RC HOME INSPECTIONS LLC
715-492-1010
ryan@rchomeinspectionsllc.com
https://rchomeinspectionsllc.com/



HOME INSPECTION REPORT

416 S Immell St
Blair, WI 54616

Francisco Hernandez & Samantha Hernandez
10/19/2026



Inspector
Ryan Creapeau
WI License # 3223-106
715-492-1010
ryan@rchomeinspectionsllc.com

TABLE OF CONTENTS

1: Inspection Detail 5
2: Exterior 6
3: Roof 9
4: Attached Garage 12
5: Attic 13
6: Interior 14
7: Kitchen 15
8: Bathrooms 16
9: Laundry 18
10: Basement, Foundation, & Structure 18
11: Electrical 20
12: Plumbing 22
13: Heating & Cooling 24

SCOPE OF 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.

(Wisconsin Standards of Practice)
https://docs.legis.wisconsin.gov/code/admin_code/sps/professional_services/131/131.pdf

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.

DISCLAIMER OF LIABILITY TO THE THIRD PARTIES: This home inspection report is intended solely for the named client's use. Any third party acting or relying on this report, in whole or in part does so at his or her own risk.

Definitions

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

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

Functional - Performing its function and its condition is appropriate for its age and/or use.

Defect - 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.

Further Evaluation - Item does not appear to be functioning as intended, needs further evaluation by a qualified contractor.

Needs Repair - The condition of the item warrants repair, but does not pose a health or safety concern nor rise to the level of Defect.

Maintenance – Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.

Monitor - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

Not Inspected - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.

Not Present - Item not present or not found at time of inspection.

2.2.1 Exterior - Walkways: Settled walkway
2.4.1 Exterior - Siding, Flashing, & Trim: Worn paint on siding
2.4.2 Exterior - Siding, Flashing, & Trim: Damaged/deteriorated siding
2.6.1 Exterior - Surface Drainage, Grading, Window Wells: Negative grading/surface drainage
3.2.1 Roof - Gutters & Downspouts : Missing/detached downspout extensions
6.1.1 Interior - Stairways & Railings: Missing balusters on guardrail
6.4.1 Interior - Windows: Deferred cost - Windows
8.1.1 Bathrooms - Plumbing & Sinks: Loose faucet
8.3.1 Bathrooms - Bathtubs & Showers: Shower diverter wasn't operating properly
9.4.1 Laundry - Washer Supply Lines & Valves: Corroded supply valves
10.10.1 Basement, Foundation, & Structure - Insulation: No insulation in box sills
11.5.1 Electrical - Circuit Wiring: Improperly spliced wiring
11.6.1 Electrical - Switches, Outlets, Fixtures, and Electrical Boxes: Open ground outlet(s)
12.6.1 Plumbing - Drain, Waste, & Vent Pipes: Rust/corrosion on drain lines
12.7.1 Plumbing - Water Supply & Distribution Lines: Corroded supply lines
13.4.1 Heating & Cooling - Filter: Dirty filter

1: INSPECTION DETAIL

Information

Report Prepared By:

Ryan Creapeau - RC Home Inspections LLC

Member of WAHI - Follows the WI Standards of Practice and abides by the WAHI code of Ethics

Report Prepared On:
10/20/2026

In Attendance:
Inspector, Client(s)

Main Entrance Faces:
East

Occupancy:
Occupied

Weather Conditions:
Sunny

Temperature:
62 Degrees

Recent Precipitation:
Yes

Ground Cover:
Dry

2: EXTERIOR

Information

Driveways: Functional condition



Walkways: Obsevation noted below

Steps, Stairways, Stoops, & Railings: Functional condition



Siding, Flashing, & Trim: Observation noted below

Siding, Flashing, & Trim: Type of Siding
Wood

Siding, Flashing, & Trim: Caulking maintenance

As routine maintenance recommend caulking around any exterior penetrations or areas which have existing caulking to help prevent moisture and pest penetration.

Fascia & Soffit: Functional condition

Surface Drainage, Grading, Window Wells: Observation noted below

Exterior Doors: Functional condition

Exterior Windows: Functional condition

Limitations

Driveways

VISIBILITY RESTRICTED BY:

Vehicles

Surface Drainage, Grading, Window Wells

VISIBILITY RESTRICTED BY:

Landscaping material, Vegitation

Observations

2.2.1 Walkways

Repairs/Maintenance/Monitor Items

SETTLED WALKWAY

Repair item: The walkway has settled and is sloping towards the home. Recommend a qualified contractor evaluate for repair or replacement.



2.4.1 Siding, Flashing, & Trim

Repairs/Maintenance/Monitor Items

WORN PAINT ON SIDING

Maintenance item: The paint was worn in areas on the siding. Recommend painting as normal maintenance.







2.4.2 Siding, Flashing, & Trim

Defect

DAMAGED/DETERIORATED SIDING

Some areas of damaged siding were observed which may allow moisture into the structure. Recommend a qualified contractor evaluate/repair.








2.6.1 Surface Drainage, Grading, Window Wells

Repairs/Maintenance/Monitor Items

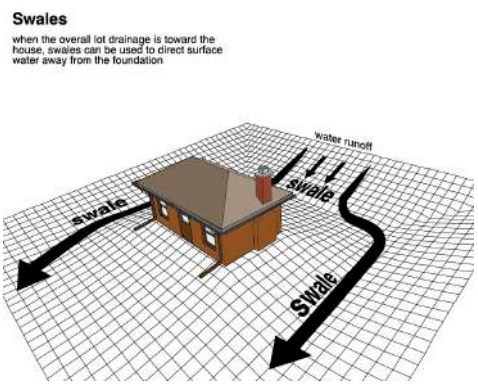
NEGATIVE GRADING/SURFACE DRAINAGE

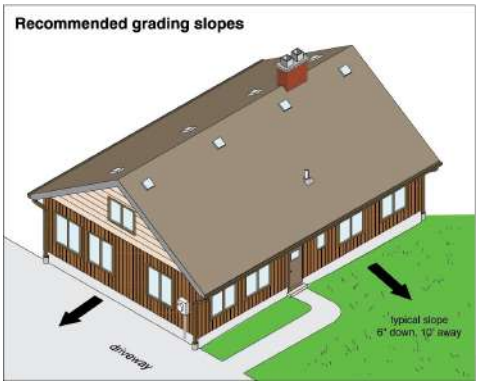
Repair item: The grading and surface drainage appears to be sloping back towards the house in some areas which can lead to water running towards the foundation. Recommend establishing a positive drainage slope away from the house, ideally 6 inches for the first 10 feet from the house foundation perimeter. If this can't be achieved due to the overall drainage of the lot, then swales can be used to direct water away from the garage. If needed window wells should be installed and soil should also be compacted with a landscaping plastic installed for the best water run off. Downspouts, surface gutters and drains should also be directing water away from the foundation.











3: ROOF

Information

Roof Coverings: Functional condition












Roof Coverings: Roof was inspected from:
Roof

Roof Coverings: Type of roof-coverings:
Asphalt

Roof Coverings: Approximate number of layers:
1

Roof Coverings: Approximate age:
5-10 years

The approximate age is based on the condition of the roof at the time of the inspection. The age is an estimation based on the condition of the roof at the time of the inspection and is not a guarantee for the exact age of the roof or for the amount of useful life remaining.

Gutters & Downspouts :
Obsevation noted below

Gutters & Downspouts : Gutter/downspout maintenance

Recommend cleaning debris from gutters/downspouts in the spring and fall to maintain proper drainage of the gutter system.



Flashing: Functional condition

Ventilation: Functional condition

Ventilation: Ventilation Type
Soffit vents, Gable vents, Ridge vents

Plumbing Vent Pipes: Functional condition

Chimneys: Functional condition

Chimneys: Inspected from
Roof



Chimneys: Recommend rain cap/spark arrestor

No rain cap/spark arrestor was installed over the chimney flue. Recommend installing a rain cap/spark arrestor to help prevent moisture/pests from entering the flue and to help protect the chimney crown from moisture.





Rain cap/Spark arrestor

Chimneys: Chimney Maintenance

Chimney's should be inspected annually and all cracks/gaps should be sealed to prevent moisture intrusion.

Observations

3.2.1 Gutters & Downspouts

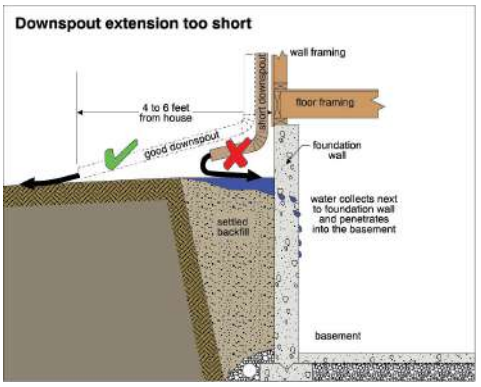
Repairs/Maintenance/Monitor Items

MISSING/DETACHED DOWNSPOUT EXTENSIONS

Maintenance item: There were sections of missing/detached downspout extensions. Recommend installing downspouts/extensions which are 4' to 6' away from the home.







4: ATTACHED GARAGE

Information

Garage: Overview



Framing/Structure: Functional condition

Garage Doors: Functional condition

Door Openers/Safety Reverse: Not present

Windows: Functional condition

Floor/Foundation: Functional condition

Garage Doors: Operation type
Manual

Service Doors: Functional condition

Ceiling & Walls: Functional condition

Fire Seperation: No fire separation was present

There was no fire separation walls/ceiling/doors between the garage and home which isn't uncommon for the era of the home. Having a fire separation wall in-between the garage and home helps prevent gases/fumes and a possible fire from quickly spreading into the home. Recommend consulting with a qualified contractor about adding fire separation in the garage as an improvement.



Limitations

Garage

RESTRICTED VISIBILITY

The personal property in the garage restricted access and visibility at the time of the inspection.

5: ATTIC

Information

Attic: Location(s)
Garage

Attic: Inspected from
Access panel







Framing/Structure: Functional condition

Sheathing: Functional condition

Insulation: Functional condition

Insulation: Type of insulation
Blown Cellulose

Limitations

Attic

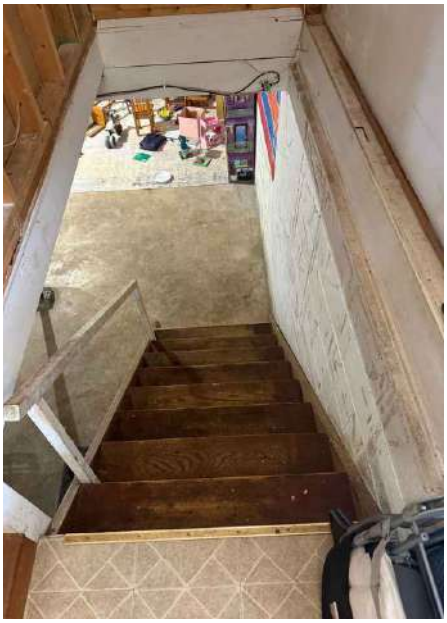
PARTIAL VISIBILITY

Due to the confined area of the attic not all areas in the attic were visible.

6: INTERIOR

Information

Stairways & Railings: Observation noted below



Stairways & Railings: Locations
Basement stairway

Interior Doors: Functional condition

Floors, Walls, Ceilings: Functional condition

Windows: Functional condition

Observations

6.1.1 Stairways & Railings

Defect

MISSING BALUSTERS ON GUARDRAIL

BASEMENT STAIRWAY

The guardrail was missing balusters which is a safety concern.

Recommend adding balusters with no more than 4”spacing in between.



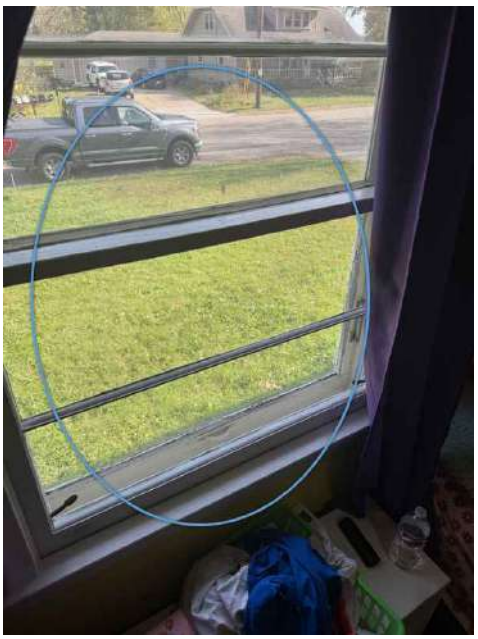
6.4.1 Windows

Repairs/Maintenance/Monitor Items

DEFERRED COST - WINDOWS

1ST FLOOR

Monitor item: The windows were functional at the time of the inspection, but some appeared to be older and are deferred cost. Recommend budgeting for repair or replacement within the next 5 years.





7: KITCHEN

Information

Plumbing & Sinks: Functional condition

Cabinetry & Countertops: Functional condition

Appliance disclaimer

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice. *Appliances operated are out of courtesy and are only tested for simple operation,*

working or not at the time of the inspection. Dishwashers are turned on to verify connection to water supply and drain system only. Quality or extent of operation of the appliances is not part of testing or inspection and no warranties or guarantees are made.

Only permanently installed microwaves and dishwashers are tested. Personal property which restricts access or operation of any appliance are not moved and the appliance isn't tested.

If an appliance is not tested at the inspection it is recommended to verify the operation with the current owner.

Range/Oven/Cooktop: Functional condition

Exhaust Fan: Functional condition

Exhaust Fan: Type
Exterior vent

Built-in Microwave: Not present

Garbage Disposal: Not present

Dishwasher: Not present

Refrigerator: Functional condition

8: BATHROOMS

Information

Plumbing & Sinks: Observation noted below

Vanity, Cabinetry & Countertops: Functional condition

Bathtubs & Showers: Observation noted below

Bathtubs & Showers: Caulking maintenance

Caulking around and inside the bathtub/shower should be routinely inspected and re-caulked as needed to help prevent water leaking under the floor and into the walls.

Exhaust Fan / Window Ventilation: Functional condition

Exhaust Fan / Window Ventilation: Recommend exhaust fan

While there was a window located in some of the bathrooms, recommend installing a bathroom exhaust fan as an improvement for better ventilation and moisture control.



Bathroom Toilets: Functional condition

Observations

8.1.1 Plumbing & Sinks

Repairs/Maintenance/Monitor Items

LOOSE FAUCET

1ST FLOOR BATHROOM

Repair item: The faucet was loose which can lead to leaking. Recommend repair/replacement as needed.



8.3.1 Bathtubs & Showers

Repairs/Maintenance/Monitor Items

SHOWER DIVERTER WASN'T OPERATING PROPERLY

Repair item: The shower diverter didn't appear to be operating properly. Recommend repair/replacement as needed.



9: LAUNDRY

Information

Washer & Dryer: Not inspected/tested

Washers and dryers aren't inspected, operated, or tested as part of the inspection. Recommend verifying proper operating with current owner.

Plumbing & Sinks: Functional condition

Dryer Exhaust: Functional condition

Dryer Exhaust: Dryer exhaust vent maintenance

Lint build up in the dryer exhaust vent can be a safety concern and lead to inefficient drying. Recommend cleaning the dryer exhaust vent as routine maintenance.

Washer Supply Lines & Valves:
Observation noted below

Washer Supply Lines & Valves: Washer supply line maintanence

Recommend upgrading any washing machine lines which appear to be older than 2 years to braided stainless steel lines for enhanced durability.

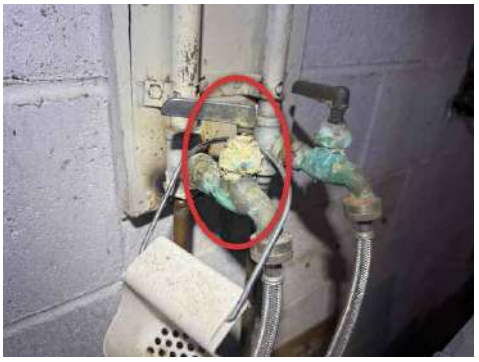
Observations

9.4.1 Washer Supply Lines & Valves

Defect

CORRODED SUPPLY VALVES

The washing machine supply valves were corroded which is a concern for leaking. Recommend a qualified contractor evaluate/repair.



10: BASEMENT, FOUNDATION, & STRUCTURE

Information

Basement, Foundation, & Structure: Dehumidifier recommended

Running a dehumidifier in the basement during the warm months is recommended to help control moisture/humidity.

Foundation: Functional condition

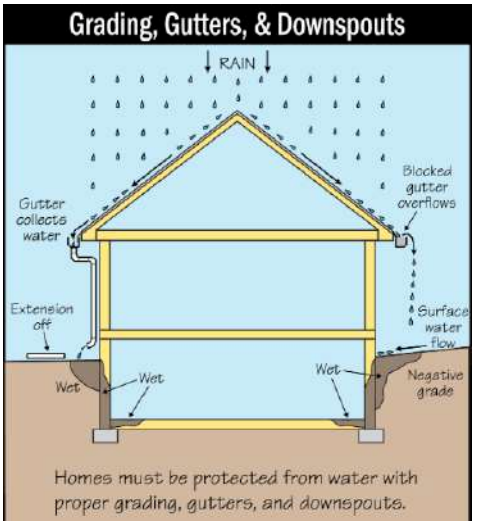
Foundation: Material type
Concrete block

Foundation: Seepage stains observed

Seepage stains were observed along the foundation walls with no active moisture that was evident at the time of the inspection. As preventative maintenance it's recommend to make sure gutters are installed on all eaves of the roof, keep gutters/downspouts clean of debris, install downspout extensions which are extended 4' to 6' way from foundation, install window wells with covers where needed, and establishing a positive drainage slope away from the house, ideally 6 inches for the first 10 feet from the house foundation perimeter. Soil should also be compacted and a heavy landscaping plastic should be laid down under any landscaping material for the best water run off.







Sump Pumps: Not present

Floor: Functional condition

Floor: Material type
Concrete

Beams: Functional condition

Beams: Material type
Wood

Columns: Functional condition

Columns: Material type
Steel

Joists: Functional condition

Joists: Material type
Wood

Subfloor: Functional condition

Subfloor: Material type
Plank boards

Framing/Structure: Functional condition

Insulation: Observation noted below

Insulation: Type of insulation
Not present

Limitations

Basement, Foundation, & Structure

PARTIAL VISIBILITY OF BASEMENT COMPONENTS

The foundation, floor, beams, columns, joists, subfloor, insulation, and electrical components in the basement were partially visible at the time of the inspection.

Observations

10.10.1 Insulation

NO INSULATION IN BOX SILLS

Repairs/Maintenance/Monitor Items

Repair item: There were sections with no insulation along the rim joists in the box sills. Recommend installing insulation to increase the energy efficiency of the home.





11: ELECTRICAL

Information

Service Entry, Meter, and Base: **Functional condition**



Service Entry, Meter, and Base: **Service Type**

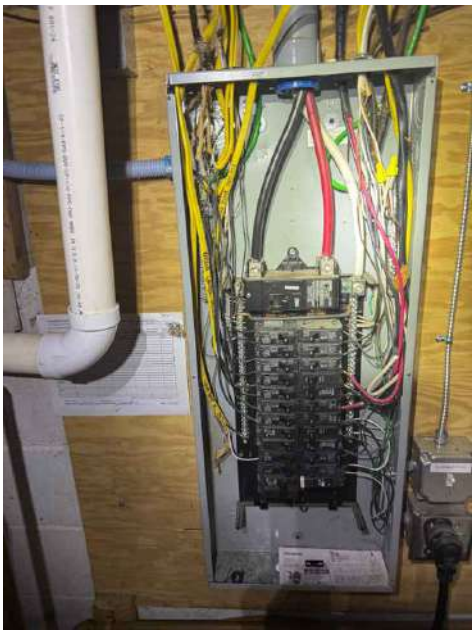
Underground

Service Entry, Meter, and Base: **Voltage**

120v/240v

Main Service Panel(s): **Functional condition**





Main Service Panel(s): Location
Basement

Main Service Panel(s): Manufacturer
Siemens

Main Service Panel(s): Main Service Rating
200

Main Service Panel(s): Main Service Wire Type
Aluminum

Grounding: Functional condition

Breakers/Fuses: Functional condition

Circuit Wiring: Observation noted below

Circuit Wiring: Type
Cloth-Covered (Ungrounded)

Switches, Outlets, Fixtures, and Electrical Boxes: Observation noted below

Ground-Fault Circuit Protection (GFCI): Functional condition

Ceiling fans: Not present

Smoke and CO Detectors: Smoke detectors present:
Yes

Smoke and CO Detectors: Carbon Monoxide dectors present:
Yes

Smoke and CO Detectors: Smoke detector power source
Battery

Smoke and CO Detectors: Smoke/CO detector maintanence

Recommend replacing any smoke detectors which appear to be older than 10 years and any carbon monoxide detectors which appear to be older than 5 years. Recommend replacing batteries every six months.

Smoke and CO Detectors: Additional carbon monoxide detectors are recommended

Carbon monoxide detectors didn't appear to be installed on every level of the home. Recommend installing at least one CO detector on each level of the home.

Smoke and CO Detectors: Additional smoke detectors are recommended

Recommend installing additional smoke detectors at all locations recommended by local and state jurisdiction. At a minimum at least one smoke detector is required on each level on the home including the basement. As an improvement it's recommended to consider installing smoke detectors outside all bedrooms and inside the bedrooms.

Limitations

Circuit Wiring

PARTIALLY VISIBLE

Only the visible portion of the circuit wiring was evaluated.

Observations

11.5.1 Circuit Wiring

Defect

IMPROPERLY SPLICED WIRING

BASEMENT

Improperly spliced electrical wiring was observed. This is a safety concern due to the potential of the wiring becoming damaged and loosening. Wire splices should have proper wiring connectors and be enclosed in a junction box. Recommend a qualified electrical contractor evaluate/repair.



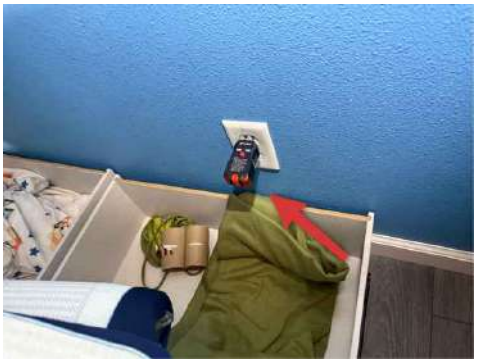
11.6.1 Switches, Outlets, Fixtures, and Electrical Boxes

Defect

OPEN GROUND OUTLET(S)

BASEMENT

Open ground outlet(s) were found at some interior outlets. This is a safety concern which can increase the chance of electrical shock when three-prong electrical appliances/equipment are plugged into the outlet. ***Not all outlets throughout the home may have been tested due to restricted access, furnishings, storage, or other limitations present at the time of the inspection.*** Recommend a qualified electrical contractor perform a thorough evaluation of the home's outlets and repair any open ground conditions.



12: PLUMBING

Information

Main Water Entry & Shut Off Valve: Functional condition

Main Water Entry & Shut Off Valve: Location of main shut-off valve

Basement

Main Water Entry & Shut Off Valve: Type of water entry lines

Copper

Main Fuel Supply Lines & Shut-Off Valve: Functional condition

Main Fuel Supply Lines & Shut-Off Valve: Location of main shut-off valve

Side of home





Main Fuel Supply Lines & Shut-Off Valve: Fuel supply line type
Black iron, CSST

Interior Fuel Storage System: Functional condition
An abandoned oil tank was present in the basement.



Hot Water Source: Functional condition



Hot Water Source: Type of hot water source
Gas-Fired Hot Water Tank

Hot Water Source: Capacity
40 gallons

Drain, Waste, & Vent Pipes: Type of drain pipes
Cast Iron, Galvanized

Water Supply & Distribution Lines: Observation noted below

Exterior faucets: Functional condition

Hot Water Source: Manufacturer
Bradford White

Hot Water Source: Approximate Age
Less than 1 year

Sanitary Lift System: Not present

Drain, Waste, & Vent Pipes: Observation noted below

Drain, Waste, & Vent Pipes: Type of piping support
Metal hangers

Water Supply & Distribution Lines: Type of supply lines
Copper, PEX, Galvanized

Exterior faucets: Winter Maintenance

Recommend removing hoses from the exterior faucets and shutting off the valve on the inside of the house during cold weather months.





Limitations

Water Supply & Distribution Lines

NOT VISIBLE

Observations

12.6.1 Drain, Waste, & Vent Pipes

Defect

RUST/CORROSION ON DRAIN LINES

Rust/corrosion was observed on sections of the drain pipes which is a concern for leaking. Recommend a qualified plumbing contractor evaluate/repair.



12.7.1 Water Supply & Distribution Lines

Defect

CORRODED SUPPLY LINES

Sections of the water supply lines were corroded which is a concern for potential leaking. Recommend a qualified plumbing contractor evaluate/repair.







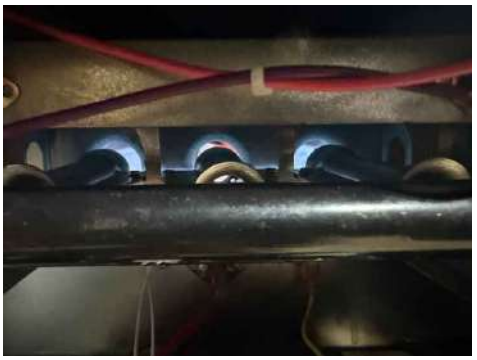
13: HEATING & COOLING

Information

Cooling System : Not present

Heating System: Functional condition





Heating System: Heating system maintenance

Recommend having the heating system serviced by a qualified HVAC contractor once a year to ensure the proper operation of the system prior to winter and to help increase the life expectancy of the unit.

Heating System: Energy source
Natural Gas

Heating System: Heating method
Forced Air Heating System

Heating System: Manufacturer
Amana

Heating System: Approximate Age
Less than 1 year

Condensate Removal: Functional condition

Condensate Removal: Removal system
Floor drain

Filter: Observation noted below

Filter: Filter maintanence

Recommended replacement of furnace filters:

- 1" Furnace Filter: 1 - 3 Months
- 2″ Furnace Filter: 1 - 3 Months
- 3″ Furnace Filter: 6 - 9 Months
- 4″ Furnace Filter: 6 – 9 Months
- 5″ Furnace Filter: 9 – 12 Months

Filters should be checked periodically within this timeframe and be replaced as needed. Filter maintenance helps efficiency and prolonging the life of the unit.

Filter: Filter size
16x20x1

Flue Piping: Functional condition

Ductwork & Heating/Cooling sources: Functional condition

Observations

13.4.1 Filter

Repairs/Maintenance/Monitor Items

DIRTY FILTER

Maintenance item: The filter was dirty due to normal use. Recommend replacing the filter.

