Inspection Report

Provided by: Settlement Home Inspection LLC



Settlement Home Inspection LLC

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Report Information

Report Introduction

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone, text, or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like AFCI / GFCI protection, safety glass, smoke / carbon monoxide alarms, etc. may not be present. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that qualified and/or licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.
Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating.

Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.
Marginal – Indicates the component will probably require repair or replacement anytime within five years.
Poor – Indicates the component will need repair or replacement now or in the very near future.
Safety – Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the comment(s) to understand the issue(s) thoroughly.
Not Applicable/None – Items with this rating could not be fully inspected because access was blocked off, restricted, or covered. Or the item did not exist at the home.

Scope of Inspection

Scope of Inspection

All components designated for inspection in the Wisconsin Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

Overview

Main Entrance Faces	East
Weather Conditions	Light snow cover
Ground Cover	Damp
Approximate Age	37 years old
Temperature	23deg

Report Summary Page

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues that may be present. All repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits required for the work performed.

Exterior

3.7 Exterior Receptacles Condition **(Safety)** (per current owner/seller) - new box added

Needs weather proof electrical outlet cover.

Garage - Carport

4.6 Fire Separation Garage-House Door Condition **(Safety)** (per current owner/seller) fireproofing added in 2024

Door is dellaminating and has a hole cut into in for animal. This is a safety hazard and would recommend replacing.

1 Grounds

Sidewalks

Sidewalk Material Concrete

1.1) Sidewalk Condition SAT

In good working shape.

Driveway

Driveway Material Blacktop

1.2) Driveway Condition SAT

In good shape. Sloped away from house

Steps - Stoop

Steps - Stoop Material Concrete

1.3) Steps - Stoop Condition SAT

Appear to be in good shape

Deck - Balcony

Flooring Material Pressure treated wood

1.4) Deck - Balcony Condition MA

Railings and deck were solid. Could you use new paint or stain.







Hose Bibs

Hose Bib Present	Hose bib in garage. In working order.
Anti-Siphon Present	No
1.5) Hose Bibs Condition	SAT

Appeared to be in good working order

2 Roof

General Roof Information

Roof Inspected From Ground

Roof Visibility Partial snow cover

Roof 1 Info

Roof Style Type Gable

Number of Layers Single

Age Age unknown appeared in good shape

2.1) Skylights - Solatube Condition SAT

Appeared to be a good shape

2.2) Plumbing Vents Condition SAT

Appeared in good shape

3 Exterior

Chimney

Chimney Location South roof

Viewed From Ground

Rain Cap In place

Spark Arrestor Yes

Chase Material(s) Appeared to be one sided

3.1) Chase Condition SAT

Is appeared in good shape

Gutters

Gutter Material(s) Aluminum

3.2) Gutter Condition

Good

Siding

Siding Material(s) vinyl siding

3.3) Siding Condition SAT

Appeared in good shape

Soffit

Soffit Material(s) Cedar plywood

3.4) Soffit Condition

Good

Fascia

Fascia Material(s) Cedar

3.5) Fascia Condition

Cedar

Windows-Screens

Windows-Screens Material(s) Vinyl covered windows, Maintenance free.

Electrical Service

Electrical Service Type Square d
200 Amp service

3.6) Electrical Condition SAT

Appeared in good shape.

Exterior Receptacles

Exterior Receptacles Present Yes

Exterior Receptacles Operable Yes

GFCI present Yes

GFCI operable Yes

3.7) Exterior Receptacles Condition SA

Needs weather proof electrical outlet cover.



Exterior Doors

3.8) Main Entry Door Condition SAT

Appeared in good shape

3.9) Patio Door Condition SAT

Appeared in good shape and good working order

4 Garage - Carport

Type

Type Single car garage

Overhead Door(S)

Overhead Door(S) Material(s) Aluminum, Insulated garage door.

4.1) Overhead Door(S) Condition SAT

In good working order

Automatic Opener

Automatic Opener Operation Garage door opener was working.

4.2) Automatic Opener Condition SAT

Appears in good working order

Safety Reverse Testing

Contact reversal test performed successfully Perform safety test and was working properly

Photoelectric sensor test performed successfully Is photo electric sensor tested and worked properly

Floor

Floor Material(s) Concrete.

4.3) Floor Condition SAT

Not completely visible because of.
Current owners belongings

Electrical Receptacles

Electrical Receptacles Present Yes

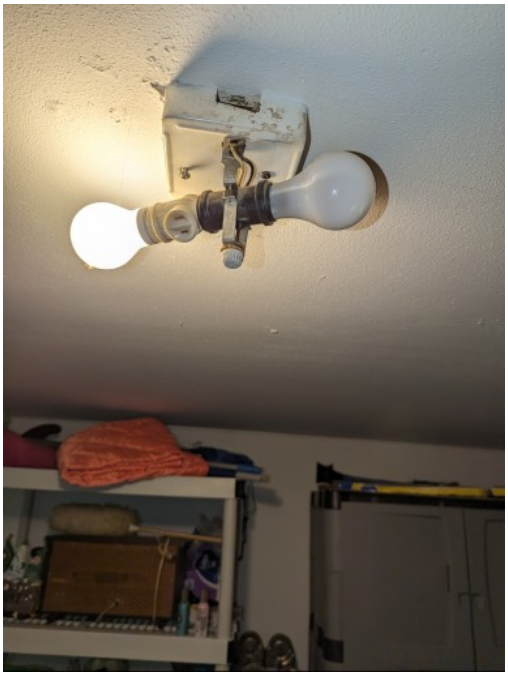
Electrical Receptacles Operable Yes

GFCI present Yes

GFCI operable Yes

4.4) Electrical Receptacles Condition SAT

Is satisfactory and in good working order.



Fire Separation

Drywall walls and ceilings	Appears solid
Holes	Small hole by the hose hanger. Would recommend patching and other holes hidden by home owners belongings

4.5) Fire Separation Condition SAT

Door is dellaminating and has a hole cut into in for animal. This is a safety hazard and would recommend replacing.

4.6) Fire Separation Garage-House Door Condition SA

Door is dellaminating and has a hole cut into in for animal. This is a safety hazard and would recommend replacing.





5 Kitchen

Countertops

5.1) Countertops Condition

MA

Tile by dishwasher was chipped and would recommend replacing.



Cabinets

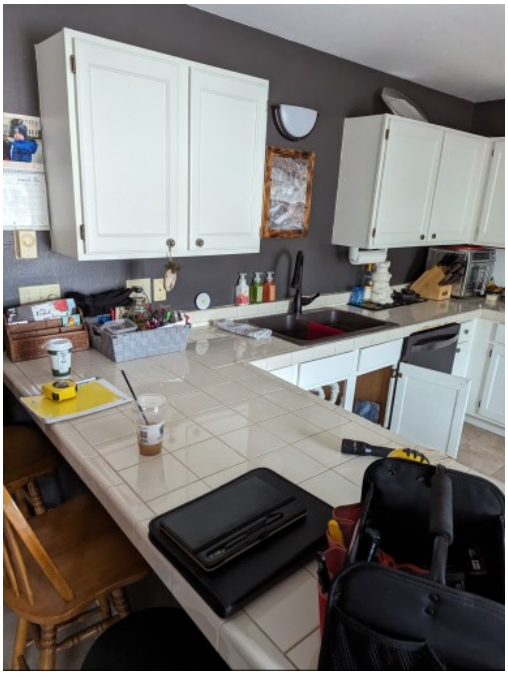
5.2) Cabinets Condition

MA

Cabinet drawers and doors were in good working order, except for one door that appeared to be warped









Fixtures-Plumbing

Faucet leaks	Is appeared to be in good working order
Pipes leak	Recommending replacing flexible drain pipes. Prone to clogging.





Functional flow acceptable Flow was an exceptable rate

Functional drainage acceptable Pipes seem to drain and an acceptable

Walls & Ceiling

5.3) Walls & Ceiling Condition SAT

No visible issue with ceilings or walls

Heating-Cooling Source

Heating source present Base board heat

Heat source appears functional Base board heat seemed to be working properly.

Floor

5.4) Floor Condition SAT

Tile floor was in good shape.

Electrical

Receptacles present Is available throughout the kitchen

Receptacles Operable Receptacles were in working order

GFCI present Is GFCI were in good working order.

GFCI operable GFCI were operable

5.5) Electrical Condition SAT

The electrical and the kitchen was in good working order.

6 Laundry Room

Dryer Vented

Dryer Vented Dryer was vented properly.



6.1) Dryer venting condition SAT

Always keep an eye on dryer vents making sure they are free from debris this can be a fire hazard.



Washer Water Connection

Washer Water Connection Washer was hooked up properly.

7 Hallway Bath

Sinks

Faucet leaks Was it was in good working order. The hot and cold waters were reversed.

Pipes leak No sign of leakage.

Stopper-Pop-up operable Pop-up seemed to be in good working order.

7.1) Bathroom sink condition SAT

Other than the hot and cold water being reversed on faucet. The bathroom sink was in good working order

Bathtub

Faucet leaks No leaks seen.

Pipes leak No leaks were seen and head proper drainage.

7.2) Bathtub condition SAT

Bathtub seemed to be in good working order

Toilet

7.3) Toilet condition SAT

Toilet bowl and tank were not loose and were in good shape.

Electrical

7.4) Electrical condition SAT

Electrical outlets and switches were working properly

Heating-Cooling Source

Heat source appears functional Heat source was working properly.

Exhaust Fan-Heat Lamp

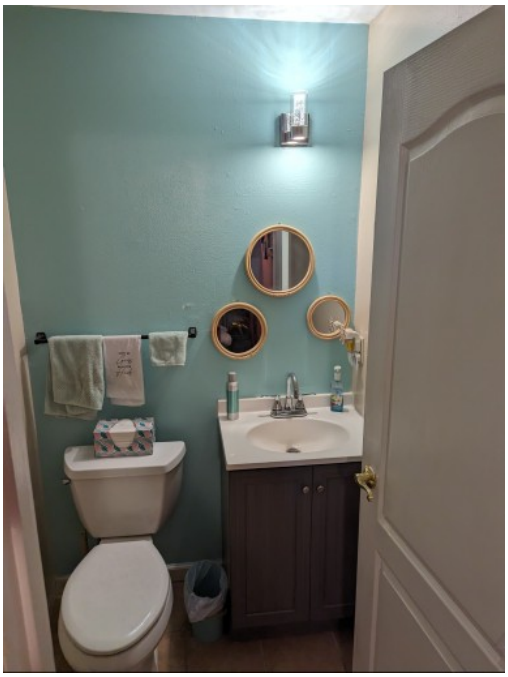
Exhaust Fan-Heat Lamp Operable Bathroom exhaust fan was present and working properly

8 Half-Bath

Sinks

8.1) Bathroom sink condition MA

The sink and toilet we're in good working order. I would recommend replacing the drain pipes in this bathroom sink due to the problem with clogging.





Toilet

8.2) Toilet condition SAT

Toilet bowl and tank were not loose and were in good shape.

Functional Drainage

Sink(s) acceptable The sinks drainage were working properly

Functional Flow

Sink(s) acceptable The sink's faucet had proper flow

Moisture Stains Present

Moisture Stains Present no moisture stains were present

Electrical

8.3) Electrical condition SAT

Electrical outlets and switches were working properly

Heating-Cooling Source

Heat source appears functional Heat source was working properly.

Exhaust Fan-Heat Lamp

Exhaust Fan-Heat Lamp Operable Bathroom exhaust fan was present and working properly

9 Living Room

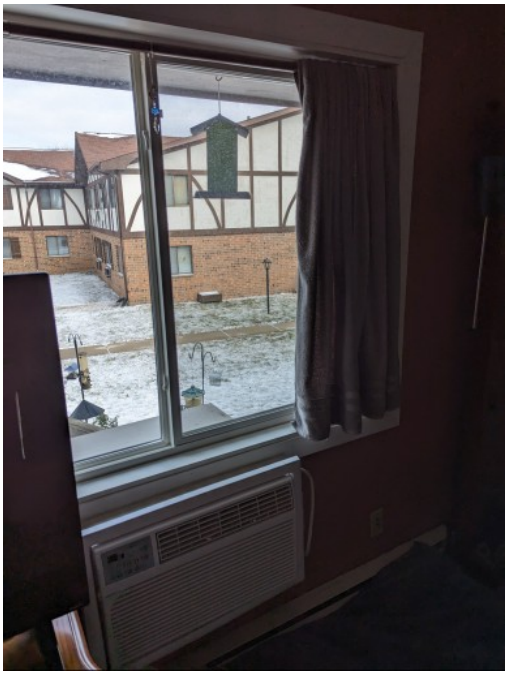
Walls & Ceiling

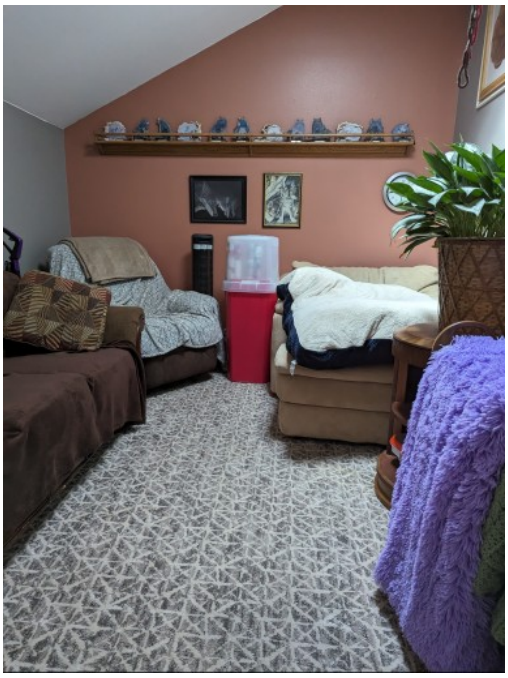
9.1) Walls & Ceiling Condition

MA

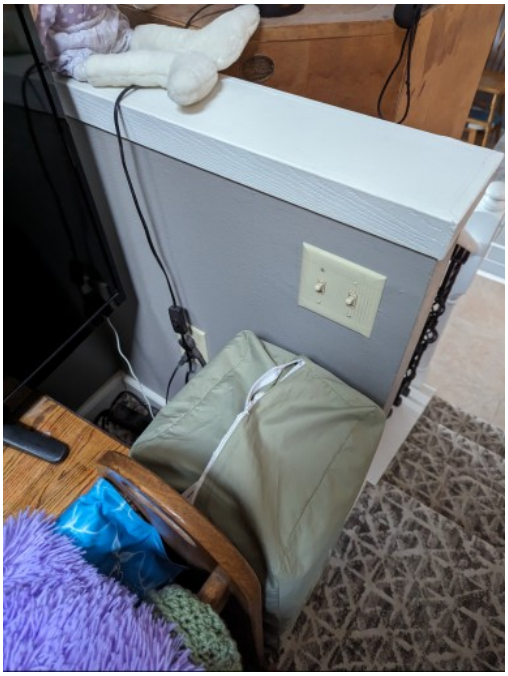
Walls and ceiling were in good condition. There's a water stain on ceiling that you should keep an I on

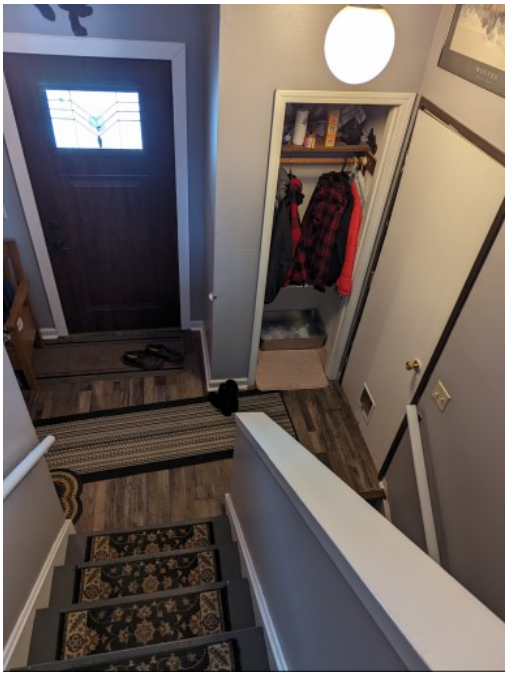


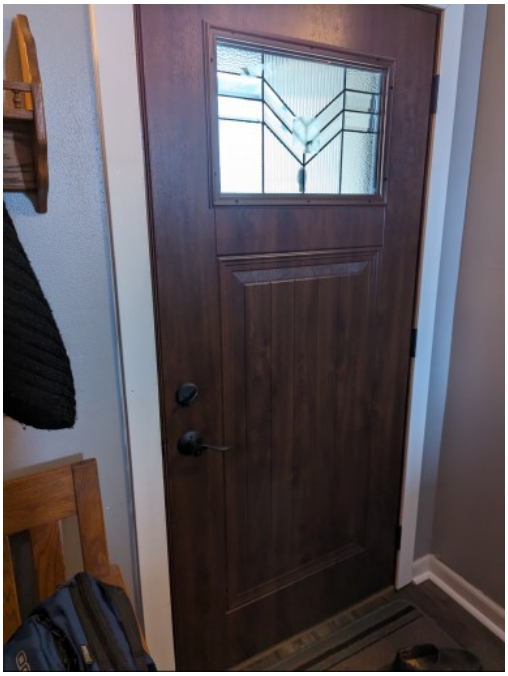












Floor

9.2) Floor Condition SAT

Living room's floor was in good condition

Electrical

9.3) Electrical Condition

Electrical outlets and switches were in good working order

Heating Cooling Source

Heating source present	Yes
Heat source appears functional	Baseboard heat were in good working order
Cooling source present	Yes
Cooling source appears functional	Wall mount air conditioner seemed to be in good working order

Windows

9.4) Windows Condition SAT

Windows were in good condition

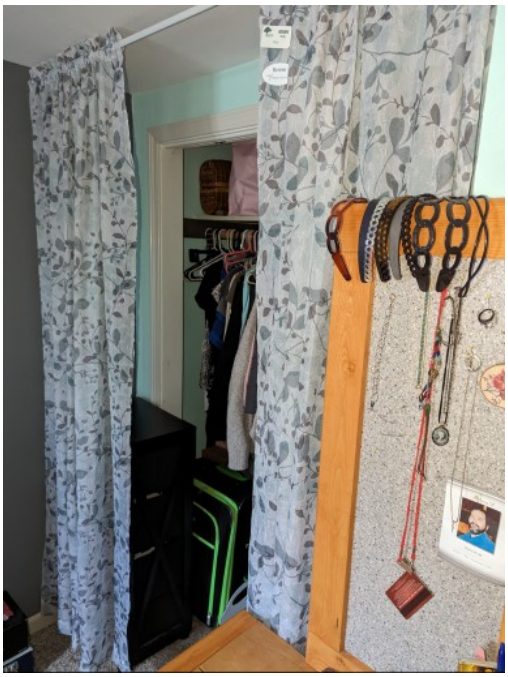
10 Master Bedroom

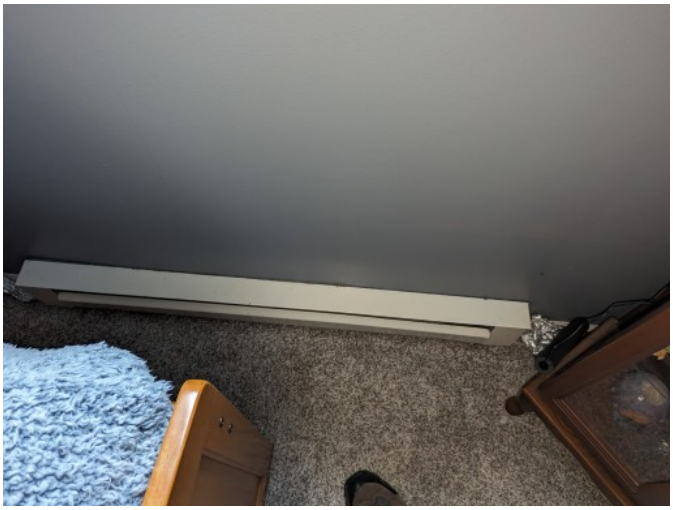
Walls & Ceiling

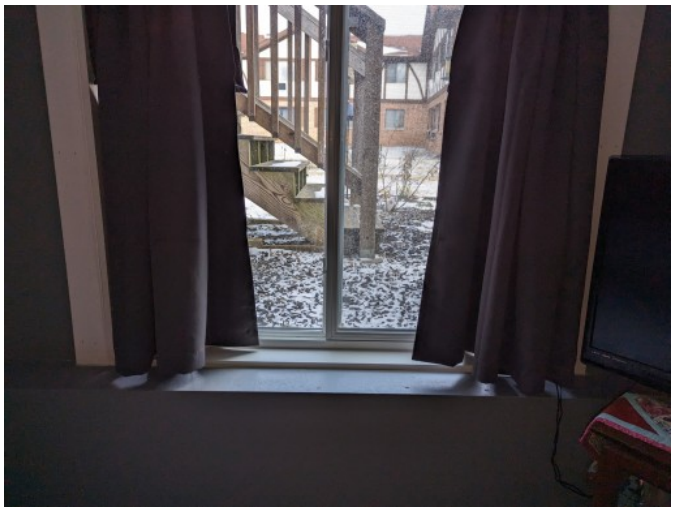
10.1) Walls & Ceiling Condition

SAT

Walls and ceiling were in good condition









Floor

10.2) Floor Condition

SAT

Bedroom floor was in good condition

Electrical

10.3) Electrical Condition SAT

Electrical outlets and switches were in good working order

Heating Cooling Source

Heating source present	Yes
Heat source appears functional	Baseboard heat were in good working order

Egress (Emergency Exit)

Egress restricted	Egress windows smooth operating and properly sized

Windows

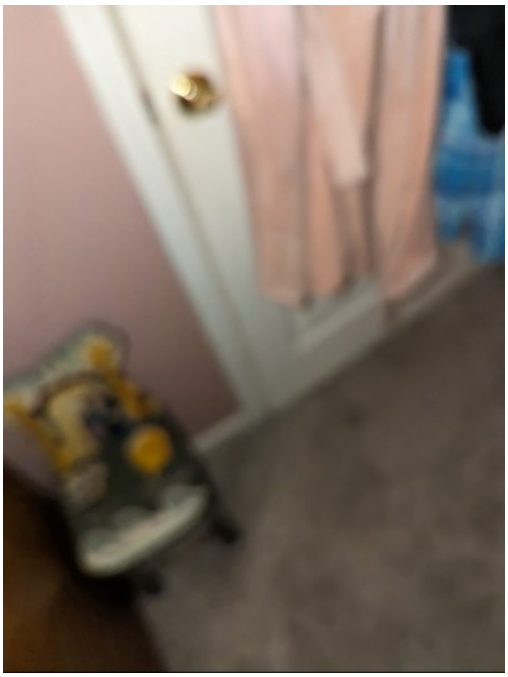
10.4) Windows Condition SAT

Yes, The windows were in good working order

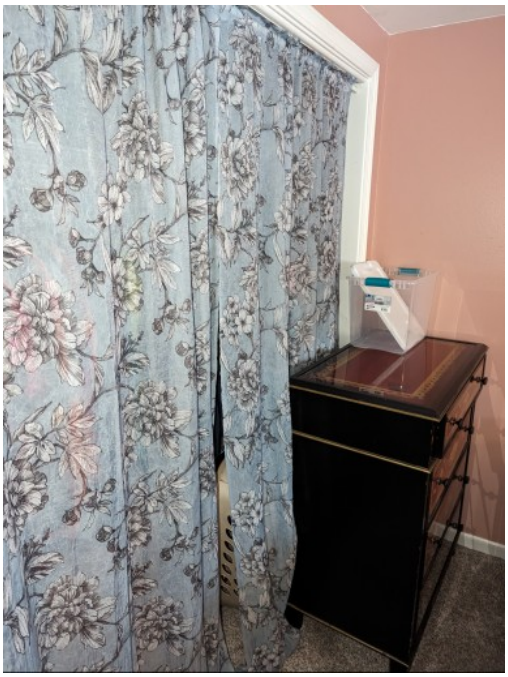
11 Bedroom 2

Location

Bedroom location Northeast corner of the basement







Walls & Ceiling

11.1) Walls & Ceiling Condition

Walls and ceiling were in good condition

Floor

11.2) Floor Condition SAT

Bedroom floor was in good condition

Electrical

11.3) Electrical Condition SAT

Electrical outlets and switches were in good working order

Heating Cooling Source

Heating source present Yes

Heat source appears functional Baseboard heat were in good working order

Egress (Emergency Exit)

Egress restricted Egress windows smooth operating and properly sized

Windows

11.4) Windows Condition SAT

Yes, The windows were in good working order

12 Fireplace

General Info

Fireplace type	Better still wood burning stove
Fireplace location	Living room

Miscellaneous

Operable	Yes
Damper present	Yes
Damper operable	Yes
Damper damaged	No
Damper modified for gas-log usage	No
Hearth extension adequate	Yes
12.1) Fireplace condition	SAT

Fire place was good condition

13 Smoke - Carbon Monoxide Alarms

Smoke Carbon Monoxide (CO) Alarms

Smoke alarms present Yes

Smoke alarms operable Smoke alarm were operable. I would replacing the downstairs smoke alarm with a hardwired co2 and smoke alarm.



CO alarms present No

14 Crawl Space

Type - Access

Type - Access Doorway in bathroom

Unvented-Conditioned Unvented

Walls

14.1) Walls Condition SAT

Concrete blocks was dry and without cracks

Floor

Floor Material(s) Concrete

14.2) Floor Condition SAT

Concrete was dry and without cracks

Drainage

Sump pump present No sump present

Floor drains present Yes

14.3) Drainage Condition SAT

Appeared dry

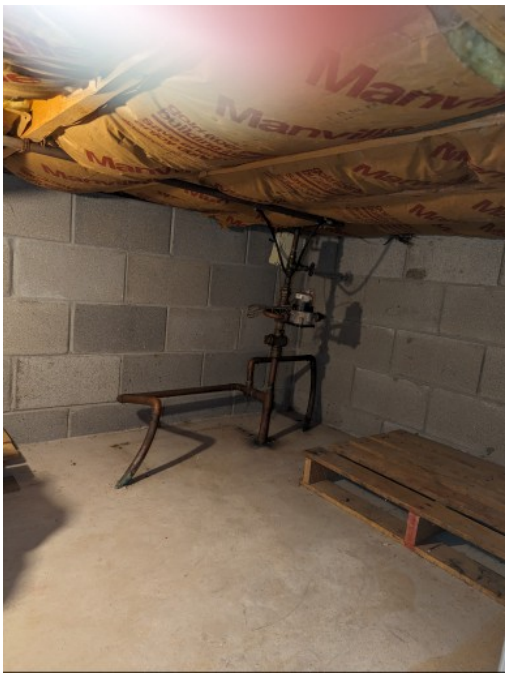
Insulation

Insulation Material(s) Insulated bays in between joyce

15 Plumbing

Main Water Shutoff Location

Main Water Shutoff Location South wall under stairs.



Water Entry Piping

Water Entry Piping Type Copper pipe

Visible Water Distribution Piping

Visible Water Distribution Piping Material(s) Copper pipes

15.1) Visible Water Distribution Piping Condition SAT

Drain - Waste -Vent Pipe

Drain - Waste -Vent Pipe Material(s) PVC

15.2) Drain - Waste -Vent Pipe Condition SAT

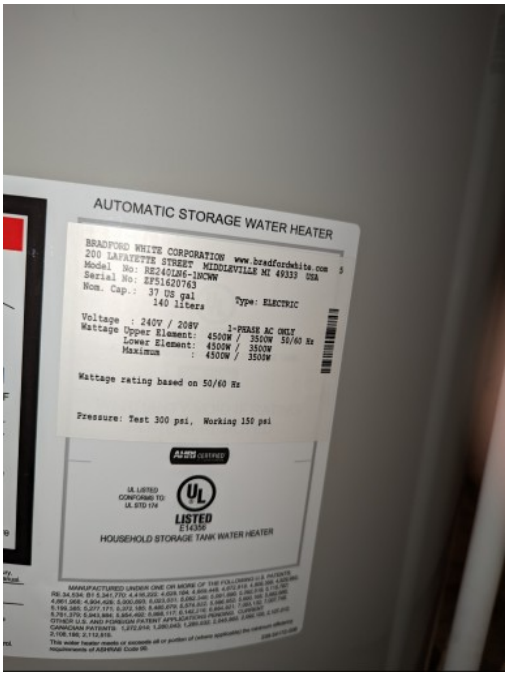
Drainage/wastewater pipes were in good shape.

16 Water Heater

Product Information

Product Information

Bradford white. Model # re240ln6-1ncww
Serial # ZF51620763



Approximate Age

Approximate Age

1-2 years old

Type - Capacity

Type - Capacity

37 gal

Energy Source

Energy Source

Electric

17 Electrical - Main Panel

Location

Location Garage wall

Adequate clearance to panel There was adequate clearance in front of the electric panel

Electrical Service Capacity

Amperage 200 Amp service

Service Grounding

Appears Grounded Yes

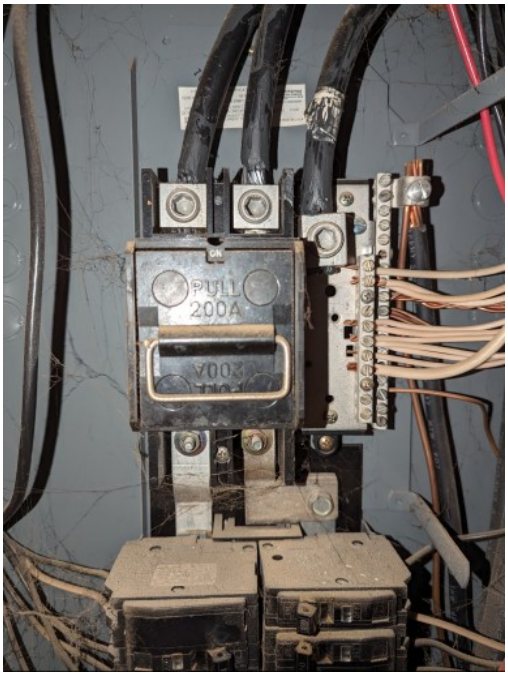
If visible, type of ground being utilized No

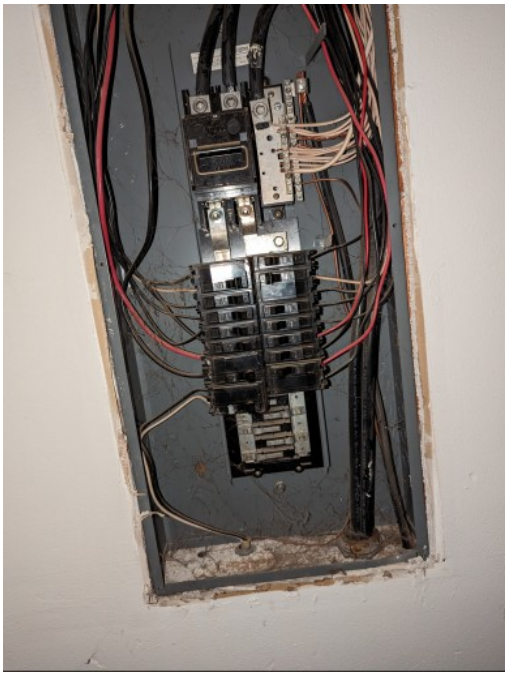
17.1) Service grounding condition SAT

Main Wire

17.2) Main Wire Condition SAT

Main wire appears to be in good shape & properly sized







Branch - Feeder Wire

17.3) Branch - Feeder Wire Condition SAT

Branch wire appears to be in good shape & properly sized

18 Cooling System

General

Cooling System Type	Wall mount air conditioner
Location of head units	Living room
Wall unit location	Living room