

Residential Inspection Report

W5570 Wisconsin 33
La Crosse, WI 54601

License# 2938-106 Travis Fronk

Inspection Report Prepared For: Yesenia Donjuan Gonzalez, Bill Favre
Property Inspected on Mon, Aug 24, 2026 at 8:30 AM

Absolute Inspection LLC
(608) 636-4772

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Absolute Inspection LLC would like to thank you for the opportunity to conduct your inspection of the property listed above. Please understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

DEFINITION OF CONDITION TERMS

******Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

*****Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

****Poor: Will likely need repair or replacement now or in the very near future.

***Significant Issues/Defect: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Safety hazard: Denotes a condition that is unsafe and in need of prompt attention!

*Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

The new and updated definition of defect is now what absolute inspection LLC abides by, and the definition as defined by WI. legislation now reads that;

"DEFECT" Means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspectors judgment on the day of the 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.

Home inspectors are not permitted to report or comment on the market value or whether a property should be purchased.

This "summary" section is provided to allow the reader a brief overview of the inspection report and listed items considered to be material defects that affect the operation and/or condition of major systems and components important to the home. This page is not all encompassing. Reading this page alone is not a substitute for reading the complete report. To fully assess the findings of the inspection, the entire inspection report, including the inspection agreement, standards of practice, and limitation page must be read carefully. This list is not intended to determine which items may need to be addressed per the contract requirements of the sale of the property.

It is recommended that any deficiencies, and the components and systems related to those deficiencies noted in the inspection report, be evaluated/inspected, repaired/replaced as needed by a professional qualified, licensed (where applicable) contractor. Furthermore, the contractor should inspect the remainder of the system or component for any additional deficiencies that may be outside our area of expertise or outside the scope of the inspection.

Issues such as leaks and/or malfunctioning systems and components can occur at any time after the inspection! Concerns should be addressed by a qualified, licensed contractor.

Check with the homeowner regarding any warranties, manuals, permits, drawings or other information pertaining to the dwelling.

Recommend purchasing a home warranty, if not already provided by the seller!

Defect

Comment 25
Plumbing

There was an active plumbing leak in the basement next to the furnace at time of inspection.

Just before the leak was discovered I had operated the bathroom up above. So between operating the bathtub, the toilet and the vanity, one of these or all of these is causing the active leak on the cast-iron plumbing line in the basement.

This is located in the furnace closet on the cast-iron stack just right of the furnace.

Sewer scope may be a good idea.

Recommend further evaluation and repair by licensed plumber

Comment 28
Plumbing: Water Heater

The water heater had an active leak at the time of inspection. The pressed copper fitting on top of the water heater and what appeared to be the cold side was leaking at time of inspection.

Access to the water heater was very limited.

further evaluation needed

Comment 4
Interior

The glass doors on the first level fireplace I could not get to open, and there was no access to the basement fireplace.

It was disclosed by the sellers that they have not used these in the duration that they have lived there.

It is highly recommended, at a minimum, a level two inspection be performed before any attempt at use is made

Safety Hazard

Comment 9
Kitchen

Outlets located above kitchen countertop are not GFCI protected.

GFCI outlets near water sources and servicing kitchen countertops are a code requirement in new construction and some remodeling. Although NOT required due to the age of this property adding this protection is recommended for safety.

Comment 12
Bathrooms: Bathroom #2

Although NOT required due to age of construction, for safety precautions, it's recommended that the Bathroom receptacle outlet be updated to GFCI due to its location of within 6 feet of sink/water.

Comment 49
Site

A handrail is recommended on back deck due to there being more than three risers present on the stairs.

Recommend installing for safety

Comment 54
Garage

The light beam sensors for the safety auto reverse for the garage door technically should be located within 6 inches of the floor for a child and small pet safety. The sensors are installed and are functional they are just not located within 6 inches of the floor.

Recommend correcting for safety.

Recommend Repair

Comment 10
Kitchen

The kitchen sink faucet was extremely tight at the time of inspection, and when the fixture was turned from left to right, the whole faucet would turn.

Repairs are necessary for proper function

Comment 11
Bathrooms: Bathroom #2

I could not get the hot and cold water to function in the shower stall for the bathroom by the back door.

It would be a good idea to have a licensed plumber, evaluate and repair for proper function

Comment 24
Plumbing

The exterior well casing is located under the back deck and at the time of inspection It had a water softener, salt bag installed over top of it.

This is most likely due to the open junction box on top.

I would recommend installing a properly sealed weatherproof cover over the junction box for the well casement, and I would also recommend a well inspection for any other necessary improvements.

Comment 31
Basement

The metal basement stair railing was loose at time of inspection.

Recommend securely fastening

Continue to Monitor

Comment 34
Basement

The basement shows evidence of water penetration. It should be understood that it is impossible to predict the severity or frequency of water penetration on a one-time visit to a home. Virtually all basements exhibit signs of water penetration at one point in time and virtually all basements will indeed leak at some point in time. Further monitoring of the foundation will be required to determine what improvements, IF ANY would be required.

Any corrective actions should be taken on the exterior to help prevent further moisture intrusion.

Comment 38
Roofing

The shingles show wear and would be estimated to be on the last third of their life. (5 to 7 years)

Any type of adverse weather regarding hail storms etc. can significantly shorten this life expectancy

Anticipation of replacement is recommended

Comment 48
Site: Patios/Decks

The exterior composite deck boards were installed in an unorthodox manner, and not according to manufacturers specifications.

Although it was not installed properly, I did not identify any defects or issues with the deck. The deck board seem to be securely fastened.

Overall, the deck could use attention

I would recommend closely monitoring the deck and addressing any issues that may arise

Deferred Maintenance

Comment 32
Basement

Recommend upgrading the basement garage entrance door to a fire rated door

Comment 39
Roofing

It is not required because it is 30 inches wide or less however, it is recommended that a cricket or a saddle be installed on the upper end of the chimney the next time the roof covering is addressed. This will ensure proper moisture discharge.

General

The Home inspection is conducted in compliance with (WAHI) Wisconsin Association of Home Inspectors.

This report is intended for the exclusive use of our client that is listed on the front page and has signed the inspection agreement. Use of the information contained within the report by any other party NOT listed, is not intended for their use and, therefore, we accept absolutely NO responsibility for such use!

Property Type

Single Family, Raised Ranch

Property Square Footage

1,600

Stories

One

Approximate Age

1965

Age Based On

Zillow

Bedrooms/Baths

3/2

Door Faces

South

Furnished

Yes

Occupied

Fully occupied

Weather

Sunny

Temperature

57°



Soil Condition

Dry

End Time

11:0am

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Owner

General Comments

Comment 1
Information

My job as an inspector and my obligation to my client is to report on the visible, ascertainable performance of the components, systems and general condition (including any observed safety issues) of the property. It is the goal of the inspection to put my client in a better position to make a buying or selling decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

Carpeting, window treatments, central vacuum systems, recreational facilities, paint, wallpaper and other finishing treatments are not inspected. Assessing the quality and condition of interior finishes is highly subjective.

Comment 2
Information

Pests and/or termite inspections are always recommended if not already conducted.

Comment 3
Information

Thermal imaging was not conducted on the property, thermal imaging pictures only pertain to a defect or to show operation of equipment.

The inspector shall:Inspect readily accessible, visually observable, installed systems and components listed in the WAHI Standards of Practice. (Readily accessible - accessible without the use of a portable ladder, tools, moving obstructions or climbing over appliances).

Wisconsin statute SPS 131.31 General requirements. (1) A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. 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.

The observations and evaluations in this report are made with consideration for the age, construction era, and typical building practices in place at the time the home or its components were originally installed. Residential building codes are not retroactive, and a home is not required to meet current code standards unless specific updates, renovations, or replacements have been performed that would trigger modern code compliance. (I am a Home Inspector not a building inspector).

As a result, items that may not reflect current construction methods or code requirements are often considered acceptable for a home of their era, provided they remain functional, safe as-installed, and free of defects or hazards.

Older homes—such as those built in earlier eras (e.g., 1950s/40s and prior)—often contain materials, configurations, and systems that differ significantly from modern practices. These conditions are evaluated with appropriate context and reasonable expectations for homes of similar vintage. When conditions are outdated but typical for the age of the property, they may be noted without necessarily indicating a deficiency.

This report, therefore, reflects a performance-based assessment rather than a code-compliance inspection. Where safety concerns, visible defects, or conditions requiring further evaluation are identified, they are specifically stated in the relevant sections of the report.

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows, doors, outlets and switches are inspected.

Floors

Vinyl plank, Vinyl tile

Walls

Drywall, Textured Over Drywall, Plaster, Paneling

Condition: Satisfactory

Ceiling

Drywall, Plaster, Suspended ceiling with acoustical tile

Condition: Satisfactory

Window Types

Sliders, Fixed

Condition: Satisfactory

Window Materials

Wood

Entry Door Types

Sliding, Hinged

Condition: Satisfactory

Entry Door Materials

Wood, Tempered glass with wood frame, Tempered glass with fiberglass frame

Condition: Satisfactory

Interior Door Materials

Wood

Condition: Satisfactory

Fireplace

Wood Burning

Condition: Level two or three inspection is needed before use

Chimneys And Vent Systems

PVC

Condition: Satisfactory

Condition Of Fuel Burning Accessories Installed In Fireplaces

Not Inspected

Interior Comments

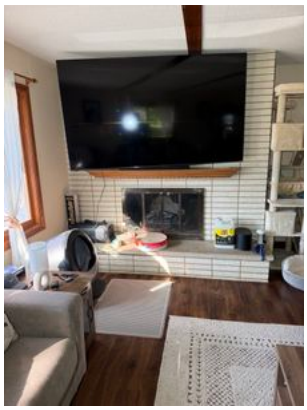
Comment 4
further evaluation needed

The glass doors on the first level fireplace I could not get to open, and there was no access to the basement fireplace.

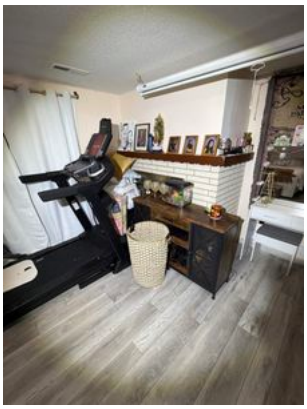
It was disclosed by the sellers that they have not used these in the duration that they have lived there.

It is highly recommended, at a minimum, a level two inspection be performed before any attempt at use is made

















Comment 5
Information

Interior rooms were inspected for general condition. Minor cracks on interior surfaces are usually cosmetic and are not mentioned in the report. Doors and windows are randomly inspected for proper operation. Lighting and ceiling fans were tested for proper operation, and receptacles were randomly tested for proper grounding and polarity. Furniture and stored items are NOT moved during inspection.

Comment 6
Information

The property furnishings or items prevented a complete inspection of the interior, receptacles, & closet walls and floors. These walls and floors should be examined before closing to verify that there's no damage that was hidden by the furnishings.

Comment 7
Information

The property was built at or prior to 1978.

Due to the age of the property, the first coats of paint, stain or other material may contain lead or asbestos.

Only laboratory testing can determine if lead-based paint or lead-based of any type of material is present. Keeping the intact paint covered is considered safe in most cases. If renovations are to be done, the proper methods should be explored for removal and disposal of any hazardous material?

Comment 8
Information

“Height.' Guards shall extend to at least 36 inches above the floor or to the underside of a stair handrail complying with s. SPS 321.04 (3) (b). Measurement shall be taken from the hard structural surface beneath any finish material to the top of the guard..

3. `Opening size.' Guards shall be constructed to prevent the through-passage of a sphere with a diameter of 4 3/8 inches, when applying a force of 4 pounds”

4. Withstand 200 psi in any direction.

Improvements should be considered around the interior railing. At the time of construction this was constructed in compliance but due to changing standards and according to today’s standards it would need updating.

Not required, but Recommend improvements to be made for safety.

Cabinets

Wood

Condition: Satisfactory

Countertops

Formica laminate

Condition: Satisfactory

Sink

Double

Condition: Satisfactory

Walls And Ceiling

Drywall, Plaster

Condition: Satisfactory

Heating/Cooling Source

Yes

Flooring

Vinyl plank

Condition: Satisfactory

Kitchen GFCI receptacle protection present

Not present/safety hazard

Kitchen Comments

Comment 9
Safety Hazard

Outlets located above kitchen countertop are not GFCI protected.

GFCI outlets near water sources and servicing kitchen countertops are a code requirement in new construction and some remodeling. Although NOT required due to the age of this property adding this protection is recommended for safety.

Comment 10
Recommend Repair

The kitchen sink faucet was extremely tight at the time of inspection, and when the fixture was turned from left to right, the whole faucet would turn.

Repairs are necessary for proper function



Appliances

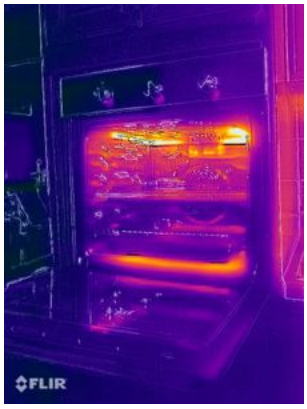
This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Vevor

Condition: Satisfactory





Cooktop

Whirlpool

Condition: Satisfactory





Refrigerator

Samsung

Condition: Satisfactory





Dishwasher

General Electric

Condition: Satisfactory





Microwave

Frigidaire

Condition: Satisfactory





Flooring

Vinyl plank

Ceiling and Walls

Drywall, Plaster

Condition: Satisfactory

Heating/Cooling Source

Yes

Condition: Satisfactory

Number Of Full Bathrooms

1

Number Of 3/4 Bathrooms

1

Number Of 1/2 Bathrooms

1

Bathroom #1

Location

Off of first floor hallway

Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Bidet

Not Present

Shower Walls

Fiberglass

Condition: Satisfactory

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Vinyl plank

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2

Location

By back door, entrance

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Bidet

Not Present

Shower Walls

Tile

Condition: Satisfactory

Floor

Vinyl plank

Condition: Satisfactory

Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Not present

Condition: potential Safety hazard

Bathroom #2 Comments

Comment 11
Recommend Repair

I could not get the hot and cold water to function in the shower stall for the bathroom by the back door.

It would be a good idea to have a licensed plumber, evaluate and repair for proper function



Comment 12
Safety Hazard

Although NOT required due to age of construction, for safety precautions, it's recommended that the Bathroom receptacle outlet be updated to GFCI due to its location of within 6 feet of sink/water.

Bathroom #3

Location

In basement shared with laundry room

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Bidet

Not Present

Floor

Vinyl tile

Condition: Satisfactory

Ventilation Type

No venting

Condition: Satisfactory

GFCI Protection

No receptacles, other than laundry identified

Condition: Recommend installing

Laundry Hook Ups

Yes

Built In Cabinets

Yes

Laundry Sink

No

Dryer Venting

To Exterior

GFCI Protection

No (they are recommended for safety)

Laundry Comments

Comment 13
Information

The consumer product safety commission (CPSC) estimates that up to 16,000 home fires a year originate at clothes dryers.

Common causes of these fires are lint buildup from improperly installed or maintained exhaust ducts.

It's recommended screws should never penetrate to the interior of the duct as they will accumulate lint, which leads to blockage.

The best recommendation is venting dryer to the exterior if possible and keeping the duct clean and lint free.

Make sure the dryer venting is kept clean.

Washers and dryer's are not inspected due to the removability. There's no way to determine if these machines are part of the sale. Referred to seller for any known issues if this is part of the real estate transaction.

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Any knob and tube wiring discovered is recommended to be further evaluated by a licensed electrician!!

Proper wiring or operation of any 208/240-V outlet is beyond scope of inspection.

Type of Service

Overhead/Service drop

Drip Loop Present?

Yes

Main Disconnect Location

Service Panel

Service Panel Location

Basement

Service Panel Manufacturer

Square D

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

120/240 volt

Service Amperage

100 amps

Service Panel Ground

Unknown Not Visable

Branch Circuit Wiring

Non-Metallic Shielded Copper (Romex) NM, Metallic Shielded Copper, Stranded Copper, Solid copper

Reversed Polarity Of Outlet.

No

Overcurrent Protection

Breakers

Condition: Satisfactory

 # Of Hand Movements Required To Shutoff Power

6 or less (satisfactory)

GFCI/AFCI Breakers

No

Smoke Detectors

Battery Type, Present but not in all required areas

Carbon Monoxide Detector Present

Not in required areas

Panel Capacity

Max capacity

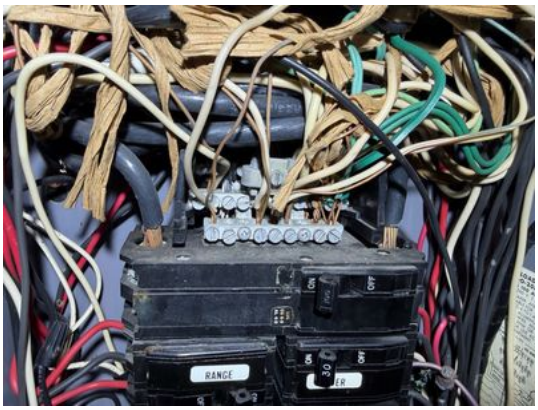
Electrical Comments

Comment 14
Inspected

Electrical panel located in basement.













Comment 15
Information

Receptacles are randomly tested for proper grounding and polarity using a testing device. Ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electrical shock. They are now required in wet or damp environment. Most manufacturers recommend GFCI's be tested monthly.

Comment 16
Information

This inspection does NOT include low-voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or smoke detectors/CO2 detectors.

Comment 17
Information

Smoke and CO2 detectors should be installed on each floor, inside and outside sleeping areas. They are also recommended to be installed around any gas fired appliances, water heaters, furnaces etc. The smoke detectors should be tested upon moving in and on a monthly basis thereafter.

Buyer or occupant needs to be proactive regarding detectors,, these detectors are not tested during the inspection, they need to have the test button tested once occupancy is obtained!





Comment 18
Information

(Two prong receptacles) A few outlets in this home are two slot nongrounding devices. Although very common for its age, appliances that are equipped with a three spade grounding plug, such as refrigerators, microwaves, clothes washers, sump pump's, personal computers, and TVs etc. cannot be safely connected to two slot outlets. These appliances must be connected to three slot grounded outlets. The installation of new circuits with properly grounded three slot outlets would be required to allow appliances with three spade plugs to be safely used in this home.

Contacting a licensed electrician if grounding is desired is recommended

(CSST) corrugated stainless steel tubing

Manufactures believe that this product is safer if properly bonded and grounded as required by the manufacturers installation instructions.

Proper bonding and grounding of the product can only be determined by a licensed electrical contractor!

HVAC System Type

Central Split System

Thermostat Location?

First floor hallway wall

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Basement

Type of Equipment

Forced Air

Condition: Inspected not operated/satisfactory

Manufacturer

Lennox

Heating Fuel

Natural Gas

Input BTUs

66,000

Output BTUs

62,000

Approximate Age

April 2018

Filter Type

Disposable

Condition: Satisfactory

Type of Distribution

Metal Ducting, Flexible Ducting

Condition: Satisfactory

Service Switch Present

Yes

Flue Pipe

PVC

Condition: Satisfactory

Heating Comments

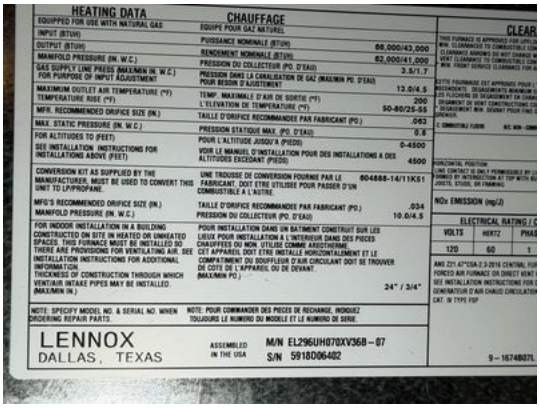
Comment 19
Information

Forced air furnace heating system w/data tag.

Due to ambient temperatures remaining steadily above 50° during the day, the AC system being engaged, night time, and the system being a central split system, the heating system was not fired up or tested in anyway, only visually inspected.

Any known issues with the heating system should be documented in the condition report.









Comment 20
Information

The heat exchanger in this type of heating system is not readily accessible or visible for inspection. If an in-depth inspection of the heat exchanger or other non-readily accessible components is desired, contacting a licensed HVAC person is recommended for an in-depth analysis of the heating system

Furnaces over 1 year old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Air Conditioning Present

Yes

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Condenser Make

Lennox

Condensor Size

24,000 BTU (2 Tons)

Condenser Approximate Age

January 2018

Electrical Disconnect

Present

Condition: Satisfactory

Condesate Drainage

Condensate Pump

Condition: Satisfactory

AC Supply Air Temp

50.3°

AC Return Air Temp

66.5°

AC Temperature Split

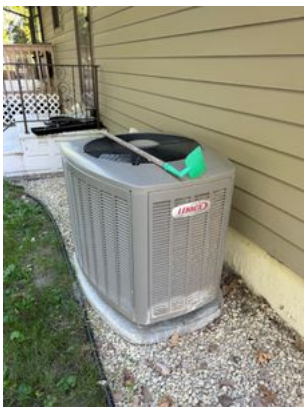
16.2°/satisfactory

Cooling Comments

Comment 21
Inspected

A/C unit w/data tag.

AC was functioning at time of inspection.









Comment 22
Information

Recommend annual maintenance on HVAC

Air conditioners over 1year old and heat pumps over 1 year old should be checked, cleaned and serviced yearly by a licensed HVAC contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Well System

Supply Pipe Material

Copper

Condition: Satisfactory

Location of Main Water Shutoff

In basement next to pressure tank

Gas service lines

Black steel, CSST (corrugated stainless steel tubing)

Condition: Satisfactory

Sewer System

Public

Waste Pipe Material

PVC, Cast Iron

Condition: Recommend licensed contractor for further evaluation.

Sump Pump Type

No sump pump is visually present at time of inspection

Well Pump Present

Submersible

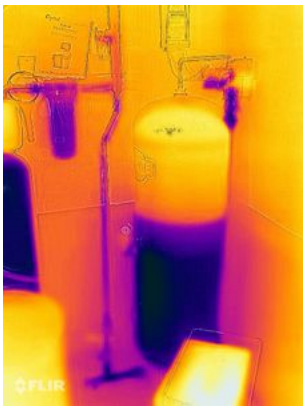
Radon mitigation system present

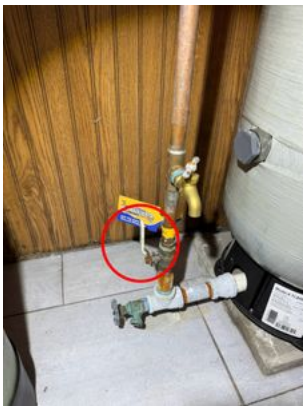
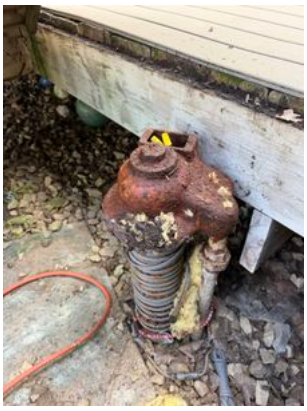
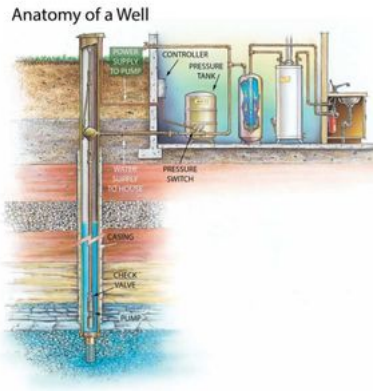
No, Consider radon testing

Plumbing Comments

Comment 23
Inspected

Main water shut off, Pressure tank & Pressure gauge

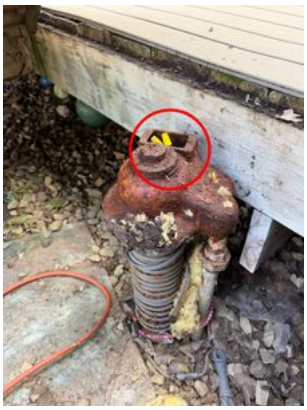




Comment 24
Recommend Repair

The exterior well casing is located under the back deck and at the time of inspection It had a water softener, salt bag installed over top of it.

This is most likely due to the open junction box on top.

I would recommend installing a properly sealed weatherproof cover over the junction box for the well casement, and I would also recommend a well inspection for any other necessary improvements.




Comment 25
Defect

There was an active plumbing leak in the basement next to the furnace at time of inspection.

Just before the leak was discovered I had operated the bathroom up above. So between operating the bathtub, the toilet and the vanity, one of these or all of these is causing the active leak on the cast-iron plumbing line in the basement.

This is located in the furnace closet on the cast-iron stack just right of the furnace.

Sewer scope may be a good idea.

Recommend further evaluation and repair by licensed plumber




Comment 26
NOT Inspected

Scoping of plumbing/drain/sewer lines is considered invasive and is above and beyond the standard home inspection.

Due to foundations of this age it is always a good idea to have sewer lines scoped to identify any unknown issues that may not be readily accessible.

This would be considered an itemized inspection and should be conducted by a licensed plumber.

Comment 27
NOT Inspected

Consider having the well water tested by a licensed qualified laboratory if you have not done so already.

Water Heater

Manufacturer
Bradford/White

Fuel
Electric

Capacity
No access to data tag

Approximate Age
2019

Temp & Pressure Relief Valve
Present With Blow Off Leg, Not Tested

(pressure Relief Valve) PRV Valve Piped To Within 12 Inches Of The Floor.
Yes

Fuel Disconnect
Not present/recommended to be installed next time the plumber is present

Seismic Straps Installed
No

Vent Pipe Type
No vent/ Electric water heater

Venting Type

Electric/no vent

Condition: Satisfactory

Water Heater Comments

Comment 28
Defect

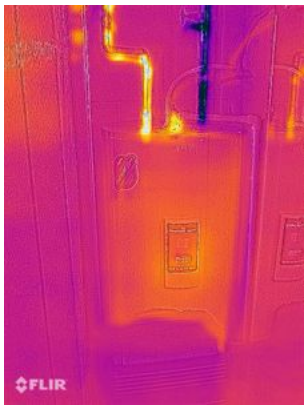
The water heater had an active leak at the time of inspection. The pressed copper fitting on top of the water heater and what appeared to be the cold side was leaking at time of inspection.

Access to the water heater was very limited.







Comment 29
Information

Consider installing an overflow pan under water heater, which drains to the floor drain or condensation pump. This may prevent major water damage if the water heater starts to leak.

Water Softener

Softeners that are present when the home is taking over, are recommended to have cleaning agents run through them.

Water Softener Present

Yes

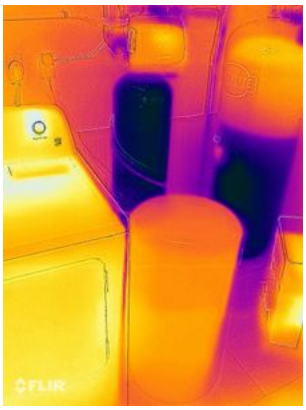
Water Softener Comments

Comment 30
Information

This house is equipped with a water softening/conditioning type system. Please verify with the current owners on the operation of these components, as testing of their operation cannot be done during a normal home inspection and as such, is beyond the scope and limitations established by WAHI (Wisconsin Association of home inspectors)

Everything is visually inspected, just not operated





Basement

The Basement inspection is limited to readily accessible areas that are not concealed by furnishings stored items or wall coverings.

Basement Present

Yes

Stairs

Wood, Hand rail present, Headway clearance over stairs

Condition: Needs attention

Foundation Condition(signs Of Moisture)

Yes

Floor

Concrete

Condition: Satisfactory

Drainage

Floor drains

Griders/Beams

Nothing visible

Condition: Not Inspected

Columns

No columns visible

Condition: Not Inspected

Floor Joists Material

Wood

Condition: Satisfactory

Sub-Floor Condition

Satisfactory

Basement Comments

> **Comment 31**
> **Recommend Repair**
>
> The metal basement stair railing was loose at time of inspection.

Recommend securely fastening



Comment 32
Deferred Maintenance

Recommend upgrading the basement garage entrance door to a fire rated door



Comment 33
Information

Due to personal items stored in the basement, I was unable to perform a visual assessment of portions of the basement walls and floors at this time. Be sure to review these areas during your final walk-through after the stored items have been removed.

Comment 34
Continue to Monitor

The basement shows evidence of water penetration. It should be understood that it is impossible to predict the severity or frequency of water penetration on a one-time visit to a home. Virtually all basements exhibit signs of water penetration at one point in time and virtually all basements will indeed leak at some point in time. Further monitoring of the foundation will be required to determine what improvements, IF ANY would be required.

> Any corrective actions should be taken on the exterior to help prevent further moisture intrusion.

Basement condition reported above reflects visible portions of foundation walls only!

Any basement walls covered with any type of wall covering cannot be inspected!

If anything is blocking or covering foundation wall, home inspector is not required to move or remove, there for is to be considered not inspected.

Attic

Attic Entry

Bedroom Closet

Attic Was Inspected From:

From access, From access with camera stick

Condition: Satisfactory

Roof Framing Type

Wood Trusses

Condition: Satisfactory

Roof Deck Material

Plywood

Condition: Satisfactory

Vent Risers

Could not view

Condition: Not Inspected

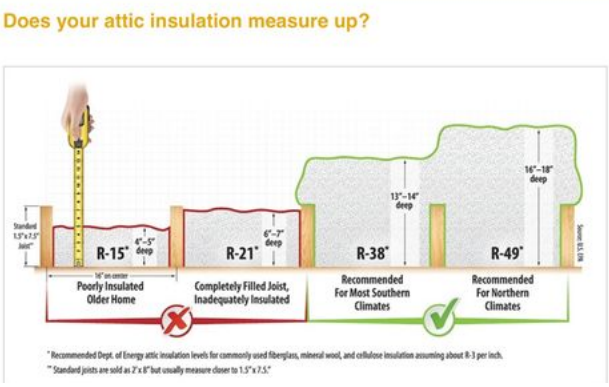
Insulation

Cellulose

Condition: Poor

> **Comment 35**
> **Information**
>
> Although typical for its age, Additional insulation in the attic should be considered down the road for efficiency.

R- 49 is recommended in our northern states



Attic Comments

Comment 36
Inspected

Attic was not fully accessible. Due to the sheer design of the attic, cavity entrance, depth of insulation and/or shelving restrictions,

some areas for inspecting were prohibited.

Inspection could only be obtained from the access itself.


















Comment 37
Information

Due to the age of the structure, the attic (or other areas) may contain traces of asbestos. This can only be verified by a laboratory analysis. If any sections of the attic are friable(damaged, disturbed, or in any state that allows the release of fibers), or becomes friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials within the home that contains asbestos but are not identified by this inspection report.

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 24", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

The inspector is NOT required to enter under- floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches.

Crawl Space Present

No

The irrigation system inspection is considered a specialty/itemized inspection and is above and beyond the standard home inspection scope.

If the system is desired to be inspected then an irrigation technician should be contacted

Irrigation System Present

No

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Walked Roof

Roof Design

Gable

Roof Covering

Architectural asphalt shingle

Condition: Satisfactory for age

Approximate Roof Age

Last third of life

Ventilation Present

Gable Ends, Turbine

Vent Material

Aluminum

Vent Stacks

Metal

Sky Light/ Tube Light

Yes

Flashings

Metal, Rubber

Condition: Satisfactory

Soffit and Fascia

Aluminum

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Satisfactory

Layers Of Shingles

One

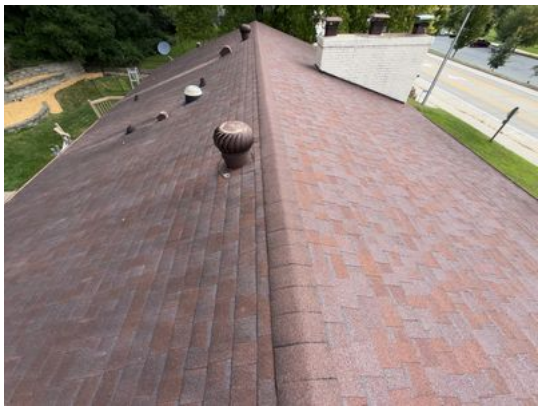
Roofing Comments

Comment 38
Continue to Monitor

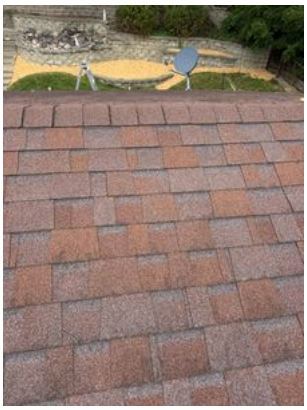
The shingles show wear and would be estimated to be on the last third of their life. (5 to 7 years)

Any type of adverse weather regarding hail storms etc. can significantly shorten this life expectancy

Anticipation of replacement is recommended

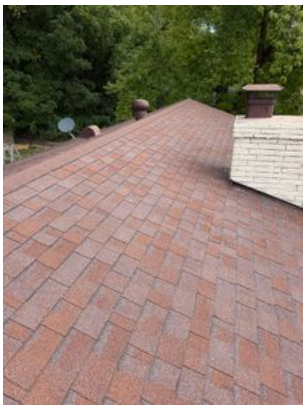




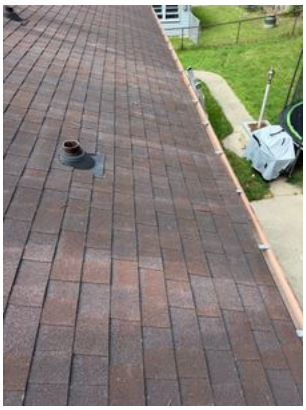








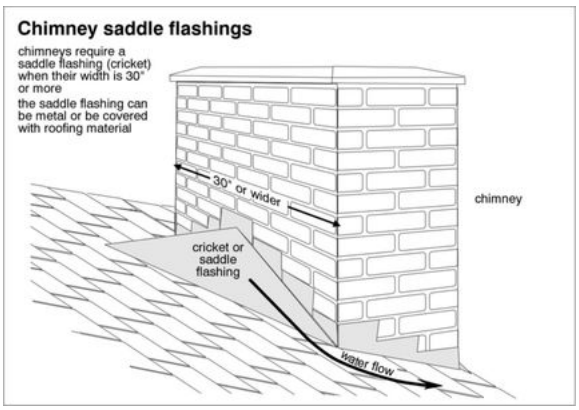


Comment 39
Deferred Maintenance

It is not required because it is 30 inches wide or less however, it is recommended that a cricket or a saddle be installed on the upper end of the chimney the next time the roof covering is addressed. This will ensure proper moisture discharge.







Comment 40
Information

Absolute Inspection LLC does not warranty or guarantee the roof from leaking. Roof leaks can occur at any time during the homes existence. The age of the roof does not guarantee the roof from leaking. Shingles will not be lifted to inspect nailing pattern, doing so will break the seal of the shingle and nailing pattern defects are not readily accessible.

Comment 41
Information

Roof covering shows normal wear and is in average condition for age of roof.

A level one roof inspection was conducted on all readily accessible areas of the roof.

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Contact structural engineer to determine structural adequacy of component.

Foundation Types

Basement

Foundation Material

Concrete Block

Condition: Satisfactory

Signs of Water Penetration

Yes, Stains, Efflorescence

Prior Waterproofing

No prior waterproofing evident

Floor Structure

Wood joist/Frame

Condition: Satisfactory

Subflooring

Plywood

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building. If I can not see it, I can not inspect it!!

Exterior Covering

Brick, Aluminum Siding

Condition: Satisfactory

Exterior Trim Material

Aluminum

Condition: Satisfactory

GFCI/AFCI Receptacles Present On Exterior?

Yes

Receptacle Covers Present?

Yes

Balconies

Not Present

Railings

Wood, Metal

Condition: Satisfactory

Chimney(s)

Spark Arrestor/Rain Cap present, Masonry, Terra Cotta, Proper height

Condition: Satisfactory

 # Of Chimneys

Three physical chimneys, one is capped off

Chimney Viewed From?

Rooftop

Exterior Flue Condition?

Satisfactory/maintenance caulking recommended





Caulking

Maintenance caulking recommended

Exterior Comments

Comment 42
Information

Recommend keeping vegetation away from the structure and foundation a minimum of 18 inches to allow siding and foundation to dry out after rains and to prevent damage to siding material, or also creating a bridge for wood destroying insects.

Comment 43
Information

It's always recommended to eliminate any Earth to wood contact to ensure no premature deterioration.

Comment 44
Information

Recommend annual painting/staining and caulking maintenance of exterior

Comment 45
Information

Recommend downspouts discharge stormwater runoff 6 to 8 feet away from foundation and beyond the landscaping if possible

Comment 46
Information

Tight fitting window well & covers or glass block are highly recommended to help deter moisture from entering the basement

Comment 47
Information

The guard rail spindles do not conform to current standards, they most likely conformed to standards that were in place at the time of construction but are no longer. Present standards require the openings to be spaced so that a 4 inch sphere cannot pass through. This is required for child safety.

Consider correcting.

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Satisfactory

Vegetation

Generally Maintained

Retaining Walls

Landscape block

Condition: Satisfactory

Driveway

Concrete

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Steps/Stoops

Concrete, Wood

Condition: Needs attention

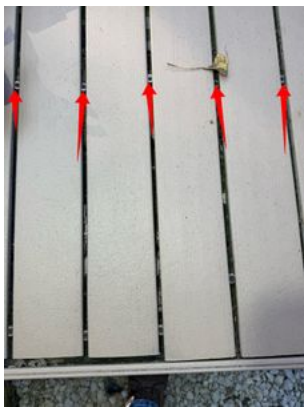
Patios/Decks

Wood, Composite

Condition: Marginal

> **Comment 48**
> **Continue to Monitor**
>
> The exterior composite deck boards were installed in an unorthodox manner, and not according to manufacturers specifications.
>
> Although it was not installed properly, I did not identify any defects or issues with the deck. The deck board seem to be securely fastened.
>
> Overall, the deck could use attention

I would recommend closely monitoring the deck and addressing any issues that may arise



Porch (covered entrance)

Not Present

Hose/BIBS

Anti-siphon valve, Tested

Condition: Satisfactory

LP Tank Located @

No tank/natural gas

Site Comments

Comment 49
Safety Hazard

A handrail is recommended on back deck due to there being more than three risers present on the stairs.

Recommend installing for safety





Comment 50
Information

Improvements on the exterior landscaping will continue to help deter moisture intrusion.

Comment 51
Information

The installation of frost-proof on all exterior hose bib's would be a worthwhile improvement, if not already installed. Otherwise, shut off water to the bibs in the winter to prevent freezing and possible broken pipes.

Comment 52
Information

Small section of the concrete sidewalk has settled,

Mud jacking would be recommended if there is a desire to return it back to original placement.

It’s recommended that any existing Wells and septic’s be examined and tested by qualified licensed personnel.

Garage

Garage Type

Attached

Firewall Present

Highly recommend installing firewall

Garage Size

1 Car

Door Opener

Chain Drive

Condition: Satisfactory

Opener Safety Feature

Light Beam

GFCI/AFCI Receptacles Present?

No/recommended

Heating system present

No

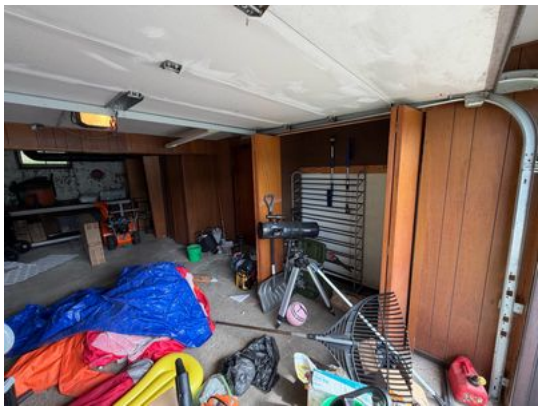
Garage Comments

Comment 53
Inspected

Garage structure.





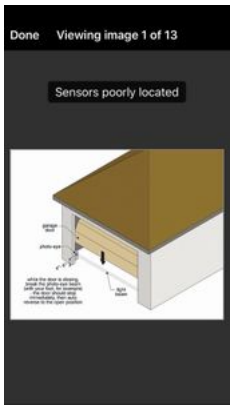





Comment 54
Safety Hazard

The light beam sensors for the safety auto reverse for the garage door technically should be located within 6 inches of the floor for a child and small pet safety. The sensors are installed and are functional they are just not located within 6 inches of the floor.

Recommend correcting for safety.

Comment 55
Information

Recommend installing drywall with mudded joints to ensure a complete firewall is present in the garage.

Comment 56
Information

Due to personal items being stored in the garage a full assessment of the walls, floors and receptacles was unattainable.

Recommend evaluating the condition of these areas on the final walk-through

Comment 57
Information

GFCI receptacle protection is NOT required but recommended for garage receptacles not including dedicated equipment.

Exterior

Exterior Covering

Brick, Concrete block

Condition: Satisfactory

Exterior Trim Material

Not Present

Structure

Wall Structure

Masonry

Condition: Satisfactory

Roof Structure

Wood Framed

Condition: Satisfactory

Roof Sheathing

Not Present

Roofing

Comment 58
Information

It's a tuck under garage, no roof present

Wisconsin statute SPS 131.33 Contents of a home inspection report. (1) After completing a home inspection, a home inspector shall submit a written report to a client that does all of the following:(a) Lists the items described in Wisconsin statutes SPS 131.32 that a home inspector is required to inspect.(b) Identity the items described in Wisconsin statutes SPS 131.32 that a home inspector has inspected.(c) Describes the condition of any item identified per Wisconsin statute s. SPS 131.32.(d) Describes the condition of any item identified per Wisconsin statute s. SPS 131.32 that, if not repaired, will have significant adverse effect on the life expectancy of the identified item.(e) Lists any material adverse facts that a home inspector has knowledge of or has observed.

(2) A home inspector is NOT required to report on any of the following aspects of items identified in Wisconsin statute SPS 131.32:(a) Their life expectancy.(b) The reason for the necessity of a major repair.(c) The method of making any repair or correction,

the materials needed for any repair or correction, or the cost of any repair or correction.(d) The suitability for any specialized use of an improvement to residential real property.(e) Whether they comply with applicable regulatory requirements.(3) A home inspector may not report in writing or verbally on any of the following:(a) The market value or marketability of a property.(b) Whether a property should be purchased.(4) A home inspector is not required to retain inspectors orinvestigators to perform follow−up inspections or investigations of any material adverse facts that a home inspector has knowledge of or has observed.