

REAL ESTATE CONDITION REPORT

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 700 Creekwood Drive
IN THE City
(CITY) (~~VILLAGE~~) (~~TOWN~~) OF West Bend COUNTY OF
Washington STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF September (MONTH) 21 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	☐	☒	☐
B2. Are you aware of defects in the electrical system? Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	☐	☒	☐
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	☐	☒	☐
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	☐	☒	☐
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	☐	☒	☐
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	☐	☒	☐
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	☐	☒	☐
B8. Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	☐	☒	☐
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	☐	☒	☐
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property? <i>Such items may include reverse osmosis systems, iron filters, and other filters.</i>	☐	☒	☐
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	☐	☒	☐
B12. Explanation of "yes" responses			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	☐	☒	☐
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural	☐	☒	☐

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4801 Forest Run Road, Madison, Wisconsin 53704

gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | ☐ | ☒ | ☐ |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☒ | ☐ |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ? | ☐ | ☒ | ☐ |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | ☐ | ☒ | ☐ |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| C8. Explanation of "yes" responses _____ | | | |

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | ☐ | ☒ | ☐ |
| D2. Are you aware of a joint well serving the property? | ☐ | ☒ | ☐ |
| D3. Are you aware of a defect related to a joint well serving the property? | ☐ | ☒ | ☐ |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | ☐ | ☒ | ☐ |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | ☐ | ☒ | ☐ |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | ☐ | ☒ | ☐ |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☒ | ☐ |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | ☐ | ☒ | ☐ |
| D9. Are you aware of defects in an "LP" tank on the property? | ☐ | ☒ | ☐ |
| D10. Explanation of "yes" responses _____ | | | |

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | ☐ | ☒ | ☐ |
| E2. Are you aware that remodeling was done that may increase the property's assessed value? | ☐ | ☒ | ☐ |
| E3. Are you aware of pending special assessments? | ☐ | ☒ | ☐ |
| E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | ☐ | ☒ | ☐ |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property? | ☐ | ☒ | ☐ |
| E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | ☐ | ☒ | ☐ |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained? | ☐ | ☒ | ☐ |
| E8. Explanation of "yes" responses | | | |

F. LAND USE

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association? | ☒ | ☐ | ☐ |
| F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | ☐ | ☒ | ☐ |
| F3. Are you aware of any zoning code violations with respect to the property? | ☐ | ☒ | ☐ |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area? | ☐ | ☒ | ☐ |
| F5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | ☐ | ☒ | ☐ |
| F6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | ☐ | ☒ | ☐ |
| F7. Are you aware of restrictive covenants or deed restrictions on the property?
A restrictive covenant or deed restriction may include a provision that imposes resale price limits, occupancy requirements, or other restrictions for a specific period of time (e.g., a development that received Infrastructure Access or Vacancy-to-Vitality funds from the Wisconsin Housing and Economic Development Authority (WHEDA). For more information, visit https://www.wheda.com). | ☐ | ☒ | ☐ |
| F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | ☐ | ☒ | ☐ |
| F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property? | ☐ | ☒ | ☐ |
| F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | ☐ | ☒ | ☐ |
| F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial | | | |

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development), that person may owe a conversion charge. For more information visit <https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx> or (608) 266-2486.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | ☐ | ☒ | ☐ |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | ☐ | ☒ | ☐ |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☒ | ☐ |
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.
Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | ☐ | ☒ | ☐ |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | ☐ | ☒ | ☐ |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | ☐ | ☒ | ☐ |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | ☐ | ☒ | ☐ |
| F15. Are you aware there is not legal access to the property? | ☐ | ☒ | ☐ |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | ☐ | ☒ | ☐ |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | ☐ | ☒ | ☐ |
| F18. Are you aware of a written agreement affecting riparian rights related to the property? | ☐ | ☒ | ☐ |
| F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway. | ☐ | ☒ | ☐ |
| F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | ☐ | ☒ | ☐ |
| F21. Explanation of "yes" responses F1 - There is a subdivision homeowner's association. Most recent annual dues were \$320.18. | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | ☐ | ☒ | ☐ |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | ☐ | ☒ | ☐ |
| G2a. Does the property currently have internet service?
If so, who is your provider? <u>Spectrum</u> | ☒ | ☐ | ☐ |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | ☐ | ☒ | ☐ |

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- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see www.wra.org/Disabilities)? | ☐ | ☒ | ☐ |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | ☐ | ☒ | ☐ |
| G4. Is the owner a foreign person, as defined in 26 USC 1445(f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. | ☐ | ☒ | ☐ |
| G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition. | ☐ | ☒ | ☐ |

G6. The owner has owned the property for 16 years.

G7. The owner has lived in the property for 16 years.

G8. Explanation of "yes" responses See attached home inspection from 8/13/2026

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner	<u>X</u> <u>[Signature]</u>	Date	<u>09/21/2026</u>
Owner	<u>X</u> <u>Jennifer Talma</u>	Date	<u>09/21/2026</u>
Owner		Date	
Owner		Date	

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person	<u>[Signature]</u>	Items	<u></u>	Date	<u></u>
Person	<u>[Signature]</u>	Items	<u></u>	Date	<u></u>
Person	<u>[Signature]</u>	Items	<u></u>	Date	<u></u>

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer	<u>[Signature]</u>	Date	<u></u>
Prospective buyer	<u>[Signature]</u>	Date	<u></u>
Prospective buyer	<u>[Signature]</u>	Date	<u></u>
Prospective buyer	<u>[Signature]</u>	Date	<u></u>

Information appearing in Statutes.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.



Your Inspection Report

700 Creekwood Dr
West Bend, WI 53075



PREPARED FOR:

INSPECTION DATE:

Thursday, August 13, 2026

PREPARED BY:

Matt Jaeck



Scan to download report

HSH Property Inspection
1396 Kennedy Dr
Hartford, WI 53027

262.305.0314

www.hshpropertyinspection.com
hshpropertyinspection@yahoo.com

"We stand behind our customers throughout the inspection process and beyond"



August 13, 2026

Dear .

RE: Report No. 7742
700 Creekwood Dr
West Bend, WI
53075

Thank for choosing HSH Property Inspection to perform your home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and what is not. Home inspectors are not experts in every field, but have experience in many and the one thing we can promise is that we will not find everything as this is a limited process.

Throughout the report, we will list any defects or potential issues we have found at the property. 99.99% of the houses in the world have some defects so just because there are defects doesn't indicate that you have a troubled property or as Tom Hanks might put it a "money pit". Every house requires maintenance & care over time, but hopefully through the report, our on-site walk through, and your free gift we have educated & informed you on the care & up keep of your home. If you ever have any questions about your home please give us a call.

The report is effectively a snapshot of the house, recording the conditions on a given date & 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 & update our report.

***By opening and reading this report you are here by agreeing to the terms of the inspection contract that was shared with you. Anyone you share this with must also abide by contents of said contract or they do not have our permission to view it.

Sincerely,

Matt Jaeck
on behalf of
HSH Property Inspection

HSH Property Inspection
1396 Kennedy Dr
Hartford, WI 53027
262.305.0314
www.hshpropertyinspection.com
hshpropertyinspection@yahoo.com



INVOICE

August 13, 2026

Clients:

Report No. 7742
For inspection at:
700 Creekwood Dr
West Bend, WI
53075
on: Thursday, August 13, 2026

Home inspection-2500-2999 sq ft

~~\$550.00~~

Preferred Realtor Discount

~~(\$25.00)~~

Total

~~\$525.00~~

PAID IN FULL - THANK YOU!

HSH Property Inspection
1396 Kennedy Dr
Hartford, WI 53027
262.305.0314
www.hshpropertyinspection.com
hshpropertyinspection@yahoo.com

SUMMARY

Report No. 7742

700 Creekwood Dr, West Bend, WI August 13, 2026

www.hshpropertyinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

This Summary outlines potentially significant/adverse defects as identified by your home inspector on the day of the inspections. These items per your home inspectors professional judgement fall within the state identified definition of a defect. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

State of Wisconsin definition of a defect as it pertains to a real estate transaction:

Defect, as defined in section 440.97 (2m), Wis. Stats., means: A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

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.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • [Granule loss](#)

DEFECT - The roofing materials are showing signs of significant granular loss and is likely at the end of its useful life. The roof should be replaced in the near future to prevent property damage and further leaking into the home. there was no evidence of active leaking observed at the time of the inspection.

Implication(s): Shortened life expectancy of material

Location: Throughout Exterior

Task: Replace Improve Correct

Replaced
September
2026

SUMMARY

700 Creekwood Dr, West Bend, WI August 13, 2026

Report No. 7742

www.hshpropertyinspection.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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INTERIOR

APPENDIX

REFERENCE

Time: Less than 3 years



1. Granule loss



2. Granule loss



3. Granule loss



4. Granule loss

SUMMARY

700 Creekwood Dr, West Bend, WI August 13, 2026

Report No. 7742

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SUMMARY

ROOFING

EXTERIOR

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5. Granule loss



6. Granule loss



7. Granule loss



8. Granule loss

SUMMARY

700 Creekwood Dr, West Bend, WI August 13, 2026

Report No. 7742

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SUMMARY

ROOFING

EXTERIOR

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9. Granule loss



10. Granule loss



11. Granule loss



12. Granule loss

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13. Granule loss

Exterior

RECOMMENDATIONS \ General

Condition: • DEFECT - There are a large number of bees entering the building above the front bay window. The bees need to be removed and then the area should be opened up and any damage should be repaired. There is likely rot in the area, but you won't know how much until the area is opened.

Location: Exterior

Task: Repair or replace Further evaluation Improve Correct

Time: Immediate

*Bees were exterminated
in August 2026.
Hole was caulked.*

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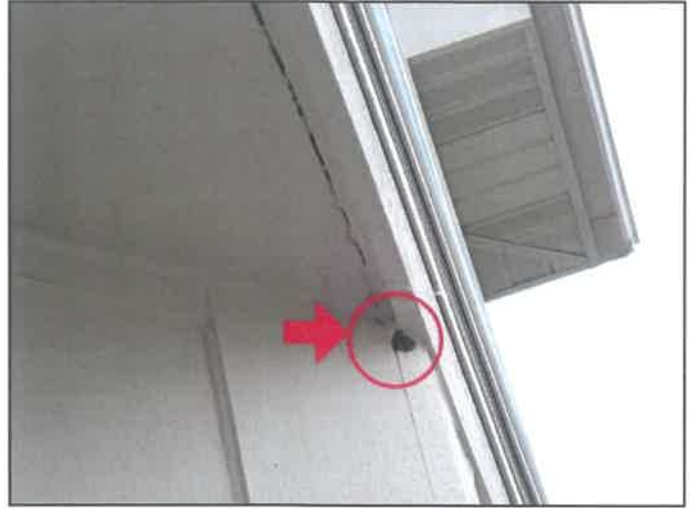
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14.



15.

Structure

FLOORS \ Engineered wood

Condition: • Split or damaged

DEFECT - There is a damaged joist in the basement that needs to be repaired/replaced.

Implication(s): Weakened structure

Location: Basement

Task: Repair or replace Improve Correct

Time: Immediate

Repaired Sept. 2026

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16. Split or damaged



17. Split or damaged

Electrical

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • [Not well secured](#)

There are a few areas where there is evidence of non-professional electrical work and improvements need to be made.

Implication(s): Electric shock | Fire hazard

Location: Various Basement Attic

Task: Further evaluation Provide Improve Correct

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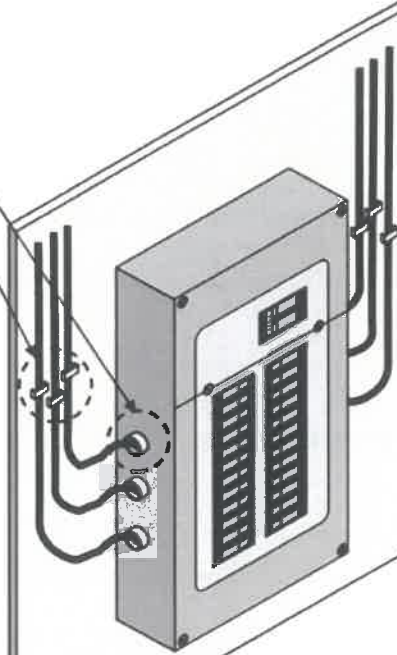
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Securing wires

cables should be clamped
where they enter the panel

they should also be secured
within 12 inches of the panel



Cable support inside walls

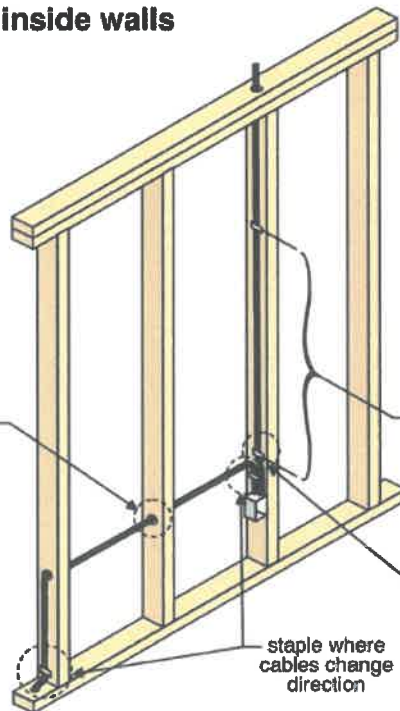
staples not required
where cables run
through holes in
framing members

staple every
4-1/2 feet (USA)

staple every
5 feet (CANADA)

staple within
12 inches of
electrical
boxes

staple where
cables change
direction



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18. Not well secured



19. Not well secured

Heating

FURNACE \ Ducts, registers and grilles

Condition: • No heat source

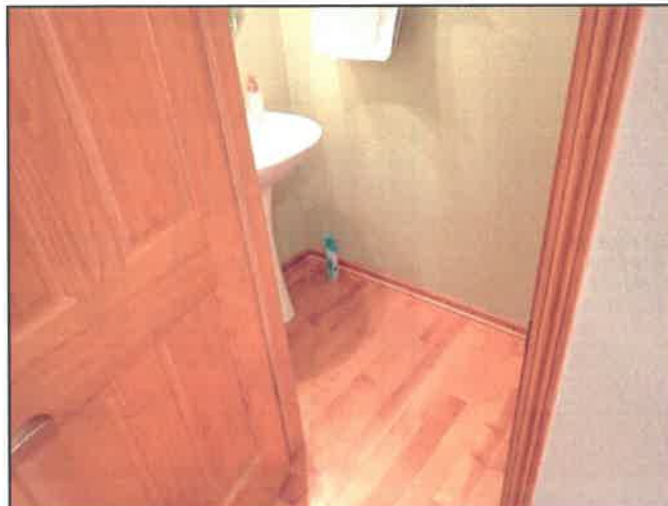
DEFECT - There are some areas of the home that don't appear to have an active heat source and one should be provided. (Bath #1)

Implication(s): Reduced comfort

Location: First Floor Bathroom

Task: Provide Improve Correct

Time: Discretionary



20. No heat source

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Plumbing

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Grout loose, missing or deteriorated](#)

DEFECT - The tile work in the master bathroom was poorly done and is more likely to fail. The floor grout is failing and needs to be replaced.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Second Floor Master Bathroom

Task: Improve Correct

Time: Immediate

*Floor grouted
September
2026*



21. Grout loose, missing or deteriorated



22. Grout loose, missing or deteriorated



23. Grout loose, missing or deteriorated



24. Grout loose, missing or deteriorated

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25. Grout loose, missing or deteriorated



26. Grout loose, missing or deteriorated

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

General: • The condition of the roof covering systems (to include: skylights, flashing, drainage, plumbing protrusion, and chimney penetrations) should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report.

The home is considered to face: • Southeast

Sloped roofing material:

- Composition shingles



27. Composition shingles



28. Composition shingles



29. Composition shingles



30. Composition shingles

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31. Composition shingles



32. Composition shingles



33. Composition shingles

Sloped roof flashing material: • Metal

Probability of leakage:

• High

The roofing materials are at/beyond the end of their life with roof showing significant granular loss and will need to be repaired/replaced. There was no evidence of leaking observed at the time of the inspection.

Approximate age: • 20-25 years

Typical life expectancy: • 20-25 years

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Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From roof edge • From the ground • Drone aerial view

Recommendations

SLOPED ROOFING \ Composition shingles

1. Condition: • [Granule loss](#)

DEFECT - The roofing materials are showing signs of significant granular loss and is likely at the end of its useful life. The roof should be replaced in the near future to prevent property damage and further leaking into the home. there was no evidence of active leaking observed at the time of the inspection.

Implication(s): Shortened life expectancy of material

Location: Throughout Exterior

Task: Replace Improve Correct

Time: Less than 3 years



34. Granule loss



35. Granule loss

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36. Granule loss



37. Granule loss



38. Granule loss



39. Granule loss

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40. Granule loss



41. Granule loss



42. Granule loss



43. Granule loss

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44. Granule loss



45. Granule loss



46. Granule loss

2. Condition: • [Missing, loose or torn](#)

There is some lifted shingles on the roof that need to be set back down.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior Roof

Task: Repair or replace Further evaluation Correct

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47. Missing, loose or torn

3. Condition: • [Vulnerable areas](#)

There are a few vulnerable areas where many surfaces come together or that have a low pitch. There was no signs of recent leakage at the time of the inspection, but the area should be closely monitored for excessive water and water damage. If the moisture penetrates the home, roof and flashing repairs will need to be made immediately.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior

Task: Improve Monitor Correct

Time: Ongoing



48. Vulnerable areas



49. Vulnerable areas

SLOPED ROOF FLASHINGS \ General notes

4. Condition: • Inspect & repair, as needed.

There are a few areas where the flashings need to be improved/provided. Mainly we are talking about the kick/guiding and valley flashings missing at a few areas.

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Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior

Task: Provide Improve Correct



50. Inspect & repair, as needed.

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

5. Condition: • Siding not cut back

The step flashing where the side wall meets the roof is not visible as there is not a 1" cut back like there should be. It does not appear to be causing a problem at this time, but if there begins to be any signs of a problem in the area with moisture entrance it should be corrected.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior Roof

Task: Repair or replace Improve Correct



51. Siding not cut back

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Description

General: • Attached garage - The garage is attached to the main living structure on the property. • 3+ car garage - The garage has the approximate size to accommodate more than three regular sized vehicle. • Garage-Firewall present - The garage does have a fire safety rated material that will retard the movement of fire. This will not prevent the movement of fire, but is designed to slow it down allowing occupants to safely exit the structure. • Window/door trim-wood - The window trim is constructed of a wood product. These products generally require maintenance every 2-3 years. • Garage-electricity-present - The garage has electricity run to it. • The condition of the observed doors and windows should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report. • The condition of the decks, balconies, stoops, steps, porches and railings should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report. • The condition of the grading, drainage, driveways, patios, walkways, and retaining walls should be considered to be satisfactory in the home inspectors judgement, based on their visual observations, unless otherwise denoted in the recommendations of this section of this report.

Gutter & downspout material:

- [Aluminum](#)



52. Aluminum

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves):

- [Metal](#)

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53. Metal

Wall surfaces and trim:

- [Vinyl siding](#)



54. Vinyl siding

- [Artificial stone](#)

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55. Artificial stone

- The condition of the wall claddings, flashing, and trim should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report.
- The condition of the eaves, soffits, and fascia's should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report.

Driveway:

- Concrete



56. Cracked or damaged surfaces

Walkway:

- Concrete

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57. Concrete

Deck:

- Ground level
- Pressure-treated wood



58. Pressure-treated wood



59. Pressure-treated wood

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60. *Pressure-treated wood*

- Composite



61. *Composite*

Porch:

- Concrete

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62. Concrete

Garage vehicle doors: • Present • The condition of the garage door and opener should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report.

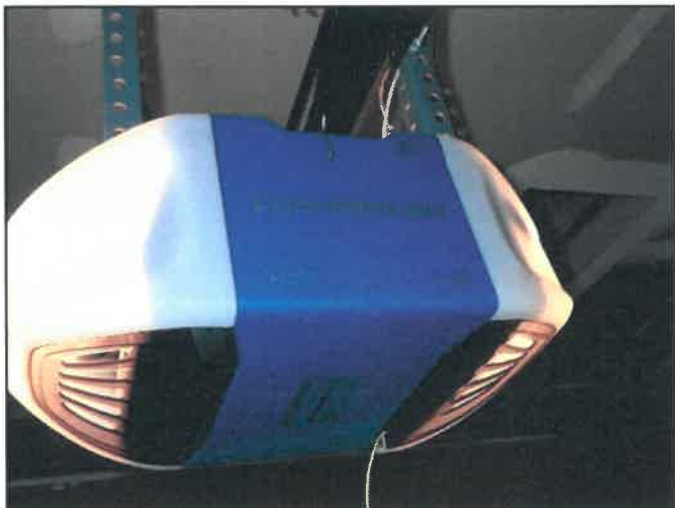
Garage vehicle door operator (opener):

• Present

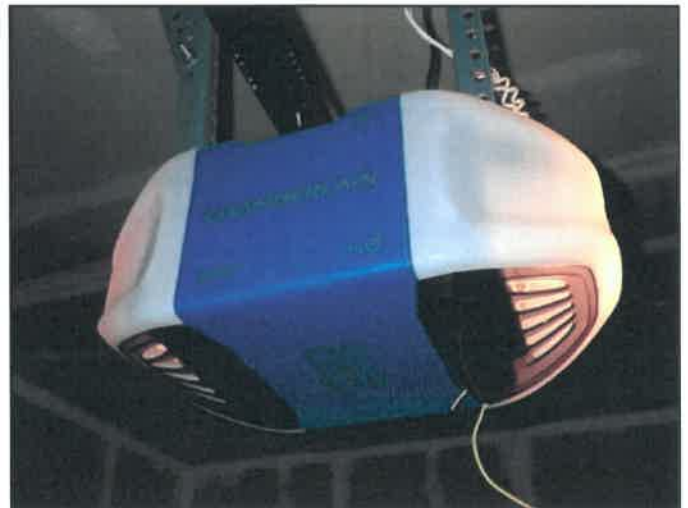
The garage door opener is a "My Q" enabled opener with internet based remote operation

Instructional video:

<https://www.liftmaster.com/myq>



63. My Q garage door opener



64. My Q garage door opener

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Limitations

Not included as part of a building inspection: • Thermal panes with broken seals are not included in this inspection as they at times may not be visible depending on humidity and temperature differences. If there are broken seals observed at the time of the inspection we will denote them, but often they may not be observed or determined to be broken. • The garage door(s) and opener(s) were not tested for resistance as this could cause damage to the door or opener.

Recommendations

RECOMMENDATIONS \ General

6. Condition: • DEFECT - There are a large number of bees entering the building above the front bay window. The bees need to be removed and then the area should be opened up and any damage should be repaired. There is likely rot in the area, but you won't know how much until the area is opened.

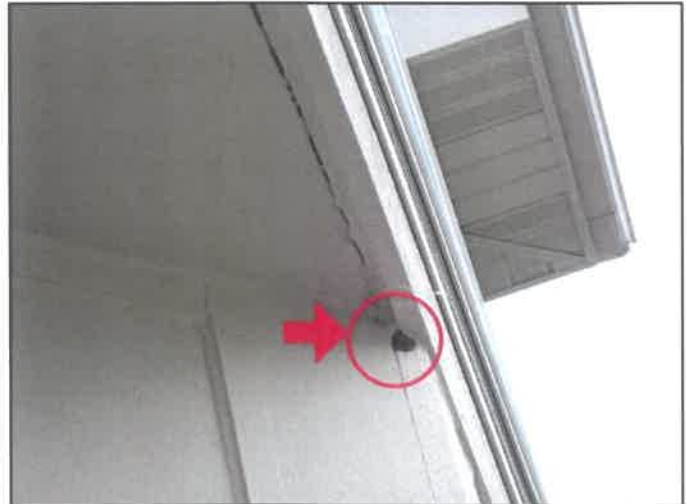
Location: Exterior

Task: Repair or replace Further evaluation Improve Correct

Time: Immediate



65.



66.

ROOF DRAINAGE \ Downspouts

7. Condition: • [Discharge below grade](#)

The downspouts that go underground can be damaged or clogged and lead to water intrusion issues. Bringing them above grade is likely a better option. All downspouts should also discharge at least 4-6 feet away from the structure and have a consistent negative pitch away from the structure.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior

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Task: Improve Correct



67. Discharge below grade



68. Discharge below grade



69. Discharge below grade

8. Condition: • [Discharge onto roofs](#)

All downspouts should lead to either the gutters or the ground level. Discharging onto the roofing materials will cause them to wear faster and shorten the roof lifespan and can lead to damage of the surrounding materials.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Exterior

Task: Improve Correct

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Downspout running across roof

installing a downspout (from the secondary roof to the main gutter below) helps prevent localized roof wear



70. Discharge onto roofs



71. Discharge onto roofs

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72. Discharge onto roofs

9. Condition: • Loose

Loose downspouts need to be better secured to the structure.

Location: Exterior

Task: Improve Correct



73. Loose

WALLS \ Trim

10. Condition: • [Rot or insect damage](#)

There are a few areas of wood trim on the exterior that are in need of repair or replacement due to rot, insect damage, or

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other deteriorating elements. Make sure to paint all six sides of any boards that are replaced or replace them with a more durable material like vinyl boards/trim.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various Exterior

Task: Repair or replace Improve Correct



74. Rot or insect damage



75. Rot or insect damage

11. Condition: • [Caulking missing or deteriorated](#)

There are a few areas at the exterior that need to be caulked, flashed, and sealed to prevent damage, moisture intrusion, and insect intrusion. Spray foam is not a reasonable exterior sealant.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various Exterior

Task: Provide Improve Correct

Time: Immediate Ongoing Regular maintenance



76. Caulking missing or deteriorated

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12. Condition: • Paint or stain needed

There are a few areas on the exterior that require repair, prep, and paint in order to protect the building materials and not have them deteriorate due to rot. If there is already rot/damage the affected areas should be repaired before painting or caulking. Wood trim should not be in contact with flat work, soil, or mulch.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various Exterior

Task: Improve Correct



77. Paint or stain needed



78. Paint or stain needed



79. Paint or stain needed



80. Paint or stain needed

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81. Paint or stain needed



82. Paint or stain needed

WALLS \ Masonry (brick, stone) and concrete

13. Condition: • [Missing, ineffective weep holes or flashings](#)

The masonry weep holes were not visible and the masonry appears to be missing some flashing features. These conditions may need to be corrected to prevent damage to the masonry. There was no apparent urgent concerns visible at the time of the inspection, but there are some minor masonry repairs needed. Some of the masonry and masonry flashings also need to be improved/provided.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various Exterior

Task: Improve Correct

Time: Discretionary If necessary

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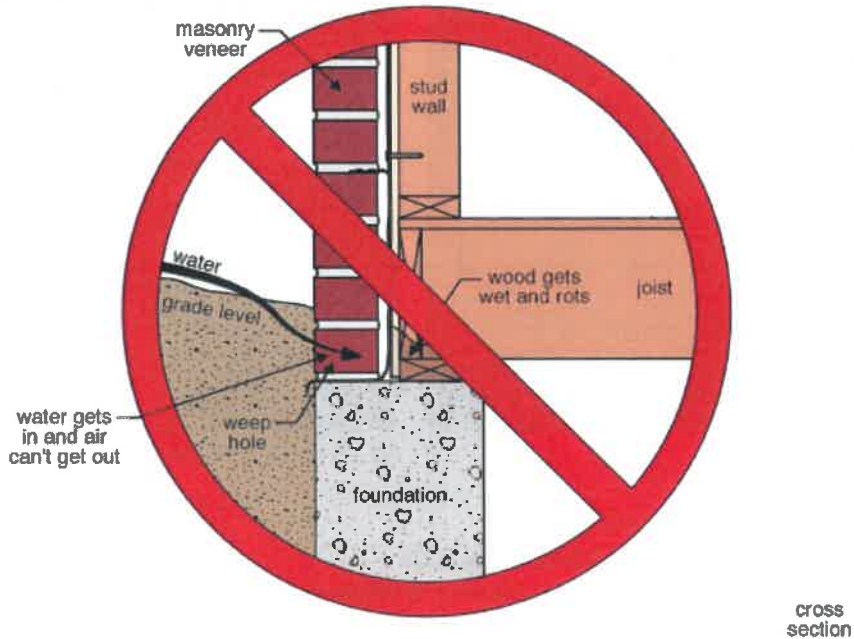
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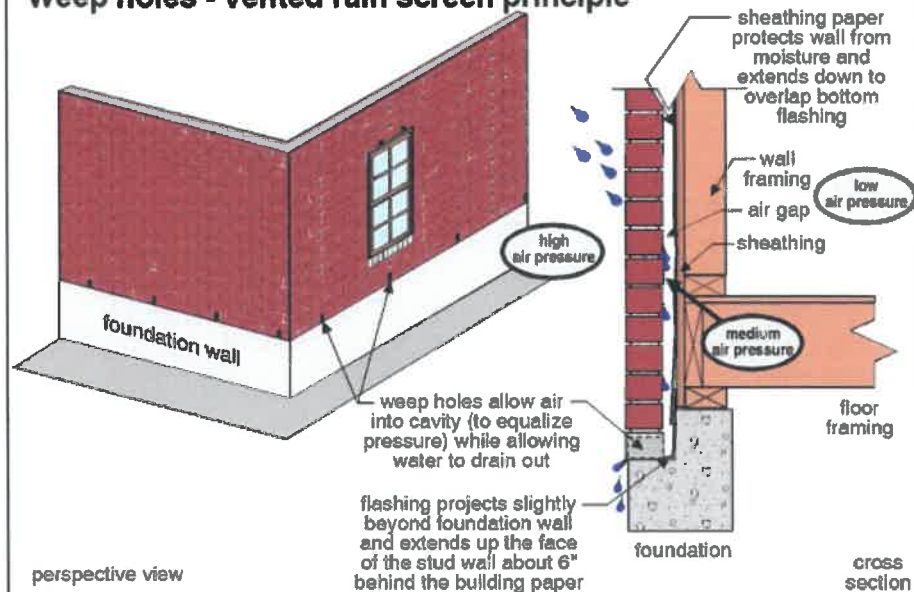
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Weep holes below grade



Weep holes - vented rain screen principle



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83. Missing, ineffective weep holes or flashings



84. Missing, ineffective weep holes or flashings



85. Missing, ineffective weep holes or flashings



86. Missing, ineffective weep holes or flashings

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87. Missing, ineffective weep holes or flashings



88. Missing, ineffective weep holes or flashings



89. Missing, ineffective weep holes or flashings

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

14. Condition: • [Wood/soil contact](#)

The columns/structure supporting the deck and associated trim are in contact with the soil/grade which will cause them to deteriorate much sooner than normal. Keep the columns as dry as possible, but plan for premature deterioration of the columns if not improved. Very little of the deck structure was visible.

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

Location: Various Exterior

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Task: Improve Correct



90. Wood/soil contact

LANDSCAPING \ General notes

15. Condition: • [Trees or shrubs too close to building](#)

All foliage should be trimmed back at least 6" from the building materials and all trees should be trimmed back 3 feet from the structure. A few of the trees/shrubs/vines are too close to the structure and should be removed.

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration

Location: Various Exterior

Task: Improve Correct

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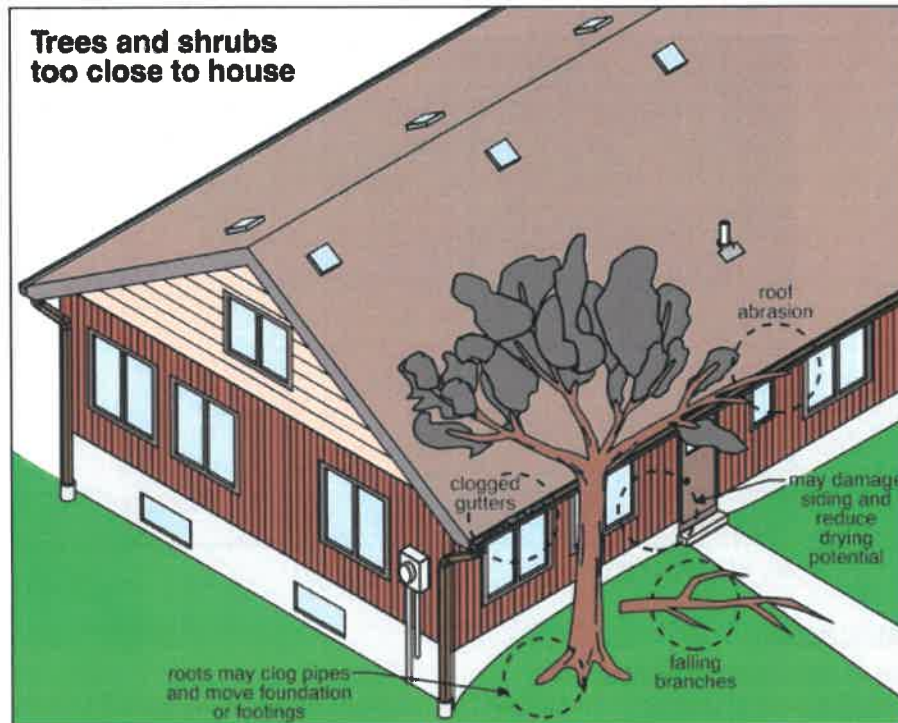
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91. trim back foliage

LANDSCAPING \ Driveway

16. Condition: • [Cracked or damaged surfaces](#)

The driveway is cracked and needs to be repaired/replaced. The driveway damage does not appear to be a major function issue.

Implication(s): Trip or fall hazard

Location: Exterior

Task: Improve Correct

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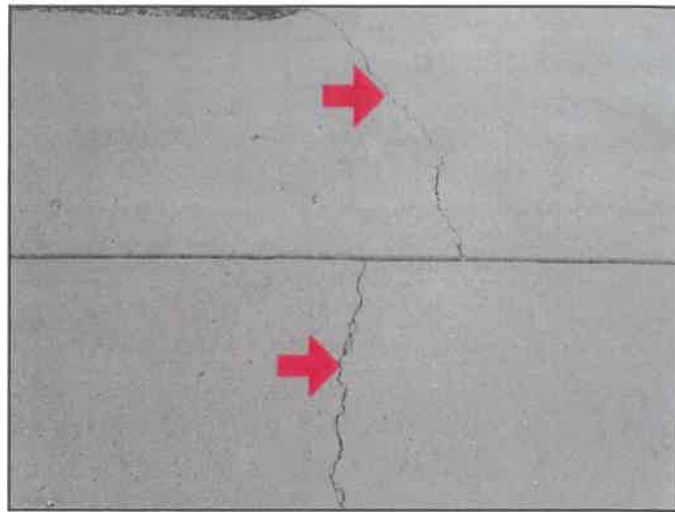
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92. Cracked or damaged surfaces

Description

General: • The condition of the foundation should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report. • The condition of the columns, beams, and support structure should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report. • The condition of the flooring systems should be considered to be satisfactory in the home inspectors judgement unless otherwise denoted in the recommendations of this section of this report.

Configuration: • [Basement](#)

Foundation material:

• [Poured concrete](#)



93. Poured concrete

Floor construction:

• [Wood I-joists](#)



94. Wood I-joists

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- Steel columns



95. Steel columns

- Steel beams (girders)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- [Trusses](#)



96. Trusses



97. Trusses

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98. Trusses



99. Trusses



100. Trusses



101. Trusses

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102. Trusses

Recommendations

FOUNDATIONS \ General notes

17. Condition: • [Cracked](#)

There are a few areas of minor cracking at the foundation that need to be monitored/repaired. These cracks are relatively normal and nothing was observed indicating a major structural problem at the time of the inspection.

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Various

Task: Repair Improve Correct



103. Cracked foundation

FLOORS \ Joists

18. Condition: • [Poor end bearing, joist hanger connections](#)

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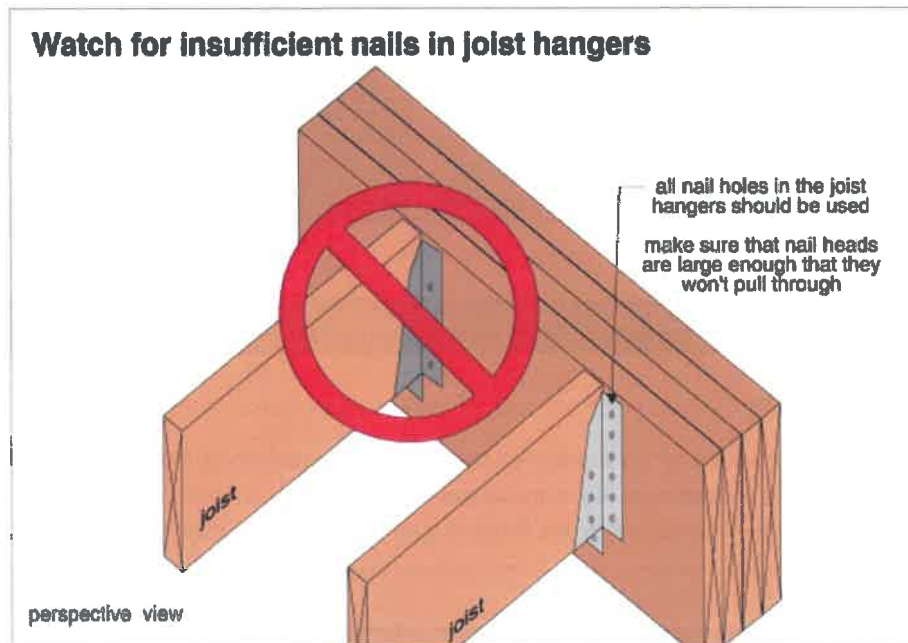
There are a few areas where joist hangers and brackets need to be added to the joists to ensure the structural stability in the area. Make sure the proper fasteners are used and that the size of the hanger is correct for the elements to be supported.

Dry but informative-- <https://www.youtube.com/watch?v=dOX9MIK9mwl>

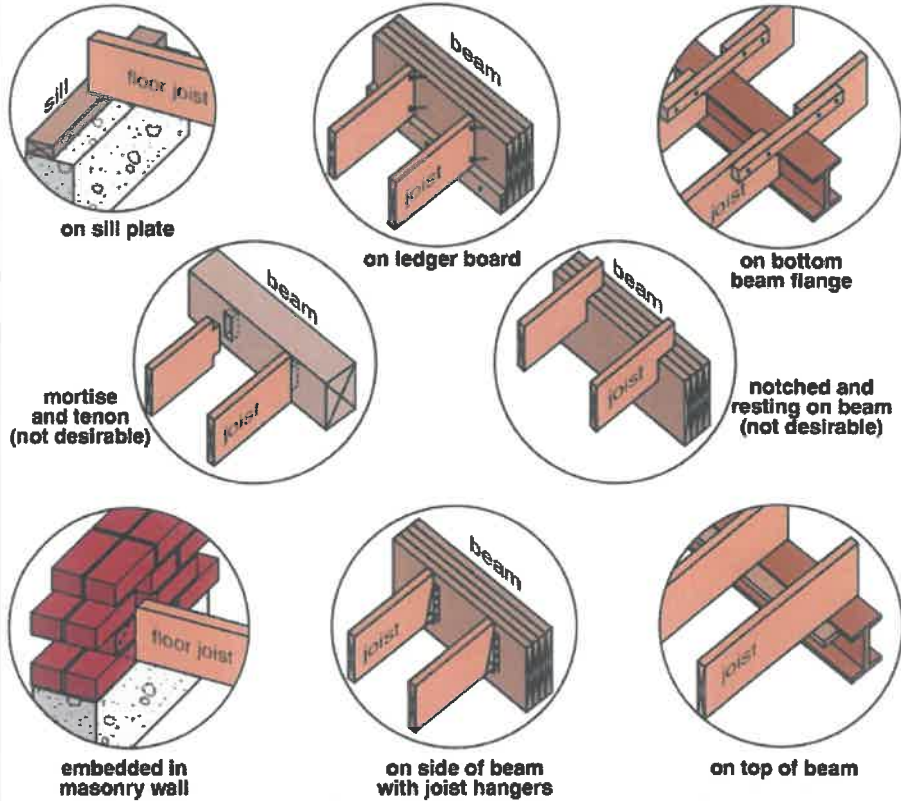
Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Provide Improve Correct



Different types of joist end support



104. Poor end bearing, joist hanger connections



105. Poor end bearing, joist hanger connections

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106. Poor end bearing, joist hanger connections

FLOORS \ Engineered wood

19. Condition: • [Split or damaged](#)

DEFECT - There is a damaged joist in the basement that needs to be repaired/replaced.

Implication(s): Weakened structure

Location: Basement

Task: Repair or replace Improve Correct

Time: Immediate



107. Split or damaged



108. Split or damaged

WALLS \ Wood frame walls

20. Condition: • [Bottom plates have poor bearing](#)

The bottom plate of the garage walls should be anchored to the foundation with proper bolts, nuts, and washers. There may be straps, but this could not be verified as they were not visible.

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Implication(s): Weakened structure | Chance of structural movement

Location: Exterior Garage

Task: Provide Improve Correct



109. *Bottom plates have poor bearing*

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Description

Service entrance cable and location:

- [Underground aluminum](#)



110. Underground aluminum

Service size:

- [200 Amps \(240 Volts\)](#)



111. 200 Amps (240 Volts)

Main disconnect/service box rating:

- [200 Amps](#)

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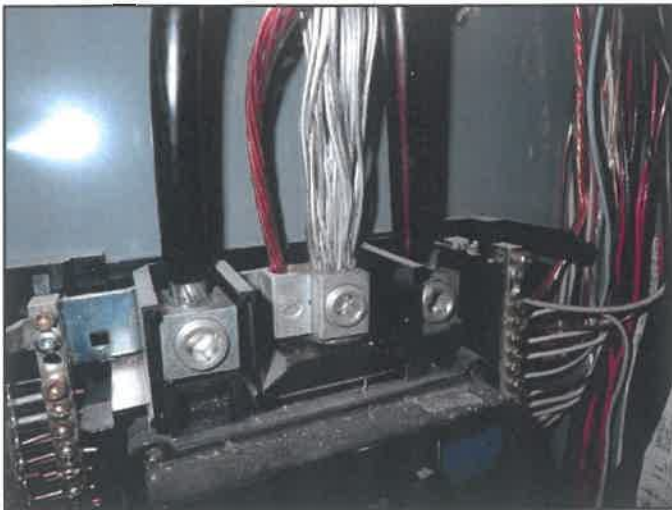
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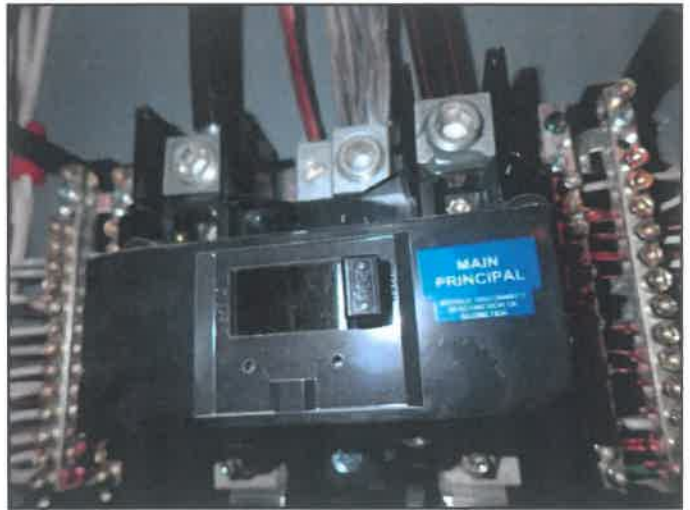
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112. 200 Amps



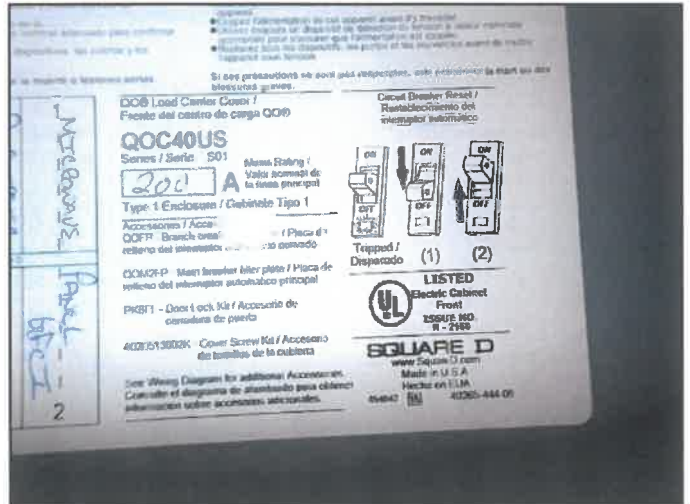
113. 200 Amps

Main disconnect/service box type and location:

- [Breakers - basement](#)



114. Breakers - basement



115. Breakers - basement

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117. Breakers - basement



Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

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Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • [GFCI - bathroom](#) • [GFCI - exterior](#) • GFCI - garage • [GFCI - kitchen](#)

Smoke alarms (detectors): • Smoke detectors must be less than 10 years of age, must be at least one per floor, must be installed per standard practice, and must be functional based on the home inspectors observations.

Carbon monoxide (CO) alarms (detectors): • Carbon Monoxide detectors must be less than 10 years of age, must be at least one per floor, must be installed per standard practice, and must be functional based on the home inspectors observations.

Recommendations

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

21. Condition: • [Open splices](#)

There are some open slices and poor electrical connections in the basement that need to be improved.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Improve Correct

Time: Immediate



119. Open splices



120. Open splices

22. Condition: • [Not well secured](#)

There are a few areas where there is evidence of non-professional electrical work and improvements need to be made.

Implication(s): Electric shock | Fire hazard

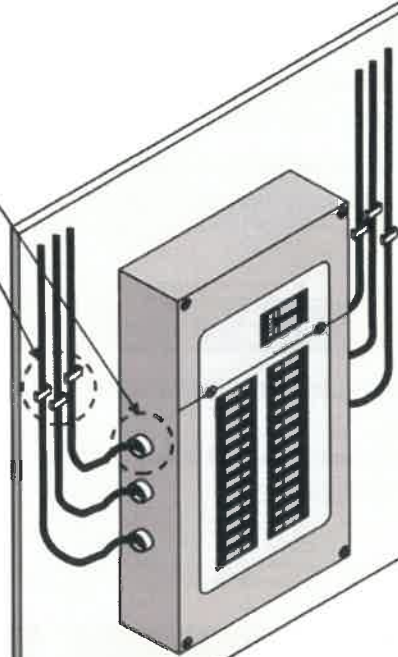
Location: Various Basement Attic

Task: Further evaluation Provide Improve Correct

Securing wires

cables should be clamped where they enter the panel

they should also be secured within 12 inches of the panel



Cable support inside walls

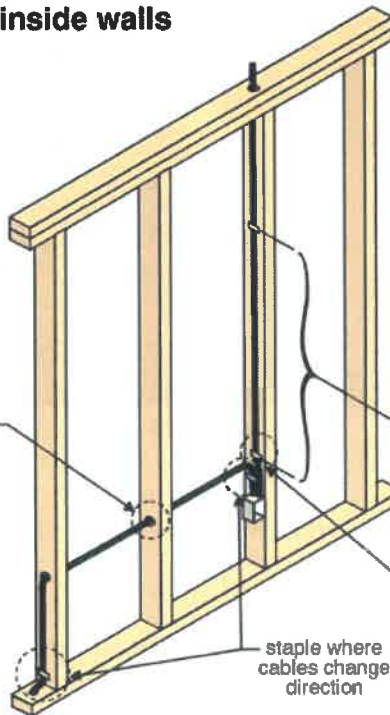
staples not required where cables run through holes in framing members

staple every 4-1/2 feet (USA)

staple every 5 feet (CANADA)

staple within 12 inches of electrical boxes

staple where cables change direction



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121. Not well secured



122. Not well secured

DISTRIBUTION SYSTEM \ Outlets (receptacles)

23. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

There needs to be a functioning GFCI outlet wherever there is electrical use in proximity to water usage. Some of the currently installed units are malfunctioning and need to be corrected or replaced. They appear to be miswired and may need to be replaced.

Implication(s): Electric shock

Location: Various Exterior Garage

Task: Improve Correct



123. Test faulty on GFCI/GFI (Ground Fault...



124. Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

24. Condition: • More than 10 years old

There should be a smoke detector and carbon monoxide detector that is functional and less than 10 years old on every floor. Some are missing and/or are out of date and need to be replaced. The smoke detectors should also not be placed

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in the bathrooms.

Implication(s): Life safety hazard

Location: Various First Floor Second Floor

Task: Repair or replace Improve Correct



125. More than 10 years old



126. More than 10 years old



127. More than 10 years old



128. More than 10 years old

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Description

Heating system type: • [Furnace](#) • The heating system should be serviced a minimum every 2 years; all filters should be changed every 3-6 months depending on size.

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Lennox



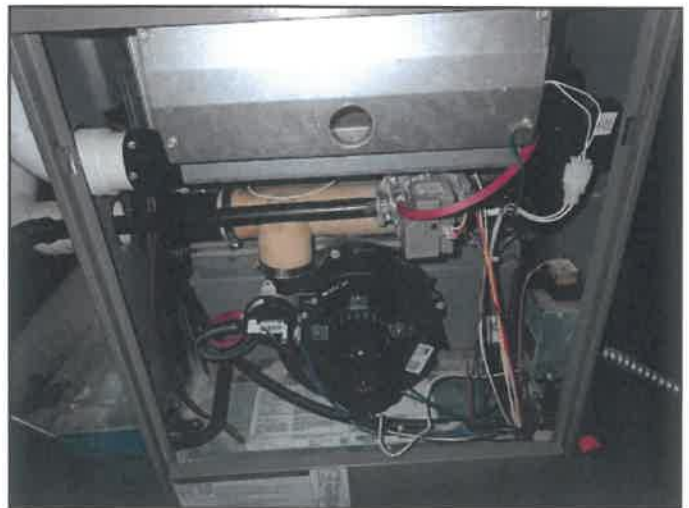
129. Lennox



130. Lennox



131. Lennox



132. Lennox

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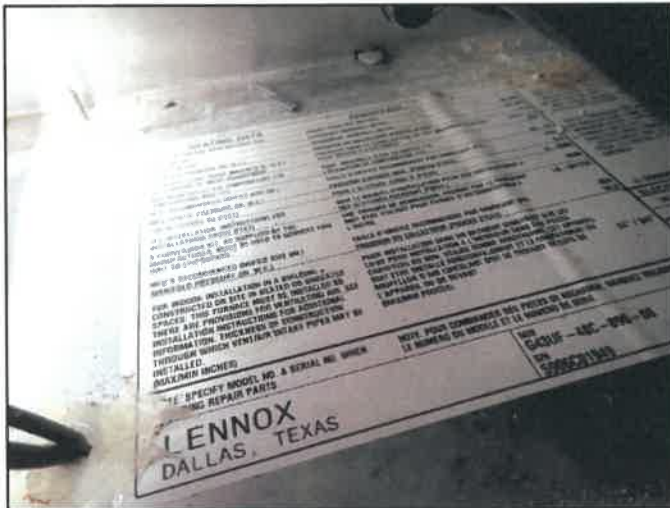
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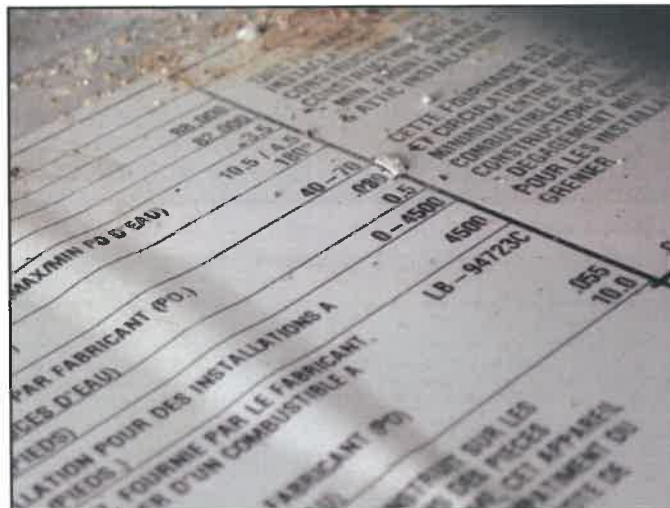
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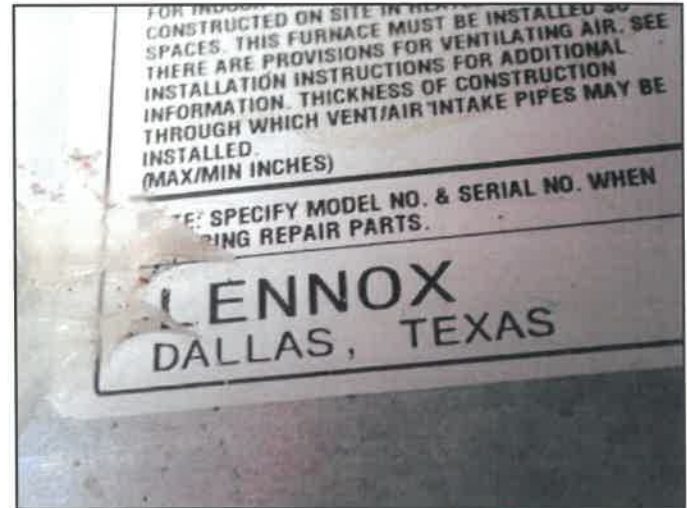
133. Lennox



134. Lennox



135. Lennox



136. Lennox

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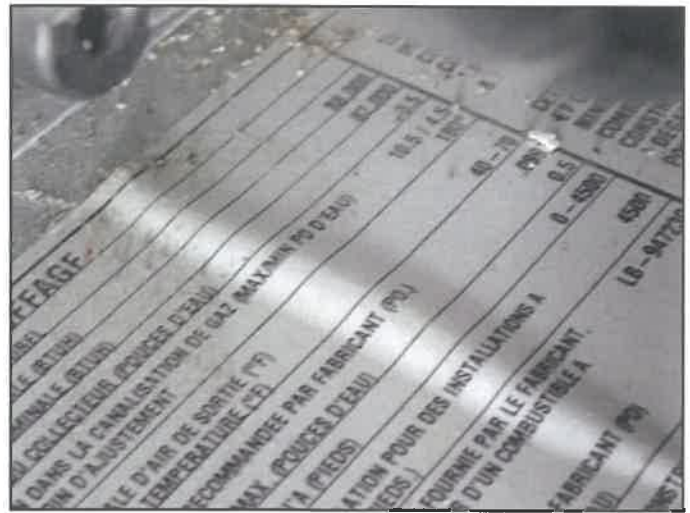
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137. Lennox



138. Lennox



139. Lennox

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [20 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at:

- Meter

Clear foliage away from the gas meter

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140. Meter

- Exterior wall

Failure probability:

- [Medium](#)

Due to age, condition, and manufacturers listed life expectancy. There was no signs of eminent failure visible at the time of the inspection.

Supply temperature: • 130°

Return temperature: • 73°

Temperature difference: • 55°

Air filter:

- Mechanical

The filters should be changed every 3 - 6 months on the units to promote the life of the HVAC equipment.

Note: Setting up a timed delivery on Amazon is a great reminder - highlight the url and paste it into your browser to go to the amazon link

16x25x1 filter - <https://amzn.to/3vF2uN5>

16x25x4 filter - <https://amzn.to/3xgn1lf>

16x25x5 filter - <https://amzn.to/3J53XPR>

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20x25x1 filter - <https://amzn.to/3PPaxhm>

20x25x4 filter - <https://amzn.to/43Twule>

20x25x5 filter - <https://amzn.to/3vQhfN4>



141. Mechanical



142. Mechanical



143. Mechanical

- Disposable

Auxiliary heat:

- Radiant floor heating (electric)

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144. Radiant floor heating (electric)



145. Radiant floor heating (electric)



146. Radiant floor heating (electric)



147. Radiant floor heating (electric)

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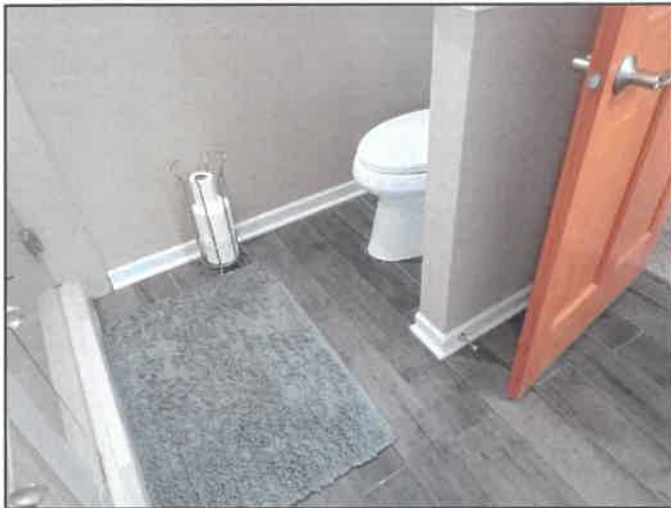
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148. Radiant floor heating (electric)



149. Radiant floor heating (electric)



150. Radiant floor heating (electric)

Fireplace/stove:

- [Gas fireplace](#)

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151. Gas fireplace



152. Gas fireplace



153. Gas fireplace



154. Gas fireplace

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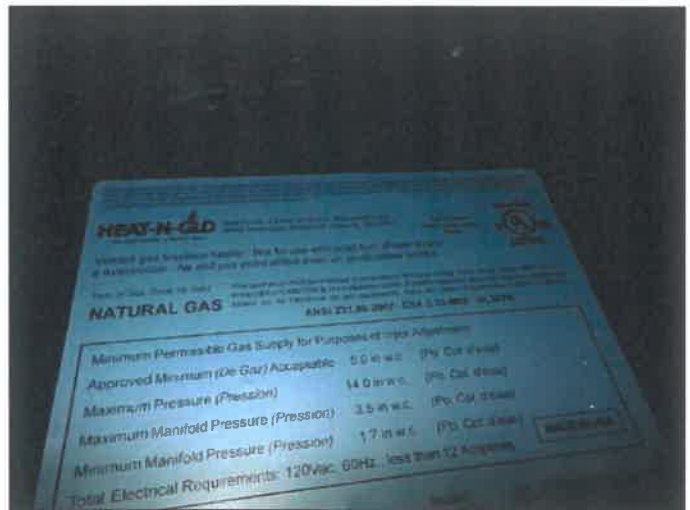
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155. Gas fireplace



156. Gas fireplace



157. Gas fireplace



158. Gas fireplace

Chimney/vent:

- [Metal](#)

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159. Metal

- PVC plastic



160. Metal



161. PVC plastic

Humidifier:

- [Duct mounted bypass humidifer](#)

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162. Duct mounted bypass humidifer



163. Duct mounted bypass humidifer



164. Duct mounted bypass humidifer



165. Duct mounted bypass humidifer

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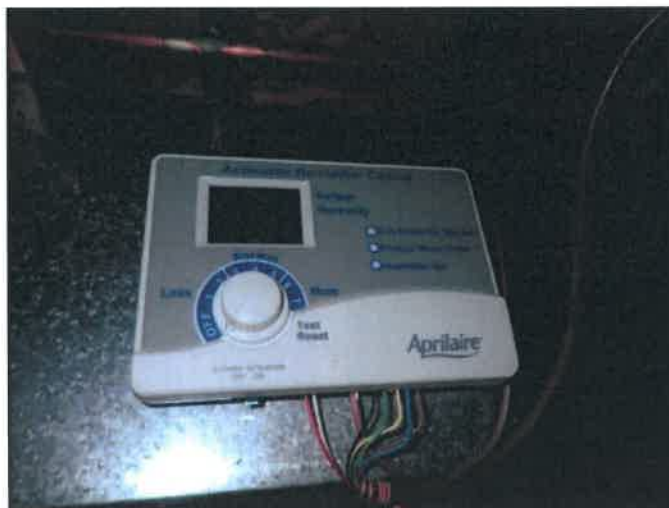
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166. Duct mounted bypass humidifer

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected. If the house has a chimney it should be cleaned and inspected. If it was not cleaned and inspected as a part of your home inspection (requires special equipment) it is recommended it be cleaned and inspected within your inspection contingency as if damaged is is expensive to repair or replaced. If the flue/chimney is damaged it can also be an extreme safety hazard. What a home inspector can visually see during an inspection is very limited.

Recommendations

FURNACE \ Ducts, registers and grilles

25. Condition: • No heat source

DEFECT - There are some areas of the home that don't appear to have an active heat source and one should be provided. (Bath #1)

Implication(s): Reduced comfort

Location: First Floor Bathroom

Task: Provide Improve Correct

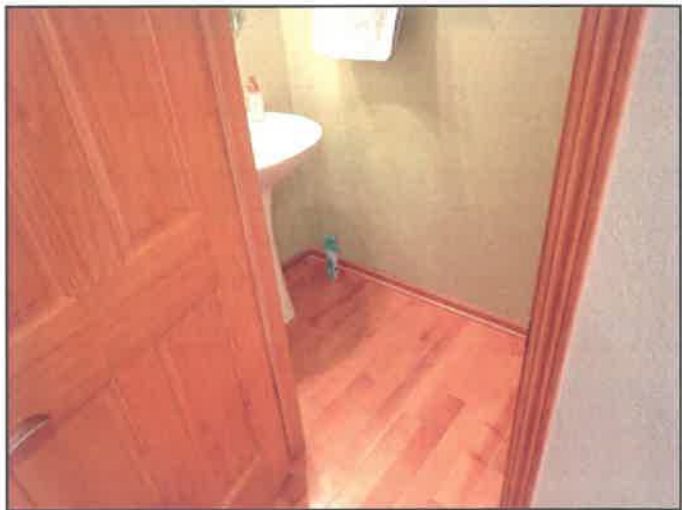
Time: Discretionary

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167. No heat source

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer:

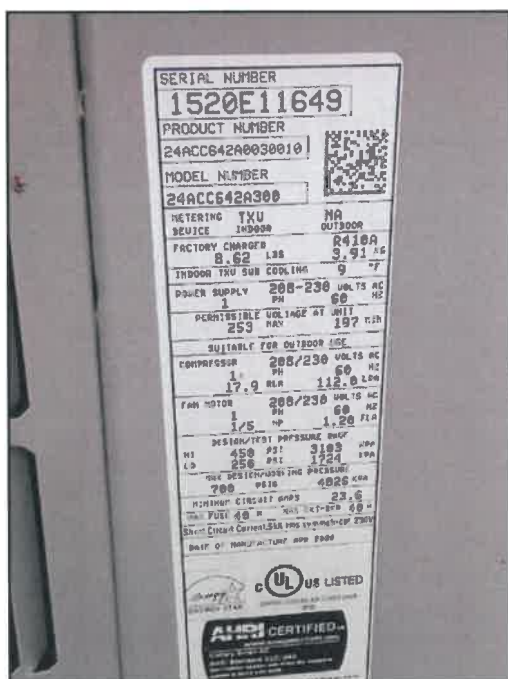
• Carrier



168. Carrier



169. Carrier



170. Carrier



171. Carrier

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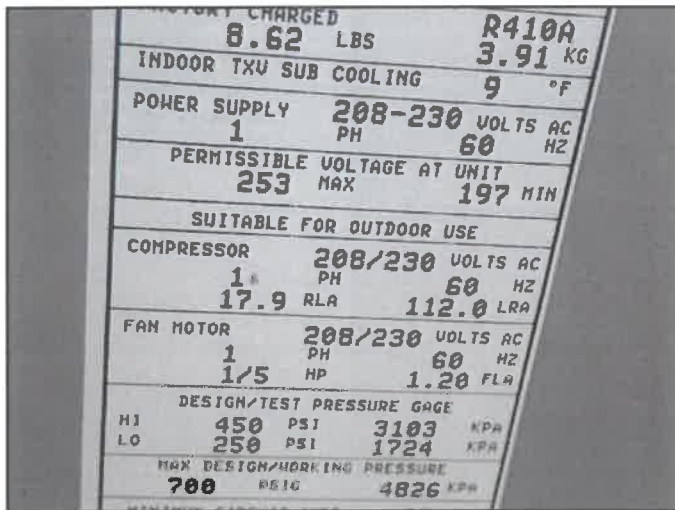
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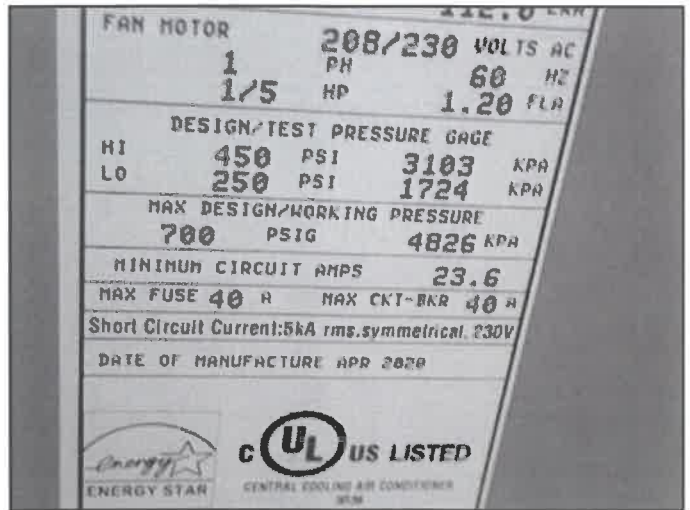
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172. Carrier



173. Carrier



174. Carrier



175. Carrier

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176. Carrier

Cooling capacity: • 42,000 BTU/hr

Compressor approximate age: • 6 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Supply temperature: • 50°

Return temperature: • 75°

Temperature difference across cooling coil: • 24° • This suggests good performance.

Recommendations

RECOMMENDATIONS \ General

26. Condition: • There is evidence that the air conditioner was moved.

Location: Exterior

Task: Improve Service Correct

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177. previous A/C location



178. Not well secured

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Description

Attic/roof insulation material:

- [Glass fiber](#)



179. Glass fiber



180. Glass fiber



181. Glass fiber



182. Glass fiber

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183. Glass fiber



184. Glass fiber



185. Glass fiber



186. Glass fiber

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187. Glass fiber



188. Glass fiber



189. Glass fiber



190. Glass fiber

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191. Glass fiber



192. Glass fiber



193. Glass fiber

- None

There is no insulation above the garage

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194. None



195. None



196. None



197. None

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198. None

Attic/roof air/vapor barrier: • Not determined • [Not visible](#)

Attic/roof ventilation:

• [Soffit vent](#)

Could not verify the venting continuity due to lack of access. Ventilation calculations were not performed as a part of the home inspection.

• [Ridge vent](#)

Limitations

Attic inspection performed: • Due to safety concerns and to prevent property damage the attic was viewed from the access hatch.

Recommendations

ATTIC/ROOF \ Insulation

27. Condition: • [Amount inadequate](#)

There is no insulation in the attic space above the garage.

Implication(s): Increased heating and cooling costs

Location: Exterior Garage

Task: Provide Improve Correct

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199. Amount inadequate above garage



200. Amount inadequate above garage

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Description

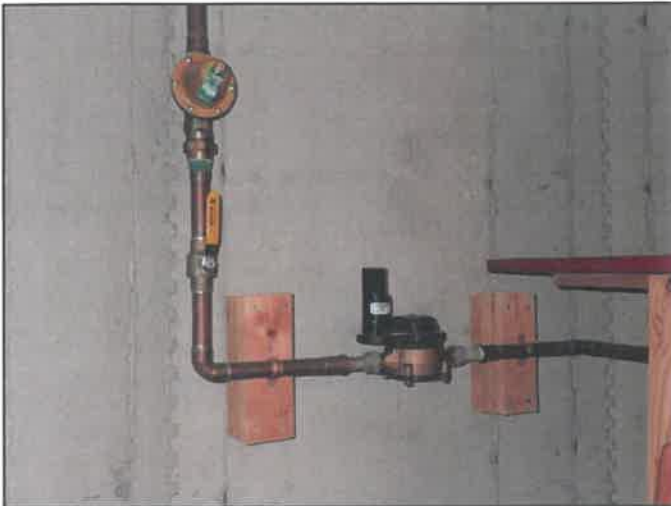
Water supply source (based on observed evidence): • Public

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Basement
- Meter



201. Meter



202. Meter

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer:

- Rheem

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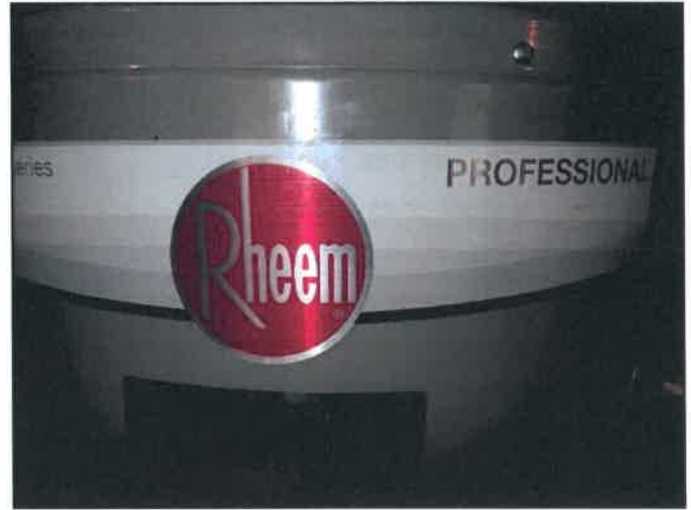
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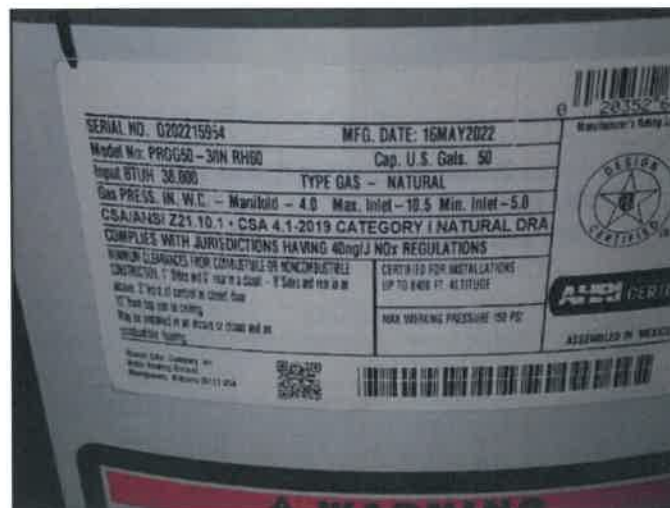
REFERENCE



203. Rheem



204. Rheem



205. Rheem

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 4 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability:

- [High](#)

The water heater is currently under performing.

Waste and vent piping in building: • [PVC plastic](#)

Pumps:

- [Sump pump](#)

The cover of the sump crock should have an access point added for regular testing. Due to it being sealed the sump pump could not be tested/operated.

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Helpful Video:

<https://www.youtube.com/shorts/8xh8BFECfil>

<https://www.youtube.com/shorts/0thPAGSzfFM>



206. Sump pump



207. Sump pump



208. Sump pump

Water treatment system:

- Water softener

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209. Water softener



210. Water softener



211. Water softener



212. Water softener

Exterior hose bibb (outdoor faucet): • Present

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Limitations

General: • The sewer/septic lateral is not visible during a home inspection without using a sewer scope (an expensive camera). If you did not have this done as a part of your home inspection it is recommended that you have it done during your inspection contingency window as if it is damaged it can be very expensive to repair or replace and can be damaged without showing any signs within the home at the time of the inspection. The sewer/septic lateral is the discharge pipe between the house and the septic/sewer system and is the home owners responsibility.

Items excluded from a building inspection: • Water treatment equipment can only be tested through water testing which is not a part of this home inspection.

Recommendations

SUPPLY PLUMBING \ Water supply piping in building

28. Condition: • [Leak](#)

There are a few leaking/corroded plumbing joints that need to be repaired.

Implication(s): Chance of water damage to structure, finishes and contents | System inoperative

Location: Basement

Task: Repair Improve Correct

Time: Immediate



213. Leak



214. Leak

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215. Leak

WATER HEATER \ General notes

29. Condition: • Service water heater

The water heater is slightly under performing and needs to be evaluated and repaired/replaced by a qualified plumber.

Location: Basement

Task: Repair or replace Further evaluation Improve Correct



216. Rheem

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217. Service water heater



218. Rheem



219. Service water heater

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220. Service water heater

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

30. Condition: • [Slow drains](#)

There are slow drains at the property that likely just needs to be adjusted/cleaned, but may have blockages.

Implication(s): Chance of water damage to structure, finishes and contents

Location: First Floor Second Floor Bathroom Master Bathroom

Task: Repair or replace Improve Correct



221. Slow drains



222. Slow drains

FIXTURES AND FAUCETS \ Shower stall

31. Condition: • [Grout loose, missing or deteriorated](#)

DEFECT - The tile work in the master bathroom was poorly done and is more likely to fail. The floor grout is failing and needs to be replaced.

Implication(s): Chance of water damage to structure, finishes and contents

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Location: Second Floor Master Bathroom

Task: Improve Correct

Time: Immediate



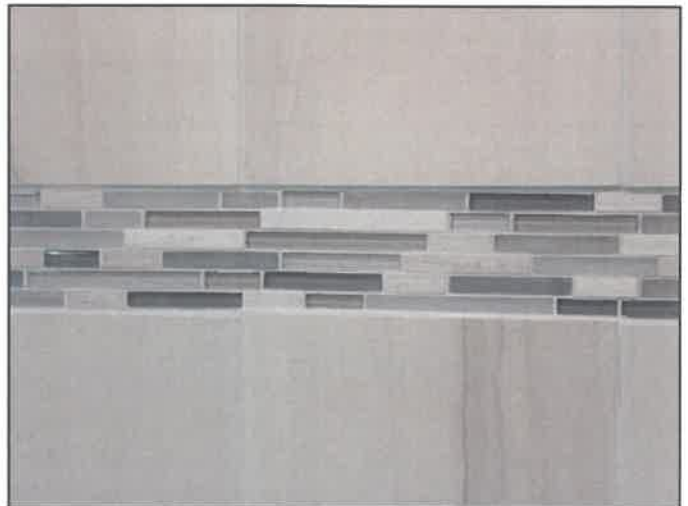
223. Grout loose, missing or deteriorated



224. Grout loose, missing or deteriorated



225. Grout loose, missing or deteriorated



226. Grout loose, missing or deteriorated

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227. Grout loose, missing or deteriorated



228. Grout loose, missing or deteriorated

32. Condition: • Tile shower pans will eventually leak and will require regular maintenance. There was no signs of leaking observed at the time of the inspection.

Location: Second Floor Master Bathroom

Task: Repair or replace Improve Correct



229. seal shower pan tile

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Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Storm](#)

Doors: • Inspected

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances:

- Refrigerator
- Dishwasher
- Waste disposal
- Door bell

The doorbell was a video version and was not tested/operated.

- Range

Stairs and railings: • Inspected

Recommendations

WALLS \ Plaster or drywall

33. Condition: • [Cracked](#)

There are a few areas where the drywall/plaster is cracked/damaged and needs to be repaired. None of the cracks/damage appear to be from any sort of major structural shifting and the repairs are relatively minor and common for this material.

Location: Various First Floor Second Floor

Task: Improve Monitor Correct

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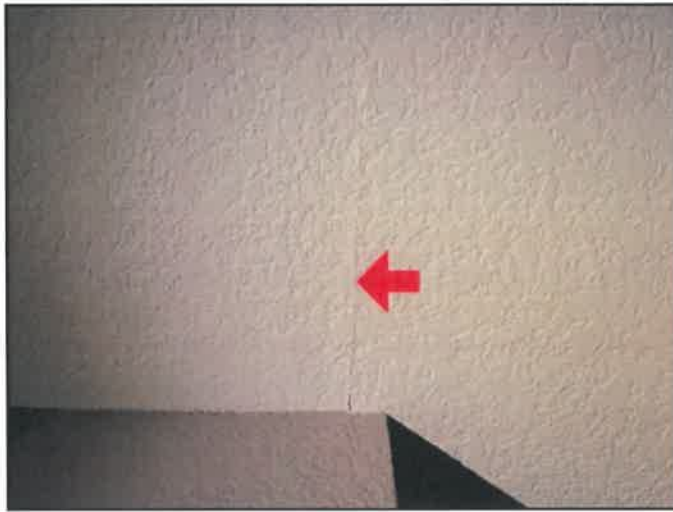
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230. drywall cracked



231. drywall cracked



232. drywall damaged

FLOORS \ Ceramic tile, stone, marble, etc

34. Condition: • [Tiles cracked](#)

There were cracked, broken, or damaged tiles in the home that should be repaired or replaced.

Implication(s): Trip or fall hazard

Location: First Floor Laundry Area

Task: Repair or replace Correct

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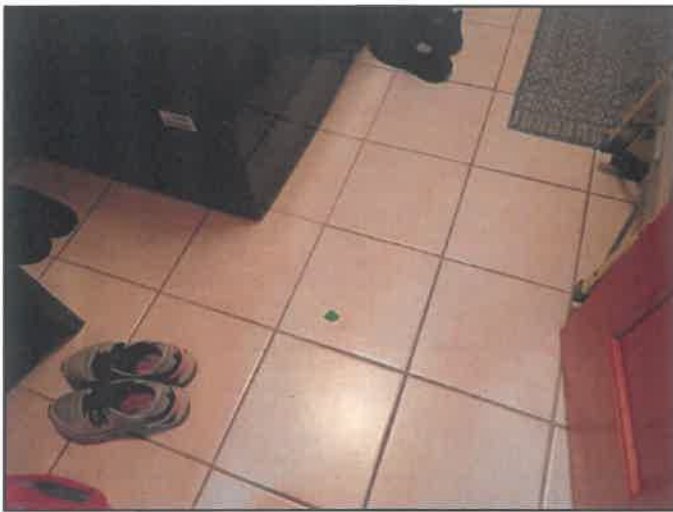
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233. Tiles cracked



234. Tiles cracked



235. Tiles cracked

WINDOWS AND DOORS \ General notes

35. Condition: • The basement windows in the utility room are poorly flashed and need to be improved before the walls are closed up if you choose to finish the area. The windows interior trim shows stains from moisture and need to be improved. The areas were dry at the time of the inspection.

Location: Basement

Task: Further evaluation Provide Improve Correct

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236.



237. signs of moisture interior window trim



238. window flashing missing

WINDOWS \ Means of egress/escape

36. Condition: • [Missing](#)

The lower level windows do not meet the standards for a proper egress window and they will need to be improved if the space is to be considered livable square footage or a bedroom.

The nominal size of the net clear window opening shall be at least 20 inches by 24 inches irrespective of height or width. Nominal dimensions shall be determined by rounding up fractions of inches if they are ½-inch or greater or rounding down fractions of inches if they are less than ½-inch.

2. No portion of the window, including stops, stools, meeting rails and operator arms, shall infringe on the required opening.

(c) The area and dimension requirements of par. (b) may be infringed on by a storm window.

(d)

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1. For any window used for exiting, the lowest point of clear opening shall be no more than 60 inches above the floor.
SPS 321.03(6)(d)2.2. If the lowest point of clear opening is more than 46 inches above the floor, a permanent platform or fixture shall be installed such that a flat surface at least 20 inches wide and 9 inches deep is located no more than 46 inches directly below the clear opening.
3. The topmost surface of the platform or fixture shall be no more than 24 inches above the floor.
4. The topmost surface of the platform or fixture shall support a live load of at least 200 pounds.

Ladders at the exterior must be secured.

Helpful Video:

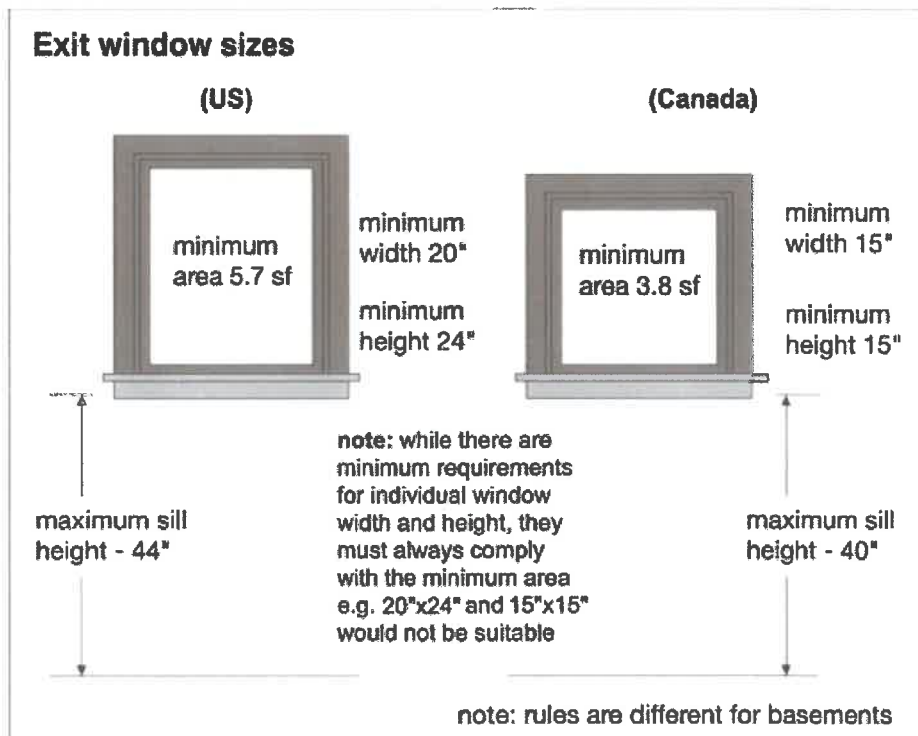
https://www.youtube.com/watch?v=x6B_85lZd6E&t=5s

Implication(s): Restricted emergency exits

Location: Basement Utility Room

Task: Improve

Time: Discretionary



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239. not proper egress measurement



240. not proper egress measurement



241. not proper egress measurement

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HSH Property Inspection

1396 Kennedy Drive

Hartford, WI 53027

(262) 305-0314

hshpropertyinspection@yahoo.com

www.hshpropertyinspection.com

210201

Inspection Contract

DIRECTIONS: Please fill in the blanks of the contract highlighted in grey. If you agree to the terms of this contract please sign and date where indicated by an "X". If you have questions about any portion of the contract please don't hesitate to ask. This contract must be signed prior to the onsite walk through of the property, receipt of the inspection report, and/or any information about property condition can be supplied.

Please read all three pages of this agreement carefully. This is a legally binding contract. The inspection agreement contains limitations on the scope of the inspection, remedies, and liability. If terms of the contract are not acceptable to the client, the client has the right to walk away and seek inspection services elsewhere.

This agreement made this by and between HSH Property Inspection herein known as the inspector and the client which is named above. The client agrees to employ the inspector and the inspector agrees to conduct a real estate inspection and make a written report concerning the building and premises listed above. The company reserves the right to modify the report within 48 hours of its delivery. Acceptance of the report constitutes acceptance of the terms of this contract.

(1) Purpose and Scope

The object of this inspection is to provide a professional, good faith opinion of the apparent condition of structures and systems of the residential real estate described herein, on the date and time of observation. The inspection and report will conform to the current standards of practice set forth in Chapter 440 of the Wisconsin Statutes and the administrative rules applying to that chapter. Home inspections are an activity that is regulated in Wisconsin, and so this contract will refer to sections of Wisconsin law that affect this contract. The inspection is designed and intended to detect observable conditions of an improvement to residential real property, subject to certain limitations. The inspection will cover all areas as required under Wisconsin Chapter 440 and its administrative rules.

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(1.1) The inspection is not technically exhaustive:

This inspection does not cover any latent defects not reasonably observable during the inspection, including, but not limited to, recent repairs, paint or covering that may conceal current or prior defects, whether deliberately concealed or otherwise. This inspection will not and cannot alert inspector or client to conditions of the structure which are concealed, not readily accessible, or would require cleaning, alteration, excavation, or destructive testing. The client understands that the inspector will not dig, probe, dismantle equipment, or remove permanent materials or items which would be damaged by such, nor will the inspector enter unsafe or inaccessible areas to perform the inspection. Other limitations encountered may be noted in the report itself.

(2) Exclusions and Limitations: The following areas are excluded from the inspection under this contract:

- Calculating the strength, adequacy or efficiency of an improvement to residential real property or a component of an improvement to residential real property;
- Entering any area or performing 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;
- Operating any component of an improvement to residential real property that is inoperable;
- Operating any component of an improvement to residential real property that does not respond to normal operating controls;
- Disturbing insulation or moving personal items, furniture, equipment, vegetation, soil, snow, ice, or debris, that obstructs the access or visibility of an improvement to residential real property;
- Determining the effectiveness of a component of an improvement to residential real property;
- Predicting the future conditions, including the failure of a component of an improvement to residential real property;
- Projecting or estimating the operating costs of a component of an improvement to residential real property;
- Evaluating acoustic characteristics of a component of an improvement to residential real property;
- Inspect for the presence or absence of pests, including rodents, insects and wood-damaging organisms;
- Inspecting cosmetic items, underground items, or items not permanently installed;
- Inspecting for the presence of any hazardous substances;
- Disassembling 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.
- This inspection also excludes opinions on:
 - The life expectancy of an improvement;
 - Causes for needing major repairs;
 - The methods, materials, or cost of making repairs or corrections;
 - The suitability of improvements or components of improvements for a specialized use;
 - The presence of mold, the type of mold, potential locations of mold or the effects of mold.

If the report or oral statements provide any information about any of the listed exclusions, such information shall be deemed solely as a courtesy to the client and in no way imply the inspector is an expert in that area. It is also not to be deemed to be an amendment to or waiver of the listed exclusions

The client agrees that the purpose of this home inspection is an attempt to prevent the client from incurring unnecessary or unexpected costs to repair the building. The purpose of the home inspection is not to reduce the risk or likelihood of personal or bodily injury. The client, therefore, agrees not to sue the inspector for bodily or personal injury.

(3) Warranties

No warranties or guarantees are expressed or implied as a result of this inspection. The inspection report is valid only for the day and time of the inspection; building systems can develop problems at the most unexpected times or even on the day of the inspection. The inspector is providing no guarantee or warranty. The client recognizes that there is no representation, guarantee, or warranty of expected or remaining future life for items inspected. The

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Inspection and report is not an insurance policy. The client agrees to arrange the purchase of such insurance policy from others if the client so desires.

(4) Confidential Agreement

The client agrees not to provide the inspection report to any third party without the permission of the inspector. In the event that the client provides the home inspection report to a third party without the permission of the inspector and the third party relies on the inspection report the client agrees to indemnify and hold harmless the inspector from any claims made by the third party against the inspector and for all reasonable attorney's fees incurred in defending said claims.

(5) **Dispute Resolution Forum:** Inspector and Client (and any other person claiming to have relied upon the inspection report) specifically agree that any controversy or claim arising out of or relating to the inspection or other services provided under this agreement, or breach thereof, including any negligence, tort or other claims, against the person who performed the inspection, shall be resolved exclusively by binding arbitration administered by Construction Dispute Resolution Services, LLC in accordance with its rules in effect on the date such controversy or claim arises, subject to the applicable Wisconsin Statutes and the Administrative Code. Client agrees to pay the reasonable attorney fees and costs incurred by Inspector (or the person performing the inspection on behalf of the Inspector) to enforce this arbitration provision. Information about the Construction Dispute Resolution Services, LLC, including costs, fees, rules and procedures are available by contacting:

Construction Dispute Resolution Services, LLC (CDRS)

PO Box 8029, Santa Fe, NM 87504

Phone: (505) 473-7733 Toll-free: (888) 930-0011 Fax: (505) 474-9061

petergmerrill@cdrsllc.com www.constructiondisputes-cdrs.com

The fee to initiate arbitration with CDRS shall be borne solely by the party initiating the arbitration, notwithstanding anything in the CDRS rules. Client and Inspector hereby authorize CDRS to provide a copy of all written arbitration awards to the Wisconsin Association of Home Inspectors, Inc. No dispute among the parties to this agreement shall be consolidated with any other dispute involving any other party or parties without the written consent of the Inspector.

If the Client feels that there was some deficiency or flaw in the inspection, Client shall immediately contact the Inspector to schedule a meeting at the property before performing any repairs. The purpose of this meeting is to discuss the problem and to allow the Inspector a chance to observe the problem firsthand, as it was discovered, without alteration or repair. Performing repairs before the Inspector has an opportunity to review the problem could affect your legal rights.

(6) Governing Law and Severability of Provisions

This agreement shall be governed by Wisconsin Law. If any term or condition of this agreement is held to be invalid or unenforceable, the remainder of the terms and conditions herein shall not be affected thereby and shall remain valid and enforceable. Titles to paragraphs are for reference only.

(7) Entire Agreement

This agreement contains the entire understanding between the inspector and the client. There are no other representations, warranties, or commitments, expressed or implied, except as are specifically set forth herein. This agreement supersedes any and all representation or discussion, whether oral or written, if any, among the parties, relating to the subject matter of this agreement. This agreement may be modified, altered, or amended only by a writing signed by both the inspector and client.

(8) Payment

Payment is due in-full at the end of the onsite inspection. The client will be responsible for any expenses incurred in collecting payments due.

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS