# SUMMARY

3338 N 17th St, Milwaukee, WI 53206
Austin Rexroat
10/01/2026

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The customer must read the ENTIRE report. The summary pages are provided as a convenience, not a substitute for reading the entire report and should not be relied upon as a complete list for reference. Items in the report are not all on the summary.

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, based on 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.

## Ratings and their definitions

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

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

- Defect / Potential Safety Hazard – A condition of any component of an improvement that a home inspector determines, based on the home inspector's judgement on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the component of the improvement.
- Further Evaluation – Item is not functioning as intended, needs further evaluation by a qualifies professional.
- Needing Repair – The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.
- Monitor – Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.
- Maintenance – Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.

*NOT all reasons for component category placement will be displayed in this report.

**Pictures/Videos in report do NOT depict all concerns with that component. It is recommended the ENTIRE component be evaluated by a professional to find all defects related to the reported component before closing.

## 2.1.1 Landscaping

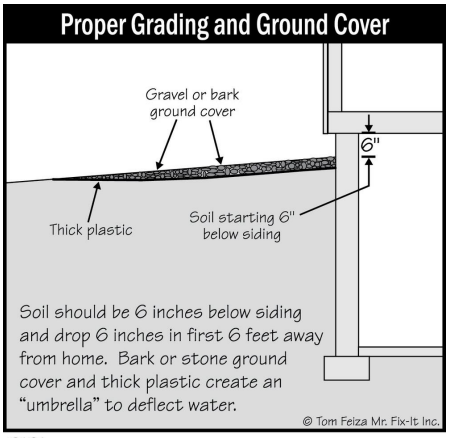
Monitor / Maintenance

**RECOMMEND GRADING IMPROVEMENTS**

The grading around the structures could use improvement (common with most homes). If not maintained water seepage/damage may result. In general, grading should have a pitch of 1" drop per foot extended for 6' away from the structure with no siding-to-dirt contact. Recommend evaluate/repair per professional.

### Recommendation

Contact a qualified landscaping contractor




B101



## 2.3.1 Porches / Stoops / Steps

**DAMAGED WOOD AND LOOSE HANDRAILS**

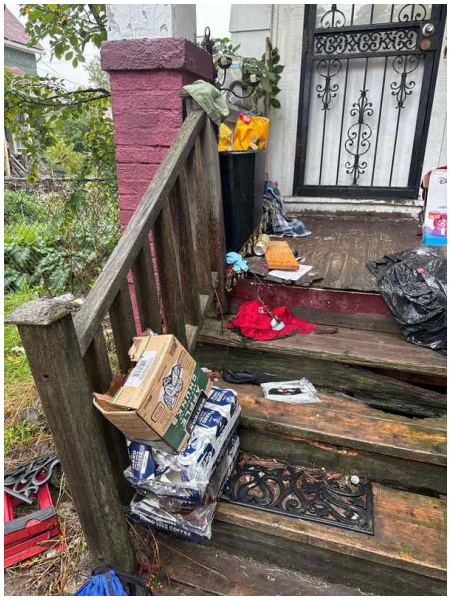
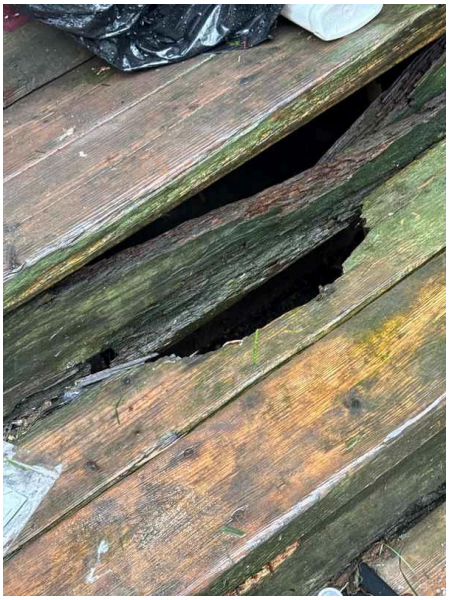
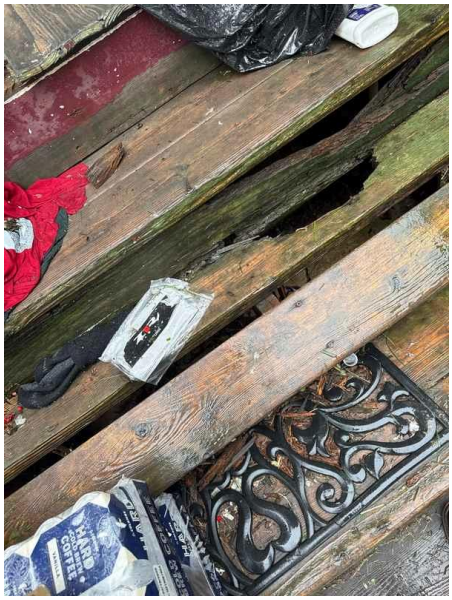
Defect / Needs Repair / Further Evaluation

Damaged wood and loose handrails were observed on the porch/stoop/steps during inspection. Deteriorated wood creates structural concerns and potential safety hazards for occupants using the area. Loose handrails present a fall risk when grasped for support. A carpentry contractor should evaluate the wood damage, assess structural integrity, and repair or replace affected components. Handrail mounting points should be inspected, tightened, and reinforced as needed to ensure safe operation.

### Recommendation

Contact a qualified professional.



## 2.3.2 Porches / Stoops / Steps

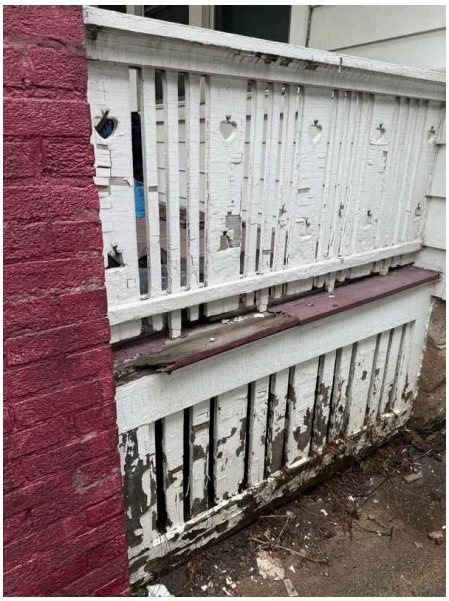
Defect / Needs Repair / Further Evaluation

**DAMAGED WOOD AND PEELING/DETERIORATED PAINT**

Areas of damaged wood and peeling/deteriorated paint - recommend professional evaluate further and repair as needed.

### Recommendation

Contact a qualified professional.






## 2.4.1 Siding / Trim

**FACE NAILING - FIBER CEMENT**

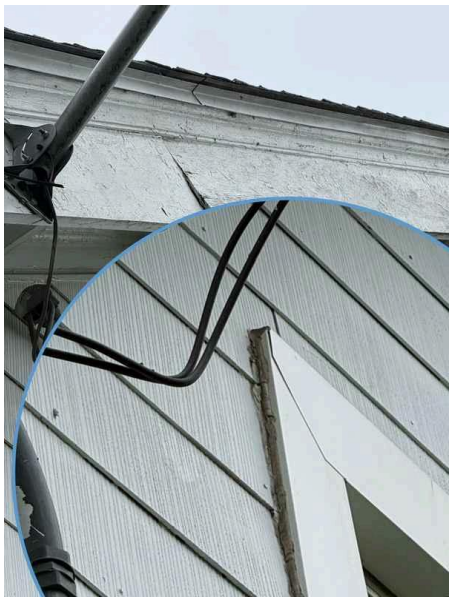
Monitor / Maintenance

Face nailing observed at fiber cement siding. This is not recommended and may indicate installation that is not consistent with manufacturer recommendations. Recommend professional evaluate further.

### Recommendation

Contact a qualified siding specialist.





## 2.5.1 Exterior Doors

**DAMAGED/LOOSE/MISSING HARDWARE**

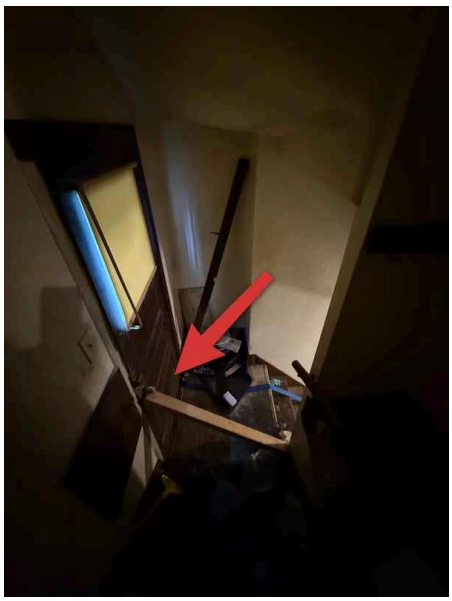
Defect / Needs Repair / Further Evaluation

Door(s) have loose/missing and/or damaged hardware. If not corrected door(s) may not operate properly - recommend repair per professional.

### Recommendation

Contact a qualified professional.





## 2.5.2 Exterior Doors

Defect / Needs Repair / Further Evaluation

**DOOR(S) IN POOR CONDITION**

The exterior doors appear to be in poor condition. If not corrected the doors may not function as intended - recommend professional evaluate and repair.

### Recommendation

Contact a qualified professional.



## 3.2.1 Roof Drainage System

Monitor / Maintenance

**GUTTER/DOWNSPOUT INSTALLATION RECOMMENDED**

Gutter/downspout installation recommended. If not installed roof water cannot be controlled resulting in possible water seepage/damage. Consult professional for installation options.

### Recommendation

Contact a qualified gutter contractor



## 5.6.1 Stairs

Safety Hazard

**HANDRAIL(S) NOT INSTALLED**

Handrail(s) not installed. If not corrected a fall hazard exists. Recommend installing per professional.

### Recommendation

Contact a qualified professional.



## 5.7.1 Smoke/CO Detectors

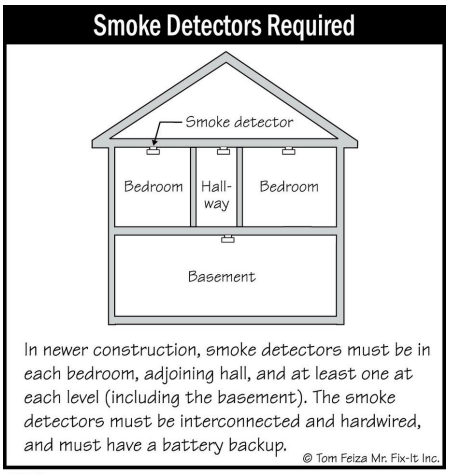
**RECOMMEND SMOKE/CO DETECTORS**

Safety Hazard

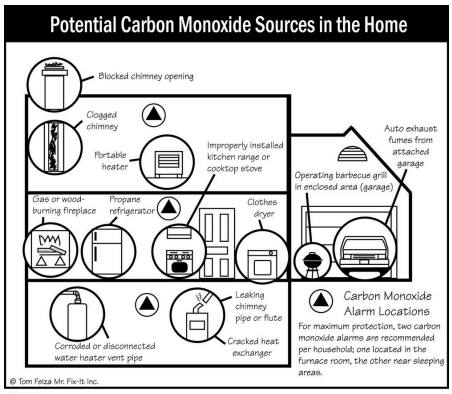
Recommend working smoke and CO detectors on all floors including basement. If not installed properly a safety hazard exists. Consult professional on recommended locations.

### Recommendation

Contact a qualified professional.




E116




M019



## 7.9.1 Dryer Ventilation

**DIY INSTALLATION**

Monitor / Maintenance

Dryer vent appears to show DIY installation. If not corrected it may not operate as intended. Consult professional for evaluation and corrective action.

### Recommendation

Contact a qualified professional.



## 9.2.1 Floor

**EVIDENCE OF BACKUP**

Defect / Needs Repair / Further Evaluation

Evidence today of past floor drain backup. If not corrected additional backups may result. Consult professional for evaluation and corrective action.

### Recommendation

Contact a qualified plumbing contractor.









## 9.3.1 Structure

**POTENTIAL MICROBIAL GROWTH**

Safety Hazard

There were signs of potential microbial growth in the basement. Contact a qualified mold mitigation professional to assess and take corrective action.



### Recommendation

Contact a qualified mold remediation contractor

## 11.1.1 Furnace

**AGED FURNACE**

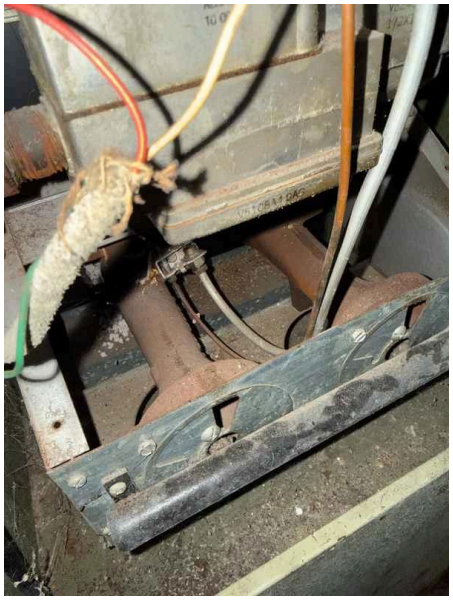
Defect / Needs Repair / Further Evaluation

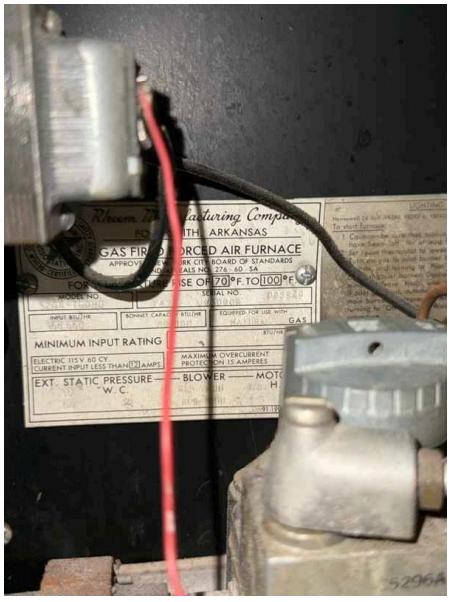
The furnaces appeared to operate today however the national average life expectancy of a furnace is 15-20 years and the units are near or past its average life cycle. Recommend professional evaluate further to ensure proper operation and safety. Also recommend budgeting for repairs and/or replacement.

### Recommendation

Contact a qualified heating and cooling contractor







## 12.2.1 Main Panels

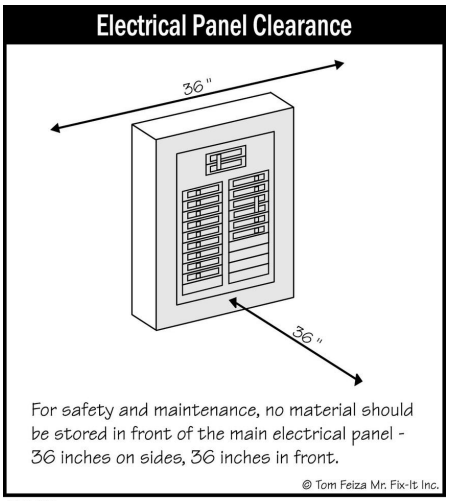
**IMPROPER PANEL CLEARANCE**

Safety Hazard

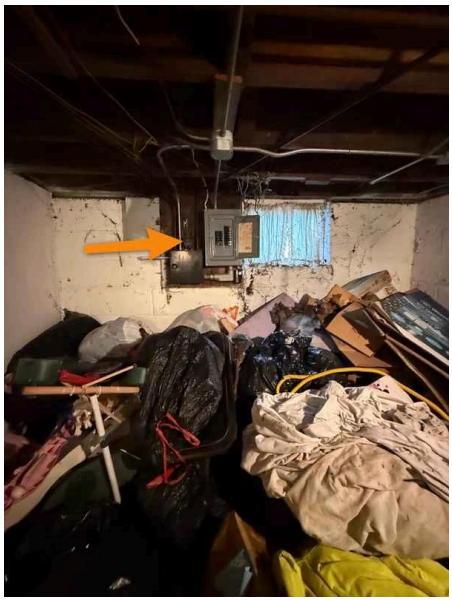
Recommend better clearance in front of main electrical panels. If not corrected it may be difficult to get the panels in an emergency. Consult professional as needed.

### Recommendation

Contact a qualified electrical contractor.




E045



## 12.5.1 Outlets / Switches (Representative number)

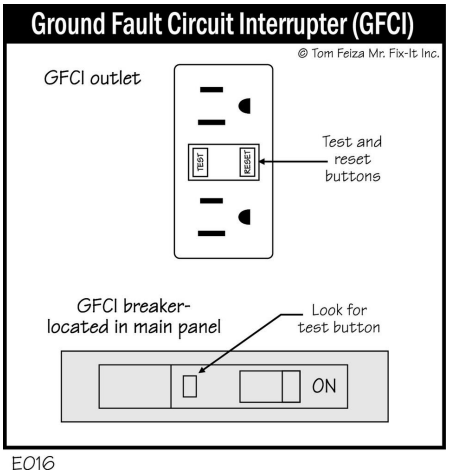
**RECOMMEND GFCI PROTECTION**

Safety Hazard

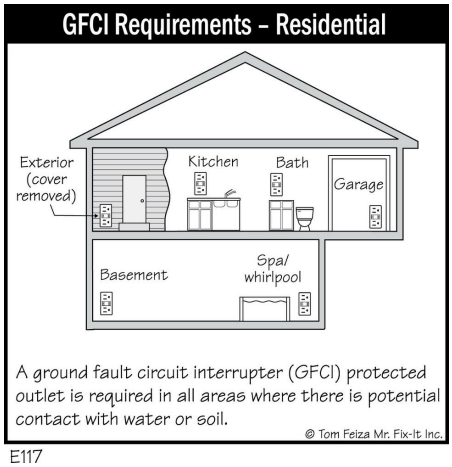
The outlets appear typical for the age of the home and garage however it is now recommended that ALL outlets near a water source be GFCI protected - consider updating (example locations below). Consult professional for suggested installation locations.

### Recommendation

Contact a qualified electrical contractor.




E016




E117

## 13.3.1 Water Heaters

Monitor / Maintenance

**NEAR OR PAST ITS LIFE EXPECTANCY**

The national average life expectancy of a water heater is 10-15 years. It is difficult to determine how long a water heater will last, but this unit is near or past its life cycle. Recommend budgeting for replacement.



### Recommendation

Contact a qualified plumbing contractor.

## 13.7.1 Gas Supply Lines

Safety Hazard

**HEAVY CORROSION**

The gas supply lines show heavy corrosion in many areas. If not corrected a safety hazard may exist. Consult professional for evaluation of all gas supply lines and corrective action.



### Recommendation

Contact a qualified plumbing contractor.

## 14.1.1 Roof Covering

Monitor / Maintenance

**MOSS AND LICHEN GROWTH ON ROOF**

Moss and lichen growth was observed developing on the roof covering. This organic growth can retain moisture against the roof surface, potentially leading to rusting and reduced roof lifespan. The roof covering should be professionally cleaned and treated to remove the growth, and a maintenance plan should be established to prevent recurrence.



### Recommendation

Contact a qualified professional.

## 14.2.1 Roof Drainage System

Defect / Needs Repair / Further Evaluation

**GUTTER/DOWNSPOUT INSTALLATION**

**RECOMMENDED**

Gutter/downspout installation recommended. If not installed roof water cannot be controlled resulting in possible water seepage/damage.

### Recommendation

Contact a qualified gutter contractor



