Inspection report for the property at

1630 Monte Vista Dr, Lake Geneva, WI 53147

This report is prepared exclusively for **Pam Cathlina**
Inspected On: **07-22-2026**

Company Information

dwellMKE Home & Chimney Inspection Co.
414-212-5438

dwellmke@gmail.com
dwellmke.com
Published Report



Inspected By:

Christopher Chirafisi, WI State License #1072-106

The Scope and Purpose of a Home Inspection

Purchasing property

The purpose of a home inspection is to help reduce the risk associated with the purchase of a home by providing a professional opinion about the overall condition of the home. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the home **based on the day and the time of the home inspection**. We inspect the aspects of the home that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done. Amateur/homeowner repairs and workmanship is common in homes. One of the goals of the home inspection is to make sure the home is safe for the occupants not to address code compliance.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, foundation, attic, interior, plumbing, electrical and heating/cooling. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting

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observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online, which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information.

This report can also be printed on paper or to a PDF document.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section.

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

> ⚠ **Defect(s):** 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.

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Further Evaluation and/or Items Needing Repair:
Further evaluation and/or items needing repair indicates that the item/component/system is showing some deficiency and should be evaluated and/or repaired or replaced by a qualified professional as or if needed.

Monitor: The item/component/system of an improvement is currently functioning and may not need immediate attention, but it is advised to monitor and repair or replace as needed/necessary.

Maintenance Item: Maintenance of the item/component/system is recommended to prevent premature failure or to maintain its functionality.

Improve/Upgrade/Minor Repair(s):
Observations of item(s)/component(s)/system which could be improved for safety, efficiency, functionality or reliability reasons. Some of the improvements/upgrade in this category might be something that the homeowner or a handyman feels comfortable performing. If not then it is recommended to hire a qualified contractor.

Marginal/Deferred Cost: Marginal/Deferred Cost denotes an item/component/system that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within five (5) years.

Not Inspected: The item/component/system wasn't readily accessible or observable at the time of the home inspection. It could be due to being blocked, locked or covered or some other reason.

Not Visible: Indicates the item/component/system of an improvement wasn't visible at the time of the home inspection and wasn't evaluated/inspected

Item(s) Not Operated: This observation indicates that the item/component/system wasn't operated. This could be due to being shut off, unplugged, sealed, not accessible or missing.

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📌 **Homeowner Information:** Aside information and /or comments elaborating on descriptions of items/components/systems in the home that the client might find useful or may include recommendations on things.

Summary Page

THE 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. THERE MAY BE A CONDITION WITH A RECOMMENDATION BUT NO OBSERVATION OR PICTURE AND IT'S NOT LISTED ON THE SUMMARY PAGE THAT DOESN'T MEAN THE ITEM SHOULD BE OVERLOOKED AND NOT REPAIRED IF NEEDED. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions. Included with the home inspection report is a 41-page maintenance manual with suggestions on when things should be done on your home to keep it in good operating condition. Some of the items in the manual may not apply to your home. **The maintenance manual is considered part of the home inspection report and should be referenced for general maintenance on your home/condo. If you don't feel comfortable doing some of the maintenance then it is recommended to hire a qualified contractor/handyman to perform the work.**

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. Note: 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.

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Summary

Defect(s)

⚠ **A-1 ATTIC:** A organic microbial substance was observed on the roof sheathing/framing as viewed from the attic. Recommend a qualified contractor evaluate and remove the growth.

Further Evaluation and/or Items Needing Repair

B4-1 BEDROOM 4: The ceiling fan was not operational when tested. Recommend a qualified/ licensed electrician evaluate and repair or replace as needed.

Items for Monitoring

No items to monitor were observed during the visual inspection

Maintenance Items

L-1 LAUNDRY: You should clean your dryer vent at least once a year. For families and heavier use, do it every six months. You should also clean it twice a year if you have pets. Lint building up in the vent not only makes laundry take longer to dry but it can also be a fire hazard.

HMM-1 HOME MAINTENANCE MANUAL: Home Maintenance Manual

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OVERVIEW OF THE HOME

Overview of the Home

State of Occupancy: ☑ Occupied

Weather Conditions: ☑ Sunny

Temperature: 60 F

Recent Rain or Snow: ☑ No

Ground Cover: ☑ Dry

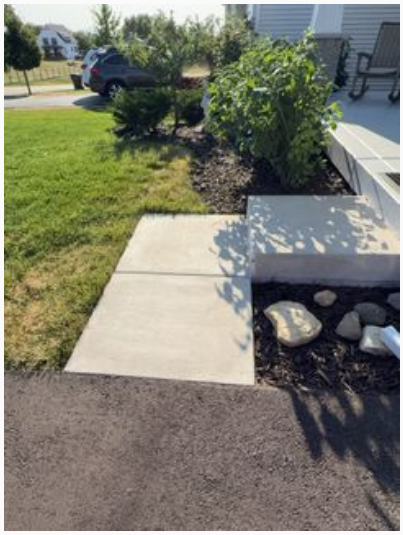
Approximate Age of the Home: 2022

Client Present: ☑ Yes

GROUNDS

Front Walkway

Condition: ☑ Satisfactory

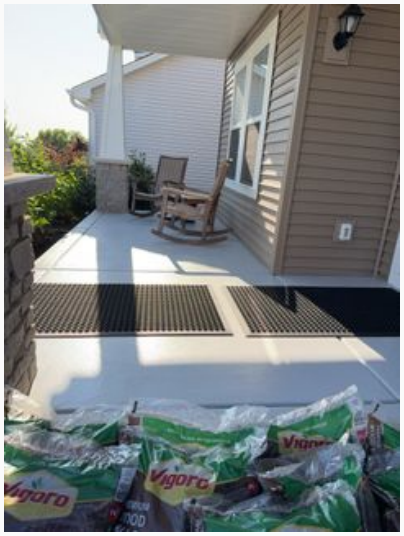


Front Stoop/Step

Condition: ☑ Satisfactory

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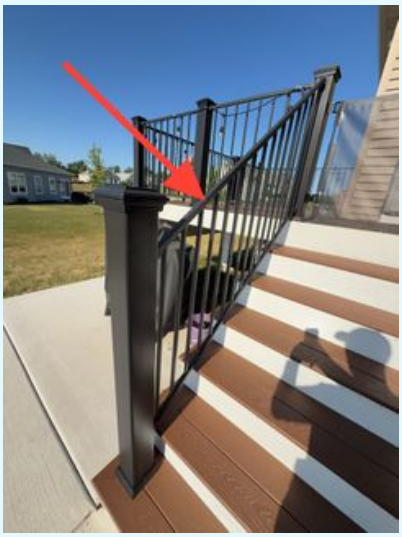




Rear Stoop/Step

Condition: ☑ Satisfactory ☑ Handrail loose

Improve/Upgrade/Minor Repair(s):
The handrail is loose recommend securing.



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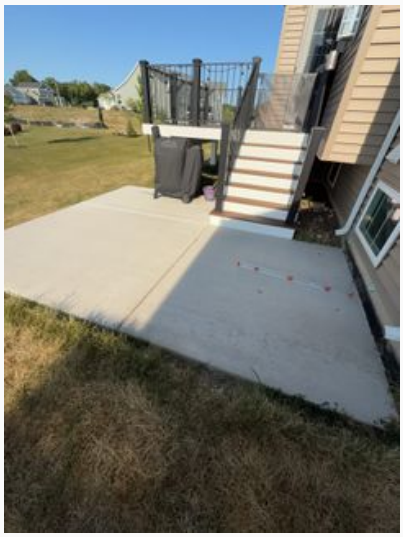


Driveway/Parking

Condition: ☑ Satisfactory

Patio

Condition: ☑ Satisfactory

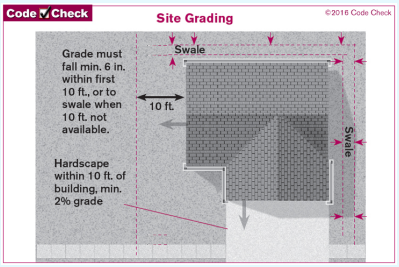


Grading/Drainage (Affecting Foundation)

Negative Grade: ☑ Yes

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Improve/Upgrade/Minor Repair(s):
Exterior grading and maintenance of the existing gutters and downspouts is critical in the performance of the foundation walls. Any slabs or grade that pitches toward the foundation walls should be raised or replaced to pitch away from the foundation a minimum of a 6" fall within the first 10'. If a physical barrier or a lot line prohibits the 6" fall within the first 10' then use a swale. **Any trees or vegetation that are touching or overhanging the home/garage should be trimmed back.**

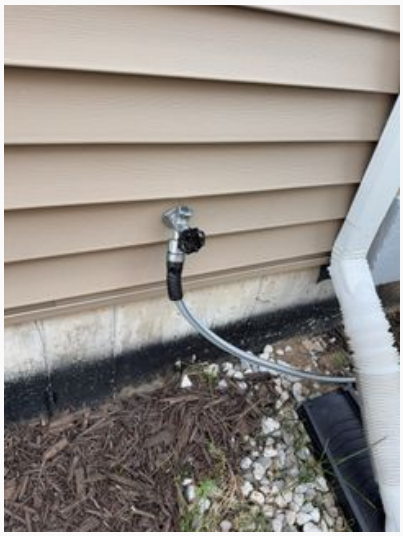


Hose Faucet

Direction: ☑ E

Operable: ☑ Yes

Condition: ☑ Satisfactory



Hose Faucet

Direction: ☑ W

Operable: ☑ Yes

Condition: ☑ Satisfactory

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DECK

Condition: ☑ Satisfactory

Improve/Upgrade/Minor Repair(s):
Loose face board, recommend securing.



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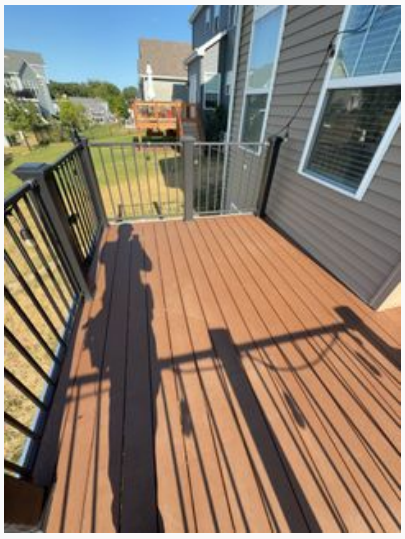
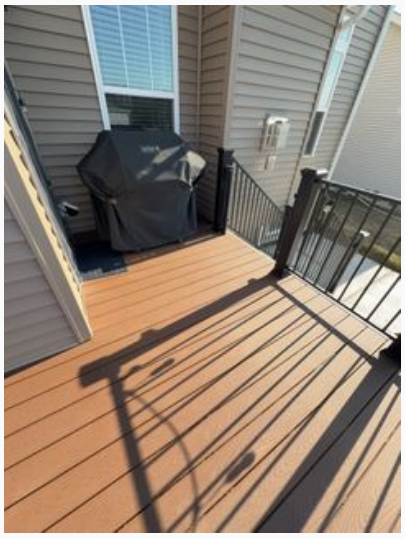




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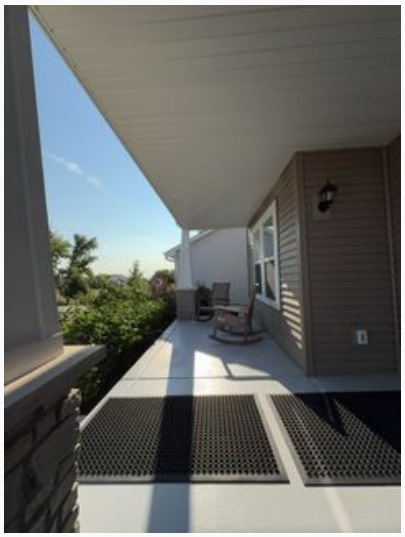


PORCH

Condition: ☑ Satisfactory

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EXTERIOR

Siding

Material: ☑ Metal/Vinyl

Condition: ☑ Satisfactory





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Trim

Condition: ☑ Satisfactory

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Recommendation: ☑ Paint as needed

General Comments:

> 📌 **Homeowner Information:** Any wood trim should be painted and checked for wood deterioration and repaired or replaced as needed.

Soffit

Soffit Vents: ☑ Yes

Condition: ☑ Satisfactory

General comments:

> 📌 **Homeowner Information:** Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

Fascia

Condition: ☑ Satisfactory

General Comments:

> *Periodically check the fascia for any loose or damaged areas and repair or replace as needed.*

Flashing(s) (Windows/Doors/Wall)

Condition: ☑ Satisfactory

General Comments:

> 📌 **Homeowner Information:** If there are any areas above doors and windows or ledges that are missing a flashing or installed in some areas but not others, it is recommended that a flashing be installed to help prevent water penetration into the building structure.

Building(s) Exterior Wall Construction

Type: ☑ Not Visible

Condition: ☑ Not Visible

General Comments:

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> *Building framing/structure not visible due to wall cladding, not evaluated.*

Caulking

Condition: ☑ Improve

> 📌 **Homeowner Information:** Recommend caulking around windows, doors, corners, masonry ledges, countersunk nails, and any penetrations leading into the home as needed to prevent moisture and pest intrusion. This is a very important piece of keeping moisture out of your home and preventing wood decay. If you don't feel comfortable doing this then it is recommended to hire a handy person or a company to help keep your home weather tight and prevent moisture damage.

Foundation (Visible portion of foundation wall on exterior)

Foundation Wall: ☑ Poured concrete

Condition: ☑ Satisfactory

Recommendation(s):

> 📌 **Homeowner Information:** Any cracks in the foundation (if present) should be repaired as needed and monitored.

Window(s) (As Viewed from the Exterior)

Condition: ☑ Satisfactory

General comments:

> *Any wood windows should be monitored for peeling paint and wood deterioration and repaired and/or painted as needed.*

Front Door

Front Door : ☑ Satisfactory

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Rear Door

Rear Door : ☑ Satisfactory



Main Fuel Shutoff

Location: At the gas meter outside (side), Recommend painting

Gas Leaks: ☑ None Apparent

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EXTERIOR ELECTRICAL

Service/Lights/Receptacles/Miscellaneous

Service: ☑ Underground

Service Condition: ☑ Satisfactory

Light Fixture(s): ☑ Satisfactory

Exterior Receptacle(s): ☑ Yes

GFCI Present: ☑ Yes

GFCI Operable: ☑ Yes



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GUTTERS/DOWNSPOUTS

Gutters/Downspout(s)

Viewed From: ☑ Ground and ladder at eaves

Condition: ☑ No visible leaking at the time of the home inspection

Downspouts: ☑ Satisfactory

Extensions needed: ☑ Yes

Recommendation:

☑ Recommend adding an extension on the downspout(s) that are discharging onto the roof so they terminate into a gutter

General Comments:

Improve/Upgrade/Minor Repair(s):

Some of the downspout(s) are discharging onto the roof, it is recommended adding an extension so the downspout(s) terminate into a gutter to prevent erosion of the shingles surface, potential for leaking, organic materials from growing and potential damage to walls.





Recommend an extension

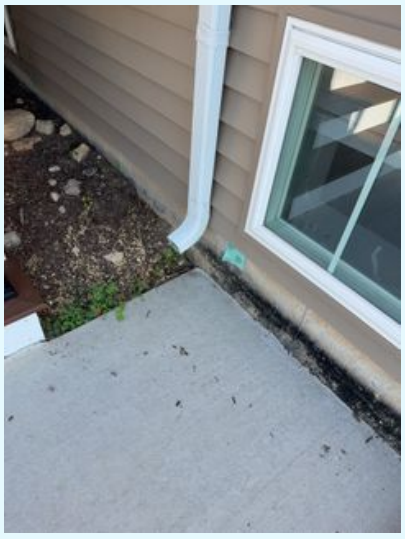
Improve/Upgrade/Minor Repair(s):

It is recommended that downspout extensions terminate at least 6' or more away from the structure.

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📌 **Homeowner Information:** To prevent moisture intrusion into the structure, it is recommended to keep the gutters clear, properly sloped, joints/corners sealed and downspouts extended at least 6 feet or more away from the home.

ROOF

Method(s) Used to Observe the Roof

Visibility: ☑ Visibility limited due to the roof pitch

Inspected From: ☑ Ladder at eaves ☑ Ground

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📌 **Homeowner Information:** Conditions restricted a full, physical inspection of the roof, limiting the survey to a distant, partial viewpoint from available vantage points. Certain areas, components, and potential deficiencies may not be visible or detectable from these locations. Any positive or satisfactory evaluation applies strictly to the areas observed at the exact time of the inspection and is not an endorsement of overall structural or watertight integrity. Latent defects, hidden maintenance needs, or future failures may occur completely undetected. This visual assessment provides no warranty, express or implied, regarding current or future performance. The inspector assumes no liability for unobserved conditions or subsequent damages, and the client assumes all risk for uninspected areas. For a comprehensive evaluation, further specialized investigation by a qualified professional is recommended.

Roof

Type: ☑ Gable

Pitch: ☑ Steep

Material: ☑ Asphalt

Approx # of Layers: ☑ 1

Approx Age of Roof: ☑ 1-5+ years

Ventilation System

Type: ☑ Soffit ☑ Roof

Condition: ☑ No apparent issues

Flashings

Condition: ☑ Separated from roof ☑ Improperly installed flashings

Recommendation: ☑ Keep any flashings properly sealed

Improve/Upgrade/Minor Repair(s):
Roof flashings are the number one area for roof leaks to occur. Some flashings may not have been visible during the home inspection. It is recommended to periodically check the roof flashings and keep them properly sealed (nail heads, corners, seams, etc.) to prevent any water from entering the structure.

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Improve/Upgrade/Minor Repair(s):
One or more of the flashings have pulled away from the roof. Recommend a qualified/licensed roofer repair.



📌 **Homeowner Information:**
These metal pieces were installed to keep birds from nesting and is not the actual flashing.



Valleys

Condition: ☑ Satisfactory

Condition of Roof

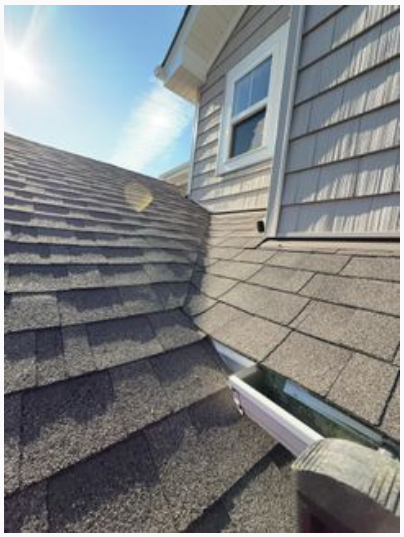
☑ Satisfactory

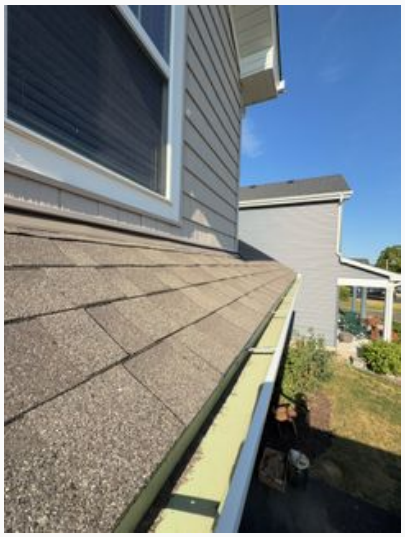
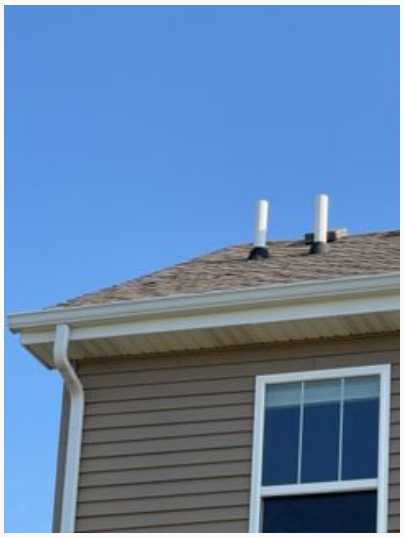
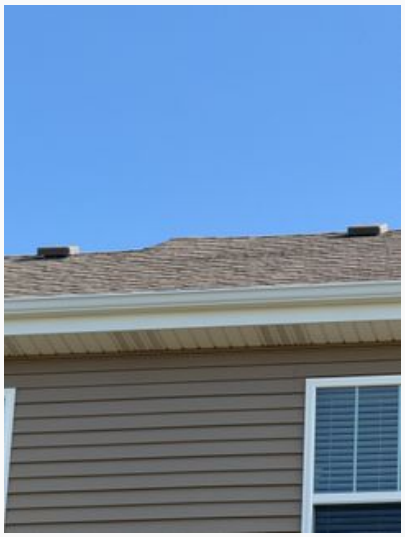
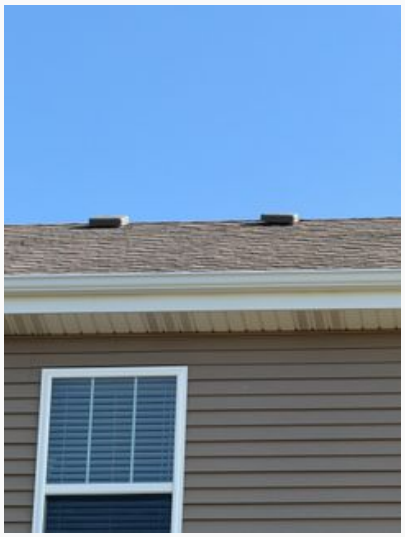
General Comments:

📌 **Homeowner Information:** Roof coverings should be periodically visually checked for any missing shingles, damaged coverings, exposed nails, nail pops, or any other defects if present and

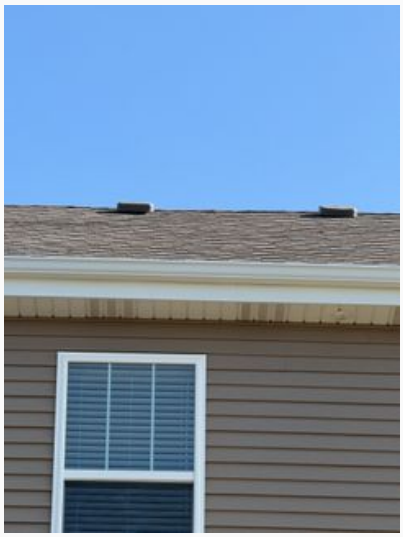
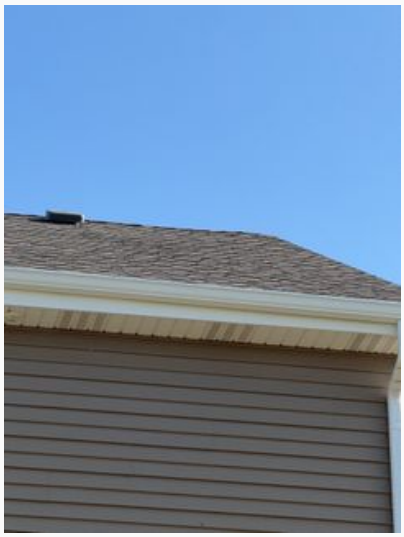
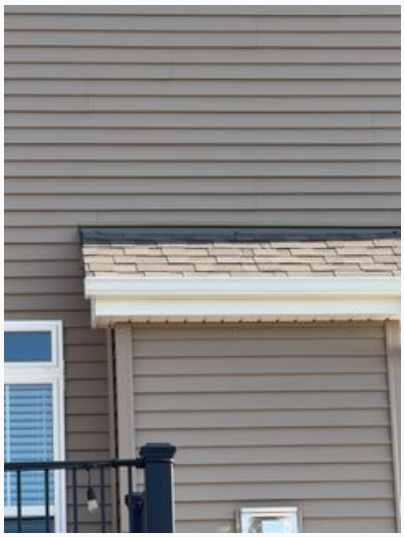
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repaired or replaced as needed by a qualified roofer.
The inspection is made on the basis of what is visible and accessible on the day of the home inspection and is not a warranty or guaranty of the roof system or how long it will remain watertight in the future. Many leaks occur under conditions of prolonged rain as well as wind driven rain, and these conditions may not be present at the time of the home inspection.

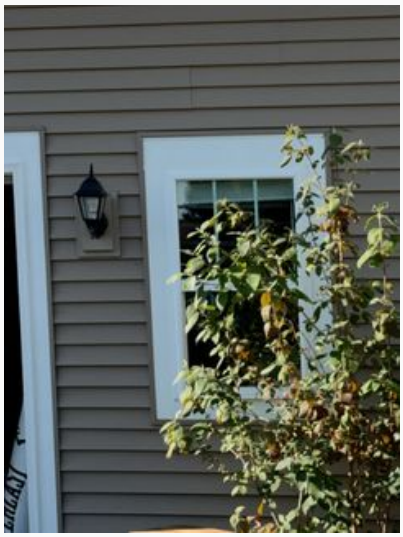
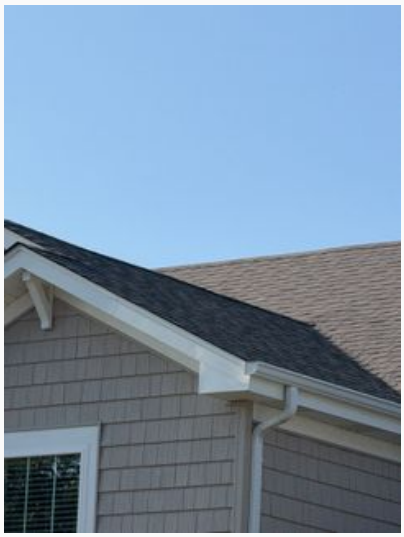
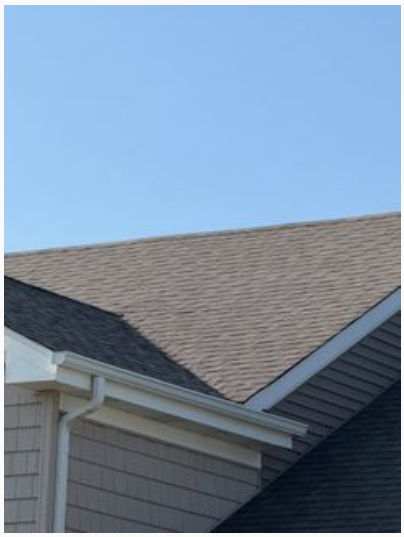


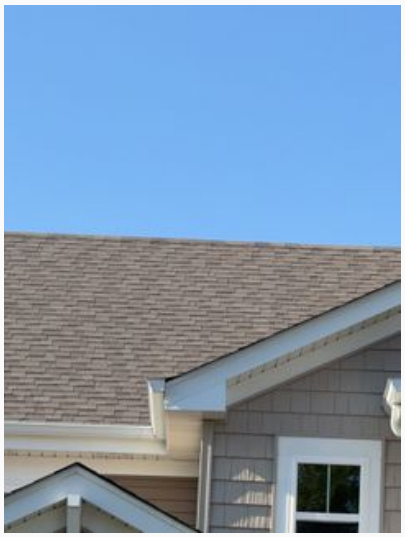
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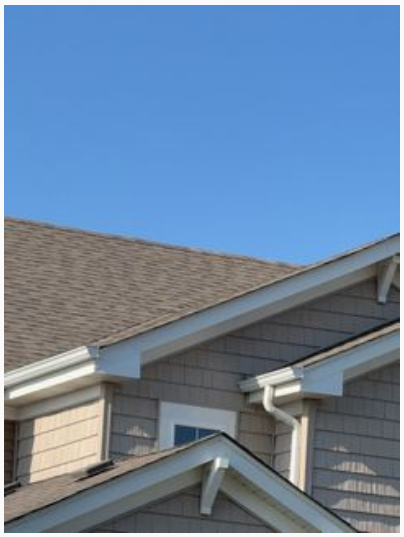
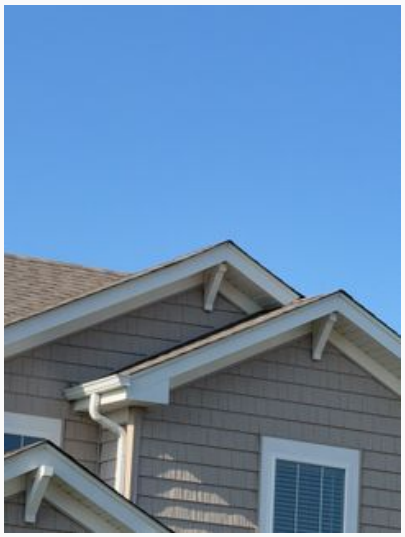
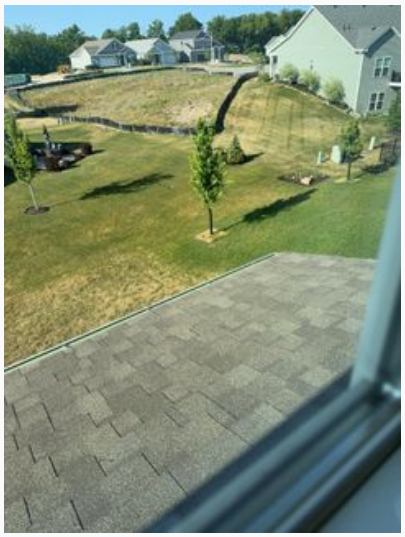
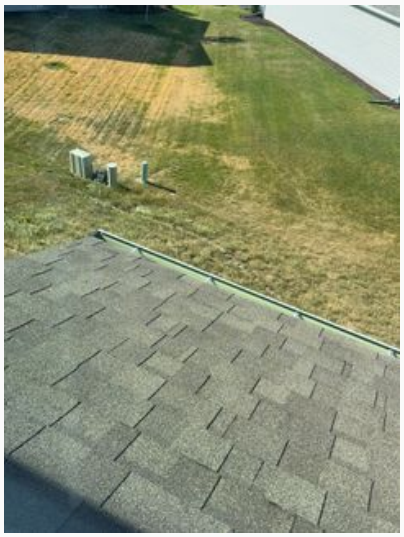






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Plumbing Vents

Condition: ☑ Satisfactory ☑ Backside of the plumbing stack flashing isn't visible

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GARAGE (INTERIOR)

Overhead Door(s)

Material: ☑ Metal

Condition: ☑ Satisfactory

Automatic Opener

Operation: ☑ Operable

Safety Reverse Testing

Pressure Reverse Test: ☑ Pressure reverse not tested

Safety Reverse Sensors: ☑ Operable

> **Item(s) Not Operated:** The pressure-activated auto-reverse safety feature of the garage door was not tested during this inspection. Testing this feature involves intentionally obstructing the door, which carries a high risk of causing permanent structural damage to the door panels, tracks, or the opener motor—particularly in older or improperly braced systems. To avoid damaging the seller's property, we perform a visual inspection and test the non-contact 'photo-eye' sensors only. It is recommended that a qualified garage door technician evaluate the force settings and safety reversal system as part of a regular maintenance schedule.

Door Hardware

Door Track/Rollers/Hardware: ☑ Satisfactory

Floor

Material: ☑ Concrete

Condition: ☑ Satisfactory

Framing

Framing: ☑ Not visible covered

Sill Plates: ☑ Not visible covered by storage or wall covering

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Not Visible: Some or all of the framing in the garage wasn't visible due to either being covered by drywall, paneling, insulation or the seller's personal property and wasn't evaluated.

Not Visible: Some or all of the sill plates in the a garage are covered by either drywall, paneling, or the seller's personal property and wasn't inspected.

Windows

Windows: ☑ None

Electrical

Switch(es): ☑ Yes ☑ Operated

Receptacle(s): ☑ Yes ☑ Operated

Reverse Polarity (Receptacles): ☑ No

Open Ground (Receptacle(s): ☑ No

GFCI Present : ☑ Yes ☑ GFCI Operable

General Comments:

Any extension cords or amateur wiring should be removed/repaired by a qualified electrician.

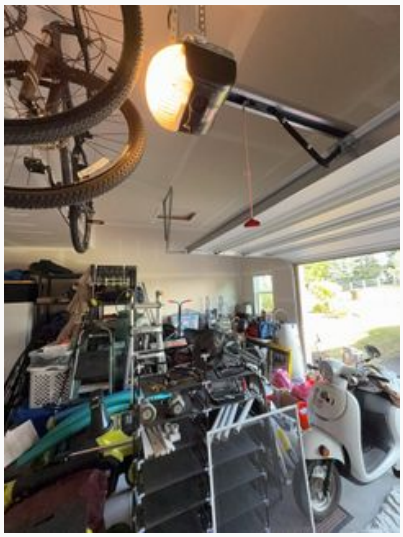
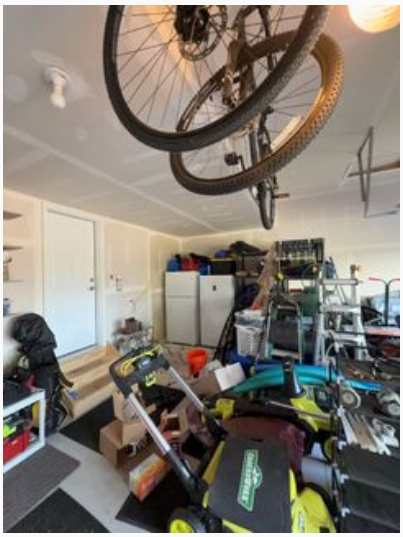
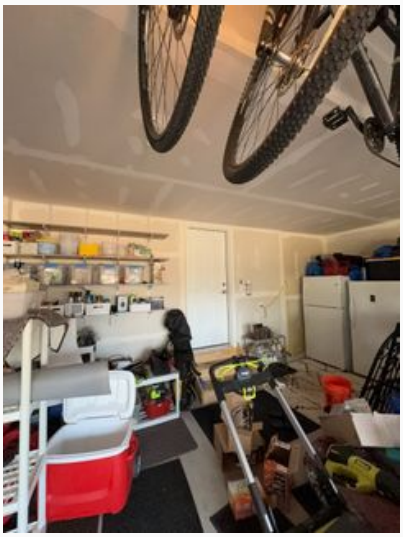
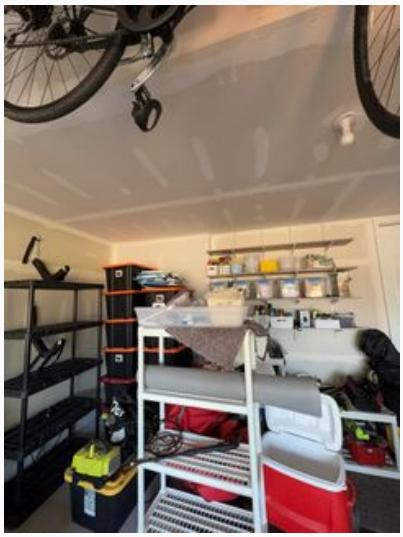
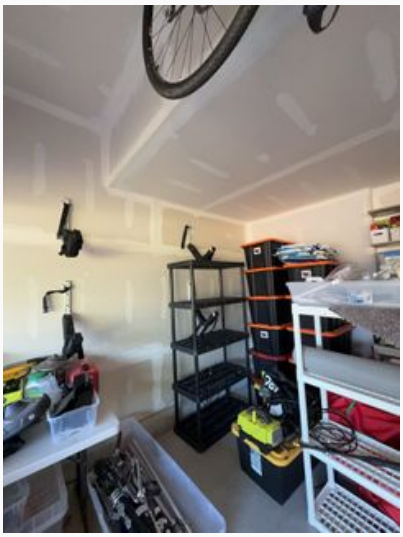
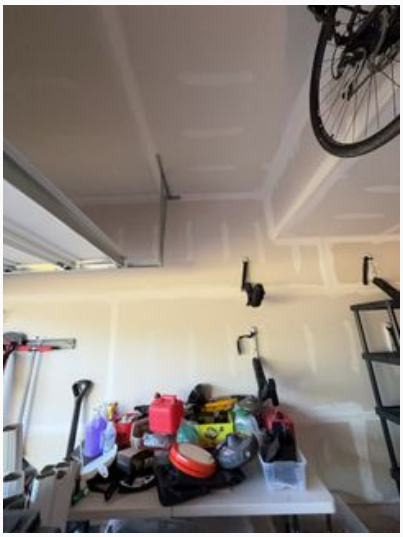
Walls and Ceiling

Condition: ☑ Satisfactory

Moisture Stains Present: ☑ No

Fire Door: ☑ Satisfactory

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BEDROOM 1

Location: ☑ 2nd Floor ☑ S ☑ Primary

Walls/Ceiling: ☑ Satisfactory

Moisture Stains: ☑ None apparent at the time of the home inspection

Floor: ☑ Carpet

Ceiling Fan: ☑ Satisfactory

Electrical Switch(es): ☑ Operable

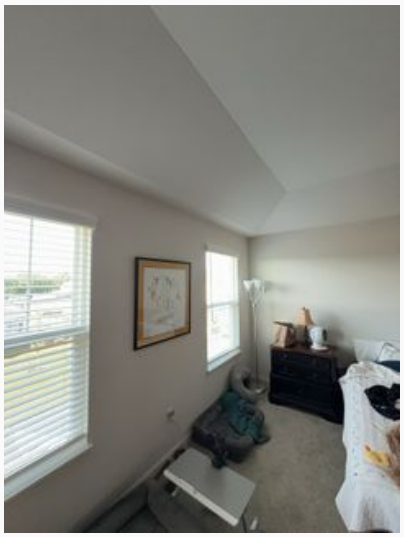
Electrical Receptacles: ☑ Satisfactory

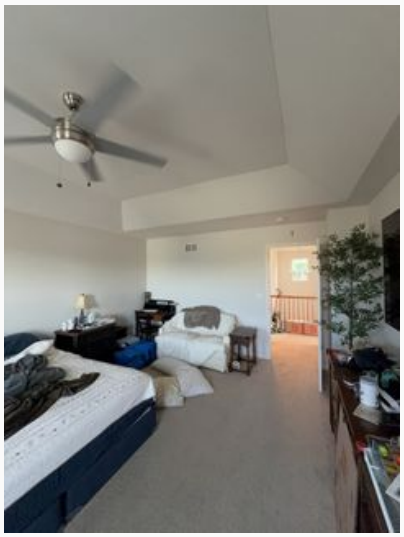
Smoke Detector: ☑ Yes ☑ Not tested

Heating Source: ☑ Yes

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Cooling Source: ☑ Yes
Closet(s): ☑ Satisfactory
Door(s): ☑ Satisfactory
Window(s): ☑ Satisfactory
Egress Restricted: ☑ No





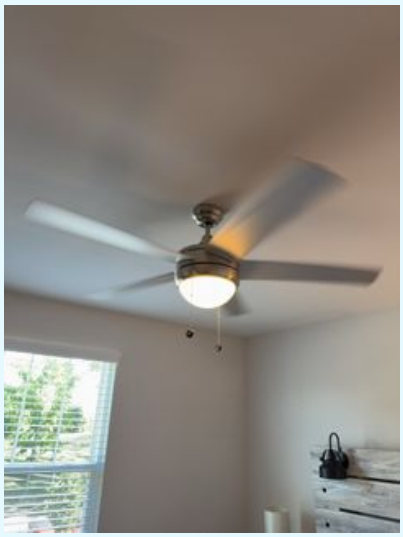
BEDROOM 2

Location: ☑ 2nd Floor ☑ N
Walls/Ceiling: ☑ Satisfactory
Moisture Stains: ☑ None apparent at the time of the home inspection
Floor: ☑ Satisfactory
Ceiling Fan: ☑ Recommend rebalancing the ceiling fan
Electrical Switch(es): ☑ Operable
Electrical Receptacles: ☑ Satisfactory
Smoke Detector: ☑ Yes ☑ Not tested
Heating Source: ☑ Yes
Cooling Source: ☑ Yes
Closet(s): ☑ Satisfactory
Door(s): ☑ Satisfactory
Window(s): ☑ Satisfactory

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Egress Restricted: ☑ No

Improve/Upgrade/Minor Repair(s):
The ceiling fan is out of balance. Recommend rebalancing.





BEDROOM 3

Location: ☑ 2nd Floor

Walls/Ceiling: ☑ Satisfactory

Moisture Stains: ☑ None apparent at the time of the home inspection

Floor: ☑ Carpet

Ceiling Fan: ☑ Satisfactory

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Electrical Switch(es): ☑ Operable

Electrical Receptacles: ☑ Satisfactory

Smoke Detector: ☑ Yes ☑ Not tested

Heating Source: ☑ Yes

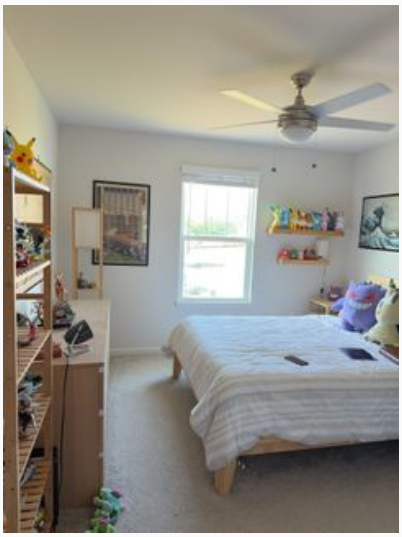
Cooling Source: ☑ Yes

Closet(s): ☑ Satisfactory

Door(s): ☑ Satisfactory

Window(s): ☑ Satisfactory

Egress Restricted: ☑ No



BEDROOM 4

Location: ☑ Basement

Walls/Ceiling: ☑ Satisfactory

Moisture Stains: ☑ None apparent at the time of the home inspection

Floor: ☑ Carpet

Ceiling Fan: ☑ Doesn't operate recommend repairing/replacing

Electrical Switch(es): ☑ Operable

Electrical Receptacles: ☑ Satisfactory

Smoke Detector: ☑ Yes ☑ Not tested

Heating Source: ☑ Yes

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Cooling Source: ☑ Yes

Closet(s): ☑ Full of sellers personal property, walls/ceiling/floor not visible

Door(s): ☑ Satisfactory

Egress Restricted: ☑ No

(B4-1) Further Evaluation and/or Items Needing Repair:
The ceiling fan was not operational when tested. Recommend a qualified/licensed electrician evaluate and repair or replace as needed.

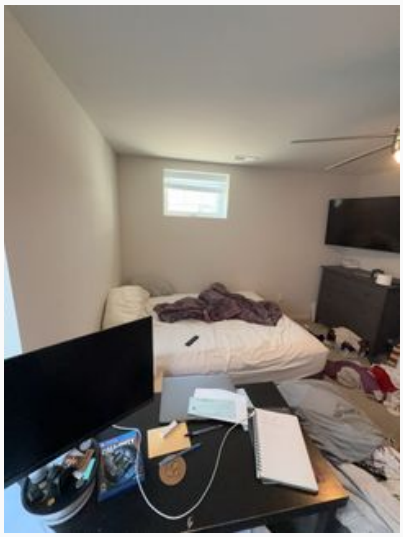


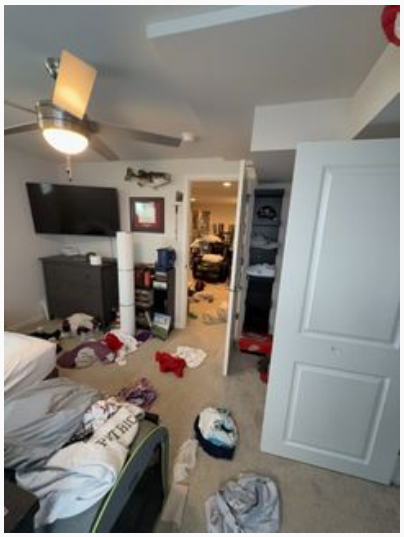
(This video is only viewable online.)

Homeowner Information:
The window frame is slightly loose but the window is still functional.



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HALL BATH

Location: ☑ 2nd Floor

Sink/Faucet: ☑ Faucet not leaking at the time of the inspection
☑ Drain pipe(s) not leaking at the time of the home inspection

Tub: ☑ Faucet not leaking at the time of the home inspection
☑ Drain piping wasn't visible and wasn't inspected

Shower: ☑ Faucet wasn't leaking at the time of the home inspection

Toilet: ☑ Bowl wasn't loose at the time of the inspection ☑ Toilet was operable

Shower/ Tub Area Condition: ☑ Satisfactory

Caulking: ☑ Caulk/grout as needed

Water Flow: ☑ Satisfactory

Hot Water at Faucet(s): ☑ Yes

Doors: ☑ Satisfactory

Closet: ☑ Satisfactory

Walls/Ceiling: ☑ Satisfactory

Moisture Stains Present: ☑ None apparent at the time of the home inspection

Window(s): ☑ Satisfactory

Floor: ☑ Satisfactory

Switch(es): ☑ Operated

Receptacle(s) Present: ☑ Operable

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Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ Yes ☑ Operable

Heat Source: ☑ Yes

Cooling Source: ☑ Yes

Exhaust Fan: ☑ Operable

📌 **Homeowner Information:** It is important to keep the inside of the tub/shower area properly sealed along with any area where the tub/shower meets the floor and wall to prevent leaking and damage.





PRIMARY BATH

Location: ☑ 2nd Floor

Sink/Faucet: ☑ Faucet not leaking at the time of the inspection
☑ Drain pipe(s) not leaking at the time of the home inspection

Shower: ☑ Faucet wasn't leaking at the time of the home inspection
☑ The drain piping wasn't visible and wasn't inspected

Toilet: ☑ Bowl wasn't loose at the time of the inspection ☑ Toilet was operable

Shower/ Tub Area Condition: ☑ Satisfactory

Caulking: ☑ Caulk/grout as needed

Water Flow: ☑ Satisfactory

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Hot Water at Faucet(s): ☑ Yes

Doors: ☑ Satisfactory

Closet: ☑ Satisfactory

Walls/Ceiling: ☑ Satisfactory

Moisture Stains Present: ☑ None apparent at the time of the home inspection

Window(s): ☑ Satisfactory

Floor: ☑ Satisfactory

Switch(es): ☑ Operated

Receptacle(s) Present: ☑ Operable

Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ Yes ☑ Operable

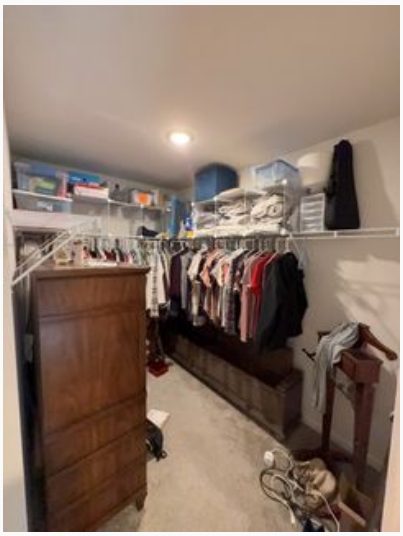
Heat Source: ☑ Yes

Cooling Source: ☑ Yes

Exhaust Fan: ☑ Operable

📌 **Homeowner Information:** It is important to keep the inside of the tub/shower area properly sealed along with any area where the tub/shower meets the floor and wall to prevent leaking and damage.

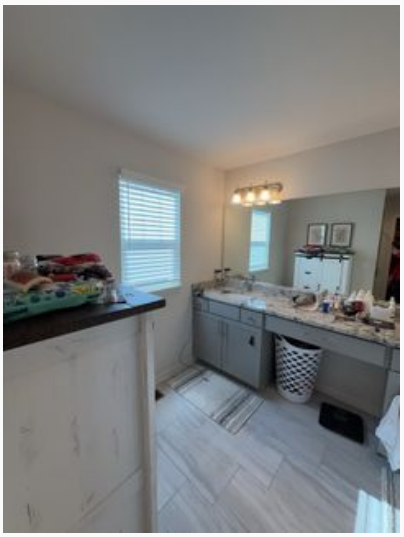


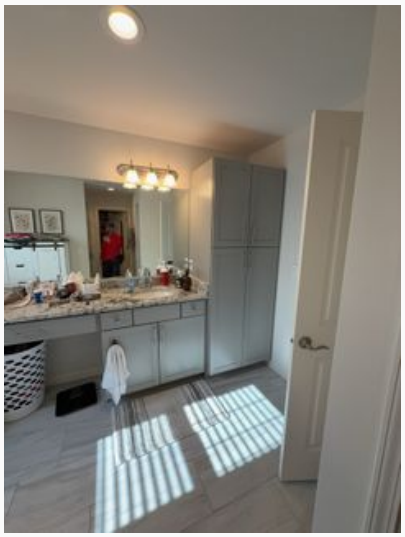




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BASEMENT BATH

Sink/Faucet: ☑ Faucet not leaking at the time of the inspection
☑ Drain pipe(s) not leaking at the time of the home inspection

Shower: ☑ Faucet wasn't leaking at the time of the home inspection
☑ The drain piping wasn't visible and wasn't inspected

Toilet: ☑ Bowl wasn't loose at the time of the inspection ☑ Toilet was operable

Shower/ Tub Area Condition: ☑ Satisfactory

Caulking: ☑ Caulk/grout as needed

Water Flow: ☑ Satisfactory

Hot Water at Faucet(s): ☑ Yes

Doors: ☑ Satisfactory

Closet: ☑ Satisfactory

Walls/Ceiling: ☑ Satisfactory

Moisture Stains Present: ☑ None apparent at the time of the home inspection

Floor: ☑ Satisfactory

Switch(es): ☑ Operated

Receptacle(s) Present: ☑ Operable ☑ Loose

Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ Yes ☑ Operable

Heat Source: ☑ Yes

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Cooling Source: ☑ Yes

Exhaust Fan: ☑ Operable

Improve/Upgrade/Minor Repair(s):
There is a loose receptacle in the bathroom. Recommend repairing.



📌 **Homeowner Information:** It is important to keep the inside of the tub/shower area properly sealed along with any area where the tub/shower meets the floor and wall to prevent leaking and damage.



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HALF BATH

Location: ☑ 1st Floor

Sink/Faucet: ☑ Faucet not leaking at the time of the inspection
☑ Drain pipe(s) not leaking at the time of the home inspection

Toilet: ☑ Bowl wasn't loose at the time of the inspection ☑ Toilet was operable

Water Flow: ☑ Satisfactory

Hot Water at Faucet(s): ☑ Yes

Doors: ☑ Satisfactory

Walls/Ceiling: ☑ Satisfactory

Moisture Stains Present: ☑ None apparent at the time of the inspection

Window(s): ☑ None

Floor: ☑ Satisfactory

Switch(es): ☑ Operable

Receptacle(s) Present: ☑ Yes ☑ Operable

Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ Yes ☑ Operable

Heat Source: ☑ Yes

Cooling Source: ☑ Yes

Exhaust Fan: ☑ Yes ☑ Operable

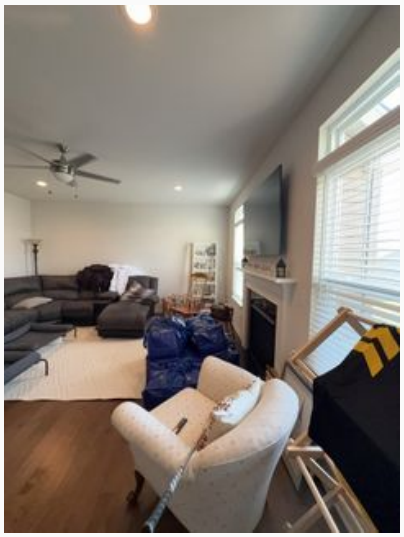


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LIVING ROOM

Location: ☑ 1st Floor
Walls/Ceiling: ☑ Satisfactory
Moisture Stains: ☑ None apparent at the time of the home inspection
Floor: ☑ Satisfactory
Ceiling Fan: ☑ Satisfactory
Electrical Switch(es): ☑ Operable
Electrical Receptacles: ☑ Satisfactory
Heating Source: ☑ Yes
Cooling Source: ☑ Yes
Door(s): ☑ None
Window(s): ☑ Satisfactory





REC ROOM

Location: ☑ Basement
Walls/Ceiling: ☑ Satisfactory
Moisture Stains: ☑ None apparent at the time of the home inspection

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Floor: ☑ Carpet

Electrical Switch(es): ☑ Operable

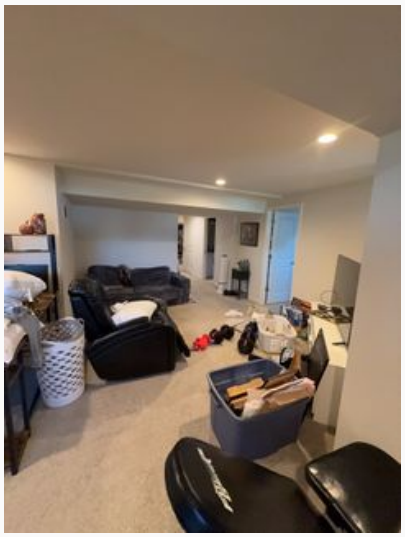
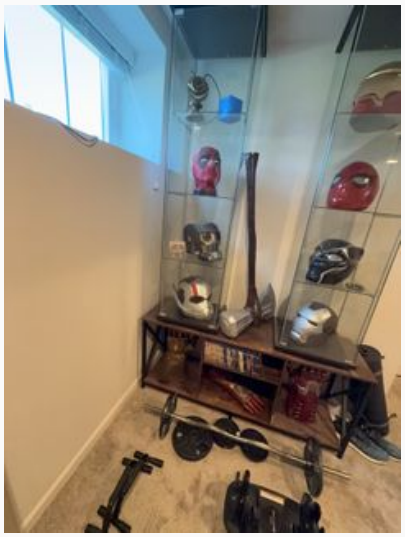
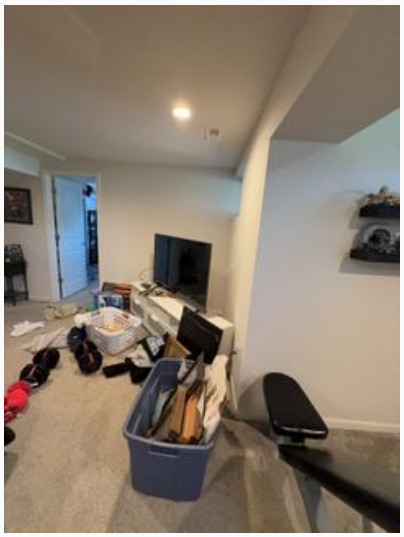
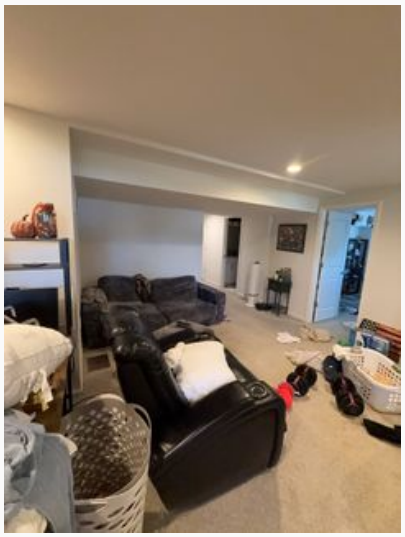
Electrical Receptacles: ☑ Satisfactory

Heating Source: ☑ Yes

Cooling Source: ☑ Yes

Door(s): ☑ Satisfactory

Window(s): ☑ Satisfactory

DEN/OFFICE

Location: ☑ 1st Floor

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Walls/Ceiling: ☑ Satisfactory

Moisture Stains: ☑ None apparent at the time of the home inspection

Floor: ☑ Satisfactory

Ceiling Fan: ☑ Satisfactory

Electrical Switch(es): ☑ Operable

Electrical Receptacles: ☑ Satisfactory

Heating Source: ☑ Yes

Cooling Source: ☑ Yes

Door(s): ☑ Satisfactory

Window(s): ☑ Satisfactory





FIREPLACE

Location: ☑ Living room

Type: ☑ Gas

Material: ☑ Metal

Hearth Extension Adequate: ☑ Yes

Mantel: ☑ Satisfactory

Condition (Visible Portion Only): ☑ Satisfactory

General Comments:

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📌 **Homeowner Information:** The interior flue liner was not evaluated during the home inspection due to limited visibility.



ATTIC

Attic Access

☑ No access blocked by seller's personal property

Location: ☑ Hallway ☑ Garage ☑ Other

Access: ☑ Scuttlehole/ Hatch

Viewed From: ☑ Access panel

Flooring: ☑ None

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Not Inspected:
The attic access was blocked by the sellers property and wasn't accessible and wasn't inspected.



📌 **Homeowner Information:** If the attic was viewed from the scuttlehole or opening, there is limited visibility of what the home inspector can see such as roof sheathing, framing, moisture intrusion, the chimney and any other areas which would be difficult to observe from the scuttlehole. Any electrical wires that are covered by insulation are not evaluated.

Insulation/Ventilation

Insulation: ☑ Fiberglass ☑ Loose

Insulation Installed In: ☑ Between ceiling joists

Vapor Barriers: ☑ Not visible

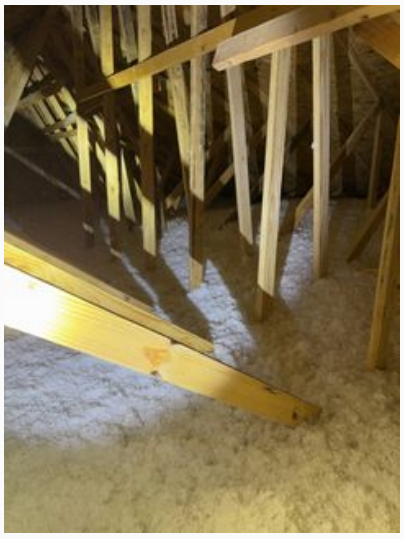
Ventilation: ☑ Ventilation appears adequate

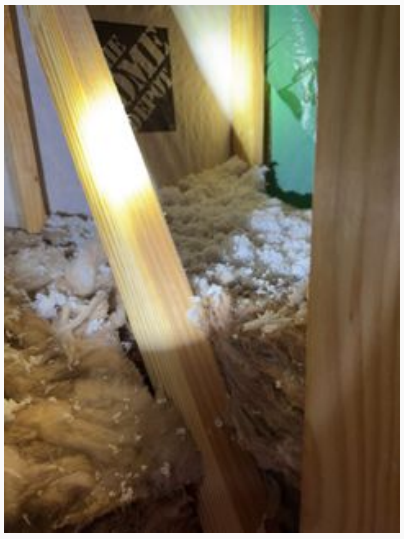
Baffles Present at Eaves: ☑ Yes

Fans Exhausted to the Attic: ☑ Not visible

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Attic Framing/Structure

Roof Structure: ☑ Trusses ☑ Wood

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Sheathing: ☑ OSB ☑ Organic microbial substance

Structural Problems Observed: ☑ None apparent

Evidence of Leaking/Moisture: ☑ Not apparent

Window(s): ☑ None

⚠ **(A-1) Defect(s):** A organic microbial substance was observed on the roof sheathing/framing as viewed from the attic. Recommend a qualified contractor evaluate and remove the growth.








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Plumbing Vent(s)

Plumbing Vent Stack: ☑ No apparent defects

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Electrical

Electrical: ☑ Not visible

General Comments:

📌 **Homeowner Information:** If the home has recessed light fixtures, it is recommended to keep thermal insulation at least 3" away from the light fixtures unless the fixtures are IC rated. To determine if they are IC rated, either remove the light bulbs and look at the sticker on the inside of the fixture, or on the back of the fixture if visible in the attic for an IC rating which wasn't done during the home inspection. Any wiring that is buried in insulation isn't accessible and isn't evaluated.

KITCHEN

Countertops/ Cabinets

Countertops: ☑ Satisfactory

Cabinets: ☑ Satisfactory

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Plumbing

Faucet Leaks: ☑ No

Pipes Leak/ Corroded: ☑ No

Sink/ Faucet: ☑ Satisfactory

Functional Drainage: ☑ Satisfactory

Functional Flow: ☑ Satisfactory

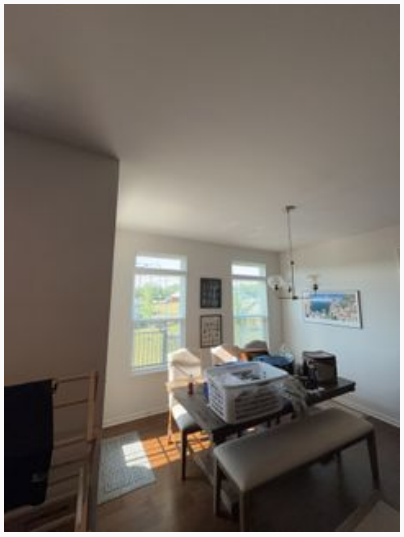
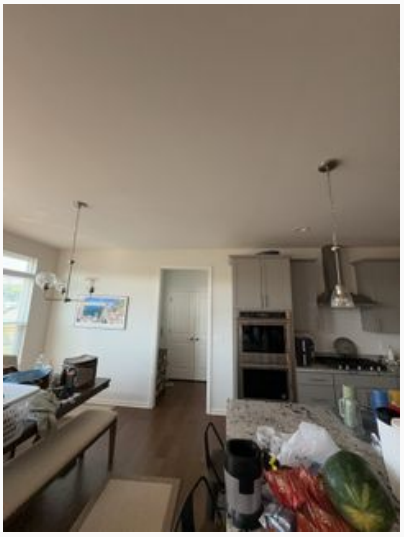
Hot Water at Faucet: ☑ Yes



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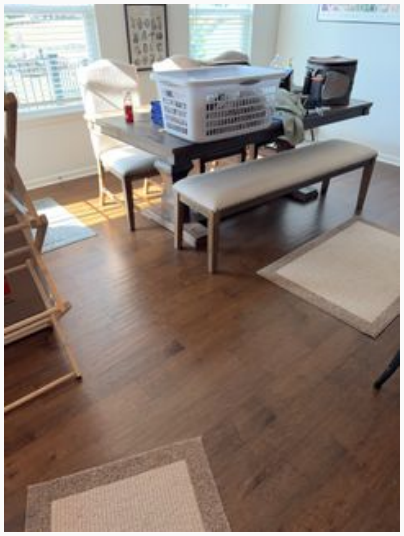
Walls and Ceiling

Condition: ☑ Satisfactory


Floor

Condition: ☑ Satisfactory

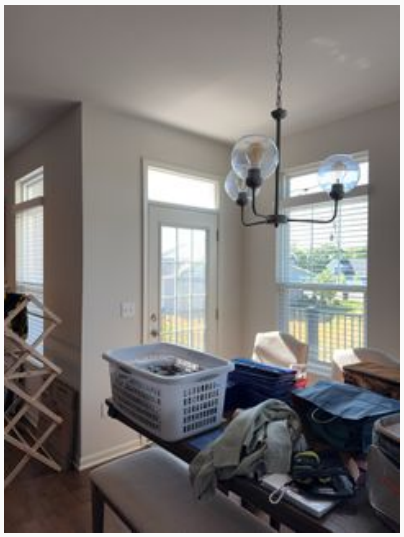


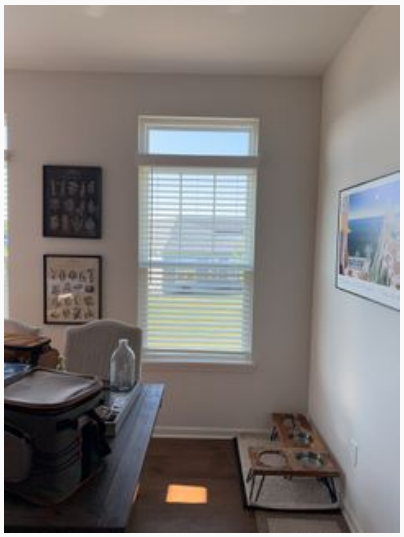

Doors/ Windows

Doors: ☑ Satisfactory

Windows: ☑ Satisfactory

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Ceiling Fan

Condition: ☑ None

Heating/ Cooling Source

Heating Source: ☑ Yes

Cooling Source: ☑ Yes

Electrical

Switch(es): ☑ Operates

Receptacles Present: ☑ Yes ☑ Operable ☑ Loose

Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ Yes ☑ Operable

Improve/Upgrade/Minor Repair(s):
There is one or more loose receptacles in the kitchen, recommend a qualified electrician evaluate and repair.

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Appliances

Disposal: ☑ Operable

Dishwasher: ☑ Not tested

Exhaust Fan: ☑ Operable

Dishwasher Airgap: ☑ No

Dishwasher Drain Line Looped: ☑ Yes

General Comments:

☑ Kitchen appliances are not part of the WI Standards of Practice and if they were tested they were turned on and off as a courtesy only

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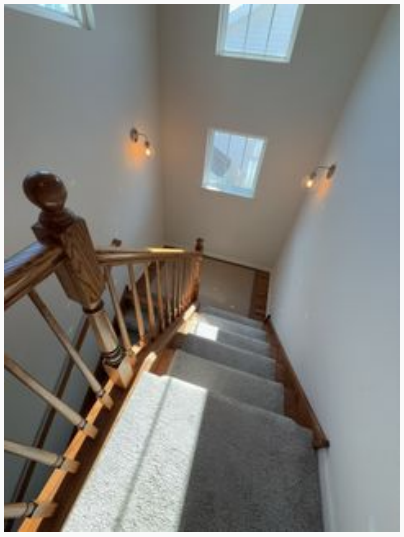
INTERIOR (MISC)

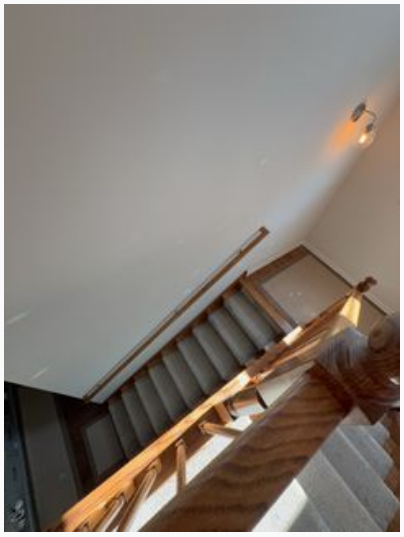
Stairs/ Steps

Handrail: ☑ Satisfactory

Risers/ Treads: ☑ Satisfactory

Window(s): ☑ Satisfactory





Receptacles/Switches/Fixtures (General Comments)

📌 **Homeowner Information: A random sample of receptacles and switches were tested per the WI standards of practice. Outlet/switch covers and fixtures are not removed during the home inspection and electrical connections are not observed. No opinion can be made on any electrical wiring that is hidden in the walls/ceiling. It is recommended to verify with the seller that all receptacles and switches/ fixtures operate as some may not have been accessible, tested or operated during the home inspection.** *For the sake of the inspection report and typical homeowner knowledge the terms outlet and receptacle will be used interchangeably.*

Windows (General Comments)

General Comments:

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📌 **Homeowner Information:** **A random sample of windows were observed and the condition described in the report. Per the WI standards of practice, a home inspector is only required to operate one window per side of a dwelling unit which means not every window in the home is required to be operated. Wood deterioration on windows may not be visible to the home inspector at the time of the inspection especially with wood casement windows. It is recommended to monitor for any wood deterioration (if applicable) and repair as needed.**

HALLWAY(S)

Hallway

Walls/Ceiling: ☑ Satisfactory

SMOKE AND CO ALARMS

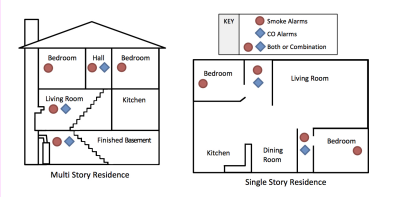
Smoke and Carbon Monoxide Detectors

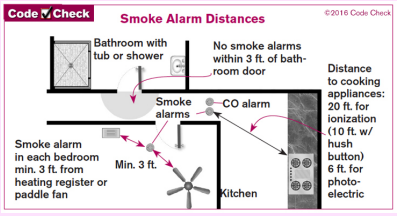
Smoke Detectors: ☑ Present ☑ Not tested

Carbon Monoxide Detectors: ☑ Present ☑ Not tested

📌 **Homeowner Information:** **For enhanced safety, it is recommended installing a smoke detector in each sleeping room, outside of each sleeping room, and on each floor. It is also recommended to have a carbon monoxide detector outside of each sleeping room. All homes and duplexes in Wisconsin are required by law to have carbon monoxide detectors on every level, including the basement, but not the attic or storage areas.**
The age of the smoke and carbon monoxide detectors could not be determined at the time of the home inspection. If the smoke/ carbon monoxide detectors were tested, only the audible alarm was tested, we still don't know if the actual detectors will detect smoke or carbon monoxide. With today's technology and **a lot of homes having security systems that are tied to a monitoring center, the detectors may not have been tested. It is recommended that when you take ownership of the home to replace all the smoke detectors and carbon monoxide detectors in the home (unless the home is less than 10 years old). Smoke and carbon monoxide detectors should be tested on a regular basis.** Also, it is recommended to change the batteries in these devices if applicable per the manufacturer's recommendations.

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LAUNDRY

Cabinets

Cabinets: ☑ Satisfactory



Plumbing

Faucet Leaks: ☑ No

Pipes Leak: ☑ No

Sink/ Faucet: ☑ Satisfactory

Functional Drainage: ☑ Satisfactory

Functional Flow: ☑ Satisfactory

Hot Water at Faucet: ☑ Yes

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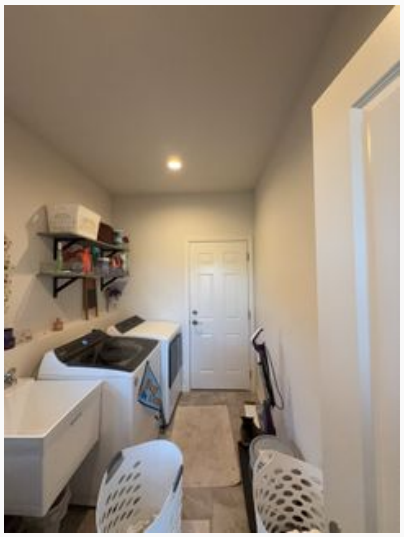




Walls and Ceiling

Condition: ☑ Satisfactory

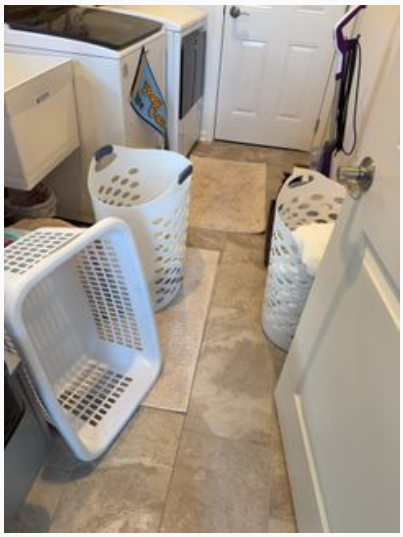




Floor

Condition: ☑ Satisfactory

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Doors/ Windows

Doors: ☑ Satisfactory

Windows: ☑ Satisfactory

Heating/ Cooling Source

Heating Source: ☑ Yes

Cooling Source: ☑ Yes

Electrical

Switch(es): ☑ Operates

Receptacles Present: ☑ Yes ☑ Operable

Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ Yes ☑ Operable

Washer/Dryer (Not Tested)

Dryer Vented: ☑ Wall ☑ Recommend cleaning dryer exhaust ☑ Improper material

Gas Shut-Off Valve For Dryer (Dryer Not Tested): ☑ Yes

Washer Water Connection (Washer Not Tested): ☑ Recommend stainless steel braided lines

(L-1) Maintenance Item: You should clean your dryer vent at least once a year. For families

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and heavier use, do it every six months. You should also clean it twice a year if you have pets. Lint building up in the vent not only makes laundry take longer to dry but it can also be a fire hazard.

Improve/Upgrade/Minor Repair(s):
The dryer vent material being used is not recommended. Dryer vent material should be 4-inch rigid metal duct. Do not use plastic, thin-foil, or non metal flexible ducts of any kind.



BASEMENT

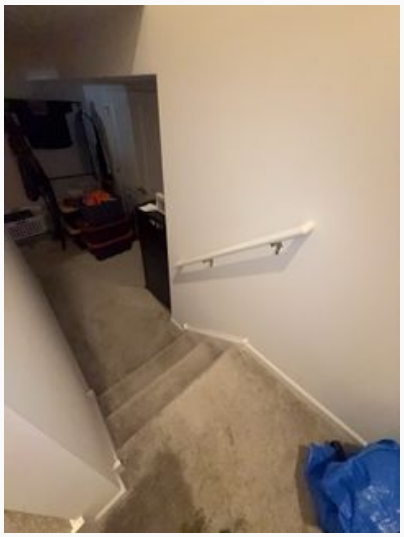
Stairs

Handrail: ☑ Yes ☑ Satisfactory

Headway Over Stairs: ☑ Satisfactory

Condition: ☑ Satisfactory





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Foundation

Material: ☑ Poured concrete

Cracks: ☑ Not visible

Covered Walls: ☑ Yes

Indication of Moisture: ☑ None apparent

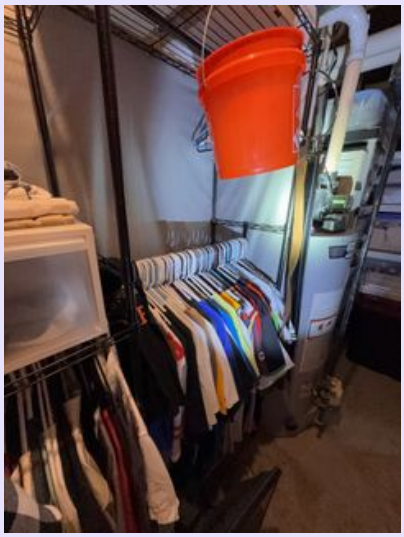
General Comments:

Not Visible: The foundation walls or a portion of the foundation walls were covered/blocked and were not visible. No opinion can be made on the condition of the wall(s) that are not visible.









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📌 **Homeowner Information:** If the walls are covered or partially covered, an effort has been made to note any major inflections or weaknesses. It is difficult to detect these areas when the walls are finished off or storage makes these areas inaccessible. No representation is made as to the condition of these areas.

Floor

Material: ☑ Concrete

Condition: ☑ Satisfactory

Beams

Material: ☑ Not visible

Condition: ☑ Not visible

Not Visible: One or more areas of the girders and/or beams were not visible.

Columns

Material: ☑ Not visible

Condition: ☑ Not visible

Not Visible:

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One or more areas of the columns were not visible.

Joists

Material: ☑ Wood-Conventional 2x's

Condition: ☑ Satisfactory

General Comments:

If any floor joists are improperly notched or cut, it is recommended to repair them as needed.









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Rim Joists

Material: ☑ Covered with insulation

> **Not Visible:** The rim joists were covered with insulation and were not visible at the time of the home inspection.

Subfloor

Recommendation: ☑ Monitor for active leaking and repair if needed

General Comments:

> 📌 **Homeowner Information:** It is recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed. Ceiling tiles are not removed during the home inspection.

WATER HEATER

Water Heater

Approximate Age: ☑ 2021

Capacity: ☑ 50 Gallons

Type: ☑ Gas

Gas shut off valve: ☑ Yes

Sediment Trap/Drip Leg: ☑ Yes

Combustion Air Venting Present: ☑ Yes

Temperature Pressure Relief Valve (TPRV): ☑ Yes

TPRV Extension Proper: ☑ Yes

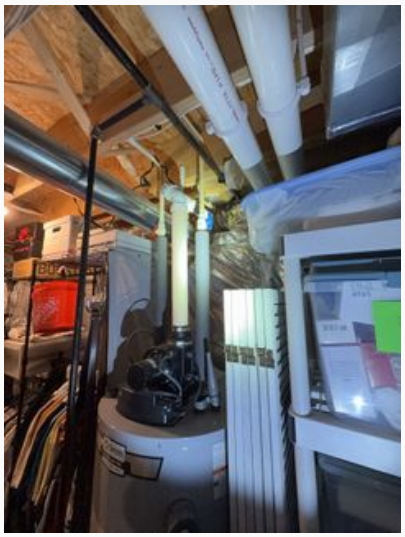
Flue/Exhaust Pipe (As viewed from the basement): ☑ Satisfactory

Condition: ☑ Satisfactory ☑ Tank wasn't leaking at the time of inspection

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PLUMBING

Main Water Shut-Off (Not Operated) and Water Entry Piping

Main Shut-off Location: ☑ Basement

Water Entry Piping Material: ☑ Plastic

Condition: ☑ Satisfactory

📌 **Homeowner Information:**
The main water shutoff



Hose Faucet(s) Shut-Off (Not Operated)

Shut-off Location: ☑ Basement

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Condition: ☑ Satisfactory

📌 **Homeowner Information:**
Hose faucet shut off valve(s)



Water Distribution

Visible Water Distribution Piping Material(s): ☑ CPVC Plastic ☑ PEX Plastic

Water Distribution Condition: ☑ Satisfactory (Copper and or plastic)

Visible Cross Connection(s): ☑ None apparent







Drain/Waste/Vent

Drain/Waste/Vent Pipe Material(s): ☑ PVC

Supports: ☑ Plastic

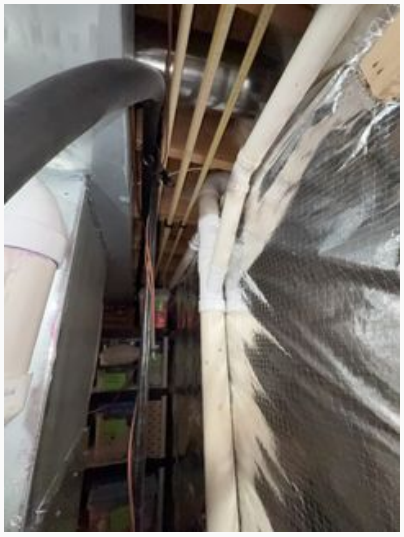
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Condition: ☑ Satisfactory (plastic and copper)

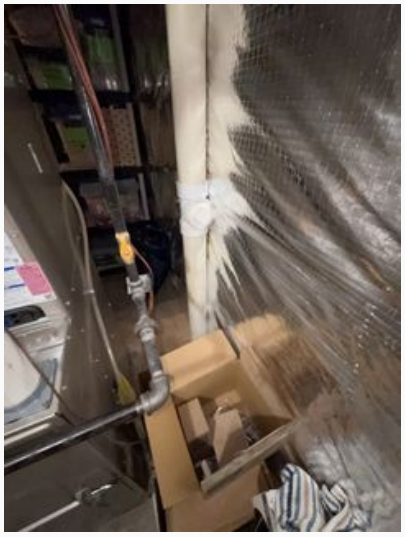
Visible Leaking On Pipes: ☑ None apparent

Visible Cross Connections: ☑ None apparent

Traps: ☑ P-Traps









SUMP PUMP/FLOOR DRAIN(S)

Sump Pump/Floor Drain(s)

Sump Pump: ☑ Yes ☑ Pump not tested ☑ Crock sealed

Floor Drains: ☑ Yes

Recommendation: ☑ Recommend a backup sump pump

General Comments:

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If the home has a sump pump and it's plugged into a GFCI protected outlet, it's recommended to change the outlet to a non-GFCI to prevent nuisance tripping of the outlet. Submersible sump pump float mechanisms are not operated. It is recommended to test the sump pump per the manufacturer recommendations to make sure it is properly operating.

Improve/Upgrade/Minor Repair(s):
It is recommended to install either a battery backup or a water powered (city water only) sump pump in case the power goes out to prevent water backup in the basement.

Marginal/Deferred Cost: The sump pump regardless of its age is marginal and a deferred cost item and may require repair/replacement ANYTIME within five years.

Not Inspected: **Floor drain(s), palmer valve, and drain tiles were not tested (if present). If the home is older it could have a palmer valve. These valves along with drain tiles are not included or tested per the WI home inspection standards of practice and such testing should be done by a qualified plumber or a basement contractor. A sewer lateral inspection wasn't performed during the home inspection.**

Not Visible:
The sump crock was sealed and the pump couldn't be tested/ operated.



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FUEL DISTRIBUTION

Fuel Storage/Distribution

Interior Fuel Oil Tank: ☑ No

Fuel Line(s): ☑ Black iron

Support(s): ☑ Metal

Gas Leak(s): ☑ None apparent

📌 **Homeowner Information:** There weren't any noticeable gas smells at the time of the home inspection. No specialized equipment was used to test for gas leaks (such as a combustible gas detector) as it isn't required by the State of WI Standards of Practice to use such equipment.





HEATING

Forced Air Furnace

Brand Name: ☑ Carrier

Approximate Age : ☑ 2022

Energy Source: ☑ Natural gas

Heat Exchanger: ☑ Not readily observable

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Combustion Air Venting: ☑ Yes

Sediment Trap/Drip Leg: ☑ Yes

Safety Controls: ☑ Disconnect not present ☑ Normal operating and safety controls observed ☑ Fuel shut-off present

Supply and Return Ductwork: ☑ Metal duct

Flue/Exhaust Piping: ☑ Satisfactory

Condensate Line/Drain: ☑ Floor drain

Filter: ☑ Standard

Condition : ☑ Satisfactory

When Turned On By Thermostat: ☑ Operated

Comment:

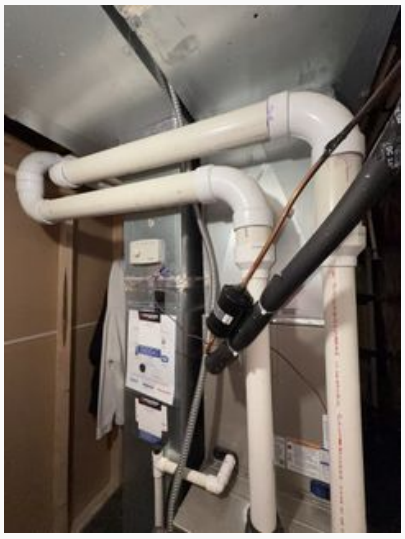
Improve/Upgrade/Minor Repair(s):
There isn't a furnace disconnect present, recommend a qualified contractor install a disconnect. The circuit breaker labeled "furnace" would be the disconnect until you have a dedicated disconnect installed.



📌 **Homeowner Information:** To help prolong the life of the furnace, it is recommended to have the unit serviced per the manufacturer's recommendations. There isn't any indication or documentation that the heating system has been recently serviced. Just like a car, your HVAC system needs regular maintenance (per the manufacturer) to operate at peak efficiency and performance. Regular preventive maintenance also helps to extend the lifespan of your system and can help detect potential problems before they occur, avoiding a costly breakdown or part replacement. Heat exchangers are not readily observable to the occupant or the home inspector. Carbon Monoxide testing WAS NOT done on the furnace as this is considered technically exhaustive.

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HEAT PUMP/AC UNIT

Condensing Unit (Exterior)

Location: ☑ Back of the home

Brand Name: ☑ Carrier

Approximate Age: ☑ 2022

Energy Source: ☑ Electric

Unit Type: ☑ Air cooled

Condenser Fins: ☑ Satisfactory

Level: ☑ Yes

Insulation: ☑ Yes

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Outside Disconnect : ☑ Yes

Minimum Rating Amps on Data Tag: ☑ 20 Amps

Maximum Rating Amps on Data Tag: ☑ 30 Amps

Proper Clearance (air flow): ☑ Yes

Condition: ☑ Satisfactory

Operated: ☑ Yes



Evaporator/Air Handler (Interior)

General: ☑ Central system

Evaporator Coil: ☑ Not visible

Supply and Return Ductwork: ☑ Same ductwork as being used for the furnace

Refrigerant Lines: ☑ Satisfactory

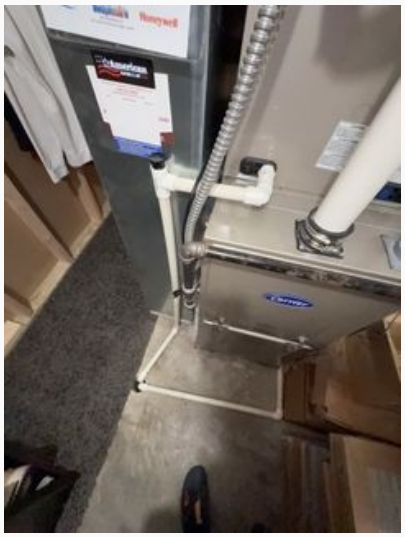
Condensate Line/Drain: ☑ Floor drain

Air Filter: ☑ Satisfactory

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ELECTRIC PANEL

Main Service Panel

Location: ☑ Basement

Amperage/Voltage: ☑ 200 amp ☑ 120V/240V

Service Panel Condition: ☑ Satisfactory

Overcurrent Protection Type and Condition: ☑ Breakers

Breakers Labeled: ☑ Yes

GFCI Breaker: ☑ No

Appears Grounded: ☑ Yes

Neutral Connections Separated on Bus Bar: Yes

Main Wire Material: ☑ Aluminum

Main Wire Condition: ☑ Satisfactory

Branch Wire Material: ☑ Copper

Branch Wire Methods: ☑ Non-metallic sheathed cable (Romex)

Branch Wire Condition: ☑ Satisfactory

A/C Breaker Size: ☑ 30 Amps

General comments:

📌 **Homeowner Information:** It is recommended to verify with the seller that all switches, outlets and lights/fixtures are properly working as some may not have been accessible or may not

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have been tested. Any junction boxes, outlets and switches should have cover plates. Any amateur wiring should be repaired if found and any extensions cords should be removed and additional outlets should be installed as needed.







HOME MAINTENANCE MANUAL

Home Maintenance Manual

(HMM-1) Maintenance Item:
Home Maintenance Manual



Home Maintenance Manual

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Receipt -- The Home Inspection Report

Report # 260721D
Inspection Date: 2026-07-22

Property inspected for:
Pam Cathlina
1630 Monte Vista Dr
Lake Geneva, WI 53147

Inspection	$500.00
	$500.00
	PAID

Thank you for your business!

dwellMKE Home & Chimney Inspection Co.
414-212-5438
dwellmke.com
dwellmke@gmail.com

Inspected by:
Christopher Chirafisi
1072-106

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