PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

David Fick



PROPERTY INSPECTED:

20199 Logging Creek Trail
Grantsburg, WI 54840

Date of Inspection: 10/07/2026

Inspection No. 421253-1-2113

COMPANY:

Morrison LTL LLC

A Pillar To Post Authorized Franchise

851 Nedvidek St.

Cumberland, WI 54829

andrew.morrison@pillartopost.com

(715) 791-4119

INSPECTOR:

Ian Baumann

ian.baumann@pillartopost.com

(612) 599-8638

Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.1 Corrections/Repairs, or further evaluation recommendations as noted throughout this report should be further evaluated as needed prior to inspection contingency, by qualified professionals. Extent, severity, and breadth of the issues or full damage may not be known until the qualified specialist inspects the full situation and all the system components and is able to fully evaluate.
Items listed in the summary are considered DEFECTS.

3.0 EXTERIOR

3.8 Deck(s)

3.8.1 The exterior front deck handrail has horizontal balusters instead of the preferred vertical balusters and is raw unpainted or unstained. The exterior left deck is missing a proper full handrail, Have a qualified contractor install for safety. Wood is a product that requires yearly maintenance.

- Exterior Front
- Exterior Left

9.0 ELECTRICAL SYSTEM

9.13 Carbon Monoxide Alarms

9.13.1 Carbon monoxide alarm(s) were missing / absent. Install carbon monoxide alarms where required for life safety.

11.0 PLUMBING SYSTEM

11.5 Water Heating Equipment

11.5.1 Date of manufacture 2010

The water heater is missing a discharge tube on the TPR valve. This is an important safety feature that should be installed.
The wiring for the water heater is exposed, Have a qualified electrical contractor properly wire the water heater for electrical safety.

13.0 FIREPLACE(S)

13.1 Wood Burning Fireplace(s)

13.1.1 The wood burning fireplace is incomplete, Recommend having a qualified wood stove technician finish the installation for safety and for full operation. **(Main Living Area)**

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

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Items listed in the summary are considered DEFECTS.

1.2 Inspector

1.2.1 Ian Baumann
DSPS (home) Inspector #3485-106
POWTS (septic) Inspector #1559702
WI DNR (well) Inspector #9075

If you have questions about this report please email or call 651-261-6907. Leave a message and I will call back..

1.3 Scope of Inspection

1.3.1 Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included in your inspection binder for full Scope and code of ethics.

1.4 Approximate Year Built

1.4.1 Home built in:2001

1.5 Inspection / Site Conditions

- Dry

1.5.1 Temperature:70

2.0 PROPERTY AND SITE

2.1 Walkway(s)

- Concrete

2.1.1 The walkway has raised and/or sunken areas that create a potential trip hazard. Repair or replace as desired for added safety. **(Exterior Front)**





2.2 Driveway(s)

- ☑ Concrete
- ☑ Dirt
- ☑ Gravel

2.2.1 Typical cracks are present in the driveway. The larger cracks should be filled to properly shed surface storm water and prevent further damage. **(Exterior Front)**



3.0 EXTERIOR

3.1 Limitations

- △ Foundation material not visible due to surfacing/covering

3.2 Exterior General Comments

3.2.1 All visible exterior components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

3.3 Wall Surface

Wood composite is the most common wall surface

3.3.1 Any areas with gaps or exposed foam insulation should be be covered with trim for aesthetics.

- Exterior Back
- Exterior Front
- Exterior Left
- Exterior Right











3.4 Eaves / Fascia / Soffit

- Metal

3.5 Trim

- Wood

3.5.1 Any flaking paint on the trim or wall surface should be painted to protect against weather related conditions. **(Exterior Back)**



3.6 Windows

- Vinyl

3.7 Exterior Doors

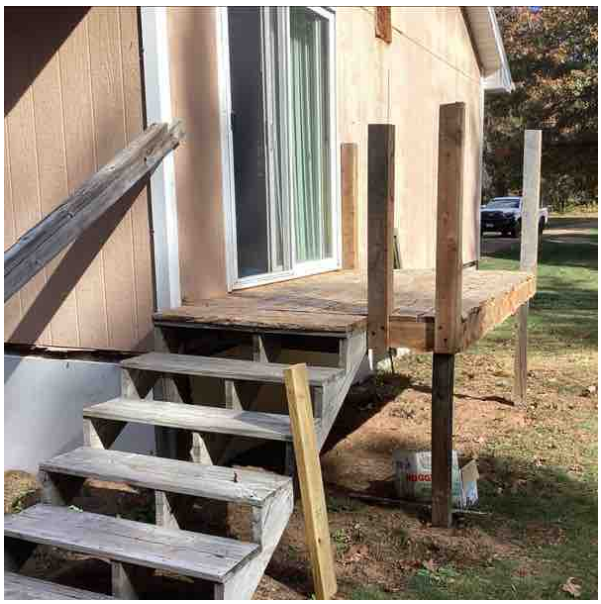
- Metal
- Sliding Glass

3.8 Deck(s)

- Wood

3.8.1 **The exterior front deck handrail has horizontal balusters instead of the preferred vertical balusters and is raw unpainted or unstained. The exterior left deck is missing a proper full handrail, Have a qualified contractor install for safety. Wood is a product that requires yearly maintenance.**

- Exterior Front
- Exterior Left





4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 All visible roofing components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

4.1.2 It is advised that you refer to the seller's disclosure document in reference to the roof system, age, condition. prior problems, etc. The property owner may have more intimate knowledge of the roof system. For instance, it is extremely difficult to determine the exact age of a roof due to the many variables involved, especially in our climate.

4.2 Roofing Inspection Method

- Walked on roof surface.

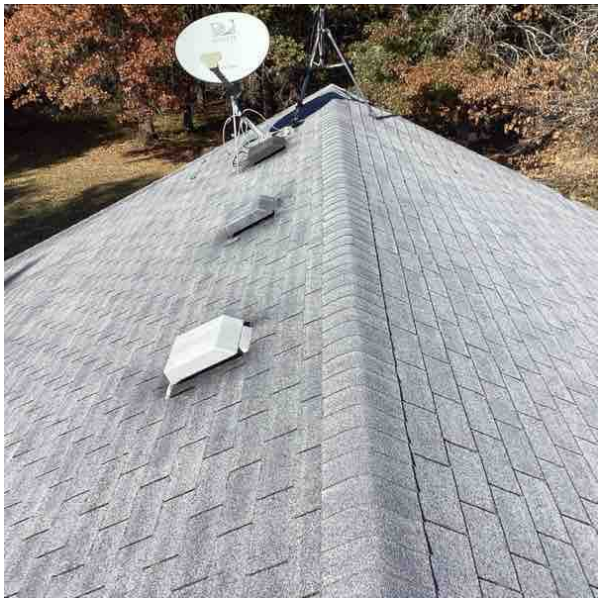
4.3 Sloped Surface(s)

- Asphalt shingles

4.3.1 There are signs of wear which are consistent with the normal aging process of this roofing material. While the roof covering is not new, it appears to be performing adequately and as intended. No improvements necessary at this time.









4.4 Roof Drainage

- Metal

5.0 ATTIC

5.1 Limitations

- Not visible
- All attic observations were made from hatch opening

5.2 Attic General Comments

5.2.1 All visible attic components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

5.3 Attic Access

- Ceiling Hatch
- Hallway

5.4 Insulation

- Blown Fiberglass
- Fiberglass Bat

5.4.1 Insulation is at or above today's standards.

5.5 Ventilation

- Roof and Soffit vents

5.6 Exhaust Duct

- Plastic

5.7 Sheathing

- Plywood / Oriented Strand Board

6.0 GARAGE / CARPORT

6.1 Limitations

- Vehicle(s) parked in the garage, unable to fully inspect at the time of inspection.

6.2 Garage General Comments

6.2.1 All visible garage components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

6.2.2 The exterior of the garage is unstained, Recommend power washing and staining to protect against weather related conditions. Any trim around the exterior of the garage should be painted to prevent flaking paint.











6.3 Structure

- Detached garage
- Wood frame

6.4 Exterior Access Door(s)

- Metal

6.4.1 The exterior access door(s) were inspected and operated.

6.5 Vehicle Door(s)

- Insulated
- Metal
- Overhead

6.6 Vehicle Door Opener(s)

- Automatic-belt drive
- Photo electric sensors

6.7 Floor

- Concrete

6.8 Wall

- Drywall / Plaster

6.9 Ceiling

- Drywall / Plaster

7.0 STRUCTURE

7.1 Limitations

- No basement to inspect.

7.2 Structure General Comments

7.2.1 All visible structural components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

7.3 Foundation

- Piers

7.4 Support - Post / Beam / Column

- Wood beam support
- Wood support post

7.5 Floor Structure

- Wood - dimensional lumber.

7.6 Wall Structure

- Wood frame

7.7 Roof Structure

- Engineered truss
- Plywood / OSB roof sheathing.

7.8 Ceiling Structure

- Wood trusses

8.0 CRAWLSPACE

8.1 Access

- Entered

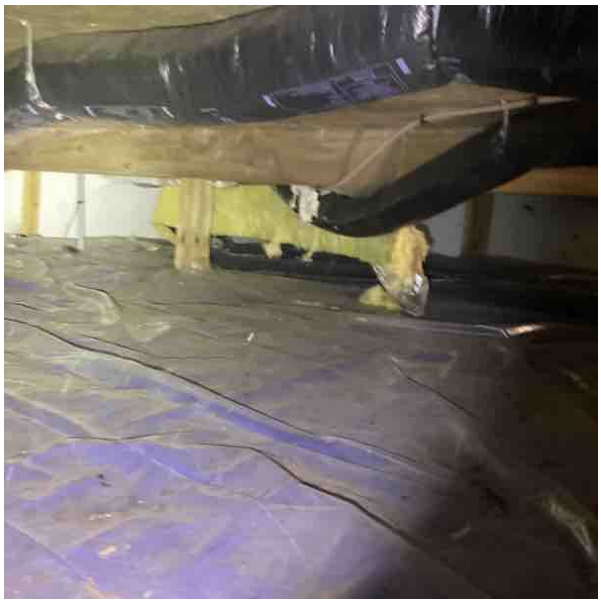
8.2 Ventilation

- Sealed and conditioned

8.3 Insulation

- Fiberglass
- Polystyrene

8.3.1 Insulation in the crawl space is sagging. Have a qualified insulator contractor further evaluate and correct as needed.



8.4 Moisture Barrier

- Plastic

9.0 ELECTRICAL SYSTEM

9.1 Limitations

- As per our Standards of Practice, a representative number of receptacles were tested and not all of them.

9.2 Electrical General Comments

9.2.1 All visible electrical components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

9.3 Service Entrance

- Electrical service to the home is by underground cables.
- Service entry conductors are aluminum.

9.3.1 Service Entrance **(Exterior Right)**



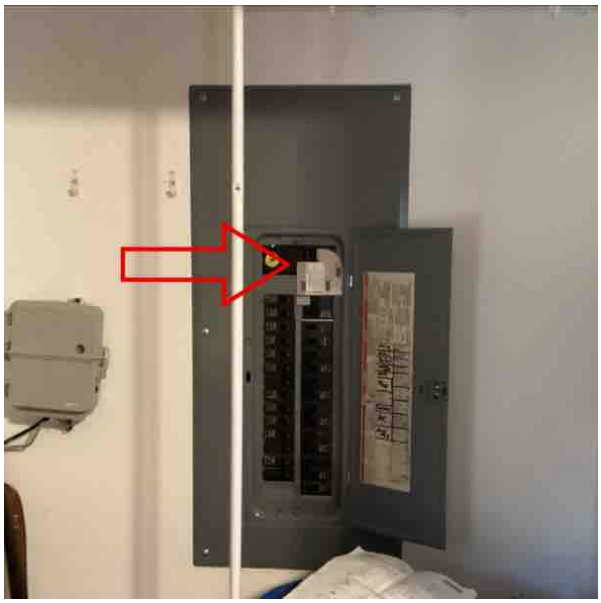
9.4 Service Size

- 200 Amps

9.5 Main Disconnect(s)

- Bedroom
- Bedroom1
- Breaker

9.5.1 Main Electrical Disconnect **(Bedroom 1)**



9.6 Distribution Panel(s)

- Bedroom 1
- Breakers

9.6.1 Inspected - Cover removed

9.6.2 Main Distribution Panel





9.7 Sub-Panel(s)

- Breakers
- Electrical sub-panel located in garage

9.8 Branch Circuit Wiring

- Copper wire branch circuits.
- Grounded wiring

9.8.1 In the kitchen there is exposed unenergized wire, Recommend terminating the wire correctly.



9.9 Lighting / Ceiling Fan(s)

- Ceiling fan/lights
- Ceiling pot lights
- Lighting

9.10 Exhaust Fan(s)

- Bathroom
- Kitchen

9.10.1 Exhaust fans were inspected and operated.

9.11 GFCI Devices

- Bathroom(s)
- Kitchen(s)
- Outside

9.11.1 GFCI receptacles were tested

9.12 Smoke Alarms

- Smoke Alarm

9.12.1 Smoke alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

9.13 Carbon Monoxide Alarms

- CO detector

9.13.1 **Carbon monoxide alarm(s) were missing / absent. Install carbon monoxide alarms where required for life safety.**

10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.1 HVAC General Comments

10.1.1 All visible HVAC components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

10.2 Thermostat(s)

- Programmable

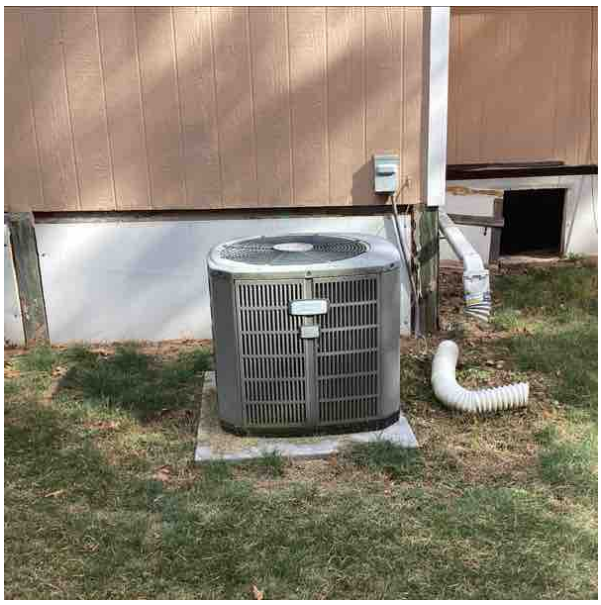
10.2.1 The thermostat(s) were operated for primary function and worked as intended.

10.3 Air Conditioning System(s)

- Central

10.3.1 Date of manufacture 2010

The pad that the A/C condenser sits on is not level. Recommend leveling the unit to help prevent premature failure of the compressor. **(Exterior Back)**



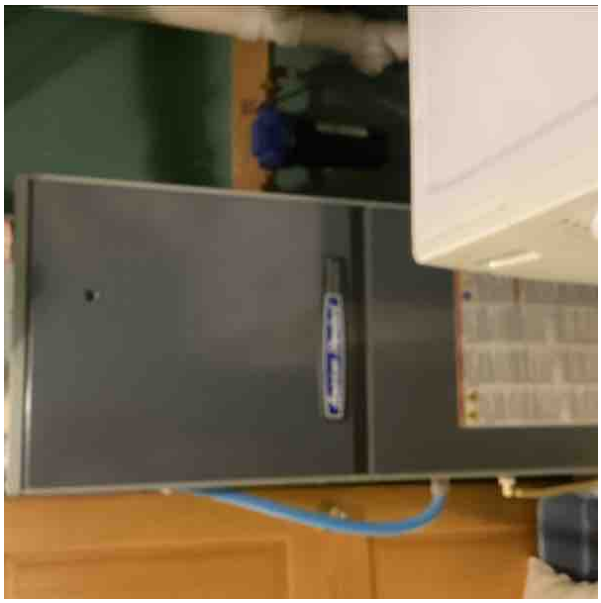


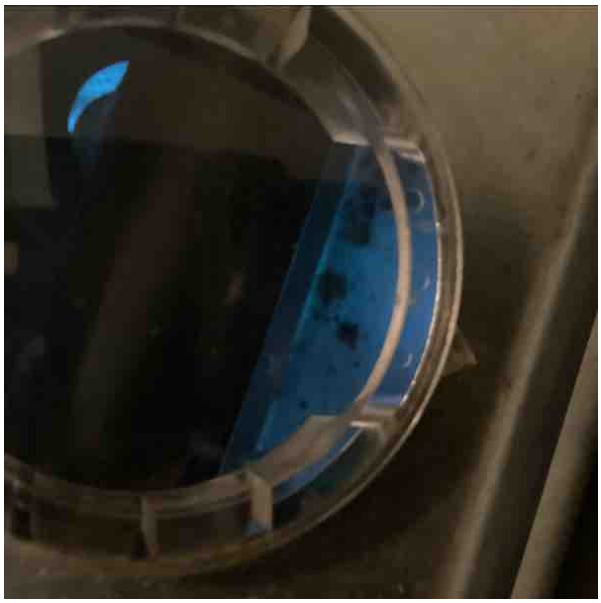
10.4 Forced Air Furnace(s)

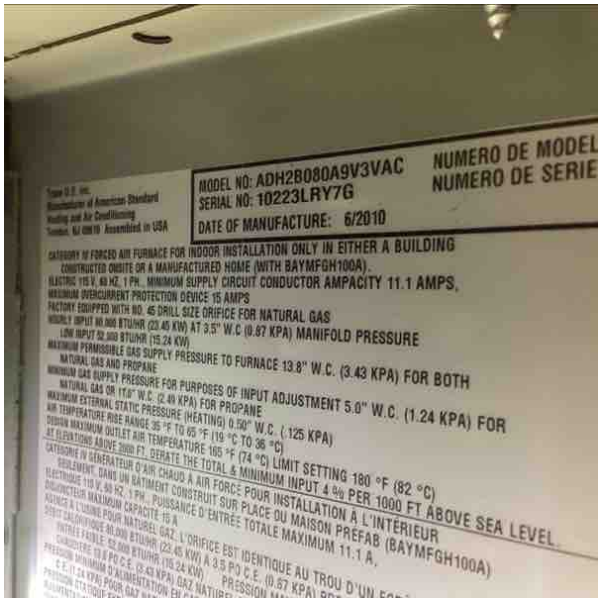
- High Efficiency

10.4.1 The forced air furnace(s) were operated for primary function and worked as intended.

10.4.2 Date of manufacture 2010 **(Laundry area)**







11.0 PLUMBING SYSTEM

11.1 Plumbing General Comments

11.1.1 All visible plumbing components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

11.2 Water Main

- Water main is copper pipe.
- Water main is plastic pipe.
- Main water shut-off valve is in the crawlspace.

11.2.1 Water Main Shut Off



11.3 Distribution Piping

- Interior water supply pipes are copper.
- PEX

11.3.1 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

11.4 Drain, Waste, and Vent Piping

- Plastic

11.5 Water Heating Equipment

- Storage tank hot water system.
- Fuel source is electricity.
- 50 Gallon
- Water heater is located in the crawlspace.

11.5.1 **Date of manufacture 2010**

The water heater is missing a discharge tube on the TPR valve. This is an important safety feature that should be installed.
The wiring for the water heater is exposed, Have a qualified electrical contractor properly wire the water heater for electrical safety.







11.6 Hose Bib(s)

11.6.1 The hose bibb(s) were operated and functioned as intended.

11.7 Fixtures / Faucets

11.7.1 Faucets operated and functioned as intended.

11.8 Sink(s)

11.8.1 The sinks were operated and functioned as intended.

11.9 Toilet(s)

11.9.1 The toilet(s) were operated and functioned as intended.

11.10 Tub(s) / Shower(s)

11.10.1 The tub(s) / shower(s) were operated and functioned as intended.

12.0 INTERIOR

12.1 Limitations

△ As per our Standards of Practice, a representative number of windows are operated and not all of them.

12.2 Interior General Comments

12.2.1 All visible interior components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

12.2.2 Any areas of trim or exposed gaps should be installed and covered for aesthetics.

12.3 Floors

- Carpet
- Tile
- Vinyl

12.4 Walls / Ceilings

- Drywall
- Wood

12.4.1 Recommend having a qualified drywall contractor to repair tape failure on the peak of the vaulted ceiling.



12.5 Windows

12.5.1 Readily-accessible windows were operated and functioned as intended.

12.6 Doors

- Wood

12.6.1 Interior doors were opened/closed and are in functional condition

12.7 Entrance Door(s)

- Metal
- Sliding Glass Door(s)

12.7.1 The entrance doors were operated and functioned as intended.

12.8 Countertops / Cabinets

- Laminate

12.8.1 Countertops and cabinets are secure

13.0 FIREPLACE(S)

13.1 Wood Burning Fireplace(s)

- Metal (zero clearance)

13.1.1 **The wood burning fireplace is incomplete, Recommend having a qualified wood stove technician finish the installation for safety and for full operation. (Main Living Area)**



13.1.2 The wood-burning fireplace is present, however was not operated / tested and the functionality / safety was not determined. A qualified wood heating technician should assess the fireplace to determine functionality and compliance with modern safety standards. This may also be a requirement of your insurance company for coverage. **(Garage 1)**



14.0 APPLIANCES

14.1 Refrigerator

14.1.1 The refrigerator(s) were operated for primary function and worked as intended.

14.2 Ranges / Ovens / Cooktops

- Electric
- Free standing range

14.2.1 The range(s), oven(s) and cooktop(s) were operated for primary function and worked as intended.

14.3 Range Hood

- Recirculating

14.3.1 The range hood(s) were operated for primary function and worked as intended.

14.3.2 The range hood light is inoperative. An appliance repair technician should further assess and repair or replace as required for proper operation. **(Kitchen)**



14.4 Microwave Oven

- Under cabinet mount

14.4.1 The microwave oven(s) were operated for primary function and worked as intended.

14.5 Clothes Washer

- Front loader

14.5.1 The clothes washer(s) were operated for primary function and worked as intended.

14.6 Clothes Dryer

- Electric

14.6.1 The clothes dryer(s) were operated for primary function and worked as intended.