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Disclosure of Pre-Sale Inspection Report

2563 N 71st St, Wauwatosa

Attached is an inspection completed by Integrated Home Inspections, LLC, dated 9/23/2026 (35 pages). Buyer Acknowledges receipt of the attached report, including this cover page (36 pages total). Buyer and Seller agree the information within these documents shall be considered a part of the Offer to Purchase for the above address and items within shall be inserted on lines 109-111 of the WB-11 Residential Offer to Purchase.

The following items have been corrected:

1. Pg. 16 of Report, item 12: Seller installed GFCI outlet at garage.
2. Pg. 17 of Report, item 7: Seller corrected reverse polarity at kitchen outlet.
3. Pg. 29 of Report, item 5: Seller added relief valve extension at the water heater.

Seller eSign Tyrel Deutscher 10/02/26 - 06:42 AM CDT Date 10/02/2026

Tyrel Deutscher

Seller eSign Maria Moutsoglou 10/02/26 - 06:44 AM CDT Date 10/02/2026

Maria Moutsoglou

Buyer_____Date_____ Buyer_____Date_____

PROPERTY INSPECTION REPORT



Mark Henry

Integrated Home Inspections, LLC

2563 N 71st StWauwatosa WI

Inspection Prepared For: Maria Moutsoglou

Agent: Jaime Lubner - Compass

Date of Inspection: 9/23/2026

Age of House: See data sheet Size: See data sheet

Weather: Sunny Faces East

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Report Summary

"Defect" means a condition of any component of an improvement that would significantly impair the health or safety of future 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.
Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Defects		
Garage/Carport		
Page 16 Item: 12	Electrical Receptacles	• Install GFCI outlets at the garage for safety
Kitchen		
Page 17 Item: 7	Kitchen Appliances	• Reverse polarity at kitchen outlet south wall.
Southwest Bedroom		
Page 20 Item: 1	Room	• Evidence of leaking insulated glass. Recommend repair/replacement of window or glass. South Window is warped. Suspension not operating. South window. Failed seals west window.
NW Bedroom		
Page 21 Item: 1	Room	• Repair suspension North window. Fogged glass both panes West window.
Plumbing		
Page 29 Item: 5	Water heater #1	• Flex gas line into the water heaters generally not recommended, not secured. There was no relief valve extension at the water heater - recommended due to the safety hazard of steam release

Repair Items		
Grounds		
Page 5 Item: 2	Driveway/Parking	• Some settlement with uneven slabs. Correct any tripping hazards
Page 6 Item: 9	Landscaping affecting foundation	• Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home. • Lower the grade in the window well below the windows. Cover. You may have to add or extend the window well to grade accordingly around it
Exterior		
Page 11 Item: 3	Siding	• Exterior masonry mortar was in need of tuck pointing maintenance. Minimal

Page 12 Item: 6	Fascia/Rake	• Fascia loose, recommending resecuring. Paint. Repair where split front gable.
Kitchen		
Page 17 Item: 7	Kitchen Appliances	• Air gap missing at the dishwasher drain. Recommended for safety.
Interior		
Page 24 Item: 4	Attic/Structure/Framing/Insulation	• Recommend weatherstripping and improved insulation be installed at the attic access
Basement		
Page 27 Item: 2	Foundation	• The Palmer Valve appears seized. This may contribute to future basement moisture. Recommend repair by a plumber or foundation repair contractor. There were no signs of seepage in the basement at the inspection despite recent rains

Items for further Evaluation		
Roof		
Page 8 Item: 1	General	• Some shingles are laying uneven or overlapped at butt joints. Cracked ridge front gable. Gap at rake. Nail pop north. Have a licensed roofer evaluate and make recommendations.

Maintenance and Improvements		
Grounds		
Page 6 Item: 9	Landscaping affecting foundation	• Recommend trimming and/or removal of vegetation away from home
Exterior		
Page 13 Item: 15	Exterior A/C - Heat pump #1	• Recommend a foot of clearance away from the wall for the air conditioner. For optimal operation
Garage/Carport		
Page 15 Item: 6	Siding	• Remove vines from the garage area
Heating System		
Page 30 Item: 1	Heating system	• No evidence of recent furnace service. Recommend a service and safety check.

Monitor		
Grounds		
Page 7 Item: 11	Hose bibs	• Hose faucet(s) were not operating and may be off for winter. Verify operation.

Grounds

1. Service Walks

- Concrete
- Satisfactory

2. Driveway/Parking

- Concrete
- Marginal
- Typical cracks at the drive
- Some settlement with uneven slabs. Correct any tripping hazards



Some settlement with uneven slabs. Correct any tripping hazards

3. Porch

4. Stoops/Steps

- Concrete
- Satisfactory

5. Patio

6. Deck/Balcony

7. Deck/Patio/Porch Covers

8. Fence/Wall

- Wood
- Satisfactory

9. Landscaping affecting foundation

- Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home.
- Recommend trimming and/or removal of vegetation away from home
- Lower the grade in the window well below the windows. Cover. You may have to add or extend the window well to grade accordingly around it



Low grade North



Recommend trimming and/or removal of vegetation away from home



Low Grade West



Lower the grade in the window well below the windows. Cover. You may have to add or extend the window well to grade accordingly around it

10. Retaining wall

11. Hose bibs

- Satisfactory
- No anti-siphon valve
- Recommend Anti-siphon valve
- Operable: No, Not On
- Hose faucet(s) were not operating and may be off for winter. Verify operation.

Roof

1. General

- Visibility: All
- Roof inspected by drone.
- Inspected From Ladder at eaves
- Some shingles are laying uneven or overlapped at butt joints. Cracked ridge front gable. Gap at rake. Nail pop north. Have a licensed roofer evaluate and make recommendations.



Cracked ridge



Nail pop north.



Tarred cap. No sign of leaks



Overlapped at butt joint



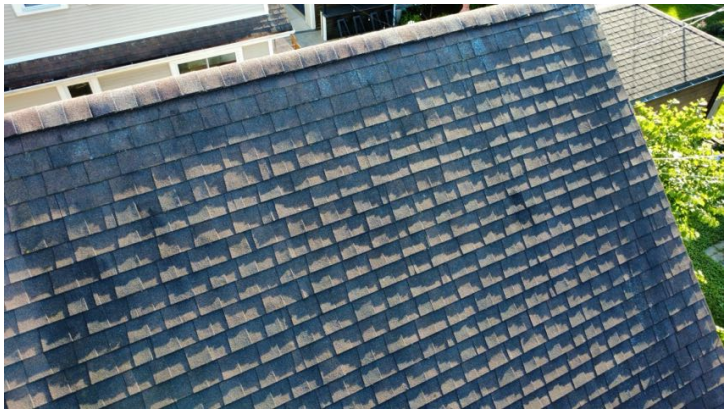
Overlap



Fiberglass substrate visible at shingles
Tented



Overlapped



Roof photo for your reference



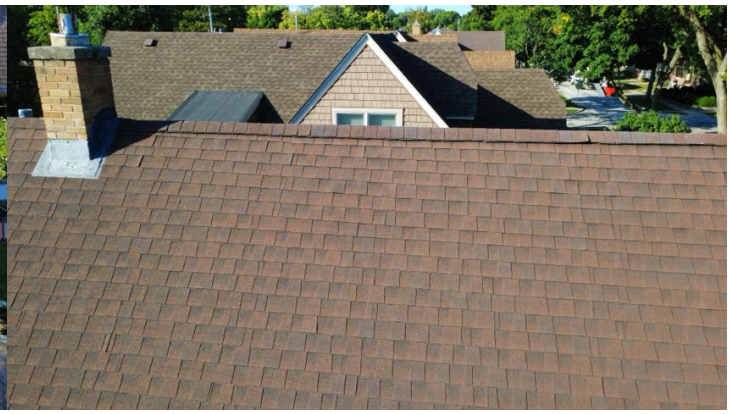
Garage



Roof photo for your reference



Roof photo for your reference



Roof photo for your reference

2. Style of Roof

- Gable
- Pitch: Steep
- Type: Asphalt
- Layers: 1 Layer
- Age: 15-20
- Location: All sloped

3. Ventilation System

- Ridge

4. Flashing

- Galv/Alum
- Lead
- Marginal

5. Valleys

- N/A

6. Condition of Roof Coverings

- Roof #1 Recommend roofer evaluate

7. Skylights

8. Plumbing Vents

- Satisfactory

Exterior

1. Chimney(s)

- Middle of Roof
- Chimney inspected by drone
- Rain Cap/Spark Arrestor Yes
- Chase: Brick
- Evidence of No apparent defects
- Flue: Tile, Not Visible
- Satisfactory



Satisfactory



Satisfactory

2. Gutters/Scuppers/Eavestrough

- Galvanized/Aluminum
- Satisfactory

3. Siding

- Block/Brick
- Satisfactory
- Exterior masonry mortar was in need of tuck pointing maintenance. Minimal



Exterior masonry mortar was in need of tuck pointing maintenance.

4. Trim

- Wood
- Aluminum/Steel
- Satisfactory

5. Soffit

- Wood
- Satisfactory

6. Fascia/Rake

- Wood
- Marginal
- Fascia loose, recommending resecuring. Paint. Repair where split front gable.



Repair



Paint

7. Flashing

- Aluminum/Steel
- Satisfactory

8. Caulking

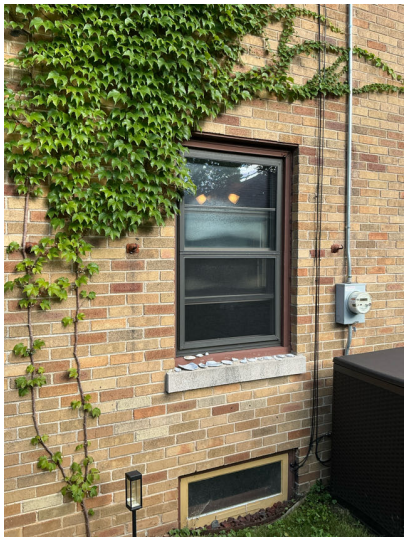
- Satisfactory

9. Windows/Screens

- Aluminum/Vinyl clad
- Marginal
- Loose seals back lower windows



Loose seals back lower windows



Loose seals back lower windows

10. Storms Windows

11. Slab-On-Grade/Foundation

- Foundation Wall Not Visible
- Not Evaluated

12. Service Entry

- Overhead
- Satisfactory

13. Building(s) Exterior Wall Construction

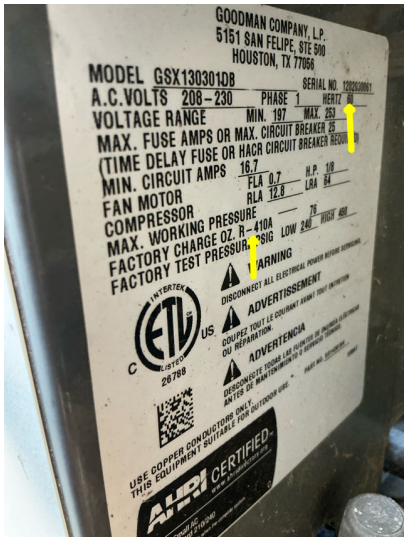
- Not Visible due to masonry veneer

14. Exterior Doors

- Main Entrance Door condition Satisfactory
- Rear door Door condition Satisfactory

15. Exterior A/C - Heat pump #1

- Air cooled
- Condenser location West Exterior
- Brand: Goodman
- Approximate Age 14
- Satisfactory
- Energy source electric
- Outside Disconnect Yes
- A/C is level
- Condenser Fins Satisfactory
- Insulation Satisfactory
- Recommend a foot of clearance away from the wall for the air conditioner. For optimal operation



The photo shows AC information for your reference



Recommend a foot of clearance away from the wall for the air conditioner. For optimal operation

16. Exterior A/C - Heat pump #2

Garage/Carport

1. Type

- Detached
- 1-Car

2. Automatic Opener

- Garage opener operated

3. Safety Reverse

- Operation: Operable

4. Roofing

- Same as house

5. Gutters/Eavestrough

- Satisfactory

6. Siding

- Metal
- Satisfactory
- Remove vines from the garage area



Remove vines from the garage area

7. Trim

- Aluminum
- Satisfactory

8. Floor

- Concrete
- Satisfactory
- Typical cracks

9. Sill Plates

- Sill plates not visible.

10. Overhead Door(s)

- Metal
- Satisfactory

11. Exterior Service Door

- Satisfactory

12. Electrical Receptacles

- Garage outlet(s) operable
- Reverse polarity NO
- Open ground NO
- GFCI outlet missing
- Install GFCI outlets at the garage for safety

13. Fire Separation Walls & Ceiling

Kitchen

1. Kitchen Countertops

- Satisfactory

2. Kitchen Cabinets

- Satisfactory

3. Kitchen Plumbing

- Kitchen faucet satisfactory
- Faucet Leaks NO
- Pipes leak/corroded No
- Functional drainage Satisfactory
- Functional flow Satisfactory

4. Kitchen Walls & Ceiling

- Satisfactory

5. Heating/Cooling Source

- Kitchen heating source present

6. Kitchen Floor

- Satisfactory

7. Kitchen Appliances

- Disposal Operable
- Oven Operable
- Range Operable
- Dishwasher Operable
- Exhaust fan Operable
- Refrigerator Operable
- Microwave: NA
- Receptacles present Operable
- GFCI Operable
- Reverse polarity at kitchen outlet south wall.
- Air gap missing at the dishwasher drain. Recommended for safety.



Reverse polarity at kitchen outlet south wall.

Laundry Room

1. Laundry

- Faucet leaks NO
- Pipes leak NO
- Cross connections NO
- Heat source present YES
- Electrical Open ground/reverse polarity NO
- Appliances: Washer, Dryer
- The laundry is set up for a gas dryer

Bathroom Main

1. Bath

- First floor bath
- Main Bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Tubs Faucet Satisfactory
- Shower/Tub area Satisfactory
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Window Present and Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Tub/shower drain pipes not visible
- Shower Pipes Not visible
- Shower/Tub area Ceramic/Plastic

Southwest Bedroom

1. Room

- First floor
- SW
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- No moisture stains on walls or ceilings present
- Evidence of leaking insulated glass. Recommend repair/replacement of window or glass. South Window is warped. Suspension not operating. South window. Failed seals west window.



Evidence of leaking insulated glass. Recommend repair/replacement of window or glass. Window is warped. Suspension not operating. South window.



Failed seals west window

NW Bedroom

1. Room

- First floor
- NW
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- No moisture stains on walls or ceilings present
- Repair suspension North window. Fogged glass both panes West window.

Dining Room

1. Room

- First floor
- SE
- DINING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Living Room

1. Room

- First floor
- NE
- LIVING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Windows Satisfactory

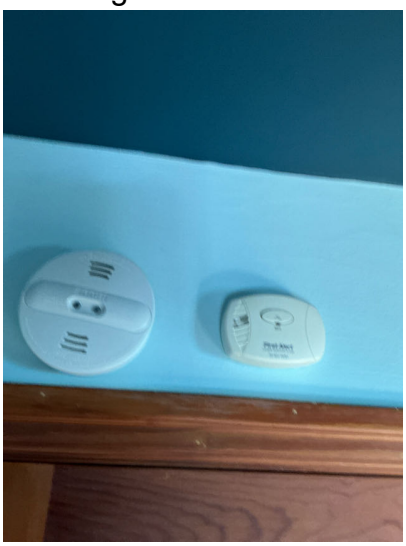
Interior

1. Fireplace

2. Stairs/Steps/Balconies

3. Smoke/Carbon Monoxide detectors

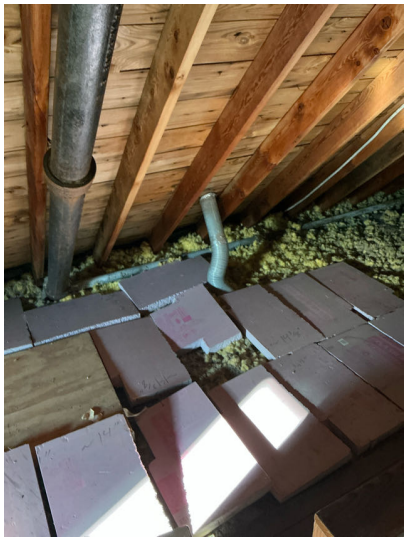
- Smoke Detector Present
- Smoke Detectors not tested
- CO Detector Present
- CO Detectors Not tested
- Test all smoke and CO detectors at closing



Test all smoke and CO detectors at closing

4. Attic/Structure/Framing/Insulation

- Hallway
- Access: Pulldown
- Inspected from In the attic
- Depth: 3-6
- Insulation: Fiberglass, Loose, Cellulose
- Vapor barriers not visible in the attic
- Installed in Between ceiling joists
- Ventilation: Ventilation appears adequate
- Fans exhausted to Outside Yes
- Chimney chase Satisfactory
- Structural problems observed No
- Roof structure framed by rafters
- Ceiling joists are wood
- Sheathing: Planking
- Evidence of condensation No
- Evidence of leaking No
- Recommend weatherstripping and improved insulation be installed at the attic access



Bath fan out



Attic has been cleaned. No new stains



Attic photo for your reference.



Ridge venting



Attic photo for your reference.



Attic photo for your reference.



Baffles present for soffit vent air flow.



Chimney dry

Basement

1. Stairs

- Satisfactory
- Handrail Condition Satisfactory

2. Foundation

- Concrete block
- Satisfactory
- Horizontal cracks None
- Step cracks None
- Vertical cracks None
- Movement apparent None
- Indication of moisture No
- The North foundation wall was out of plumb 3/8” no cracks
- The South foundation wall was out of plumb 1/4”
- The East foundation wall was out of plumb 1/8”
- The West foundation wall was out of plumb 1/4”
- The Palmer Valve appears seized. This may contribute to future basement moisture. Recommend repair by a plumber or foundation repair contractor. There were no signs of seepage in the basement at the inspection despite recent rains

3. Floor

- Concrete
- Satisfactory

4. Drainage

- Sump pump No
- Floor drains Yes, Drains not tested

5. Girders/Beams

- Steel
- Satisfactory

6. Columns

- Steel
- Satisfactory

7. Joists

- Wood
- 2x10
- Satisfactory

8. Subfloor

- Satisfactory

Plumbing

1. Water service

- In the basement
- Yes
- Water entry piping Copper/Galv.
- Lead other than solder joints NO
- Visible water distribution piping Copper, PEX Plastic
- Satisfactory
- Pipes Supply/Drain Cross connection No
- Pipes Supply/Drain Satisfactory
- Drain/Waste/Vent pipe PVC
- Type: Metal strapping, Plastic strapping
- Fuel line Black iron



Main water shutoff

2. Main fuel shut-off location

- On the front exterior wall



Main gas shutoff front exterior wall

3. Well pump

4. Sanitary/Grinder pump

5. Water heater #1

- Gas
- Brand Name A.O. Smith, Richmond
- 40 gallon water heater
- Approx. age 9
- Combustion air venting present YES and visible areas inspected.
- Relief valve Extension proper No
- Relief valve
- Vent pipe Satisfactory
- Marginal
- Flex gas line into the water heaters generally not recommended, not secured. There was no relief valve extension at the water heater - recommended due to the safety hazard of steam release



Flex gas line into the water heater



Missing a relief valve extension

6. Water heater #2

7. Water softener

- Loop installed YES
- Plumbing hooked upYES
- Plumbing leaking NO
- Water softeners are typically not necessary in Milwaukee county due to the soft water that comes out of the lake. This could be bypassed

Heating System

1. Heating system

- Brand name Goodman
- Approx. age 15
- Energy source Gas
- Heat exchanger Sealed, Not Visible
- Limited heat exchanger visibility.
- Carbon monoxide Not problematic
- Warm air system CENTRAL
- Combustion air venting present and checked
- Controls Disconnect YES
- Controls Gas shut off valve YES
- Controls Normal operating and safety controls observed
- Filter: Standard, , Satisfactory
- Distribution: Metal ducts with return air
- Flue piping Satisfactory
- When turned on by thermostat Proper operation YES
- Heat pump No
- Sub-slab ducts no
- No evidence of recent furnace service. Recommend a service and safety check.



Furnace 2011



Monitor for condensation leaks at the furnace exhaust. Dry at the inspection



Some corrosion. Flame is blue CO normal at exhaust.

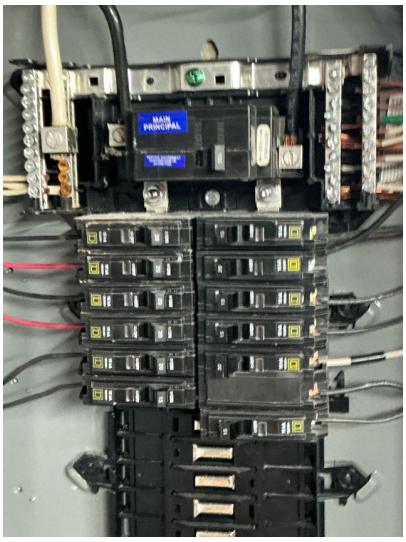
2. Boiler system

3. Other systems

Electric/Cooling System

1. Main panel

- Basement
- Satisfactory
- Adequate Clearance to Panel Yes
- Amperage/Voltage: 120v/240v, 100a
- Breakers/Fuses: Breakers
- Appears grounded Yes
- Main wire Condition Satisfactory
- Main wire Copper
- Branch wire Copper
- Romex
- BX cable
- Conduit

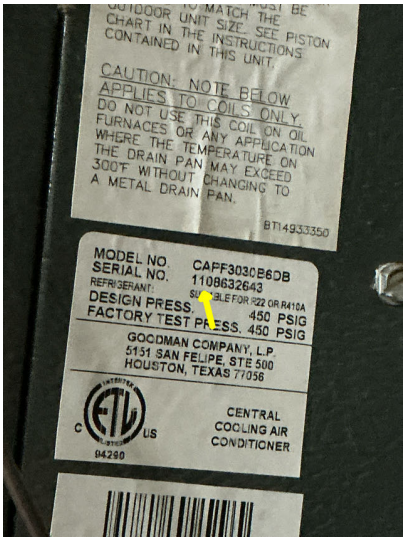


Inside of the panel for your reference

2. Sub panel(s)

3. Evaporator Coil Section Unit #1

- AC evaporator coil located in the furnace.
- Age: 15
- General: Central system
- Evaporator coil Not Visible
- Refrigerant lines Satisfactory
- Condensate line/drain Floor drain
- Operation Differential 18
- Satisfactory



The photo shows AC coil information

4. Evaporator Coil Section Unit #2

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.