remarks: Lead/Asbestos 1978

Given the age of the house and garage, the exterior may contain asbestos materials and/or lead-based paint. It's recommended to have a professional evaluate further if needed. Any mention of asbestos or lead-based paint is provided only as a courtesy and is not part of the home inspection, in accordance with WI State Statutes.

Limitations

Exterior Wall Construction

INSPECTION LIMITED BY:

Finishings/Cladding

Recommendations

2.1.1 Landscaping



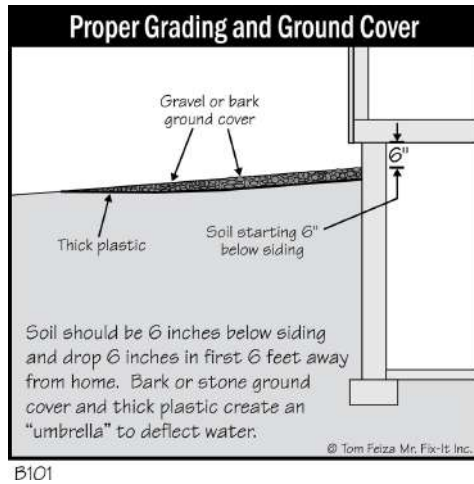
Monitor / Maintenance

RECOMMEND GRADING IMPROVEMENTS

The grading around the structures could be improved, which is common for many homes. Without proper maintenance, water seepage or damage may occur. Ideally, grading should have a slope of 1" drop per foot, extending 6' away from the structure, with no siding-to-dirt contact. It's recommended to have a professional evaluate and make any necessary repairs.

Recommendation

Contact a qualified landscaping contractor



2.2.1 Flatwork

CRACKED/SETTLED SURFACES W/ TRIP HAZARDS

Needs Repair / Further Evaluation / Defect

Evidence of cracked/settled surfaces with potential trip hazards - commonly found. If not corrected additional damage may result. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified concrete contractor.



2.4.1 Siding / Trim / Caulk



Monitor / Maintenance

SIDING/TRIM - RECOMMEND MAINTENANCE

Siding/Trim appear to need maintenance. If not corrected moisture seepage/damage may result. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified siding specialist.



2.4.2 Siding / Trim / Caulk

EXPOSED AREAS OF FOUNDATION

Cracking and moderate surface deterioration/spalling were observed at portions of the foundation walls. Recommend repair of deteriorated areas as needed and monitoring for additional cracking, movement, or deterioration.

Recommendation

Contact a qualified professional.



Monitor / Maintenance





2.5.1 Deck(s) / Balconies

DAMAGED WOOD AND DETERIORATED PAINT

Deck shows damaged/warped wood with peeling/deteriorated paint - recommend repair per professional.

Recommendation

Contact a qualified professional.



Monitor / Maintenance



2.8.1 Retaining wall(s) / Planter(s)

LOOSE/DAMAGED AREA(S)

Evidence of loose and damaged area(s) - if not repaired additional damage may occur and/or they may not operate as intended. Recommend professional evaluate further for repair.

Recommendation

Contact a qualified professional.



Monitor / Maintenance



3: ROOF SYSTEM(S)

		IN	NI	NP	R
3.1	Roof Covering(s)	X			X
3.2	Flashings	X			X
3.3	Valley(s)	X			
3.4	Roof Drainage System(s)	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Roof Visibility

All

Inspection Method

Roof

Pitch

Medium, Steep

Roof Type/Style

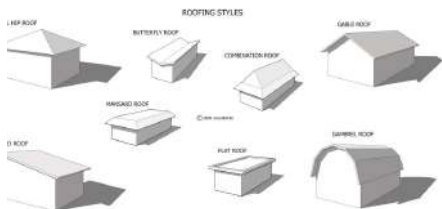
Gable

Estimated Layer(s)

Appears to be 1 layer

Estimated Age of Covering(s)

20-25 Years Old



Covering(s)

Composite

Flashings

Metal, Rubber

Valley(s)

Metal

Roof Covering(s): General Observations

Nail popping, Exposed fasteners, Granular loss

Flashings: General Observations

Common wear and tear

Valley(s): General Observations

Common scratches and/or deteriorated paint/factory finish

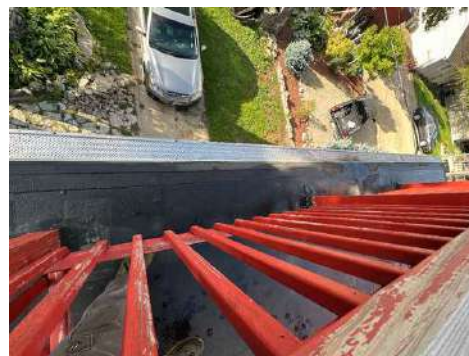
Roof Drainage System(s): Material(s)

Metal

Roof Drainage System(s): General Observations

Common dents/damage

Picture(s)





Roof Covering(s): Composite Roof Systems Life Expectancy

Generally, composite roofing systems installed properly with a single layer of shingles on a well pitched roof have an expected lifespan of about 20 to 25 years.

Recommendations

3.1.1 Roof Covering(s)

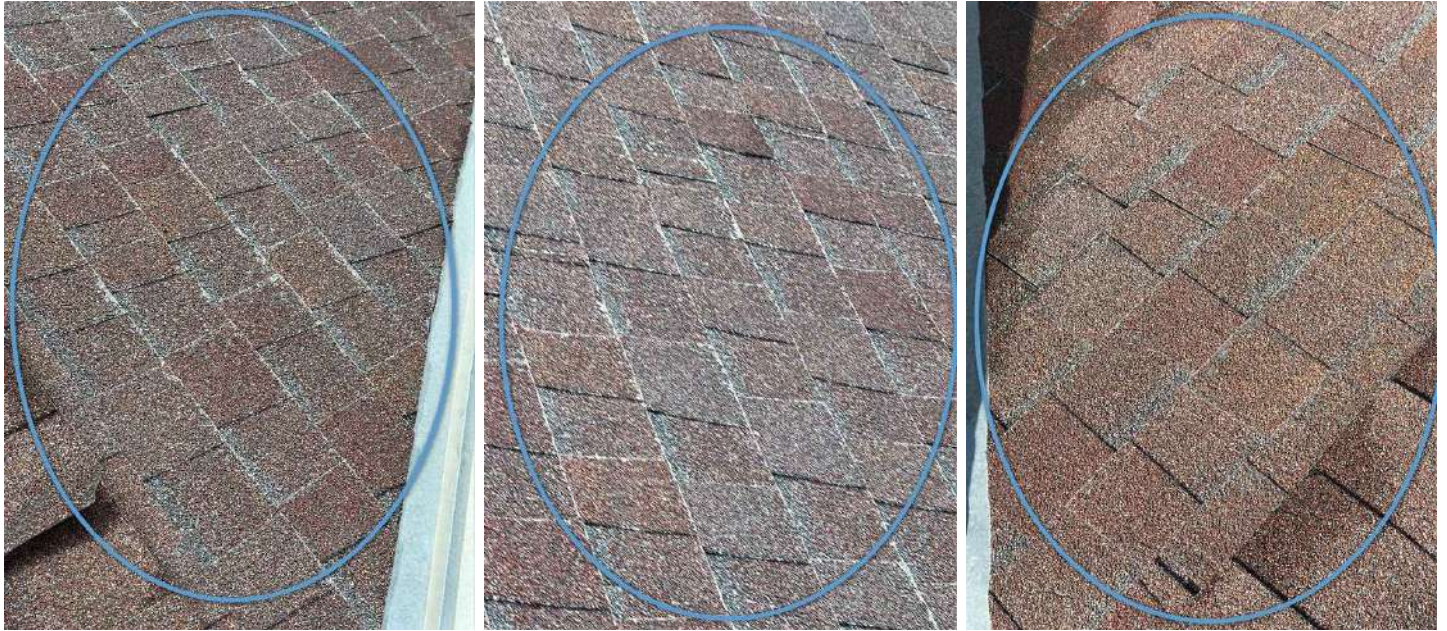
MATURE ROOF SYSTEM

Monitor / Maintenance

The national average life expectancy of a composite shingle roof system is 20-25 years therefore the roof systems are nearing their average life cycle. Recommend professional evaluate further to ensure proper operation. Also recommend budgeting for repairs and/or replacement.

Recommendation

Contact a qualified roofing professional.



3.2.1 Flashings



Monitor / Maintenance

RECOMMEND MAINTENANCE

Flashings appear to need maintenance in areas. If not maintained leaks/damage may result. Consult professional for corrective action as needed.

Recommendation

Contact a qualified roofing professional.



3.4.1 Roof Drainage System(s)



Monitor / Maintenance

RECOMMEND EXTENDING DOWNSPOUTS

Recommend extending downspouts at least 6 feet from the structure - if not corrected water seepage may result. Recommend repair per handyman/DIY.

[Educational Link](#)

Recommendation

Recommended DIY Project



4: CHIMNEY(S) / VENT(S)

		IN	NI	NP	R
4.1	Chase(s)	X			X
4.2	Flue(s)	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Visibility

Percent

Inspection Method

Roof, In Attic, In Basement

Chase(s): Material(s)

Brick, Masonry

Chase(s): General Observations

Cracked chimney cap, Loose mortar joints

Flue(s): General Observations

Flue(s) not evaluated, Recommend cover over flue(s)

Picture(s)



Flue(s): Flue not verified - older homes

The existence and state of the flue within the chimney remain unverified. It is advisable to have a professional assess the chimney to determine the condition of the flue. In instances where a chimney is missing a flue or possesses a flue that is in a state of decay or damage, which is common in older property, it is recommended to have a flue installed by a qualified professional.

Flue(s): Flues Not Inspected

Inspection of the chimney flue(s) is beyond the scope of a home inspection. Any reporting on this component is only performed as a courtesy and is not part of the home inspection per WI State Home Inspector Statutes.

Limitations

General

INSPECTION LIMITED BY:

Height, Finishings

Recommendations

4.1.1 Chase(s)

CHIMNEY NEEDS REPAIR



Needs Repair / Further Evaluation / Defect

In general, the chimney appears to need repair - if not repaired, further damage and/or moisture intrusion will occur. Recommend consulting qualified professional for evaluation and repair options.

Recommendation

Contact a qualified chimney contractor.



5: DETACHED GARAGE

		IN	NI	NP	R
5.1	Roof Covering	X			
5.2	Roof Drainage System(s)	X			X
5.3	Siding / Trim / Caulk	X			X
5.4	Automatic Opener(s)			X	
5.5	Floor	X			X
5.6	Overhead Door(s)	X			X
5.7	Service Door	X			
5.8	Window(s)	X			X
5.9	Structure	X			
5.10	Landscaping	X			
5.11	General Remarks	X			

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

Information

Inspection Limited By:

Much storage, Finishings,
Cabinetry

Roof Covering: Material(s)

Composite

Roof Covering: Inspection Method

Roof

Roof Covering: Roof Visibility

All

Roof Covering: Estimated Age of Covering(s)

1-5

Roof Covering: Estimated Layer(s)

Multiple

Roof Covering: General Observations

Common nail popping - monitor -
repair as needed, Common
granular loss - monitor

Roof Drainage System(s): Material(s)

None

Roof Drainage System(s): General Observations

Recommend adding gutters
and/or downspouts to detached
garage

Siding / Trim / Caulk: Siding/Trim Material(s)

Wood, Metal

Siding / Trim / Caulk: Siding Layers

Unknown

Siding / Trim / Caulk: General Observations

Common dents/damage/cracks

Automatic Opener(s): General Observations

Remotes/Key pads not tested

Floor: Material(s)

Concrete

Floor: General Observations

Large settling cracks

Overhead Door(s): Material(s)

Wood

Overhead Door(s): General Observations

Recommend professional tune-
up, Damaged wood

Service Door: General Observations

Common dents/damage

Window(s): Material(s)

Wood

Window(s): General Observations

Fixed unit

Structure: Material(s)

Wood

Structure: General Observations

Structure: Storage not recommended at rafters

Landscaping: General Observations

Recommend no storage at rafters,
Weight limits for rafter storage
not determined, Not all visible

Storage not recommended at
rafters - may cause roof to sag
over time.

Trees/Bushes not evaluated

Size

1 car



Roof Covering: Picture(s)



Landscaping: Grading Recommendations

In general grading should have a pitch of 1" drop per foot extended for 6' away from the garage with no siding-to-dirt contact. Evaluate/Repair as needed per professional.

General Remarks: In General - Moisture Stains On Walls (dry)

In general - moisture stain(s) noted at wall(s) randomly read dry today with meter - possible past/active leak (source not confirmed). Consult owner/professional as needed.

Limitations

Automatic Opener(s)

INSPECTION LIMITED BY:

Manual operation only

Recommendations

5.2.1 Roof Drainage System(s)

GUTTER/DOWNSPOUT INSTALLATION RECOMMENDED

Gutter/downspout installation recommended. If not installed roof water cannot be controlled resulting in possible water seepage/damage.

Recommendation

Contact a qualified gutter contractor



Needs Repair / Further Evaluation / Defect



5.3.1 Siding / Trim / Caulk

EXPOSED AREAS OF FOUNDATION

Exposed areas of the foundation show cracks/movement. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified professional.



Needs Repair / Further Evaluation / Defect



5.5.1 Floor

LARGE CRACKS/SETTLING

Floor shows Large cracks/settling. If not corrected the structure may become compromised. Recommend professional evaluate further.

Recommendation

Contact a qualified concrete contractor.



Needs Repair / Further Evaluation / Defect



5.6.1 Overhead Door(s)



Monitor / Maintenance

DOOR DOES NOT OPERATE - HANDLE

The overhead door latching mechanism did not operate. If not corrected the door will not operate as intended. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified garage door contractor.



5.8.1 Window(s)



Safety Hazard

REPAIRS RECOMMENDED

Windows appear to be in poor condition with damaged wood, leaks and deteriorated paint. If not corrected they will not operate as intended. - recommend professional evaluate further.

Recommendation

Contact a qualified professional.



6: ATTACHED GARAGE

		IN	NI	NP	R
6.1	Automatic Opener(s)	X			
6.2	Floor	X			
6.3	Overhead Door(s)	X			
6.4	Service Door			X	
6.5	Window(s)			X	
6.6	Structure	X			X
6.7	Firewall	X			X
6.8	Fire Door	X			
6.9	General Remarks	X			X

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

Information

Inspection Limited By:

Storage

Automatic Opener(s): General

Observations

Remotes/Key pads not tested,
Appears to operate properly,
Safety Reverse Sensors appear to
function properly

Floor: Material(s)

Concrete

Floor: General Observations

Common cracks/spalling

Overhead Door(s): Material(s)

Metal

Overhead Door(s): General Observations

Common dents/damage

Structure: Material(s)

Masonry

Structure: General Observations

Cracks

Firewall: General Observations

Firewall may be needed

Fire Door: General Observations

Recommend self-closer (possible
CO Hazard – caution!), Common
dents/damage

Size

1 car





Recommendations

6.6.1 Structure

STRUCTURAL MOVEMENT

Needs Repair / Further Evaluation / Defect

Evidence today of structure movement. If not corrected additional settling and damage may result. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified general contractor.



6.7.1 Firewall

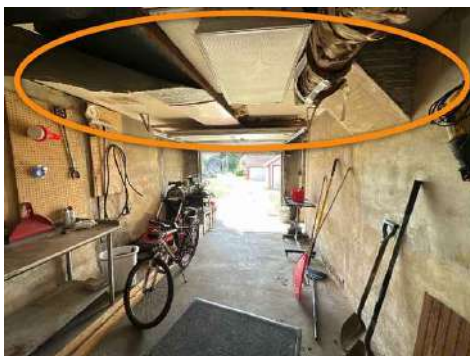
FIREWALL MAY BE NEEDED

Safety Hazard

Fire wall may be needed due to garage being in close proximity to the house. If not corrected a safety hazard may exist in the event of a fire. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.



6.9.1 General Remarks



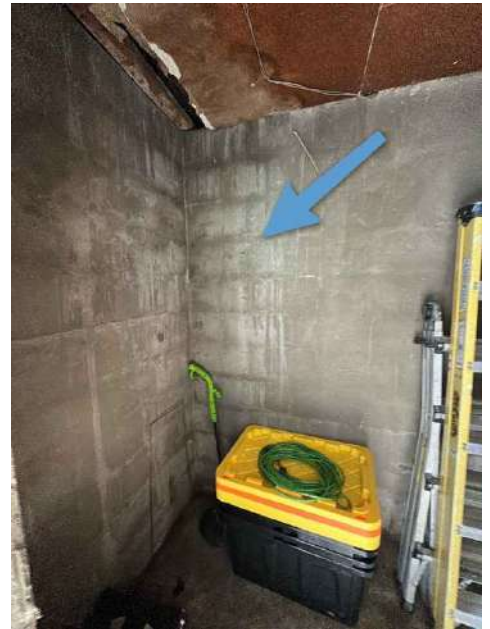
Monitor / Maintenance

EVIDENCE OF PAST SEEPAGE

Evidence today of past water seepage in the garage (commonly found). Consult owner on seepage history to confirm a dry garage. Recommend all exterior grading be pitch away from the home (1 per foot extended for 6 feet). Also ensure all gutters and downspouts are clean and extended 6 feet away from the house. Recommend professional evaluate further for additional repair recommendations.

Recommendation

Contact a qualified professional.



7: ATTIC(S)

		IN	NI	NP	R
7.1	Access	X			
7.2	Roof Structure / Sheathing	X			
7.3	Insulation	X			
7.4	Vapor Barrier(s)	X			
7.5	Ventilation System	X			
7.6	Exhaust Fan(s)	X			
7.7	General Remarks	X			

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

Information

Limitations

Insulation

Access: Location(s)

Upper bedroom hall

Access: Entrance(s)

Scuttlehole(s)

Access: Inspected From:

Access panel - due to undisturbed insulation

Access: General Observations

Cover may not be fire rated

Roof Structure / Sheathing:**Sheathing Type**

OSB, 1x Wood

**Roof Structure / Sheathing:
Structure Type**

Wood rafters/joists

**Roof Structure / Sheathing:
General Observations**

Not all visible, Inspector can not verify leak history, Inspector can not predict future leaks

Insulation: Type(s)

Fiberglass, Loose fill, Batts

Insulation: Where Installed

Floor

Insulation: Approximate Amount

12-18"

Insulation: Approximate R-Value

R-38+

Insulation: General Observations

Insulation restricts general inspection view, Not all visible

Vapor Barrier(s): Type(s)

None visible

**Vapor Barrier(s): General
Observations**

Appears none effective

Ventilation System: Type(s)

Ridge

**Ventilation System: General
Observations**

Recommend additional ventilation

**Exhaust Fan(s): General
Observations**

None visible, Recommend all fans have their own exit out of the home - consult owner/professional as needed

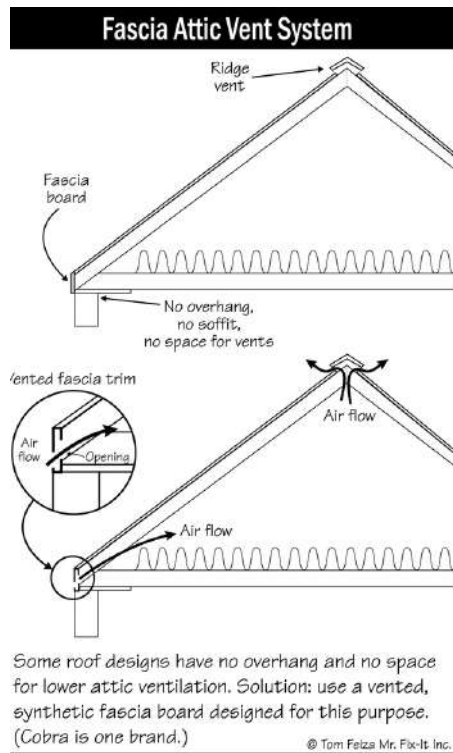
Access: Picture(s)





Ventilation System: No soffit vents - by design

The house was designed without soffit vents, which can make proper ventilation challenging. It's recommended to have a professional assess the situation to ensure the attic is adequately ventilated.



062

8: INTERIOR ROOMS

		IN	NI	NP	R
8.1	Walls and Ceilings	X			X
8.2	Windows (representative number)	X			X
8.3	Interior Doors (representative number)	X			
8.4	Floors	X			
8.5	Stairs	X			
8.6	Smoke/CO Detectors	X			X
8.7	General Remarks	X			X

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

Information

Limitations

Storage, Finishes, Window finishes, Furniture, Rugs, Cabinetry, Owner's belongings

Windows (representative number): General Observations

Representative number of windows operated, Window treatments not inspected

Stairs: General Observations

Common squeaks and creaks, Common wear and tear

Walls and Ceilings: General Observations

Common cracks/nail pops

Interior Doors (representative number): General Observations

Loose hardware, Doors appear typical for the age of the home

Smoke/CO Detectors: General Observations

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

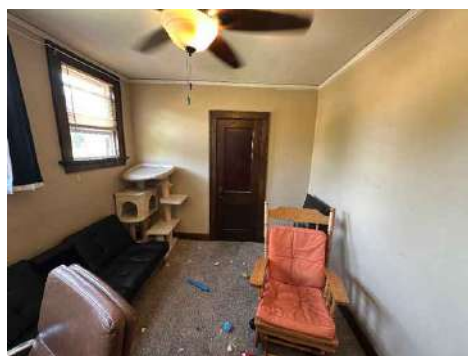
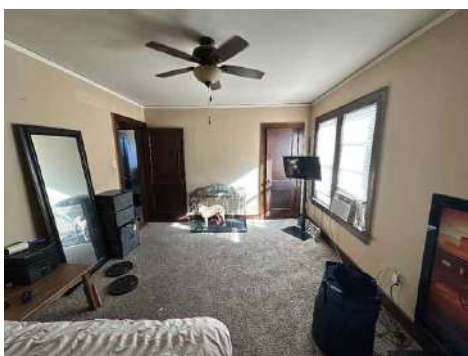
Windows (representative number): Material(s)

Vinyl, Glass block - basement

Floors: General Observations

Common floor slopes and creeks, Cosmetic stains/damage, Common wear/tear

Picture(s)





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.

Stairs: Recommend handrail termination to wall

It is recommended that the handrail(s) be terminated to the wall to prevent items from hooking and creating a fall hazard - caution!

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: Lead/Asbestos 1978

Given the age of the house, the interior may contain asbestos materials and/or lead-based paint. It's recommended to have a professional conduct further evaluation if needed. Any mention of asbestos or lead-based paint is provided only as a courtesy and is not part of the home inspection, in accordance with WI State Statutes.

General Remarks: Not a Lead/Asbestos Inspection

This is not a lead or asbestos inspection. If the property was built before 1978, it may contain asbestos materials and/or lead-based paint. It's recommended to have a professional evaluate further if needed. Any reporting on the presence of asbestos or lead-based paint is provided only as a courtesy and is 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 cabinets limits today's view or inspection, which is common.

Recommendations

8.1.1 Walls and Ceilings

CRACKS NOTED

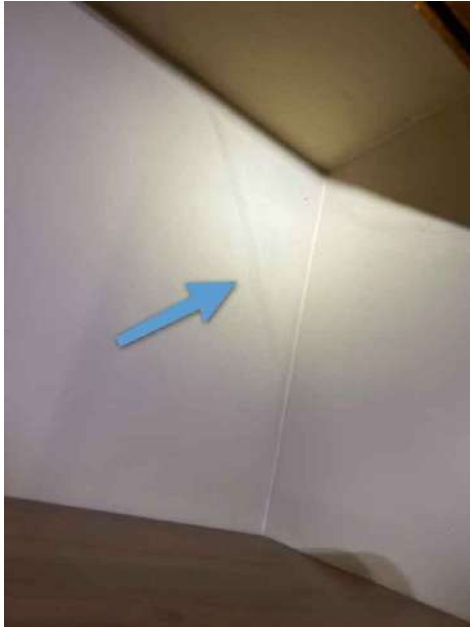
There were areas in the home that had cracked areas - reason unknown. If not repaired additional cracking may result. Monitor and contact professional for evaluation and corrective action as needed.

Recommendation

Contact a qualified professional.



Monitor / Maintenance



8.2.1 Windows
(representative number)

FOGGY GLASS

There were windows in the home with potential insulated glass leaks (foggy glass). A window with a an insulated glass leak still operates as intended, but it loses insulation value and may fog up. 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. Contact a window professional to evaluate all windows for Thermopane leaks and repair/replace as needed.

Recommendation
Contact a qualified window repair/installation contractor.

 Needs Repair / Further Evaluation / Defect



8.6.1 Smoke/CO Detectors

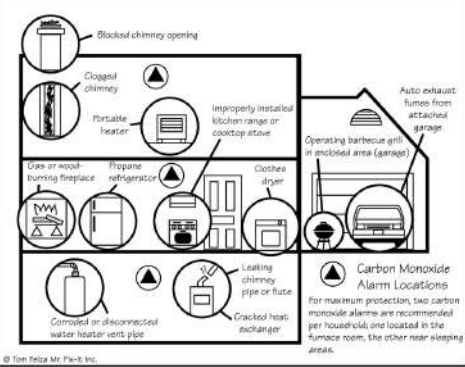
RECOMMEND SMOKE/CO DETECTORS

 Safety Hazard

Recommend working smoke and CO detectors on all floors including basement. If not installed properly a safety hazard exists. Consult professional on recommended locations.

Recommendation
Contact a qualified professional.

Potential Carbon Monoxide Sources in the Home



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MD19

Smoke Detectors Required



In newer construction, smoke detectors must be in each bedroom, adjoining hall, and at least one at each level (including the basement). The smoke detectors must be interconnected and hardwired, and must have a battery backup.

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E116

8.7.1 General Remarks

EVIDENCE OF PESTS**Needs Repair / Further Evaluation / Defect**

Evidence of past pests (owners said this area is where bats were entering the house. - if not repaired additional pest intrusion may occur. Consult seller on history and pest professional for corrective action.

Recommendation

Contact a qualified professional.



9: BATHROOM(S)

		IN	NI	NP	R
9.1	Shower / Tub Surround(s)	X			X
9.2	Vanities / Pedestal(s)	X			
9.3	Exhaust Fan(s)	X			
9.4	General Remarks	X			

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

Information

Limitations

Storage, Finishes, Cabinetry, Rugs

Shower / Tub Surround(s):

Material(s)

Fiberglass/Plastic, Ceramic

Shower / Tub Surround(s):

General Observations

Recommend repairing/updating
caulk/sealing

Vanities / Pedestal(s): General Observations

Common wear and tear

Exhaust Fan(s): General Observations

Appears to operate, None - upper
bath

Pictures





General Remarks: Upgrades Apparent in Bathroom(s)

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

Recommendations

9.1.1 Shower / Tub Surround(s)



Needs Repair / Further Evaluation / Defect

PATCHED

Patch observed at shower surround. Monitor for leaks and contact professional as needed.

Recommendation

Recommend monitoring.



9.1.2 Shower / Tub Surround(s)



Needs Repair / Further Evaluation / Defect

REPAIRS RECOMMENDED

Shower surround appears to need repairs. If not corrected leaks/damage may result. Consult professional for corrective action.

Recommendation

Contact a qualified professional.



10: KITCHEN / LAUNDRY

		IN	NI	NP	R
10.1	Countertops / Cabinets	X			
10.2	Range / Oven	X			
10.3	Refrigerator	X			
10.4	Dishwasher			X	
10.5	Exhaust fan			X	
10.6	Disposal			X	
10.7	Microwave		X		
10.8	Washer / Dryer	X			
10.9	Dryer Ventilation	X			
10.10	General Remarks	X			

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

Information

Limitations

Storage, Finishes, Appliances,
Cabinetry, Cabinet weight limit not
evaluated

Countertops / Cabinets: General Observations

Cabinetry weight limit not
evaluated, Common wear & tear

Range / Oven: 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

Washer / Dryer: Appliances Present

Washer, Dryer

Washer / Dryer: Additional Comments

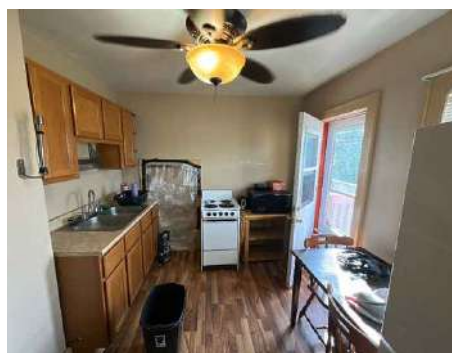
Appliances not inspected/tested,
Washer plumbing not operated

Dryer Ventilation: General Observations

Vent not tested

Dryer Ventilation: Termination Wall

Picture(s)



Range / Oven: Control Knobs Lower

Control knobs lower at stove/oven. Possible safety hazard with small children - caution! Recommend installing safety covers as needed per handyman/DIY.

Range / Oven: No Tip Guard

Range does not appear to have a tip guard recommend installing (possible safety hazard with children).

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.

Dryer Ventilation: Cleaning History Unknown

Dryer vent cleaning history unknown consult owner and clean as needed per professional. Recommend annual cleaning of dryer vent system to prevent potential hazards in the future.

General Remarks: Appliances Briefly Tested

Kitchen appliances were briefly tested as a courtesy, just to confirm gas, electric, and water connections. This was not part of the home inspection, in accordance with WI State Statutes.

General Remarks: Updates

Many updates apparent in kitchen and/or laundry room. Recommend reviewing applicable city permits to ensure code compliancy.

Limitations

Microwave

INSPECTION LIMITED BY:

Portable microwaves not tested/inspected per WI State Statutes

Washer / Dryer

INSPECTION LIMITED BY:

Dryer energy source not inspected or tested

11: BASEMENT / CRAWL SPACE

		IN	NI	NP	R
11.1	Foundation Walls	X			X
11.2	Floor	X			
11.3	General Moisture Observations	X			X
11.4	Drain Tile	X			
11.5	Palmer Valve	X			
11.6	Sump Pump(s) / Crock(s)			X	
11.7	Structure	X			
11.8	Stairs	X			
11.9	General Remarks	X			

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

Information

Limitations

Storage, Finishes, Appliances,
Insulation, Mechanicals, Paint,
Cabinetry, HVAC ductwork,
Insulation at subfloor

Foundation Walls: Material(s)

Poured concrete

Foundation Walls: General Observations

Common cracks, Spalling

Floor: Material(s)

Concrete

Floor: General Observations

Common cracks, Floor drain(s) not tested

General Moisture Observations: General Observations

Inspector cannot verify seepage history, Inspector cannot predict future seepage, See exterior grading recommendation at Grounds Section, Recommend maintaining a de-humidifier

Palmer Valve: Location

None visible

Palmer Valve: General Observations

Not visible/verified

Sump Pump(s) / Crock(s): General Observations

Sump pumps have an approximate life expectancy of 5-10 years

Structure: Material(s)

Wood

Structure: General Observations

Recommend firestop at gaps in sub-floor (potential hazard in the event of a fire), Common moisture stains/damage

Stairs: General Observations

Sub-standard sized steps, Squeaks when walking on

Pictures or Video

Inspection Restricted by:



Drain Tile: Drain Tile Not Visible Disclaimer

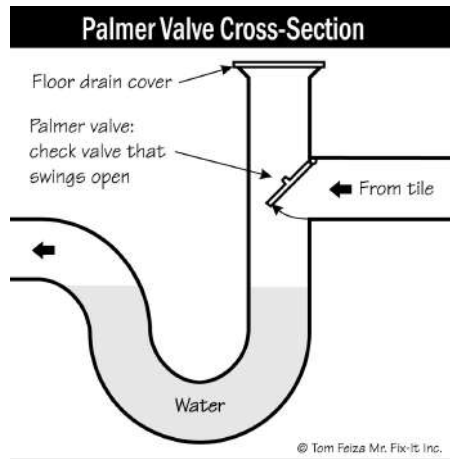
Drain tile is a non-visible component of the home because it is buried under the ground, therefore the present of or effectiveness of the drain tile can not be physically determined. Consult owner to confirm a dry basement.

Drain Tile: House May Not Have Drain Tile

This house may not have drain tile to facilitate foundation drainage or may have drain tile that is incomplete and/or not as effective as it once was common in older homes. To achieve a completely dry basement repairs may be expensive. Anticipate seasonal dampness/seepage. Consult professional for additional information.

Palmer Valve: Palmer Valve Condition/Presence is Unknown

The condition or presence of a Palmer valve could not be verified. A Palmer Valve can affect foundation drainage if not operating properly. It is recommended a professional evaluate/confirm existence/ proper operation of this valve if the house has one.



001

Stairs: Recommend handrail termination to wall

Potential Safety Hazard

It is recommended that the handrail(s) be terminated to the wall to prevent items from hooking and creating a fall hazard - caution!

General Remarks: Lead/Asbestos 1978

Generally, due to the age of the home, the basement or crawlspace may contain asbestos materials and/or lead-based paint. It's recommended to have a professional evaluate further if needed. Reporting on the presence of asbestos or lead-based paint is provided only as a courtesy and is not part of the home inspection per WI State Statutes.

Limitations

Drain Tile

INSPECTION LIMITED BY:

Component buried - normal installation

Sump Pump(s) / Crock(s)

INSPECTION LIMITED BY:

None visible

Recommendations

11.1.1 Foundation Walls



Monitor / Maintenance

COMMON CRACKS/MOVEMENT - MONITOR

Cracks/Movement visible today on foundation walls appear common for the age of the home. Monitor for further movement. If cracks/movement changes have professional re-evaluated.



11.1.2 Foundation Walls



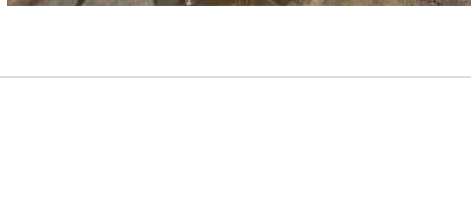
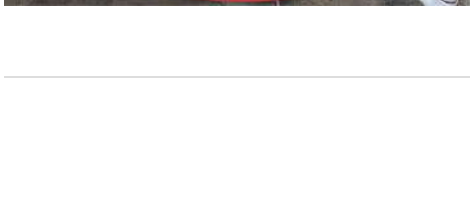
Needs Repair / Further Evaluation / Defect

SPALLING

Moderate to significant surface deterioration/spalling was observed at portions of the concrete basement walls, with areas of exposed aggregate. This condition is commonly associated with prolonged moisture exposure and aging of the concrete. Recommend repairing deteriorated areas as needed, addressing sources of moisture, and monitoring for continued deterioration.

Recommendation

Contact a qualified professional.



11.3.1 General Moisture Observations

ACTIVE SEEPAGE

Needs Repair / Further Evaluation / Defect

Evidence today of moisture intrusion with active seepage - if not repaired additional moisture intrusion and/or damage may occur. Recommend professional evaluate further for corrective action.

Recommendation

Contact a foundation contractor.



12: ELECTRICAL

		IN	NI	NP	R
12.1	Service Drop	X			
12.2	Main Panel(s)	X			
12.3	Main Panel Conductors	X			
12.4	Branch Wire Conductors	X			
12.5	Sub-Panel(s)	X			X
12.6	Outlets / Switches (Representative number)	X			X
12.7	Fixtures (Representative number)	X			
12.8	General Remarks	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Limitations

Storage, Finishes, Appliances,
Height, Furniture, Fixture/Bulb
issues, Insulation, Outlets being
used, Sensitive electronic
equipment plugged in

Type

Breakers

Location

Basement

Size - Total Amps

200

Size - Volts

120/240

Service Drop: Type

Overhead

Service Drop: General Observations

Meter rating not determined

Main Panel(s): Grounding

Appears grounded

Main Panel(s): GFCI's/AFCI's

No

Main Panel(s): General Observations

Labeling not inspected/verified to
be accurate

Main Panel Conductors: Main Wire Type

Multi strand aluminum

Main Panel Conductors: General Observations

Appears serviceable

Branch Wire Conductors: Branch Wire Type

Copper

Branch Wire Conductors: General Observations

Circuits not traced for label
accuracy, Circuits loads not
evaluated

Sub-Panel(s): Location

Kitchen

Sub-Panel(s): Type

Fuses

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

Outlets / Switches (Representative number): General Observations**Fixtures (Representative number): General Observations**

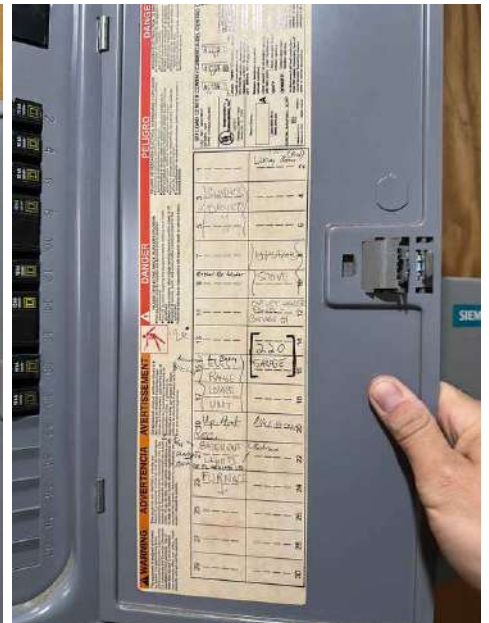
Not all fixtures operated

Miss-wired outlet(s), Recommend
GFCI protection at all exterior
outlets, 2-prong outlet(s) -
recommend updating,
Recommend GFCI protection at all
outlets near a water source,
Recommend GFCI protection at all
garage outlets

Service Drop: Picture



Main Panel(s): Picture



**Main Panel(s): Bonding**

Appears bonded

In simple terms, grounding connects to the earth, whereas bonding is the connection established to maintain electrical continuity and conductivity. Both grounding and bonding are essential to maintain a building's electrical safety.

Main Panel(s): Bonding/Grounding Not All Visible/Verified

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

Sub-Panel(s): Picture(s)**Fixtures (Representative number): Not all exterior light fixtures verified to operated**

Not all exterior light fixtures were verified to operate - examples pictures below (switches unknown and/or bulb/fixture issues and/or motion/dusk sensors). Consult owner/professional to ensure proper operation.

Fixtures (Representative number): Not all interior fixtures verified to operate

Not all interior light fixtures were verified to operate (switches/remotes unknown and/or bulb/fixture issues). Consult owner/professional to ensure proper operation.

Recommendations

12.5.1 Sub-Panel(s)

FUSE PANELS

Fuse type sub-panels are obsolete and may be considered unsafe - consider updating per professional.

Recommendation

Contact a qualified electrical contractor.



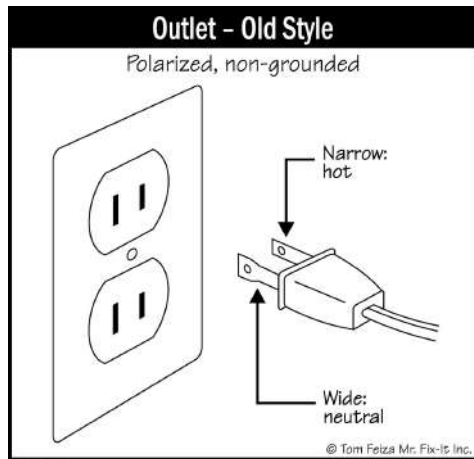
12.6.1 Outlets / Switches (Representative number)

2 PRONG OUTLETS

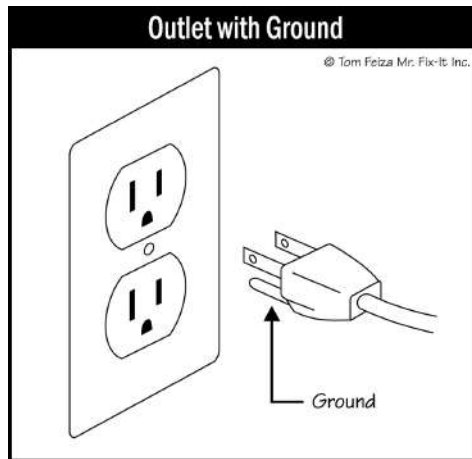
2 prong outlets were observed today - commonly found in older properties. It is recommended that 2-prong outlets be updated to three prong outlets (with ground) for safety reasons. Consult professional and repair as needed.

Recommendation

Contact a qualified professional.

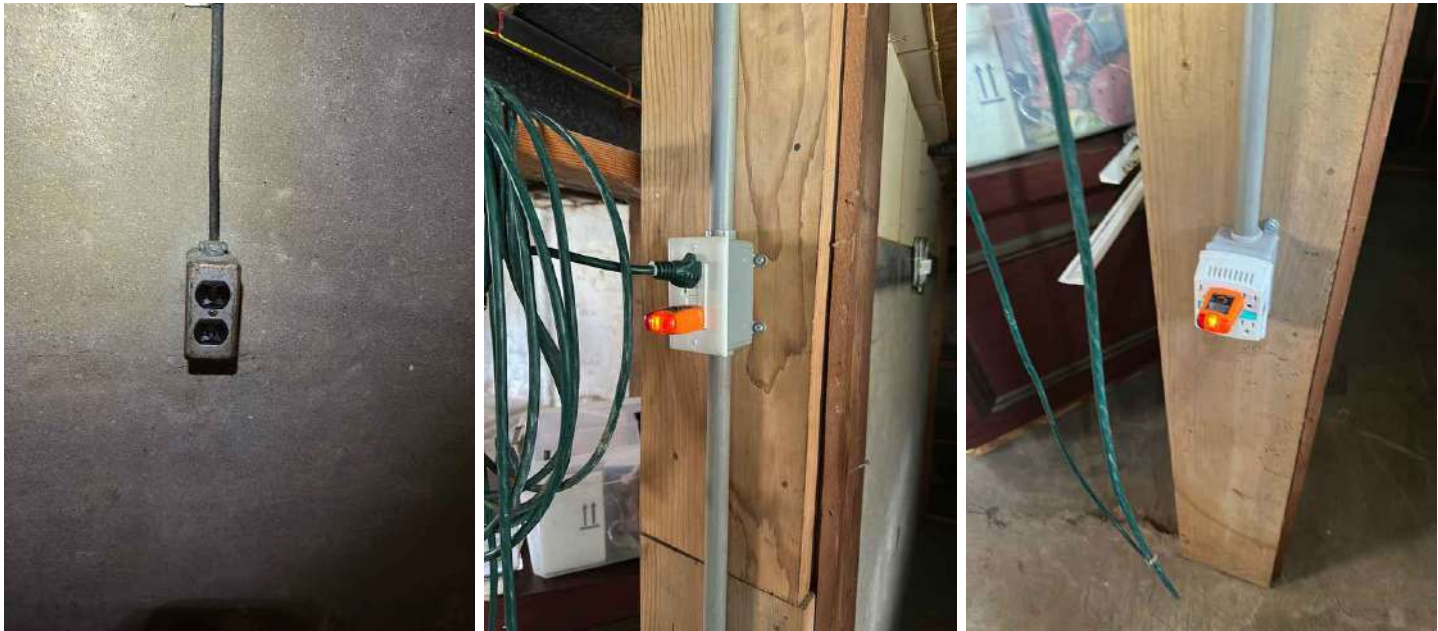


E007
Ungrounded outlet



E009
Grounded outlet





12.6.2 Outlets / Switches (Representative number)

OUTLET CONCERNS**Safety Hazard**

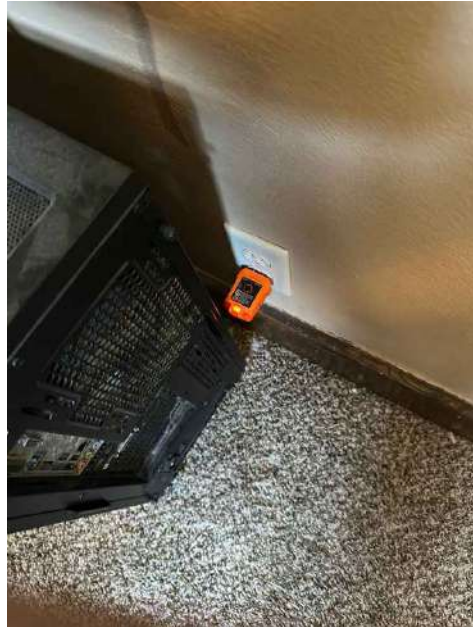
Out of the representative number of outlets tested, some appear to need repair (commonly found). If not corrected a safety hazard exists - recommend repair per professional.

Recommendation

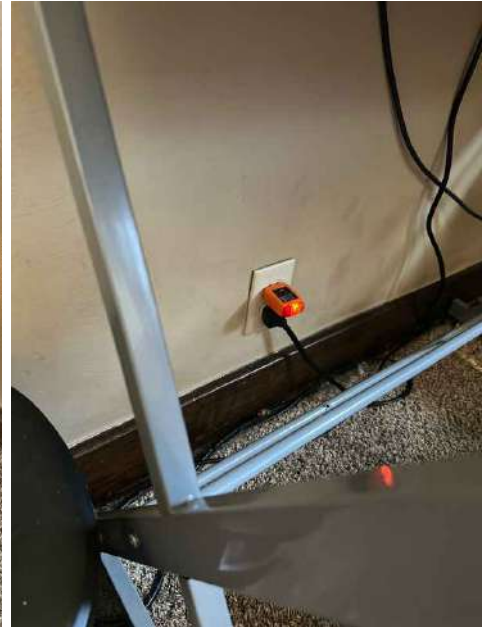
Contact a qualified electrical contractor.



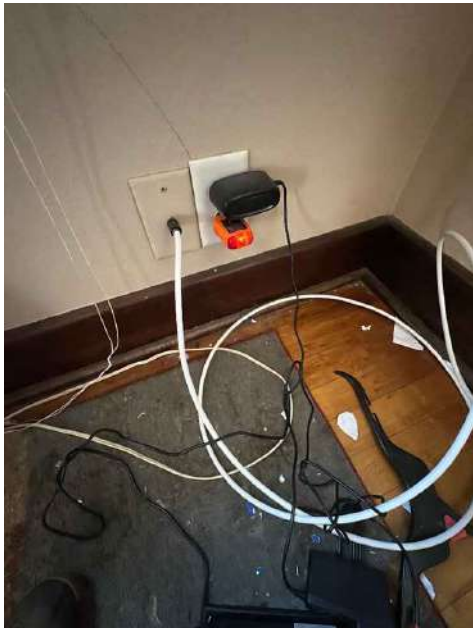
Recommend GFCI Protection



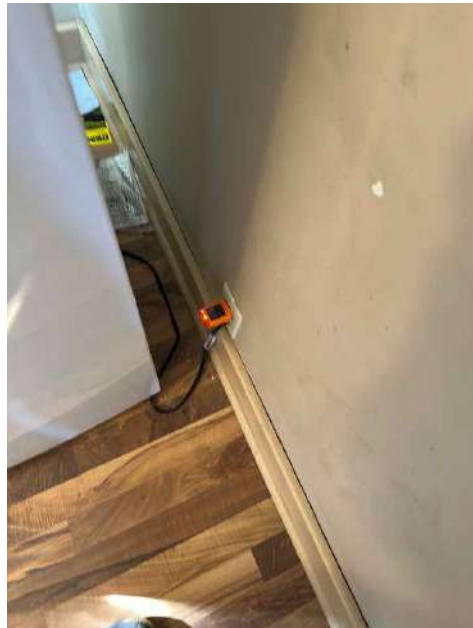
Mis-Wired



Mis-Wired



Mis-Wired



Mis-Wired



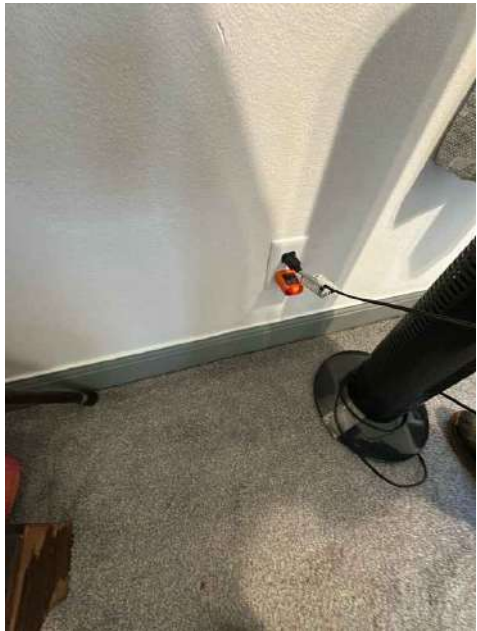
Mis-Wired



Mis-Wired



Mis-Wired



Mis-Wired



Mis-Wired Recommend GFCI Protection



Mis-Wired



Mis-Wired Recommend GFCI Protection

12.8.1 General Remarks

HORIZONTAL NM CABLE LOWER THAN 6 FT

Horizontal unprotected NM cable lower than 6 feet observed in the home (commonly found) - may indicate sub-standard wiring practices (confirm permits). Recommend protecting/installing properly per professional.

Recommendation

Contact a qualified electrical contractor.



13: PLUMBING

		IN	NI	NP	R
13.1	Hose Bib(s)	X			
13.2	Tub(s) / Shower(s)	X			
13.3	Sink(s)	X			
13.4	Toilet(s)	X			X
13.5	Water Entry Piping	X			
13.6	Water Heater(s)	X			X
13.7	Water Supply Lines	X			
13.8	Drain Pipes	X			X
13.9	DWV Pipes	X			
13.10	Gas Supply Lines	X			
13.11	General Remarks	X			

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

Information

Limitations

Storage, Finishes, Appliances,
Height, Insulation, Paint,
Insulation on plumbing,
Mechanicals

Hose Bib(s): Operates

Yes

Hose Bib(s): General Observations

Common corrosion

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

Updates – review permits

Sink(s): General Observations

Drain stopper missing/does not operate

Toilet(s): General Observations

Toilet loose at floor

Water Entry Piping: Location

Basement

Water Entry Piping: Material

Copper/Galvanized, Plastic/PB

Water Entry Piping: General Observations

Valve not operated

Water Heater(s): Type

Gas

Water Heater(s): Approximate Age(s)

2017 Manufacture Date

Water Heater(s): General Observations

Recommend yearly cleaning

Water Heater(s): Gallon Capacity

40

Water Supply Lines: Material(s)

Copper, Galvanized, Plastic

Water Supply Lines: General Observations

Valves were not operated,
Updates – review permits, Not all visible

Drain Pipes: Material(s)

Plastic, Brass

Drain Pipes: General Observations

Not all visible

DWV Pipes: Material(s)

Not all visible, Galvanized, Plastic, Cast Iron

DWV Pipes: General Observations Gas Supply Lines: Picture

Not all visible

Gas Supply Lines: Main Fuel Shut-Off Location

Outside at meter



Gas Supply Lines: Type of Fuel
Gas

Gas Supply Lines: Material(s)
Black iron

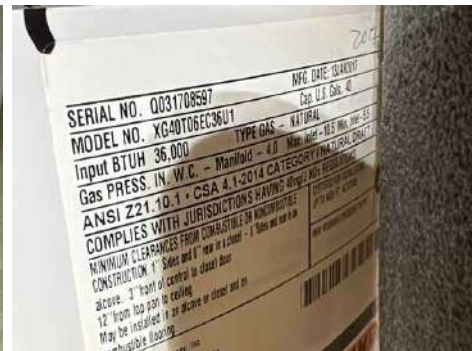
Gas Supply Lines: General Observations

Visual inspection only, Valves not operated, Not all visible, Grounding not visible/verified, Common corrosion, Appliance bonding/grounding not verified

Water Entry Piping: Picture



Water Heater(s): Picture



Water Supply Lines: Galvanized pipe disclosure

Galvanized water supply lines corrode from the inside which may lead to low water flow and potential leaks over time. Monitor for these conditions and consult a professional for corrective action as needed.

DWV Pipes: Mechanical connectors

Mechanical connectors on plumbing repairs may indicate sub-standard installations. Although this plumbing may operate today it may not be installed per professional recommendations. Confirm installation permits. Recommend professional evaluate all DWV pipes further and repair as needed.

DWV Pipes: Galvanized pipe disclosure

Galvanized drain pipes corrode from the inside which may lead to low water flow and potential leaks over time. Monitor for these conditions and consult a professional for corrective action as needed.

General Remarks: Plumbing Updates - Review Permits

Plumbing updates are apparent in the home today. Recommend confirming all applicable city installation permits to ensure code compliance and safety.

Recommendations

13.4.1 Toilet(s)



Needs Repair / Further Evaluation / Defect

LOOSE AT FLOOR

The toilet was not properly secured - loose at the floor. This can lead to leaking from the wax ring. If not repaired, water damage may occur. Contact a qualified person to properly secure the toilet.

Recommendation

Contact a qualified plumbing contractor.



13.6.1 Water Heater(s)



Safety Hazard

SUB-STANDARD INSTALLATION

The water heater appears to operate however it shows DIY installation. A DIY installation may not be installed the same as if a professional installed it. Recommend professional evaluate further and perform necessary improvements otherwise some safety hazards may exist.

Recommendation

Contact a qualified plumbing contractor.



13.8.1 Drain Pipes

ACTIVE LEAKS

Drain line(s) show active leaks in area(s). If not corrected moisture damage may result. Consult professional for corrective action.

Recommendation

Contact a qualified plumbing contractor.



Needs Repair / Further Evaluation / Defect



14: AIR CONDITIONING

		IN	NI	NP	R
14.1	General Remarks			X	

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

Limitations

General Remarks

AC SYSTEM NOT INSTALLED

Central air system is not present on the property at the time of the inspection. Any window, wall and/or floor units are not inspected per WI State Standards. Consult with owner to confirm proper operation.

15: FORCED AIR HEATING SYSTEM(S)

		IN	NI	NP	R
15.1	Furnace	X			X
15.2	Distribution / Filter	X			
15.3	General Remarks	X			

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

Information

Type Forced air	Energy Source Gas	Approximate Age 2008 Manufacture date
Circulation Direct drive	Furnace: General Observations Recommend professional cleaning/tune-up/evaluation	Distribution / Filter: Type Cold air returns, Supply ducts
Distribution / Filter: Material(s) Metal ductwork	Distribution / Filter: General Observations Proper air distribution/balancing not verified	

Picture(s)





Distribution / Filter: Multi-Story Homes Disclosure

Some multi-story homes can commonly have HVAC air distribution challenges to upper floor levels. Consult owner on history and professional as needed for repair options.

General Remarks: Furnace Life Expectancy

A furnace that is properly installed and maintained has a life expectancy of approximately 15-20 years.

Recommendations

15.1.1 Furnace

 Monitor / Maintenance

NEAR/PAST ITS LIFE EXPECTANCY - 2008

The unit appeared to operate today however the national average life expectancy of a furnace is 15-20 years therefore the unit is near or past its average life cycle. Recommend professional evaluate further to ensure proper operation and safety. Also recommend budgeting for repairs and/or replacement.

Recommendation

Contact a qualified heating and cooling contractor



16: REFERENCE INFORMATION

Information

Appliances Educational Link	Cooling and Heat Pumps Educational Link	Electrical Educational Link
Exterior Educational Link	Heating Educational Link	Insulation Educational Link
Interior Educational Link	Life Cycles and Cost Estimates Educational Link	More About Home Inspections Educational Link
Plumbing Educational Link	Property Set-up and Maintenance Educational Link	Roof, Flashings and Chimneys Educational Link
Structure Educational Link	Supplementary Educational Link	How to Operate Your Home Guide Educational website

17: FINAL WALKTHROUGH

Information

Attic insulation picked up Yes	Furniture/Storage put back Yes	GFCI's reset Yes
Panels secured Yes	Whirlpool tub cleaned up N/A	Appliances off Yes
Fireplace off N/A	Furnace blower door installed properly Yes	Water fixtures off Yes
Lights and fans off Yes	Thermostat at original settings Yes	Garage closed Yes
Doors locked Owner's home	Payment received Yes, Cash	

Information

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.

Homesight Inc

19: RECOMMENDED LICENSED CONTRACTORS

Information

MoldAway LLC

Southeastern Wisconsin's Experts for Mold Remediation. We provide free estimates!

<https://www.moldawayllc.com>

Contact: 414-251-4951



Smoke Stacks

Smoke Stacks, Inc. Has been proudly servicing Southeastern Wisconsin homes since 1998. From CSIA certified inspectors to expert masons and installers, we specialize in long-term solutions to keep your home and family safe.

<http://www.smokestacks.net>

Contact: 262-797-8181



Camo Crew

Camo Crew is a veteran owned junk removal company focused on delivering respectful, professional service while making a positive impact on the community and environment. The company goes beyond basic hauling by working to reduce landfill waste, diverting up to 80 percent of collected materials through careful sorting, recycling, repurposing, and donation. Built on a service first mindset rooted in military values, Camo Crew approaches each job with care and understands that many clients are going through major life transitions. By combining reliable, customer focused service with environmentally responsible practices, Camo Crew helps remove not just unwanted items, but also stress, while creating a meaningful impact on people, communities, and the planet.

<http://www.camocrew.us>

Contact: 414-420-2266



Sewer Ninjas

Sewer Ninjas specializes in cost-effective, trenchless technology to repair sewer lines without the mess of excavation. With 15+ years of local expertise, they provide cutting-edge sewer scopes and "no-dig" pipe lining to save you time and money.

<https://www.sewerninjas.com>

Contact: 262-230-2939



Milwaukee Radon

Milwaukee Radon Mitigation is a locally owned company serving Southeast Wisconsin, specializing in radon testing and mitigation. Owned and operated by Brian Thompson, who brings nearly a decade of experience, every project is handled directly to ensure quality and accountability. The company is licensed, insured, and known for effectively reducing radon levels with customized, reliable solutions and a strong reputation for expertise and honest service.

<https://milwaukeeeradonhome.com>

Contact: 414-455-7279



Walkowiak Electric

Walkowiak Electric, is a veteran-owned, Family run full-service electrical contractor proudly serving Milwaukee and the surrounding communities since 1996. We provide residential, commercial, industrial, and multi-family electrical services, specializing in electrical repairs, service upgrades, remodels,

Our team is committed to delivering safe, reliable, and code-compliant electrical solutions with a strong focus on customer service, quality workmanship, and long-term value. Whether it's a small repair, a complex commercial project, or a complete electrical system upgrade, we approach every job with professionalism, integrity, and attention to detail. At Walkowiak Electric, we believe in building lasting relationships with our customers by providing honest communication, dependable service, and electrical solutions tailored to their needs.

<https://www.walkowiakelectric.com/>

Email: Service@walkowiakelectric.com



GSI Foundations

GSI Foundations provides expert waterproofing and foundation repair. But who we are and what we stand for are what's most important to us.

These communities are where we live and work and raise our families. And our mission is to use our professional expertise to ensure our friends, neighbors and clients enjoy peace of mind as we restore structural integrity to their homes.

Email: office@gsifoundations.com

Contact: 262-236-6805

Website: <https://gsifoundations.com/>



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.

Grounds / 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.

Roof System(s)

I. The inspector **shall** inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector **shall** describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.
12. confirm if the roof system is insurable.
13. inspect internal gutter systems.

14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

Chimney(s) / Vent(s)

I. The inspector **shall** inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector **shall** describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.
12. confirm if the roof system is insurable.
13. Inspect internal gutter systems.
14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

Detached Garage

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

1. garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing;
2. normal operating controls

II. The inspector **shall** operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

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

1. Garage door operator remote control transmitters;

Attached Garage

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

1. garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing;
2. normal operating controls

II. The inspector **shall** operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

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

1. Garage door operator remote control transmitters;

Attic(s)

I. The inspector **shall** inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector **shall** describe:



1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

1. the general absence of insulation or ventilation in unfinished spaces.

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

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

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.

Basement / Crawl Space

I. The inspector **shall** inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector **shall** describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

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

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

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

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Electrical

I. The inspector **shall** inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector **shall** describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

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

1. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panel board cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

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;

Forced Air 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.

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.