Wisconsin Property Inspections
The Best Inspection Experience
Wauwatosa, WI
262-818-1410

Property Inspection Report



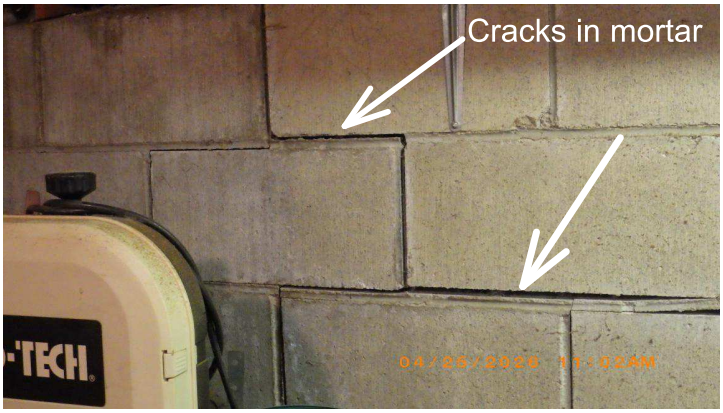
2815 S 99th St
West Allis, WI 53227

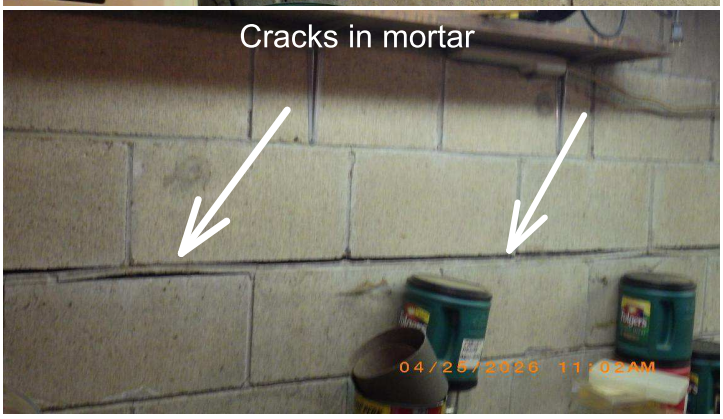
Defect Summary

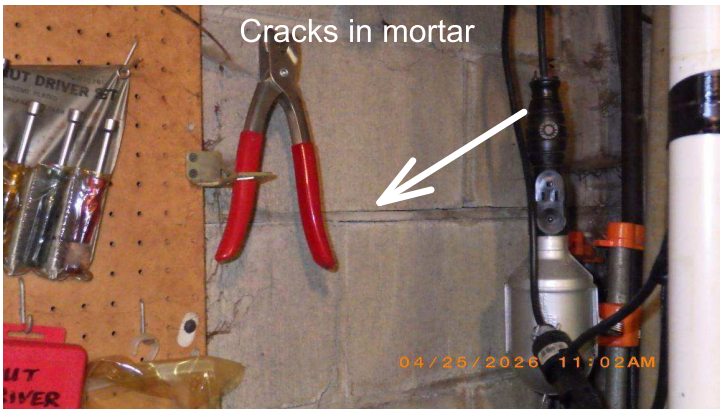
This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.
For the purposes of the report, Defect, as defined in section 440.97 (2m), Wis. Stats., means: A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. The contract of sale may define Defect to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.
A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Structure

1. Foundation*: Block foundation - Basement walls are cracked with displacement





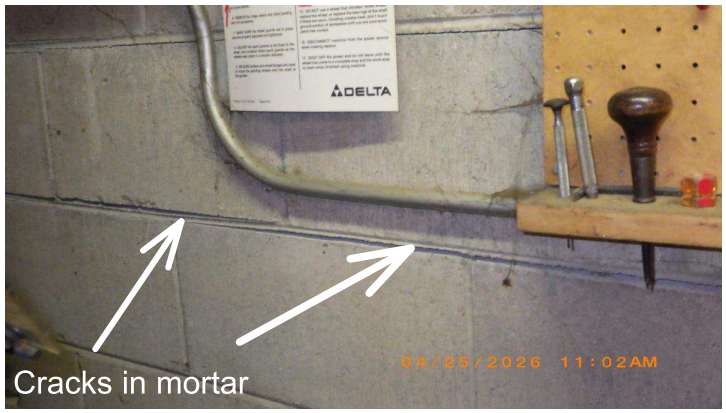


Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

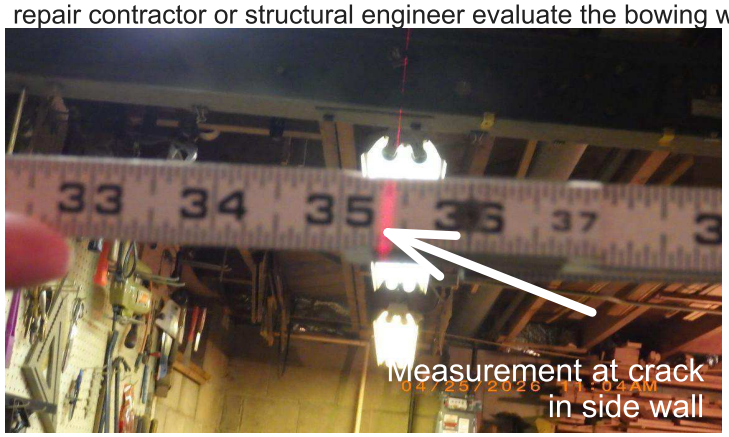
Structure (Continued)

Foundation*: (continued)





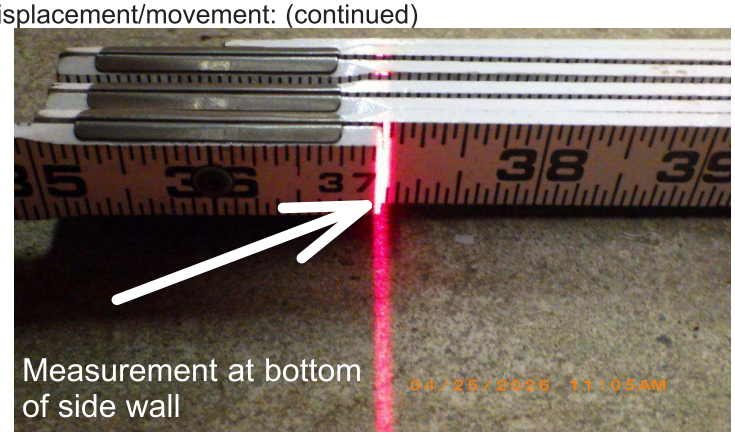
2. Displacement/movement: Three walls have evidence of movement and displacement - I recommend a qualified foundation repair contractor or structural engineer evaluate the bowing walls and recommended repairs be completed.



Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Structure (Continued)

Displacement/movement: (continued)

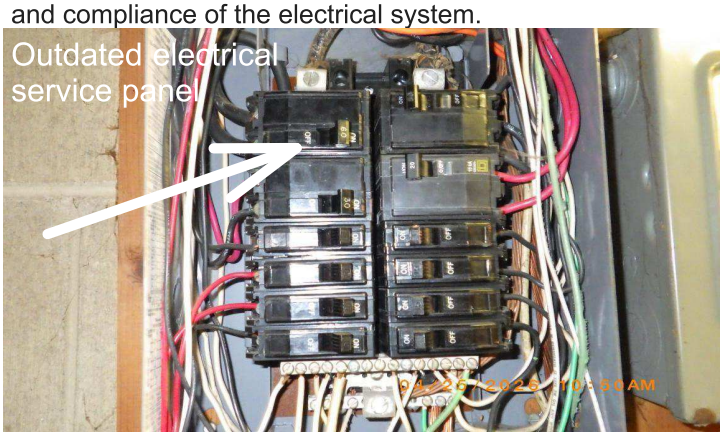


Electrical

3. Service entrance conductors*: Copper - The round meter socket may be improper for the 100amp service in the home. Evaluation by a licensed electrician is recommended.



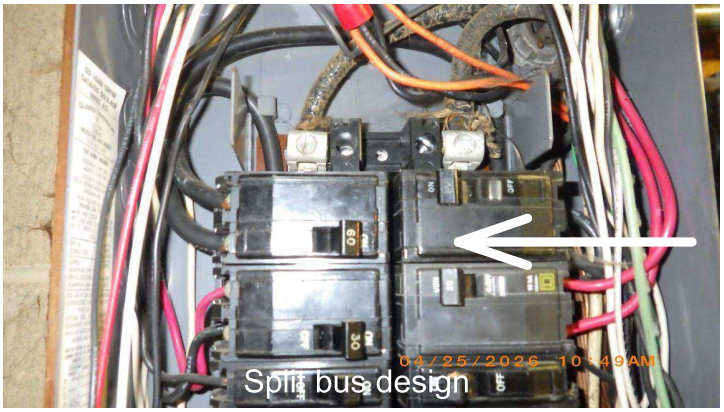
4. Basement Electric Panel Manufacturer: Square D - Inspecting an electrical panel over 40 years old raises significant safety concerns for several reasons. Firstly, these panels often utilize outdated technology and materials, failing to meet current safety standards. The difficulty in finding replacement parts due to obsolescence poses a risk of makeshift repairs that compromise overall safety. Corrosion and wear over time further compromise the integrity of the panel, potentially resulting in short circuits or electrical fires. The lack of compliance with current electrical codes, overcrowded panels, and potential insurance implications make upgrading to a newer, safer panel imperative. I recommend upgrading to ensure the safety and compliance of the electrical system.



Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Defect Summary (Continued)

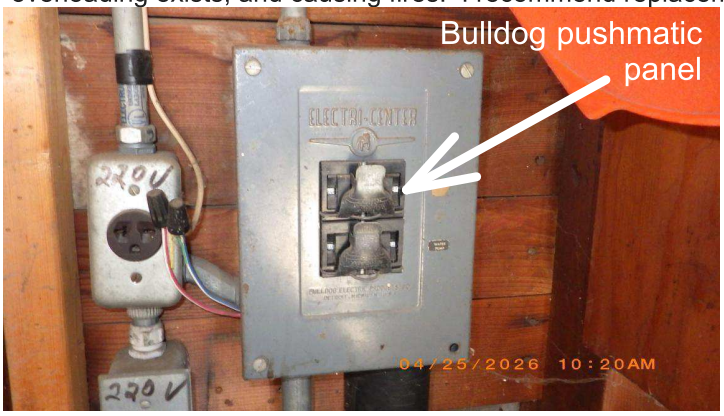
5. Basement Electric Panel Location of main disconnect*: No single main breaker exists, Split bus design - Split bus designs are obsolete.



6. Basement - right of main service panel Electric Panel Manufacturer: Square D - This is a subpanel, therefore the neutral conductors (white wire) and ground wires (bare copper) cannot be connected to the same bus bar. I recommend a licensed electrician repair or if the main panel is replaced, this subpanel may not be necessary any more.



7. Garage Electric Panel Manufacturer: Bulldog - Bulldog Pushmatic panel breakers have a history of not tripping when circuit overloading exists, and causing fires. I recommend replacement by licensed electrician. This is a safety concern.

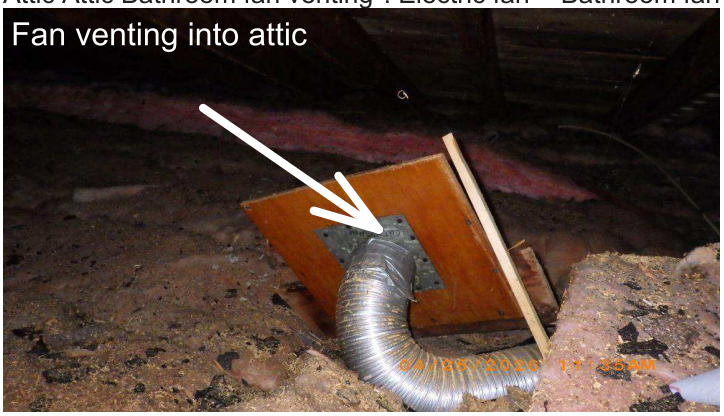


Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Defect Summary (Continued)

Attic

8. Attic Attic Bathroom fan venting*: Electric fan - Bathroom fan improperly vents into attic and should vent outside.



Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Needs repair/maintenance Summary

These items may need repair in the near future.

Roof

1. Middle of house Chimney Chimney*: Brick chimney - The chimney requires tuckpointing of the deteriorated mortar joints.



2. Middle of house Chimney Flue,crown/flue cap*: Mortar crown with tile flue and metal cap - Seal the crack in the chimney crown to minimize deterioration.



Exterior

3. Type of cladding/siding*: Brick masonry, Vinyl siding - Tuck point cracks in mortar between the bricks around the back corner, beneath the back window and near the front window on the driveway side of the house.



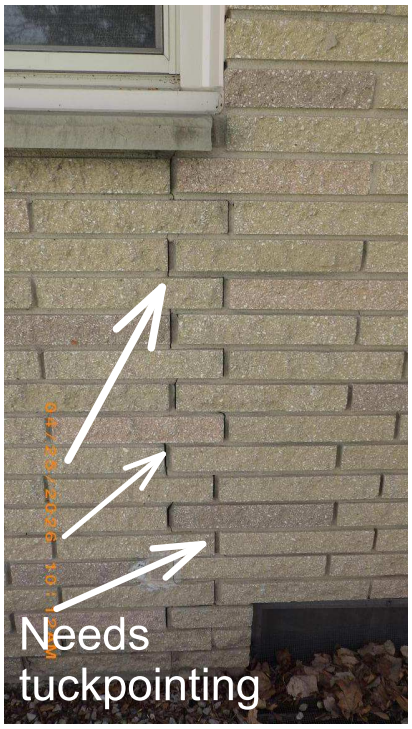
Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Exterior (Continued)

Type of cladding/siding*: (continued)





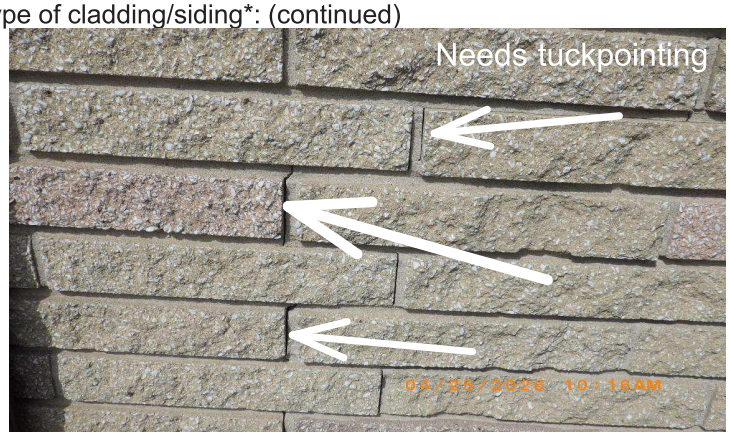




Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Exterior (Continued)

Type of cladding/siding*: (continued)



Lots and grounds

4. Walkways*: Concrete walkway(s) - The walkway slab in front of the front porch has settled making a taller than normal step.



5. Retaining walls that abut unit*: Landscape timber wall - The garden retaining wall at the back of the house is failing with rotted timbers.

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Lots and grounds (Continued)

Retaining walls that abut unit*: (continued)





Heating system

6. Basement Heating System Blower fan/filter: Direct drive with disposable filter - The furnace filter needs replacement.

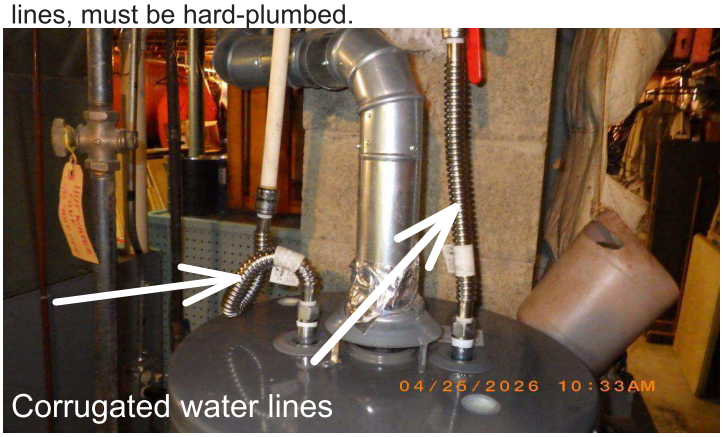


Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Needs repair/maintenance Summary (Continued)

Plumbing

7. Basement Water Heater Water heater operation*: Functional - Water heater cannot use corrugated water lines for supply lines, must be hard-plumbed.



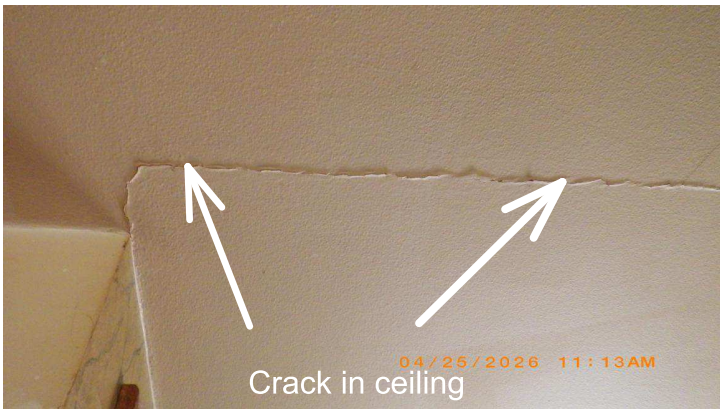
General interior information

8. All living spaces Living Space Ceilings*: Drywall - The kitchen ceiling is damaged from a past leak. No current moisture was noted.

There are cracks in the hallway ceiling.

The bathroom ceiling has water staining.

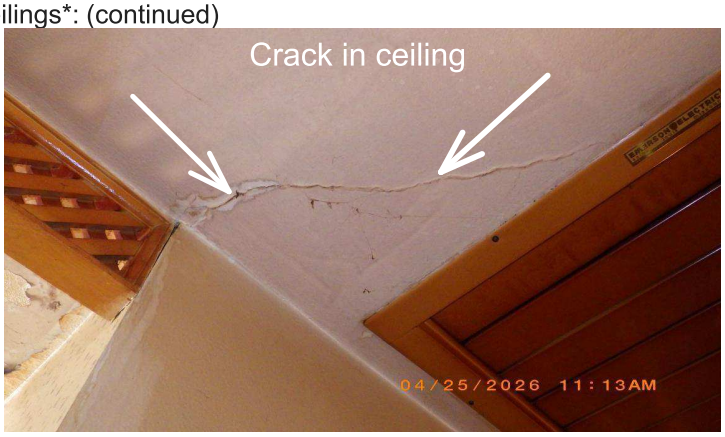


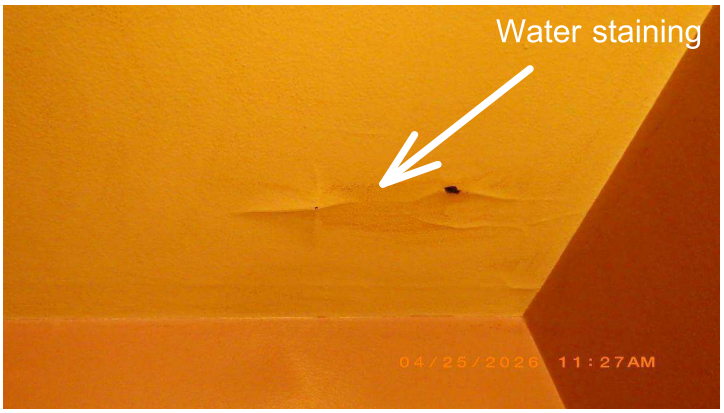


Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

General interior information (Continued)

Ceilings*: (continued)





9. All living spaces Living Space Doors: Wood door(s), Sliding door(s) - The front corner bedroom is missing the door knob.



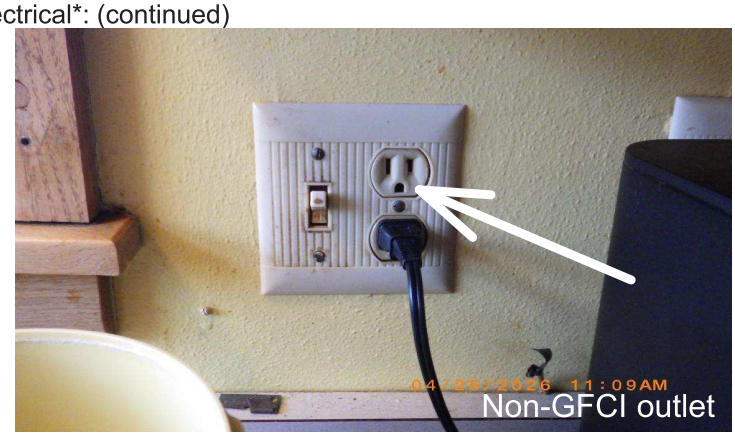
Kitchen

10. Kitchen Kitchen Electrical*: 110v outlets and lighting circuits - Non-GFCI outlets should be changed to GFCI outlets.

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Kitchen (Continued)

Electrical*: (continued)





11. Kitchen Kitchen Kitchen ventilation*: Wall mounted fan

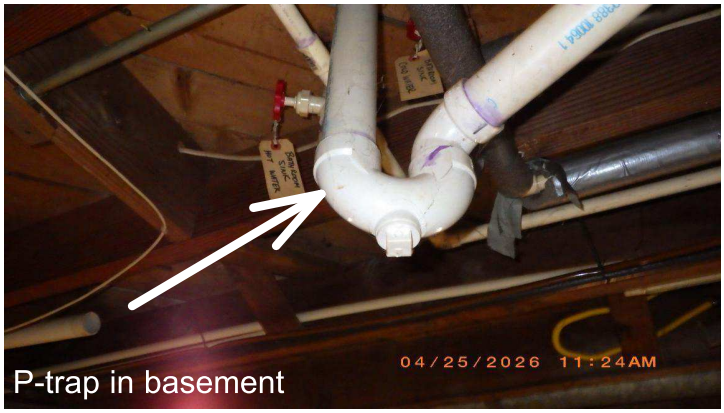


Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Needs repair/maintenance Summary (Continued)

Bathrooms

12. Main, off hallway Bathroom Faucet/trap*: Brushed steel finish and PVC trap - The sink "P"-trap should not be run through the floor into the attic.



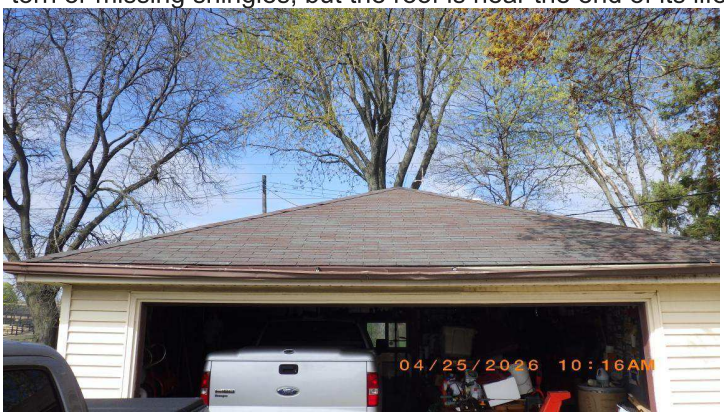
P-trap in basement

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Monitor Summary

Garage

1. Detached Garage Roof: Composite shingle - The roof on the garage is much older than the roof on the house. There are no torn or missing shingles, but the roof is near the end of its life.





General interior information

2. All living spaces Living Space Smoke and CO detectors*: Battery operated - Ensure smoke/CO detectors are installed on each level of the home and recommend changing all batteries in existing smoke alarm/CO detectors. Test detectors twice each year, and change batteries once each year.

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Table of Contents

Definitions	16
General information	16
Introduction	17
Roof	18
Exterior	21
Air conditioning	24
Lots and grounds	25
Garage	26
Basement	28
Structure	28
Heating system	31
Plumbing	32
Electrical	34
Laundry room/area	37
General interior information	37
Kitchen	40
Bathrooms	41
Attic	42

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

General information

Property Information

Property address: 2815 S 99th St
City: West Allis State: WI Zip: 53227

Client Information

Client: Jennifer Martin
Agent: No Referrer

Inspection Company

Inspector Name Mike Kristof
Company Name Wisconsin Property Inspections
Inspection company: Wisconsin Property Inspections llc
Office phone: 262-818-1410
Inspector email: MKristof@InspectWI.com
File name: Martin 2815 S 99th St West Allis
Amount received: $414.00
Method of payment Credit Card

Conditions

Inspection date: 04-25-26
Inspection start time: 10:00am Report completed: 4:45pm
Year built: 1957
Property occupied: Not occupied
Present at inspection: Client
Weather during inspection: Clear 45 degrees. Mostly sunny and cooler. High 55.
Electric On Yes
Gas/Oil On Yes
Water On Yes

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Introduction

As a Property Inspector, I am trained to identify problem areas in a property that are not concealed. I care about you and the significance of this large transaction you are undertaking and take my responsibility very seriously. I have made judgment calls based upon my knowledge, experience and training. Please read this report in its entirety and ask questions if anything is unclear.

I will identify and point out areas of concern and provide information about potential problems, property maintenance issues, and inform you when to call in an expert with specialized knowledge. Review the report for any information written in blue or red. These conditions may require special attention or additional evaluation. The decision to hire a specialist is worth careful consideration.

Scope of the Inspection-

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.
Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

If you feel that a defect, material adverse fact, or major issue was overlooked, please inform me as soon as possible, prior to making any changes or improvements. We will review and discuss the condition.

Thank you for choosing me as your inspector!

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Roof

The Wisconsin Standards of Practice for Home Inspectors requires that an inspector describe conditions that, if not repaired, will have significant adverse effect on the life expectancy of the roof and list any material adverse facts that a home inspector has knowledge of or has observed. A Wisconsin home inspector is not required to walk on the roof, observe attached accessories such as solar heating systems, antenna, lightning arrestor or internal gutter and downspout systems. Unless documented otherwise in this report, the roof covering is shedding water as intended by design at the time of the inspection.

The exact age of the roof cannot be known unless documentation was provided. The estimate of roof age is based on experience, training and present condition but cannot be assured.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Entire house Roof Surface

Functional/Acceptable — Roofing material*: Composite shingle - The roof is in good condition overall with no damage or missing shingles, and is shedding water as designed.





Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Roof (Continued)

Roofing material*: (continued)









Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Roof (Continued)

Type of roof*: Hip
Approx age: Second third of expected roof life (8-16 years of 24 years of expected life)
Method of inspection*: Walked roof
Unable to inspect: 0% - Walked roof

Functional/Acceptable	Exterior electrical service: Electric service mast (Overhead service)
Functional/Acceptable	Plumbing vents: Cast Iron plumbing vent(s)
Functional/Acceptable	Roof flashings*: Aluminum
Functional/Acceptable	Roof penetrations*: Electric service mast
Not present	Skylights*:
Functional/Acceptable	Roof drainage systems*: Aluminum gutters
Functional/Acceptable	Downspouts and extensions: Aluminum, Corrugated plastic

Middle of house Chimney

Needs repair/maintenance — Chimney*: Brick chimney - The chimney requires tuckpointing of the deteriorated mortar joints.



Needs repair/maintenance — Flue,crown/flue cap*: Mortar crown with tile flue and metal cap - Seal the crack in the chimney crown to minimize deterioration.



Functional/Acceptable — Chimney flashing*: Aluminum flashing

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Exterior

The inspection of the exterior is limited to readily accessible and observable conditions. Paint and stain will limit the evaluation of component composition & condition. Descriptions are based on observable appearance rather than substrate analysis.

Use balconies, porches or deck structures with caution. Weight capacity or speculation on the number of people that could safely use a balcony, porch or deck is not part of this inspection. A structural engineer may be consulted to advise on the strength of the structure if there are questions about the stability and function.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Needs repair/maintenance Type of cladding/siding*: Brick masonry, Vinyl siding - Tuck point cracks in mortar between the bricks around the back corner, beneath the back window and near the front window on the driveway side of the house.



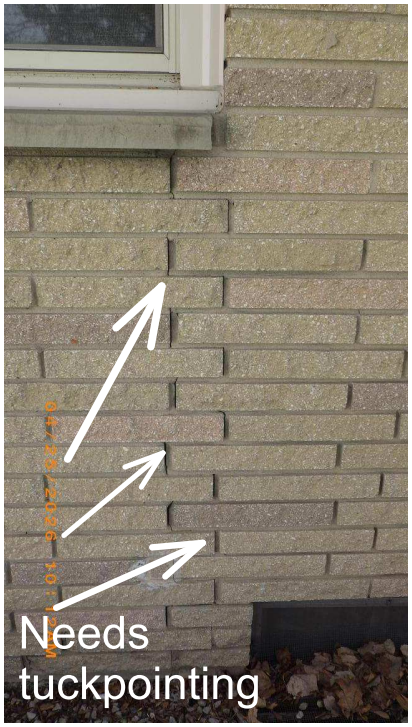


Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Exterior (Continued)

Type of cladding/siding*: (continued)





Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Exterior (Continued)

Type of cladding/siding*: (continued)





Functional/Acceptable	Flashings and trim*: Aluminum
Functional/Acceptable	Eaves, soffits and fascias*: Aluminum
Functional/Acceptable	Entryway door(s)*: Metal door(s)
Not inspected	Hose bibs/faucets*: Rotary hose bib(s) - Hose bibs were winterized, and are not operable

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Air conditioning

It is important to keep the area around the outside condensing unit clear of shrubs and debris to allow maximum air flow. The condensing unit should be level to allow the oil in the unit to flow properly. Air conditioning units should not be tested if the outside temperature is not at least 64 F for 48 hours prior. Please consider a HVAC service call to assess the system if untested due to outside temperature restrictions. (Only in winter months)

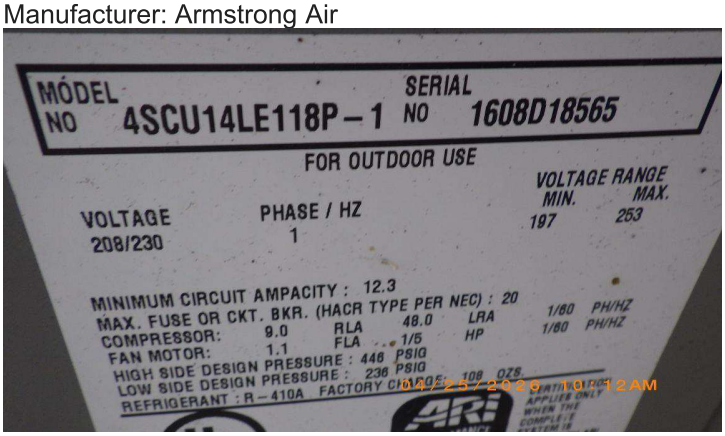
NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Main AC System

Functional/Acceptable — A/C System operation*: To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested.

Manufacturer: Armstrong Air



Approx age: 18 years

Functional/Acceptable — Type of cooling system*: Central air conditioning system

Functional/Acceptable — Energy source*: 220v

Functional/Acceptable — Electrical disconnect: Pullout switch with GFCI combined

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Lots and grounds

All surfaces adjacent to the house should be pitched away from the house for drainage away from the foundation. Neglect of proper grading and drainage can contribute to water infiltration, foundation movement and other structural problems.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Functional/Acceptable Driveways*: Concrete driveway

Needs repair/maintenance Walkways*: Concrete walkway(s) - The walkway slab in front of the front porch has settled making a taller than normal step.



Settled concrete slab

Functional/Acceptable Porch*: Concrete porch

Functional/Acceptable Steps/stoops*: Concrete steps

Functional/Acceptable Grading*: Minor slope

Functional/Acceptable Drainage*: Acceptable drainage

Functional/Acceptable Vegetation: Bushes, Shrubs, Trees

Functional/Acceptable Window wells: Metal grate covers

Needs repair/maintenance Retaining walls that abut unit*: Landscape timber wall - The garden retaining wall at the back of the house is failing with rotted timbers.

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Lots and grounds (Continued)

Retaining walls that abut unit*: (continued)





Garage

Garage fire separation wall- A fire-resistant wall between an attached garage and the main living area of the house is required and usually constructed of concrete or drywall. There should be no breaks or openings. Doors or windows in the fire-resistant wall should also be fire-resistant or fire rated.

It is recommended that electrical outlets in the garage provide GFCI protection.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

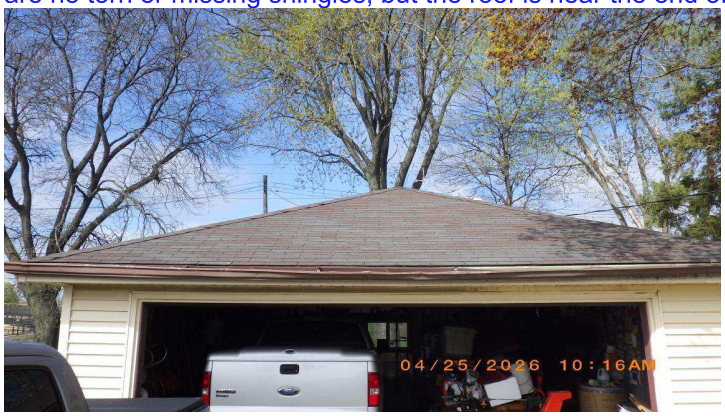
Detached Garage

Garage size 2 car

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Garage (Continued)

Monitor	Roof: Composite shingle - The roof on the garage is much older than the roof on the house. There are no torn or missing shingles, but the roof is near the end of its life.





Functional/Acceptable	Gutters/downspouts/extensions: Aluminum gutters
Functional/Acceptable	Exterior cladding/siding*: Vinyl siding
Functional/Acceptable	Roof structure: Insulation covered
Functional/Acceptable	Garage doors: Metal garage door
Functional/Acceptable	Garage door opener: Liftmaster
Functional/Acceptable	Auto reverse or stop on contact*: Auto reverses upon contact
Functional/Acceptable	Light/safety beam*: Door reverses when beam is crossed
Functional/Acceptable	Electrical*: 110v outlets and lighting circuits, 110v GFCI
Functional/Acceptable	Polarity and grounding of receptacles in garage* Checked
Functional/Acceptable	Windows*: Vinyl slider
Functional/Acceptable	Service door*: Metal door
Functional/Acceptable	Floor/foundation: Poured concrete

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Basement

Basement areas used as living space- An important consideration for below grade living spaces is a secondary escape route. In sleeping rooms, the window should be at least 20 inches by 24 inches and less than 46" from the floor.

Having clean gutters, proper extension of downspouts and proper grading around the home will reduce the likelihood of water entering the basement.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Basement Basement

Functional/Acceptable	Basement windows*: Wood framed
Functional/Acceptable	Basement stairs/railings*: Wood stairs with wood handrails
Functional/Acceptable	Electrical*: 110v outlets and lighting circuits, 220v power
Functional/Acceptable	Insulation in unfinished spaces*: Fiberglass insulation
Functional/Acceptable	Sump pump*: Submersible sump pump
Functional/Acceptable	Signs of water penetration*: No evidence of moisture intrusion
Functional/Acceptable	Ventilation of basement*: Acceptable ventilation
Functional/Acceptable	Floor drain*: Surface/floor drain

Structure

Foundation: Many foundations have settlement cracks that pose no danger to the integrity of the structure. Determination of the condition of walls behind paneling or other obstructions is not conclusive, as they cannot be seen to be inspected.

The Wisconsin Association of Foundation Repair Specialists recommends that any foundation walls displaced or tipped more than one inch out of plumb should be further evaluated by a qualified specialist. A foundation repair specialist or a structural engineer should be consulted for all foundation issues in this building- These systems support the entire structure and are critical for a safe and stable house.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

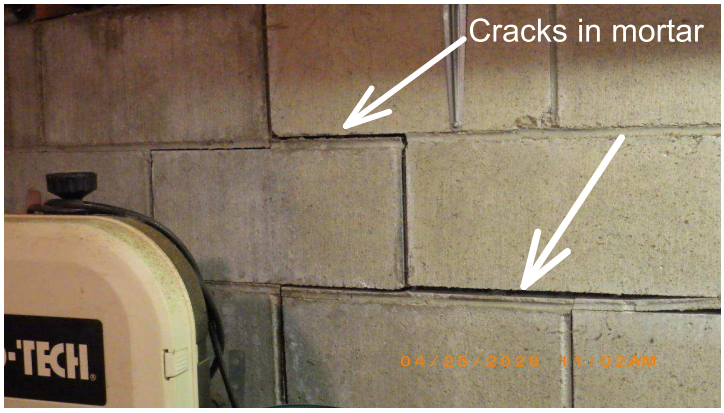
Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
Defect	A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly 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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

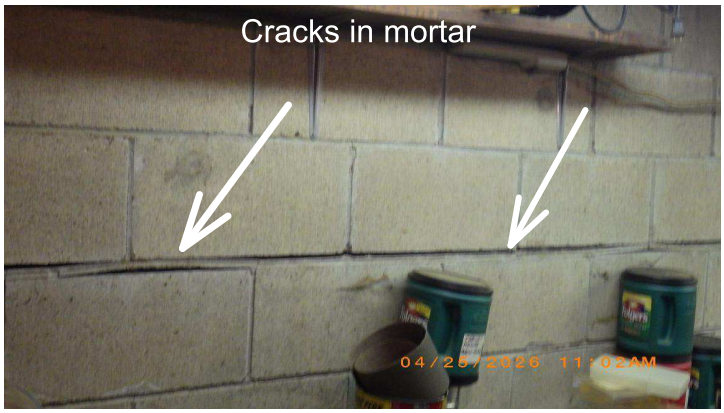
Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

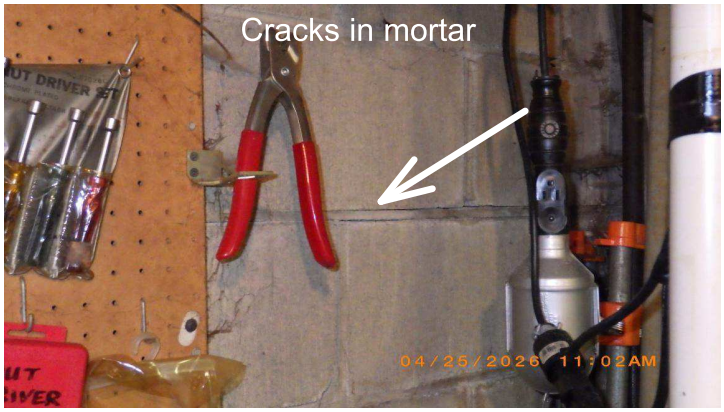
Structure (Continued)

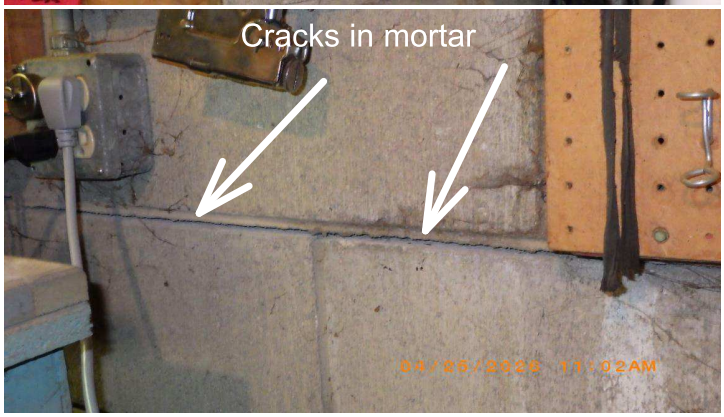
Defect

Foundation*: Block foundation - Basement walls are cracked with displacement





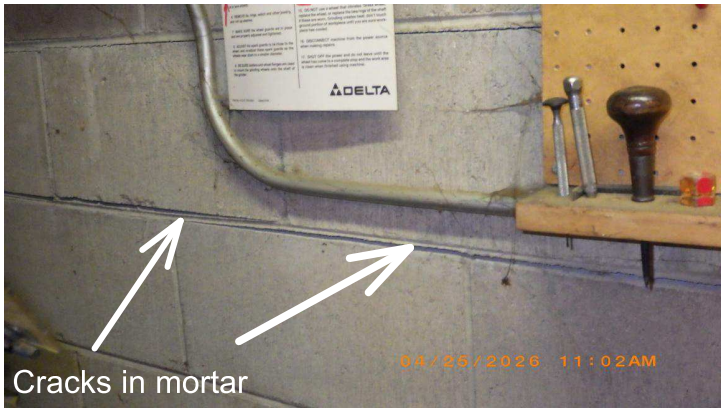




Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

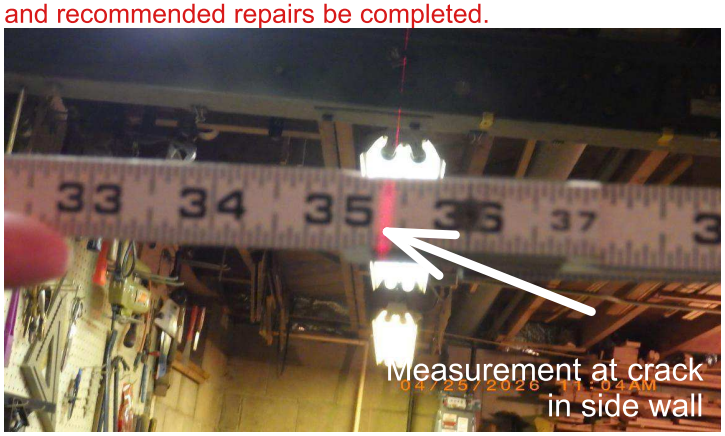
Structure (Continued)

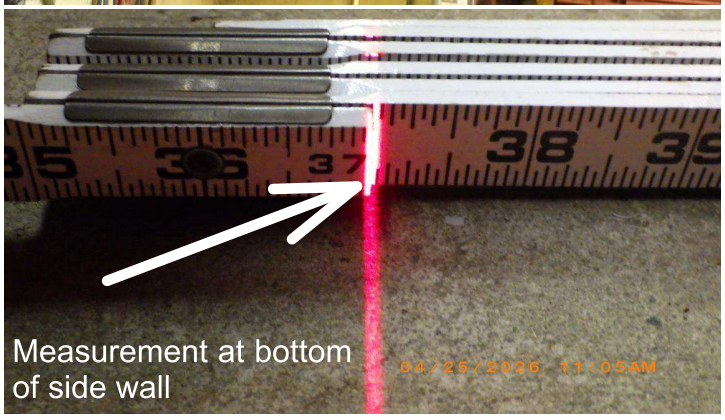
Foundation*: (continued)



Functional/Acceptable
Defect

Unable to inspect (foundation): 20% - Personal belongings limited inspection of the foundation walls
Displacement/movement: Three walls have evidence of movement and displacement - I recommend a qualified foundation repair contractor or structural engineer evaluate the bowing walls and recommended repairs be completed.





Functional/Acceptable Beams: Steel beam(s)
Functional/Acceptable Columns*: Steel posts
Functional/Acceptable Joists/trusses*: 2x8
Functional/Acceptable Subfloor*: Dimensional wood
Functional/Acceptable Basement floor/slab*: Poured concrete
Functional/Acceptable Ventilation of foundation area*: Acceptable ventilation

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Heating system

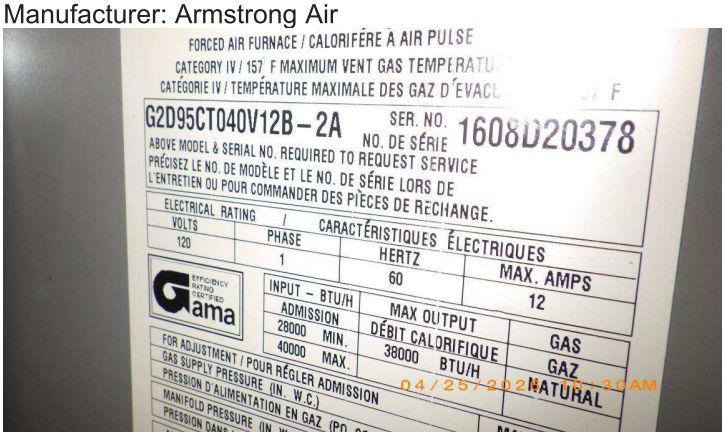
A heating system can be difficult to completely inspect due to lack of accessibility to the internal parts or the heat exchanger. If questionable conditions have been noted on the report, we advise further review of the heating system by a qualified specialist who may find other concerns beyond the scope of this inspection.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Basement Heating System

Functional/Acceptable Heating system operation*: Functional
Manufacturer: Armstrong Air



Type: Forced air Capacity: 40,000 Btu/Hr
Approx age: 18 years
Energy source*: Natural gas
Needs repair/maintenance Blower fan/filter: Direct drive with disposable filter - The furnace filter needs replacement.



Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Heating system (Continued)

Functional/Acceptable	Distribution system*: Metal duct
Functional/Acceptable	Suspected asbestos materials: No suspected asbestos observed
Not present	Humidifier:
Functional/Acceptable	Flue for heating device*: PVC exhaust duct
Functional/Acceptable	Thermostats/operating controls*: Programmable thermostat
Functional/Acceptable	Exterior of chimneys, flues and vents*: Exterior of chimneys, flues and vents checked
Functional/Acceptable	Heat or cooling source in each room* Heat or cooling source in each room checked
Functional/Acceptable	Solid fuel heating devices* None
Functional/Acceptable	Opened readily accessible panels on unit(s)* Readily accessible panels opened
Functional/Acceptable	Inspected automatic safety controls* Controls inspected,thermostat(s) described above.

Plumbing

Plumbing- Confirmation of compliance with the plumbing code is not within the scope of this inspection. I do not represent myself as more knowledgeable than a licensed plumber. A plumber may find other concerns not observed or not within the scope of this inspection. Most buildings have technical code violations which are often legal, but non-conforming. The condition, material, or device may have been approved at one time, but codes may have changed.

I will note conditions that pose a hazard or need repair. If there are questionable conditions noted on the report, there is a possibility that work was done without the benefit of a regulatory permit by someone unqualified and/or there may be a risk to the health of the occupants. If questionable workmanship or conditions are noted in the report, we advise further evaluation and corrective action by a plumber

Wells and Septic Systems: Examination of private or community wells, septic and sewer systems is not included in this visual inspection it is recommended that you have qualified specialists assess the condition of the well or septic system if desired.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Functional/Acceptable	Main water service line*: Copper pipe
Functional/Acceptable	Main water shutoff: Main water shutoff is located at the water meter
Functional/Acceptable	Piping materials*: CPVC pipes
Functional/Acceptable	Leaks in water system*: No leaks in system
Functional/Acceptable	Pipe supports*: Properly supported
Functional/Acceptable	Functional flow and drainage*: Sufficient flow and drainage
Functional/Acceptable	Drain, waste and vent pipes*: Cast iron, PVC, Galvanized
Functional/Acceptable	Gas service lines*: Black Pipe
Not present	Corrugated Stainless Steel Tubing*:
Functional/Acceptable	Leaks in fuel system* No leaks in fuel system
Functional/Acceptable	Operated all fixtures* Operated all fixtures
Not present	Septic system cover(s)

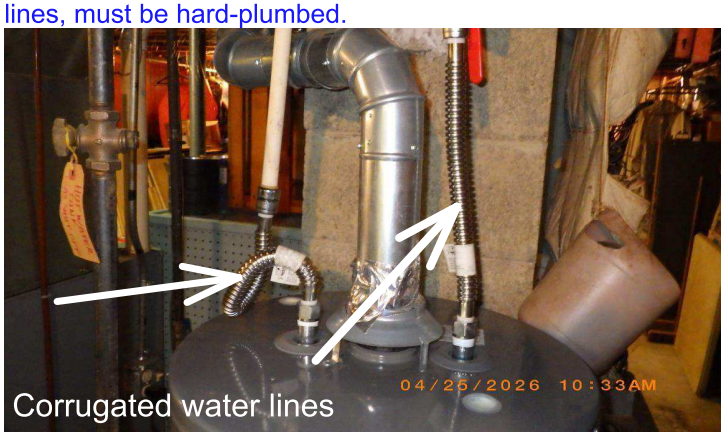
Cross connections*: No No cross connections

Basement Water Heater

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

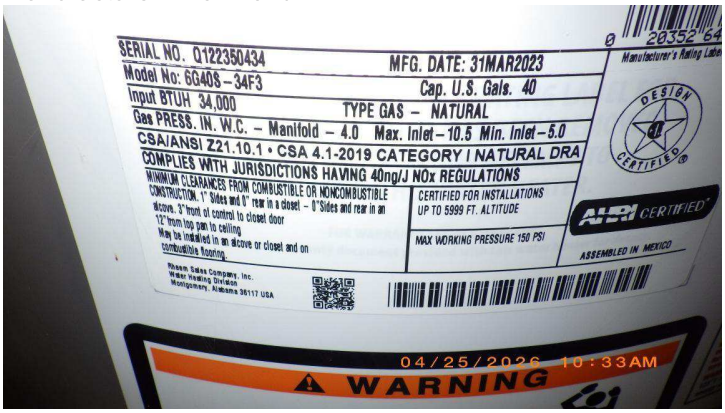
Plumbing (Continued)

Needs repair/maintenance Water heater operation*: Functional - Water heater cannot use corrugated water lines for supply lines, must be hard-plumbed.



Corrugated water lines

Manufacturer: Richmond



Type: Natural gas water heater Capacity: 40 gallons
Approx age: 3 years
Functional/Acceptable Flue pipe*: Metal exhaust duct
Functional/Acceptable TPRV and drain tube*: Copper
Functional/Acceptable Automatic safety controls* TPR valve
Normal operating controls*: Yes Normal controls
Exterior surface of chimneys, flues and vents*: Yes Visible exteriors of flues/vents/chimney checked.

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Electrical

Electrical- Confirmation of compliance with the electrical code is not within the scope of this inspection. I do not represent myself as more knowledgeable than a licensed electrician. An electrician may find other concerns not observed or not within the scope of this inspection. Most buildings have technical code violations which are often legal, but non-conforming. The condition, material, or device may have been approved at one time, but codes may have changed.

I will note conditions that pose a hazard or need repair. If there are questionable conditions noted on the report, there is a possibility that work was done without the benefit of a regulatory permit by someone unqualified and/or there may be a risk to the health of the occupants. If questionable workmanship or conditions are noted in the report, we advise further evaluation and corrective action by an Electrician.

GFCIs are designed to protect against electrical shock of a person, while AFCIs are primarily designed to protect against electrical fires caused by arcing. It is recommended that GFCI outlets or circuits be installed in outlets within 6 feet of water- Kitchen, basements, bathrooms, garages and exterior outlets.

Any electrical recommendations should be considered higher priority items, electrical issues are safety concerns.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Amperage rating*: 100 amps Voltage rating*: 110-220 VAC

Defect — Service entrance conductors*: Copper - The round meter socket may be improper for the 100amp service in the home. Evaluation by a licensed electrician is recommended.



Round meter socket

Functional/Acceptable — Aluminum branch circuit wiring*: Not present

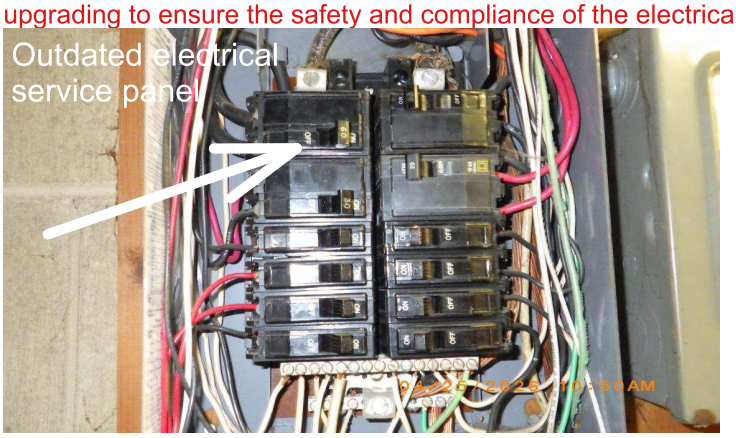
Functional/Acceptable — Grounding equipment*: Plumbing ground

Basement Electric Panel

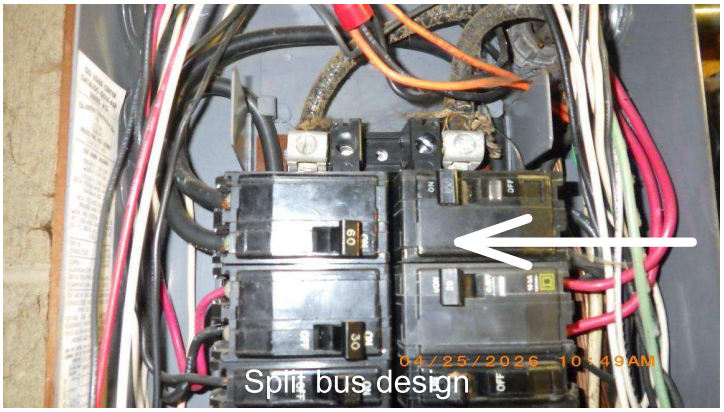
Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Electrical (Continued)

Defect — Manufacturer: Square D - Inspecting an electrical panel over 40 years old raises significant safety concerns for several reasons. Firstly, these panels often utilize outdated technology and materials, failing to meet current safety standards. The difficulty in finding replacement parts due to obsolescence poses a risk of makeshift repairs that compromise overall safety. Corrosion and wear over time further compromise the integrity of the panel, potentially resulting in short circuits or electrical fires. The lack of compliance with current electrical codes, overcrowded panels, and potential insurance implications make upgrading to a newer, safer panel imperative. I recommend upgrading to ensure the safety and compliance of the electrical system.



Defect — Location of main disconnect*: No single main breaker exists, Split bus design - Split bus designs are obsolete.



Functional/Acceptable — Main overcurrent device*: No single main breaker exists, Split bus design
Functional/Acceptable — Branch circuit conductors*: Romex, BX, wire in conduit
Functional/Acceptable — Overcurrent devices*: Breakers
Functional/Acceptable — Are circuit interrupters compatible with amperage and voltages* Compatibility checked
Functional/Acceptable — Polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures* Polarity and grounding checked
Functional/Acceptable — Checked operation of ground fault circuit interrupters* Operation checked
Functional/Acceptable — Functionality of power sources for smoke detectors* Checked functionality
Functional/Acceptable — Bonding of main service panel* Panel is bonded
Functional/Acceptable — Removed cover of main or aux. panels* Cover(s) were removed

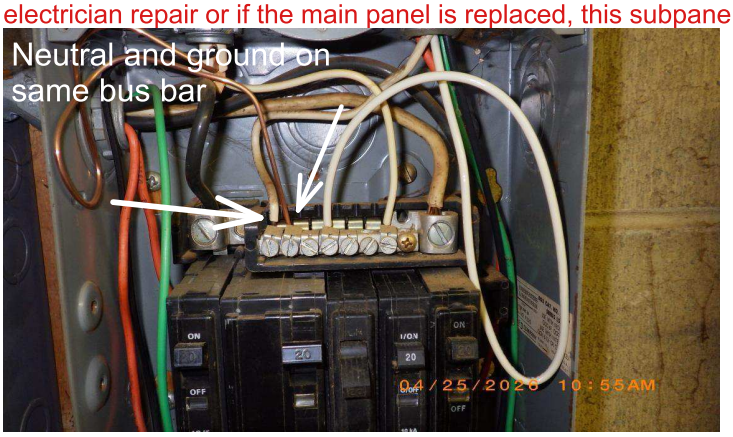
Operated representative number of fixtures, switches and receptacles*: Yes Operated a representative number of lights, switches and receptacles.

Basement - right of main service panel Electric Panel

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Electrical (Continued)

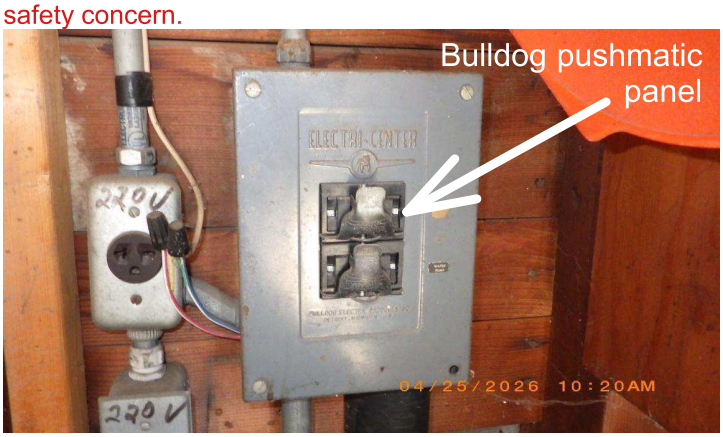
Defect — Manufacturer: Square D - This is a subpanel, therefore the neutral conductors (white wire) and ground wires (bare copper) cannot be connected to the same bus bar. I recommend a licensed electrician repair or if the main panel is replaced, this subpanel may not be necessary any more.



Functional/Acceptable — Location of main disconnect*: Main disconnect is located in main service panel
Functional/Acceptable — Main overcurrent device*: Main disconnect is located in main service panel
Functional/Acceptable — Branch circuit conductors*: Wire in conduit, Romex
Functional/Acceptable — Overcurrent devices*: Breakers
Functional/Acceptable — Are circuit interrupters compatible with amperage and voltages* Compatibility checked
Functional/Acceptable — Polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures* Polarity and grounding checked
Functional/Acceptable — Checked operation of ground fault circuit interrupters* Operation checked
Functional/Acceptable — Functionality of power sources for smoke detectors* Checked functionality
Functional/Acceptable — Bonding of main service panel* Panel is not bonded - The main disconnect is in the main service panel so this panel is not bonded.
Functional/Acceptable — Removed cover of main or aux. panels* Cover(s) were removed
Operated representative number of fixtures, switches and receptacles*: Yes Operated a representative number of lights, switches and receptacles.

Garage Electric Panel

Defect — Manufacturer: Bulldog - Bulldog Pushmatic panel breakers have a history of not tripping when circuit overloading exists, and causing fires. I recommend replacement by licensed electrician. This is a safety concern.



Functional/Acceptable — Location of main disconnect*: Main disconnect is located in service panel
Functional/Acceptable — Main overcurrent device*: Main disconnect is located in main service panel
Functional/Acceptable — Branch circuit conductors*: Wire in conduit
Functional/Acceptable — Overcurrent devices*: Breakers
Functional/Acceptable — Are circuit interrupters compatible with amperage and voltages* Compatibility checked
Functional/Acceptable — Polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures* Polarity and grounding checked
Functional/Acceptable — Checked operation of ground fault circuit interrupters* Operation checked

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Electrical (Continued)

Functional/Acceptable	Functionality of power sources for smoke detectors* Checked functionality
Functional/Acceptable	Bonding of main service panel* Panel is not bonded - The main disconnect is in the main service panel so this panel is not bonded.
Functional/Acceptable	Removed cover of main or aux. panels* Cover(s) were removed

Operated representative number of fixtures, switches and receptacles*: Yes Operated a representative number of lights, switches and receptacles.

Laundry room/area

Use rigid dryer venting for dryer wherever possible. Plastic, vinyl and metal foil ducts are prone to lint buildup and are unsafe and should be replaced with rigid or semi-rigid metal ducts.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Basement Laundry Room/Area

Functional/Acceptable	Laundry sink*: PVC utility sink
Functional/Acceptable	Washing machine: Amana
Functional/Acceptable	Clothes dryer: Whirlpool
Functional/Acceptable	Dryer vent*: Rigid metal duct
Functional/Acceptable	Ventilation of laundry area*: Acceptable ventilation

General interior information

One and two-family dwellings in Wisconsin require smoke alarms and carbon monoxide alarms in the basement and on each floor. Smoke detectors installed in the house should be checked routinely to ensure that they are properly functioning. Please consider having fire extinguishers in the house as an added safety measure.

The State standard of practice requires an inspection of a " a random sampling of doors and windows" and "the operation of a representative number of installed lighting fixtures, switches and receptacles" The windows in your home are inspected for function, Older homes may have older windows- original to the house, that will require more maintenance than modern windows.

Due to the risk of damaging personal property, a home inspector is not required to move personal items, furniture or equipment.

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

General interior information (Continued)

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

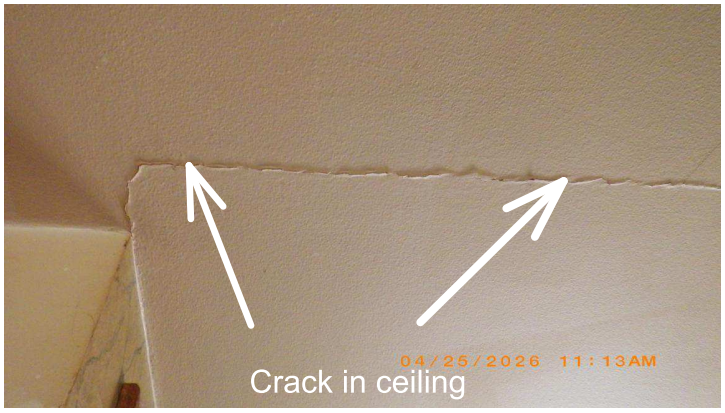
All living spaces Living Space

Needs repair/maintenance Ceilings*: Drywall - The kitchen ceiling is damaged from a past leak. No current moisture was noted.

There are cracks in the hallway ceiling.

The bathroom ceiling has water staining.

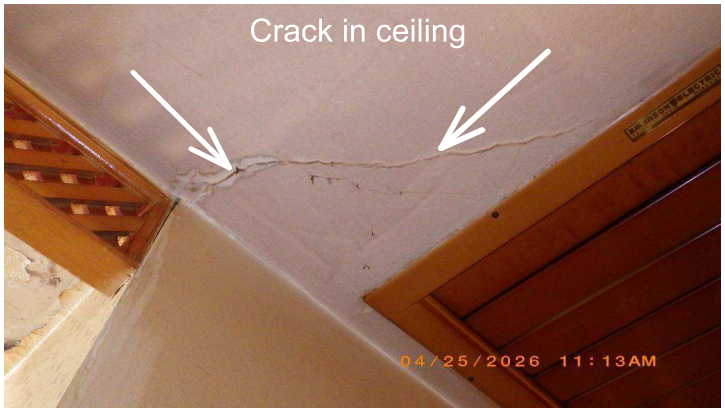


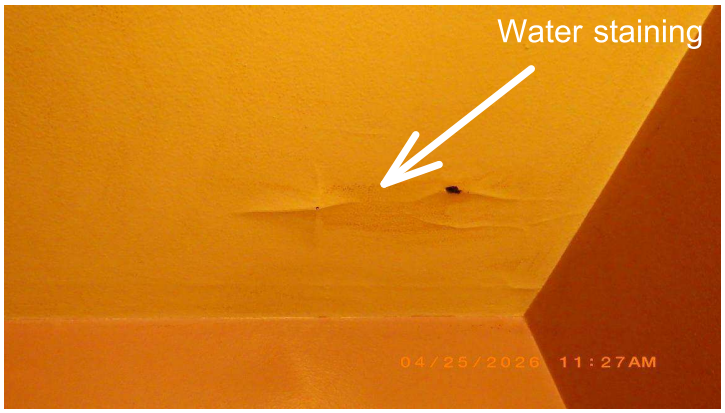


Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

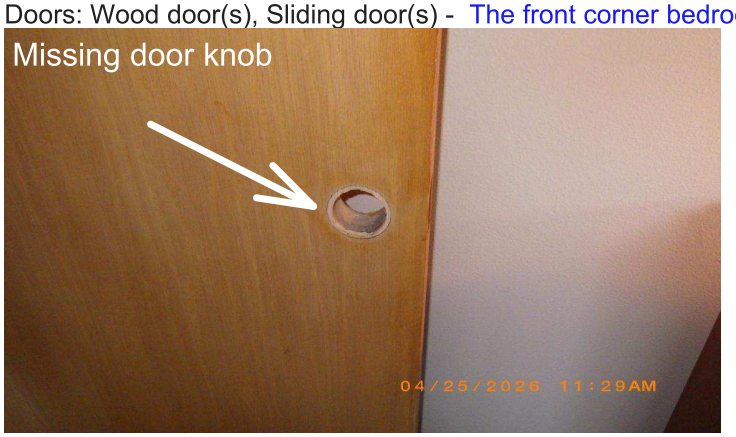
General interior information (Continued)

Ceilings*: (continued)





Functional/Acceptable	Walls*: Drywall
Functional/Acceptable	Electrical*: 110v outlets and lighting circuits
Functional/Acceptable	HVAC Source: Heating system register
Needs repair/maintenance	Doors: Wood door(s), Sliding door(s) - The front corner bedroom is missing the door knob.



Functional/Acceptable	Windows: Vinyl casement, Vinyl awning window, Vinyl framed, Vinyl double hung, Vinyl slider
Functional/Acceptable	Operated all entryway doors: Operated all entryway doors
Functional/Acceptable	Checked condition of at least one window per side* Checked condition of at least one window per side
Functional/Acceptable	Operated at least one window per side* Operated at least one window per side.
Functional/Acceptable	Stairways, steps and railings*: Wood stairs with wood handrails
Monitor	Smoke and CO detectors*: Battery operated - Ensure smoke/CO detectors are installed on each level of the home and recommend changing all batteries in existing smoke alarm/CO detectors. Test detectors twice each year, and change batteries once each year.
Functional/Acceptable	Floors*: Tile

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Kitchen

Kitchen inspections are limited to the readily accessible systems and components.

Homes occupied at the time of inspection often have personal items under the sink that may block visual assessment of supply and drain lines. Signs of leaking may not be readily noticeable during the inspection but may be obvious on move in day after all personal belongings have been removed.

Appliance evaluation is beyond the scope of a home inspection. If the appliances were checked, it was done only as a courtesy and only to check function. It was not done to determine adequacy or future life expectancy.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

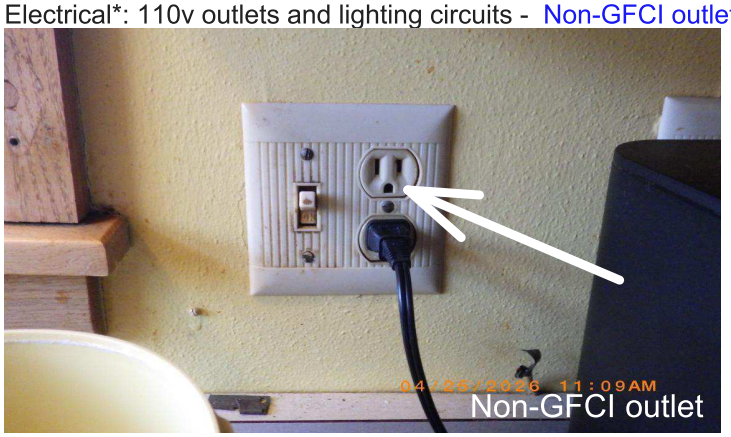
Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
Defect	A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly 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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

Kitchen Kitchen

Functional/Acceptable Cooking appliances: General Electric

Functional/Acceptable Refrigerator: Frigidaire

Needs repair/maintenance Electrical*: 110v outlets and lighting circuits - Non-GFCI outlets should be changed to GFCI outlets.





Functional/Acceptable Sink*: Porcelain

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Kitchen (Continued)

Functional/Acceptable	Plumbing/fixtures*: Chrome fixtures and PVC trap
Functional/Acceptable	Counter tops*: Laminate
Functional/Acceptable	Sink base/cabinets*: Wood
Needs repair/maintenance	Kitchen ventilation*: Wall mounted fan



Bathrooms

Ventilation of bathrooms is the most effective way to reduce humidity and decrease the possibility of mold or mildew in these areas.

Ventilation fans should be vented to the outside of the building, not into the attic or other parts of the home.

GFCI protected outlets should be installed within 6 feet of water supply/faucets/sinks.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

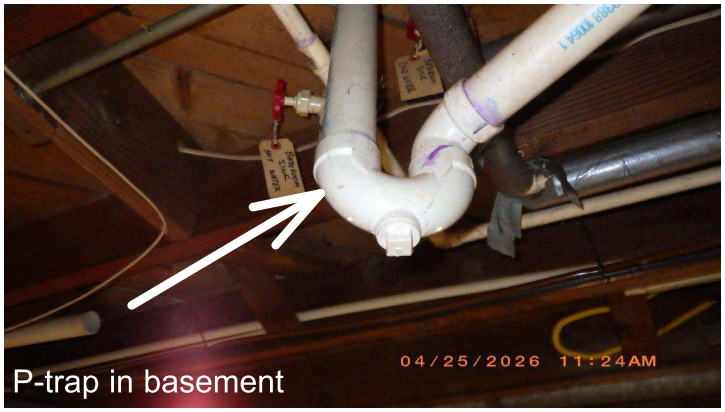
Main, off hallway Bathroom

Functional/Acceptable	Sink/basin*: Single bowl
Functional/Acceptable	Sink base/cabinet*: Wood

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Bathrooms (Continued)

Needs repair/maintenance Faucet/trap*: Brushed steel finish and PVC trap - The sink "P"-trap should not be run through the floor into the attic.



P-trap in basement

Functional/Acceptable Electrical*: 110v lighting circuit, 110v GFCI
Functional/Acceptable Tub/surround: Porcelain tub and tile surround
Functional/Acceptable Toilet: Kohler
Functional/Acceptable Bathroom ventilation*: Electric ventilation fan

Attic

Proper attic ventilation is critical to a home to prevent moisture damage, ice dams, and to increase the life of the roofing materials.

An insulation level of R-38 or more is recommended for horizontal surfaces in Wisconsin homes. This is approximately 12" of insulation. If insulation is added, prevent blocking the vents along the soffit areas to permit air flow/ventilation. Air sealing is also important to the energy efficiency of your home.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Functional/Acceptable	Performing its function and its condition is appropriate for its age and/or use. In acceptable condition.
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.
Safety concern	These are items/issues that could pose a threat of harm if not corrected. Electrical issues are often identified as safety issues.
Needs repair/maintenance	The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of defect.
Further evaluation needed	Item is not functioning as intended, needs further evaluation by a qualified professional or licensed contractor.
Not present	Item not present or not found.
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.
Monitor	Currently functioning, but condition and/or age indicates that limited remaining life is expected. The client is advised to budget for replacement or upgrade.

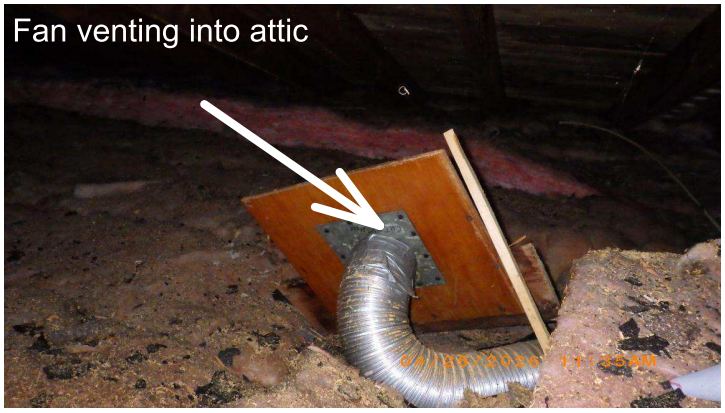
Attic Attic

Method of Inspection: In the attic
Functional/Acceptable Unable to inspect: 0%
Functional/Acceptable Roof framing: 2x6 rafters
Functional/Acceptable Sheathing: Dimensional wood
Functional/Acceptable Electrical*: 110v lighting circuit
Functional/Acceptable Abnormal or harmful condensation*: No abnormal or harmful condensation observed
Functional/Acceptable Signs of water penetration*: No moisture penetration evident
Functional/Acceptable Suspected mold*: No suspected mold observed
Functional/Acceptable Ventilation of attic area*: Acceptable ventilation
Functional/Acceptable Insulation in unfinished spaces*: Fiberglass insulation
Functional/Acceptable Insulation depth: 6"-9"

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech

Attic (Continued)

Functional/Acceptable	Suspected asbestos: No suspected asbestos observed
Defect	Bathroom fan venting*: Electric fan - Bathroom fan improperly vents into attic and should vent outside.



Not present	Attic fan:

Palm-Tech Inspector, Copyright © 1998-2026, Palm-Tech