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HOME INSPECTION REPORT

Client Name	:	Shirley Grover
Inspection Address	:	1005 N. Main St. Hartford, WI 53027
Inspection Date	:	10/30/26
Inspection Number	:	05426



Prepared By:
Triple B Home Inspection, LLC
410 W. Loos St.
Hartford, WI 53027
262-224-4420

Inspector: Timothy R. Wendorff
WI Home Inspector License #: 2294-106
www.triplebhomeinspection.com

Receipt

Client Name	:	Shirley Grover
Inspection Address	:	1005 N. Main St. Hartford, WI 53027
Inspection Date	:	10/30/26
Inspection Number	:	05426
Inspected by	:	Timothy R. Wendorff
Inspection Fee	:	$425.00
Total Fee	:	$425.00
Invoice Status	:	Invoiced

Building Data

Approximate Age	:	90-100 Years
Style	:	Single Family
Main Entrance Faces	:	East
Weather Condition	:	Partly Cloudy
Temperature	:	53 °
Ground Condition / Cover	:	Damp

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It is important to understand the following items:

1. Items that are not visible can not be inspected.
2. A home inspection is a general visual inspection, not a "CODE" inspection.
3. Any suggested repairs in this report are recommended to be done by a qualified / licensed contractor.
4. Repair / replacement estimates should be obtained from qualified contractors.
5. The condition of the property can change before you take possession.
6. This home inspection is a visual condition report at the time of the inspection, not a warranty.
7. Pictures included are a representation of condition. Not all instance or issues are included in the pictures.

Notice to all Buyers and Sellers regarding “Defects”

As of 06/01/2021, a Wisconsin statute requires that the inspector use the term “defect” in describing certain conditions. The statute includes a specific definition of the term “defect”. If this inspection relates to a Purchase Contract (accepted offer to purchase), it is likely that the Purchase Contract uses a definition of the term "defect” that is materially different from the definition in the inspection statute. The inspector expresses no opinion as to whether any condition referred to in the inspection report constitutes a “defect” as defined in any Purchase Contract. If you have questions about these different definitions of “defect” or how any condition described in the inspection report affects the rights and obligations of buyers and sellers under your Purchase Contract, you should consult your realtor or your attorney.

Grounds

Service Walks [ ] None **Material:** Concrete [ ] Trip Hazard
[ ] Pitches Towards House [ ] Damaged / Cracked Concrete **Condition: Satisfactory**

Driveway/Parking Area [ ] None **Material:** Asphalt [ ] Pitches Towards House
[ ] Trip Hazard [ ] Fill Cracks and Seal [ ] Damaged / Cracked Concrete **Condition: Satisfactory**

Porch (Covered / Enclosed Entrance) [X] None **Support Pier Material:** -
[ ] Railing / Balusters Missing [ ] Posts / Supports Need Repair
Floor Condition: N/A **Overall Condition:** N/A

Stoop / Steps [ ] None **Material:** Concrete [ ] Cracked
[ ] Short Treads [ ] Railing / Balusters Missing [ ] Uneven Risers [ ] Settled
[ ] Trip Hazard [ ] Rotted / Damaged **Condition: Satisfactory**

Patio [ ] None **Material:** Concrete [ ] Damaged / Cracked Concrete
[ ] Trip Hazard [ ] Pitches Towards House [ ] Typical Cracks **Condition: Satisfactory**

Deck [X] None **Material:** - [ ] Moisture / Insect Damage
[ ] Recommend Repainting / Resealing to Preserve Wood [ ] Railing / Balusters Missing
[ ] Improper Attachment to House [ ] Posts / Supports Need Repair **Condition:** N/A

Balcony [X] None **Material:** - [ ] Moisture / Insect Damage
[ ] Recommend Repainting / Resealing to Preserve Wood [ ] Railing / Balusters Missing
[ ] Improper Attachment to House [ ] Posts / Supports Need Repair **Condition:** N/A

Deck / Patio / Porch Covers [X] None [ ] Moisture / Insect Damage
[ ] Improper Attachment to House [ ] Posts / Supports Need Repair **Condition:** N/A

Fence [X] None **Material:** - [ ] Moisture / Insect Damage
[ ] Posts / Supports Need Repair **Condition:** N/A

Landscaping [ ] Recommend Re-Grading [ ] Trim Back Trees / Shrubberies
[ ] Recommend Window / Well Covers [ ] Wood in Contact with / Improper Clearance to Soil
Negative Grade: [ ] North [ ] West [ ] South [ ] East [X] Satisfactory [ ] Not Visible

Retaining Wall [X] None **Material:** - [ ] Safety Hazard
[ ] Leaning / Cracked / Bowed [ ] Repairs Needed **Condition:** N/A

Hose / Bibs [ ] None [X] No Anti-Siphon Valve Operates: [ ] Yes [ ] No [X] Not On

General Comments:

1. Anti-siphon valves or vacuum breakers are not installed at all exterior hose bibs.
2. Exterior hose bibs are shut off at the interior and were not operated during the inspection.

Exterior

Siding **Material:** Brick / Aluminum [ ] Recommend Repainting

[ ] Loose / Missing / Holes [ ] Recommend Repair [ ] Wood Rot **Condition: Satisfactory**

Trim / Soffits / Fascias **Material:** Aluminum [ ] Recommend Repainting

[ ] Recommend Repair [ ] Wood Rot **Condition: Satisfactory**

Windows / Frames **Material:** Aluminum / Vinyl [ ] Failed Insulated Glass

[ ] Recommend Repainting [ ] Cracked Glass [ ] Wood Rot **Condition: Satisfactory**

Caulking **Condition: Satisfactory**

Recommended at: [ ] Doors [ ] Windows [ ] Masonry Ledges [ ] Utility Penetrations

Gutters / Downspouts [ ] None **Material:** Aluminum [ ] Improper / Loose Attachment

[ ] Downspouts Missing / Damaged [ ] Leaking Corners / Joints [ ] Rusted [ ] Needs Cleaning

Extensions Needed: [ ] North [ ] West [ ] South [ ] East **Condition: Satisfactory**

Exterior Electrical Service **Service Entry:** [ ] Overhead [X] Underground **Condition: Satisfactory**

Overhead Wires: [ ] Too Low [ ] Less than 3' from Deck / Windows / Balcony [ ] Recommend Repair

Exterior Outlets: [X] Yes [ ] No **Operate:** [X] Yes [ ] No **GFCI Protected:** [X] Yes [ ] No

Reverse Polarity: [ ] Yes [X] No **GFCI's Operate:** [X] Yes [ ] No

Open Grounds: [ ] Yes [X] No [ ] *Extension Cord Wiring / Exposed Romex*

Garage [ ] None [ ] Attached [X] Detached Size: X - Car

Roofing: **Material:** Asphalt Composite Approx. Age: 0-5 Yrs Approx. # of Layers: 1 **Condition: Satisfactory**

Siding: **Material:** Vinyl **Condition: Satisfactory** **Gutter Condition: Satisfactory**

Sill Plates: [ ] Not Visible [ ] Floor Level [X] Elevated [ ] *Rotted* **Service Door Condition: Satisfactory**

Floor Material: Concrete [ ] Typical Cracks [ ] Large Settling Cracks **Condition: Satisfactory**

Electricity Present: [X] Yes [ ] No **Reverse Polarity:** [ ] Yes [X] No **Open Grounds:** [X] Yes [ ] No

GFCI Protected: [ ] Yes [X] No **GFCI's Operate:** [ ] Yes [ ] No [ ] Ext.Cord Wiring / Exposed Romex

Firewall (Between garage and living unit): [ ] Present [ ] Missing (SAFETY) [X] N/A

Fire Door: [ ] Not Verifiable [ ] Not a Fire Door [X] N/A [ ] Satisfactory

Overhead Garage Door **Material:** Metal [ ] Manual

Safety Reverse: [ ] Pressure Reverse [X] Electric Sensor [ ] None

[X] Automatic - [X] Operates [ ] Inoperable

Overhead Door Condition: Satisfactory

General Comments:

1. Garage outlets are not GFCI protected - Defect. Corrected 10/31/26
2. North garage outlet is ungrounded - Defect. Corrected 10/31/26

Roof

Roof Visibility

[X] All [ ] Partial [ ] None *Limited By:*

Inspected From: [X] Roof [ ] Ladder at Eaves [ ] Ground with Binoculars *(Inspection Limited)*

Roof Type and Style

Style: Gable Pitch: Medium

Roof #1 Type: Asphalt Composite # of Layers: 1 Approximate Age: 0-5 Yrs

Ventilation System: [ ] Soffit [X] Ridge [X] Gable [ ] Roof / Can [ ] Turbine

[ ] Power Appears Adequate: [X] Yes [ ] No

Flashing Material: Metal [ ] Not Visible [ ] *Separated from Roof / Chimney*

[ ] Recommend Repairs **Condition: Satisfactory**

Valley Material: - [ ] Not Visible [X] N/A [ ] Holes [ ] Rusted

[ ] Recommend Repairs **Condition: N/A**

Skylights: [ ] Not Visible [X] N/A [ ] Failed Seal **Condition: N/A**

Plumbing Vents: [X] Yes [ ] No [ ] Not Visible **Condition: Satisfactory**

Condition of Roof Coverings

Roof #1 **Condition: Satisfactory**

[ ] Granules Missing [ ] Exposed Felt

[ ] Curling [ ] Cracking [ ] Moss Build-Up

[ ] Blistering [ ] Adhesion Loss

[ ] Loose / Torn / Missing Shingles [ ] Nails Popping [ ] Incomplete / Improper Nailing

Flue Vent

[ ] None Location: Central

Inspected From: [ ] Roof [X] Ladder at Eaves [ ] Ground with Binoculars *(Inspection Limited)*

Spark Arrestor: [ ] Yes [ ] No [ ] Not Visible [ ] *Recommended* [X] N/A

Rain Cap: [X] Yes [ ] No [ ] Not Visible [ ] *Recommended* [ ] N/A

Chase: [X] Brick [ ] Stone [ ] Metal [ ] Block [ ] Framed

[ ] Loose Mortar Joints [ ] Loose Brick(s) [ ] Cracked Chimney Cap [ ] Rusted [ ] Holes in Metal

Flue: [ ] Tile [X] Metal [ ] *Unlined* [ ] Not Visible [ ] Creosote Build-Up

[ ] *Have Flue Cleaned and Re-evaluated* [ ] Recommend Cricket/Saddle/Flashing **Condition: Satisfactory**

General Comments:

1. Shingles on the roof show normal wear and are in satisfactory condition.

Kitchen

Floor [ ] Slopes [ ] Squeaks **Condition:** Satisfactory

Walls / Ceiling [ ] Typical Cracks [ ] Moisture Stains **Condition:** Satisfactory

Cabinets [ ] Loose/Damaged *(Recommend Repair)* **Condition:** Satisfactory

Countertops [ ] Loose/Damaged *(Recommend Repair)* **Condition:** Satisfactory

Heating / Cooling Source [X] Yes [ ] No

Plumbing **Faucet:** [ ] Leaks [ ] Corroded [ ] Loose / Damaged

Supply / Drain Lines: [ ] Leaks [ ] Corroded **Water Shut-Off Valves Installed:** [X] Yes [ ] No

Functional Flow: [X] Adequate [ ] Poor **Functional Drainage:** [X] Adequate [ ] Poor

Electrical **Outlets Present:** [X] Yes [ ] No **Operate:** [X] Yes [ ] No

GFCI Protected: [X] Yes [ ] No **GFCI's Operate:** [X] Yes [ ] No

Appliances

[X] Oven	Operates Properly: [X] Yes	[ ] No		[ ] Microwave	Operates Properly: [ ] Yes	[ ] No	
[X] Range	Operates Properly: [X] Yes	[ ] No		[X] Exhaust Fan	Operates Properly: [X] Yes	[ ] No	
[ ] Disposal	Operates Properly: [ ] Yes	[ ] No		[X] Refrigerator	Operates Properly: [X] Yes	[ ] No	
[X] Dishwasher	Operates Properly: [X] Yes	[ ] No		Dishwasher Air Gap Installed: [X] Yes		[ ] No	

Water Hammer Arrestors Present for Dishwasher: [X] Yes [ ] No [ ] Not Visible

General Comments:

Laundry / Utility Room

Room Components **Utility / Laundry Sink:** [X] Yes [ ] No [ ] Cross Connection

Supply and Drain Lines: [ ] Leaks [ ] Corroded Faucet: [ ] Leaks [ ] Corroded [ ] Loose / Damaged

Dryer Vented: [X] Wall [ ] Ceiling [ ] Floor [ ] *Not Vented*

Gas Pipe: [X] N/A Valve Shut-Off: [ ] Yes [ ] No [ ] Cap Needed [ ] Not Visible

Outlets Present: [X] Yes [ ] No Operate: [X] Yes [ ] No

General Comments:

Bathrooms

Bathroom Location : **Main Level**

Sink / Faucet

Faucet: [ ] Leaks [ ] Corroded [ ] Loose / Damaged

Supply / Drain Lines : [ ] Leaks [ ] Corroded **Water Supply Shut-Off Valves Installed :** [X] Yes [ ] No

Functional Flow : [X] Adequate [ ] Poor **Functional Drainage :** [X] Adequate [ ] Poor

Tub / Shower

Faucet / Shower Head : [ ] Leaks [ ] Corroded [ ] Loose / Damaged

Bathtub Jets Operate : [ ] Yes [ ] No [X] N/A **Access to Pump/Motor :** [ ] Yes [ ] No

Functional Flow : [X] Adequate [ ] Poor **Functional Drainage :** [X] Adequate [ ] Poor

Caulk / Grout Needed : [ ] Yes [X] No Where: **Condition:** **Satisfactory**

Toilet

[ ] Cracked Bowl / Tank **Operates Properly :** [X] Yes [ ] No

Shut-Off Valve Installed : [X] Yes [ ] No **Bowl Loose:** [ ] Yes [X] No

Electrical

Outlets Present: [X] Yes [ ] No **Operate :** [X] Yes [ ] No

GFCI Protected : [X] Yes [ ] No **GFCI Outlets Operate Properly :** [X] Yes [ ] No

Miscellaneous

Window/ Door Condition: **Satisfactory**

Moisture Stains Present : [ ] Walls [ ] Ceiling [X] None **Heat Source Present :** [X] Yes [ ] No

Exhaust Fan : [ ] Yes [X] No **Operate Properly :** [ ] Yes [ ] No

General Comments:

1. Flex drain is installed at bathroom sink drain - Defect (See picture). This is not an approved plumbing material for drains.

Corrected 11/2/26

Rooms

Room Location : Upper Level North Bedroom

Floor [ ] Slopes [ ] Squeaks **Condition: Satisfactory**

Walls / Ceiling [ ] Typical Cracks [ ] Moisture Stains **Condition: Satisfactory**

Holes: [ ] Doors [ ] Walls [ ] Ceiling **Ceiling Fan Condition: N/A** [ ] *Recommend Repair*

Doors / Windows [ ] Cracked Glass [ ] Damaged Balance(s) **Condition: Satisfactory**

[ ] Evidence of Leaking Insulated Glass Latches and Locks Operable: [X] Yes [ ] No

Heat Source Present: [X] Yes [ ] No Bedroom Egress Proper: [ ] N/A [X] Yes [ ] No (SAFETY)

Electrical [ ] Coverplates Missing

Switches Present: [X] Yes [ ] No Outlets Present: [X] Yes [ ] No Operate: [X] Yes [ ] No

Open Grounds: [ ] Yes [X] No Reverse Polarity: [ ] Yes [X] No

General Comments:

Room Location : Upper Level South Bedroom

Floor [ ] Slopes [ ] Squeaks **Condition: Satisfactory**

Walls / Ceiling [ ] Typical Cracks [ ] Moisture Stains **Condition: Satisfactory**

Holes: [ ] Doors [ ] Walls [ ] Ceiling **Ceiling Fan Condition: N/A** [ ] *Recommend Repair*

Doors / Windows [ ] Cracked Glass [ ] Damaged Balance(s) **Condition: Satisfactory**

[ ] Evidence of Leaking Insulated Glass Latches and Locks Operable: [X] Yes [ ] No

Heat Source Present: [X] Yes [ ] No Bedroom Egress Proper: [ ] N/A [X] Yes [ ] No (SAFETY)

Electrical [ ] Coverplates Missing

Switches Present: [X] Yes [ ] No Outlets Present: [X] Yes [ ] No Operate: [X] Yes [ ] No

Open Grounds: [ ] Yes [X] No Reverse Polarity: [ ] Yes [X] No

General Comments:

Rooms

Room Location : **Main Level Northwest Bedroom**

Floor [ ] Slopes [ ] Squeaks **Condition: Satisfactory**

Walls / Ceiling [ ] Typical Cracks [ ] Moisture Stains **Condition: Satisfactory**

Holes: [ ] Doors [ ] Walls [ ] Ceiling **Ceiling Fan Condition: N/A** [ ] *Recommend Repair*

Doors / Windows [ ] Cracked Glass [ ] Damaged Balance(s) **Condition: Satisfactory**

[ ] Evidence of Leaking Insulated Glass Latches and Locks Operable: [X] Yes [ ] No

Heat Source Present: [X] Yes [ ] No Bedroom Egress Proper: [ ] N/A [X] Yes [ ] No (SAFETY)

Electrical [ ] Coverplates Missing

Switches Present: [X] Yes [ ] No Outlets Present: [X] Yes [ ] No Operate: [X] Yes [ ] No

Open Grounds: [ ] Yes [X] No Reverse Polarity: [ ] Yes [X] No

General Comments:

Room Location : **Main Level Northeast Bedroom**

Floor [ ] Slopes [ ] Squeaks **Condition: Satisfactory**

Walls / Ceiling [ ] Typical Cracks [ ] Moisture Stains **Condition: Satisfactory**

Holes: [ ] Doors [ ] Walls [ ] Ceiling **Ceiling Fan Condition: N/A** [ ] *Recommend Repair*

Doors / Windows [ ] Cracked Glass [ ] Damaged Balance(s) **Condition: Satisfactory**

[ ] Evidence of Leaking Insulated Glass Latches and Locks Operable: [X] Yes [ ] No

Heat Source Present: [X] Yes [ ] No Bedroom Egress Proper: [ ] N/A [X] Yes [ ] No (SAFETY)

Electrical [ ] Coverplates Missing

Switches Present: [X] Yes [ ] No Outlets Present: [X] Yes [ ] No Operate: [X] Yes [ ] No

Open Grounds: [ ] Yes [X] No Reverse Polarity: [ ] Yes [X] No

General Comments:

Rooms

Room Location : Main Level Dining Room

Floor [ ] Slopes [ ] Squeaks **Condition: Satisfactory**

Walls / Ceiling [ ] Typical Cracks [ ] Moisture Stains **Condition: Satisfactory**

Holes: [ ] Doors [ ] Walls [ ] Ceiling **Ceiling Fan Condition: Satisfactory** [ ] *Recommend Repair*

Doors / Windows [ ] Cracked Glass [ ] Damaged Balance(s) **Condition: Satisfactory**

[ ] Evidence of Leaking Insulated Glass Latches and Locks Operable: [X] Yes [ ] No

Heat Source Present: [X] Yes [ ] No Bedroom Egress Proper: [X] N/A [ ] Yes [ ] No (SAFETY)

Electrical [ ] Coverplates Missing

Switches Present: [X] Yes [ ] No Outlets Present: [X] Yes [ ] No Operate: [X] Yes [ ] No

Open Grounds: [ ] Yes [X] No Reverse Polarity: [ ] Yes [X] No

General Comments:

Room Location : Main Level Living Room

Floor [ ] Slopes [ ] Squeaks **Condition: Satisfactory**

Walls / Ceiling [ ] Typical Cracks [ ] Moisture Stains **Condition: Satisfactory**

Holes: [ ] Doors [ ] Walls [ ] Ceiling **Ceiling Fan Condition: N/A** [ ] *Recommend Repair*

Doors / Windows [ ] Cracked Glass [ ] Damaged Balance(s) **Condition: Satisfactory**

[ ] Evidence of Leaking Insulated Glass Latches and Locks Operable: [X] Yes [ ] No

Heat Source Present: [X] Yes [ ] No Bedroom Egress Proper: [X] N/A [ ] Yes [ ] No (SAFETY)

Electrical [ ] Coverplates Missing

Switches Present: [X] Yes [ ] No Outlets Present: [X] Yes [ ] No Operate: [X] Yes [ ] No

Open Grounds: [ ] Yes [X] No Reverse Polarity: [ ] Yes [X] No

General Comments:

Room Location : Main Level South Sun Room

Floor [ ] Slopes [ ] Squeaks **Condition: Satisfactory**

Walls / Ceiling [ ] Typical Cracks [ ] Moisture Stains **Condition: Satisfactory**

Holes: [ ] Doors [ ] Walls [ ] Ceiling **Ceiling Fan Condition: Satisfactory** [ ] *Recommend Repair*

Doors / Windows [ ] Cracked Glass [ ] Damaged Balance(s) **Condition: Satisfactory**

[ ] Evidence of Leaking Insulated Glass Latches and Locks Operable: [X] Yes [ ] No

Heat Source Present: [X] Yes [ ] No Bedroom Egress Proper: [X] N/A [ ] Yes [ ] No (SAFETY)

Electrical [ ] Coverplates Missing

Switches Present: [X] Yes [ ] No Outlets Present: [X] Yes [ ] No Operate: [X] Yes [ ] No

Open Grounds: [ ] Yes [X] No Reverse Polarity: [ ] Yes [X] No

General Comments:

Interior / Attic

Interior Windows / Glass

[X] Representative Number of Windows Operated [ ] Painted / Stuck Shut
[ ] Missing Hardware [ ] Glazing Compound Needed [ ] Broken Counter-Balance(s)
[ ] Cracked Glass Safety Glazing Needed: [ ] Yes [X] No Where:
Evidence of Leaking Insulated Glass: [ ] Yes [X] No **Condition: Satisfactory**

Exterior Doors

Weather-stripping Condition: Satisfactory **Condition: Satisfactory**

Fireplace

[ ] None Location: Main Level Living Room **Type:**
Material: [ ] Masonry [ ] Metal (With Ceramic Panels) [X] Metal (Prefabricated)
Built-In Blower Operates: [X] Yes [ ] No [ ] N/A **Damper Operates:** [ ] Yes [ ] No [X] N/A
Hearth Satisfactory: [ ] Yes [ ] No [X] N/A **Mantel:** [X] Satisfactory [ ] Loose [ ] N/A
[ ] *Recommend Having Flue Cleaned and Re-Examined* **Overall Condition: Satisfactory**

Smoke / C.O. Detectors

Smoke Detectors Present: [ ] Yes [X] No Operate: [ ] Yes [ ] No
C. O. Detectors Present: [ ] Yes [X] No Operate: [ ] Yes [ ] No

Attic

Access : [ ] Stairs [ ] Pull-down [X] Scuttlehole [ ] None
Access Location : [ ] Bedroom Hall [ ] Bedroom Closet [ ] Garage [X] Other
Inspected From : [ ] Access Panel [X] In the Attic **Flooring:** [X] Complete [ ] Partial [ ] None
Chimney Chase : [ ] Satisfactory [ ] *Needs Repair* [X] Not Visible [ ] N/A [ ] *Evidence of Leaking*
Electrical : [ ] Open Junction Box(es) [ ] Amateur Wiring [ ] Energized Knob and Tube

Structure:

Roof Structure: [X] Wood [ ] Metal [ ] Trusses [X] Rafters [ ] Collar Ties [ ] Not Visible
Roof Sheathing: [ ] Plywood [ ] OSB [ ] 1x Wood [ ] Rotted [ ] Stained [X] Not Visible
Ceiling Joists: [X] Wood [ ] Metal [ ] Not Visible Structural Problems Observed: [ ] Yes [X] No

Insulation:

Insulation Type: [X] Fiberglass / Batt [ ] Fiberglass / Loose [ ] Cellulose [ ] *Vermiculite*
[ ] Other Average Depth: 4-6 " **Recommend Additional Insulation:** [X] Yes [ ] No
Insulation Installation: [ ] Between Ceiling Joists [X] In Rafters [ ] In Walls [ ] Not Visible
Vapor Barrier: [ ] Paper / Foil Faced [X] Plastic [ ] Not Visible [ ] None [ ] Improperly Installed

Ventilation:

Ventilation Appears Adequate: [X] Yes [ ] No ***Evidence of Rodents / Pests Present:*** [ ] Yes [X] No
Exhaust Fans Vented to: [ ] Attic [ ] Exterior [ ] Not Visible [X] N/A

General Comments:

1. Smoke and carbon monoxide detectors are not present on every level of the house - Defect. Corrected 10/31/26

Basement

Stairs (Basement) [ ] None [ ] Trip Hazard **Overall Condition:** Satisfactory

Handrail: [ ] Loose [ ] Missing **Handrail Condition:** Satisfactory

Risers / Treads: [ ] Uneven [ ] Short Tread (Trip Hazard) **Riser/Tread Condition:** Satisfactory

Adequate Headway Clearance Over Stairs: [ ] Yes [X] No

Stairs (Main & Upper) [ ] None [ ] Trip Hazard **Overall Condition:** Satisfactory

Handrail: [ ] Loose [ ] Missing **Handrail Condition:** Satisfactory

Risers / Treads: [ ] Uneven [ ] Short Tread (Trip Hazard) **Riser/Tread Condition:** Satisfactory

Foundation **Material:** Concrete Block

Indications of Moisture: [X] Yes [ ] No [ ] Fresh Stains [X] Old Stains [ ] Efflorescence Present

Horizontal Cracks: [ ] North [ ] West [ ] South [ ] East [X] None / Not Visible

Step Cracks: [ ] North [ ] West [ ] South [ ] East [X] None / Not Visible

Vertical Cracks: [ ] North [ ] West [ ] South [ ] East [X] None / Not Visible

Covered Walls: [ ] North [X] West [X] South [X] East [ ] None

Movement Apparent: [ ] North [ ] West [ ] South [ ] East [X] None / Not Visible

[ ] *Monitor Cracks for Movement* [ ] *Recommend Further Evaluation* **Overall Condition:** Satisfactory

Condition reported above reflects visible portion only.

Floor [ ] Typical Cracks **Material:** Concrete **Condition:** Satisfactory

Basement Drainage **Floor Drains:** [X] Yes [ ] No

Sump Pump : [ ] Yes [X] No Operates Properly : [ ] Yes [ ] No Not Tested : [ ]

Columns **Material:** Not Visible **Condition:** N/A

Beams **Material:** Metal **Condition:** Satisfactory

Joists **Material:** Wood **Condition:** Satisfactory

[ ] 2x6 [ ] 2x8 [X] 2x10 [ ] 2x12 [ ] Pre-Engineered

[ ] Improper Floor Joist Cut(s) [ ] Sagging Joists [ ] Indications of Moisture Stains / Rotting

General Comments:

1. Two outlets in the basement are ungrounded - Defect (See pictures for locations). Corrected 10/31/26
2. Outlet on the South basement wall by the electrical panel did not operate at time of inspection - Defect. Removed
3. North basement floor outlet has been disconnected / abandoned.

Crawlspace

Style [X] None [ ] Full Crawlspace [ ] Combination Basement/Crawlspace

Plumbing

Water Service / Piping

Main Shut-Off Location: Basement

Water Entry Piping: Copper **Distribution Piping:** Copper / Galvanized

Lead present (other than solder joints): [ ] Yes [X] No **Cross Connection:** [ ] Yes [X] No

Pipes: [ ] Corroded [ ] Leaking [ ] Valves Missing / Broken [ ] Dissimilar Metals

Functional Flow: [X] Adequate [ ] Poor **Overall Piping Condition:** **Satisfactory**

Drain / Waste / Vent Pipes

Material: [ ] Copper [X] Cast Iron [X] PVC **Condition:** **Satisfactory**

Functional Drainage: [X] Adequate [ ] Poor [X] Corroded Pipes [X] Leaking Pipes

Interior Fuel Storage

Present: [ ] Yes [X] No Leaking: [ ] Yes [ ] No

Gas Line

Main Shut-Off Location: Exterior at Meter [ ] N/A

Material: [X] Black Iron [ ] Copper [ ] Stainless Steel [ ] CSST [ ] Not Visible

Leaks Detected: [ ] Yes [X] No Location:

Well Pump

Pressure Gauge Operates: [ ] Yes [ ] No [ ] Missing **PSI**

[X] N/A **Location:** [ ] Basement [ ] Submersible [ ] Well House [ ] Not Visible

Sanitary/Grinder Pump

[X] N/A **Sealed Crock:** [ ] Yes [ ] No

Check Valve: [ ] Yes [ ] No **Properly Vented:** [ ] Yes [ ] No

Water Heater

Brand Name: Rheem **Serial #:** Q031833235

Type: [ ] Gas [ ] Oil [X] Electric **Capacity:** 50 **Gallons** **Approximate Age:** 8 **Years**

TPR Valve present: [X] Yes [ ] No Extension Proper: [X] Yes [ ] No [ ] Missing

[ ] Pipes Leaking [ ] Tank Leaking [ ] Tank Rusted [ ] Repairs Recommended

Vent Pipe: [ ] Satisfactory [X] N/A [ ] Pitch Proper [ ] Improper [ ] *Rusted* **Condition:** **Satisfactory**

Water Softener (Unit not Evaluated)

Present: [X] Yes [ ] No

Plumbing Hooked Up: [X] Yes [ ] No **Connections Leaking:** [ ] Yes [X] No

General Comments:

1. There is a leak at the cast iron plumbing drain line in the basement - Defect (See picture). Corrected 11/5/26

Heating System

Forced Air Unit **Location:** Basement **Brand Name:** Lennox

Serial #: 5910C32535 **Model #:** G71MPP-36B-070-03 **Approx. Age:** 16 **Yrs.**

Energy Source: [X] Gas [ ] Electric [ ] Oil [ ] LP [X] Central System [ ] Wall / Floor Unit

Fan System: [ ] Belt Drive [X] Direct Drive **Service Disconnect Present:** [X] Yes [ ] No

Heat Exchanger: [ ] Partial Visibility with Camera [X] Not Visible [ ] Rusted [ ] Flame Distortion

Distribution: [X] Metal Duct [ ] Insulated Flex Duct [X] Cold Air Return [ ] *Asbestos - Like Wrap*

Flue Piping: [ ] Metal [X] PVC [ ] N/A [ ] *Improper Pitch* [ ] *Holes / Openings Present*

Filter: [X] Standard [ ] Electronic [X] Satisfactory [ ] *Missing* [ ] *Needs Cleaning / Replacement*

C/O Test Conducted: [X] Yes [ ] No **Elevated levels of C/O Present:** [ ] Yes [X] No

System Fired with Thermostat Operation: [X] Yes [ ] No **Proper Operation Observed:** [X] Yes [ ] No

[ ] *Recommend Evaluation / Repairs by HVAC Professional* **Overall Condition:** **Satisfactory**

General Comments:

1. Furnace filter size : 20" x 25" x 6"

Additional Systems [ ] N/A

[ ] Gas Space Heater [X] Electric Baseboard [ ] Hydronic Floor Heat [ ] Wood-Burning Stove

Proper Operation Observed: [X] Yes [ ] No **Condition:** **Satisfactory**

General Comments:

1. Electric baseboard heater operated properly during the inspection.

Cooling System

Exterior **Brand Name:** Lennox **Approx. Age:** 17 **Yrs.**

Serial #: 1909K13842 Exterior Disconnect: [X] Yes [ ] No Level (Within 15°): [X] Yes [ ] No

Maximum Fuse/Breaker Rating: 25 Amps. [ ] Needs Cleaning [ ] Rusted **Condition:** **Satisfactory**

Interior **Energy Source:** [ ] Gas [X] Electric [X] *Unit Not Operated Due to Exterior Temp*

Central Air: [X] Air Cooled [ ] Water Cooled [ ] Heat Pump Unit Operated: [ ] Yes [ ] No

Refrigerant Lines: [ ] Leak [ ] Damaged [ ] Damaged Insulation [X] Satisfactory

Evaporator Coil: [ ] Needs Cleaning [ ] Damaged [X] Not Visible [ ] Satisfactory

[ ] *Recommend Evaluation / Repairs by HVAC Professional* **Overall Condition:** **Satisfactory**

General Comments:

1. Due to exterior temperature, air conditioning unit was not operated during the inspection.

Working Summer 2026 - breaker off for winter

Electrical

Service Panel (Main)

Location: Basement **Amps:** 200 **Volts:** 120/240

Main Wire: [ ] Copper [X] Aluminum [ ] Not Visible [X] Breaker [ ] Fuses

[ ] Tapping Before Main Breaker [ ] Double Lugging of Main Conductors

Branch Wiring: [X] Copper [ ] Aluminum [ ] Not Visible [X] Breakers [ ] Fuses

[X] NM Wire [X] BX Cable [ ] Conduit

GFCI Breakers Present: [X] Yes [ ] No **Proper Operation Observed:** [X] Yes [ ] No

AFCI Breakers Present: [ ] Yes [X] No **Proper Operation Observed:** [ ] Yes [ ] No

[ ] Wires Undersized / Breakers Oversized [ ] Known Problematic Panel [ ] Corrosion / Rust Present

Panel Appears Grounded: [X] Yes [ ] No Proper Clearance to Panel: [X] Yes [ ] No

Air Conditioner Breaker Size: 20 Amps [ ] Panel Not Accessible / Evaluated

[ ] Double Tapping [ ] Recommend Evaluation / Repairs by Electrician **Overall Condition:** **Satisfactory**

Distribution Panel (Sub)

Location: N/A [ ] Breakers [ ] Fuses

Branch Wiring: [ ] Copper [ ] Aluminum [ ] Not Visible [ ] Double Tapping

[ ] Wires Undersized / Breakers Oversized Neutral / Ground Separated: [ ] Yes [ ] No

[ ] Panel Not Accessible [ ] Not Evaluated [ ] Corrosion / Rust Present **Condition:** **N/A**

Electrical Fixtures

A representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and exterior walls have been tested.

[X] Open Grounds / Ungrounded 3-Prong Outlets [ ] Reverse Polarity

[X] GFCI's Not Operating or Not Present Where Recommended

[X] Recommend Evaluation/Repair by Qualified Electrician **Overall Condition:** **Satisfactory**

Safety Issues:

1. Garage outlets are not GFCI protected - Defect. See p. 4
2. North garage outlet is ungrounded - Defect. See p.4
3. Two outlets in the basement are ungrounded - Defect (See pictures for locations). Corrected 10/31/26

Summary*

Major Concerns

1. None

Potential Safety / Health Hazards

1. Smoke and carbon monoxide detectors are not present on every level of the house - Defect. Installed, see p. 11
2. Garage outlets are not GFCI protected - Defect. Corrected, see p. 4
3. North garage outlet is ungrounded - Defect. Corrected, see p. 4
4. Two outlets in the basement are ungrounded - Defect (See pictures for locations). See p. 12 & 15

Items Not Operating Properly, Not Installed Properly, Damaged, Failed, or Needing Repairs

1. Anti-siphon valves or vacuum breakers are not installed at all exterior hose bibs.
2. Flex drain is installed at bathroom sink drain - Defect (See picture). This is not an approved plumbing material for drains. p. 7
3. Outlet on the South basement wall by the electrical panel did not operate at time of inspection - Defect. Removed p. 12
4. There is a leak at the cast iron plumbing drain line in the basement - Defect (See picture). Corrected p. 13

Items Not Tested or Inspected / Reason

1. Exterior hose bibs are shut off at the interior and were not operated during the inspection. Shut off for winter
2. Due to exterior temperature, air conditioning unit was not operated during the inspection. See p. 14

Deferred Cost Items / Items to Monitor

Items that are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five years.

1. None

General Notes / Maintenance Items

1. Shingles on the roof show normal wear and are in satisfactory condition.
2. Furnace filter size : 20" x 25" x 6"
3. Electric baseboard heater operated properly during the inspection.
4. North basement floor outlet has been disconnected / abandoned.
5. Recommend annual maintenance of HVAC system by a licensed HVAC technician to maximize life of the system.
6. Smoke and carbon monoxide detectors should be tested monthly and replaced every 10 years.

Definitions:

Satisfactory – Indicates the component or system is functioning consistent with its original purpose but may show signs of normal wear and tear.
Marginal – Indicates the component or system will likely need repair or replacement anytime within the next five years.
Poor – Indicates the component or system has reached its life expectancy and expect the need for repair / replacement now or in the very near future.
Major Concerns – A system or component that is considered significantly deficient, significantly unsafe and/or may require significant cost to repair.
Safety Hazard – Denotes a condition that is unsafe and in need of attention.
* Not all of the report items are listed on this Summary Sheet. It is important that the client reads the entire report including the general comments and picture
NOTE: This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.
For the purposes of the report, “defect,” as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. The contract of sale may define “defect” to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.
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.

Pictures:





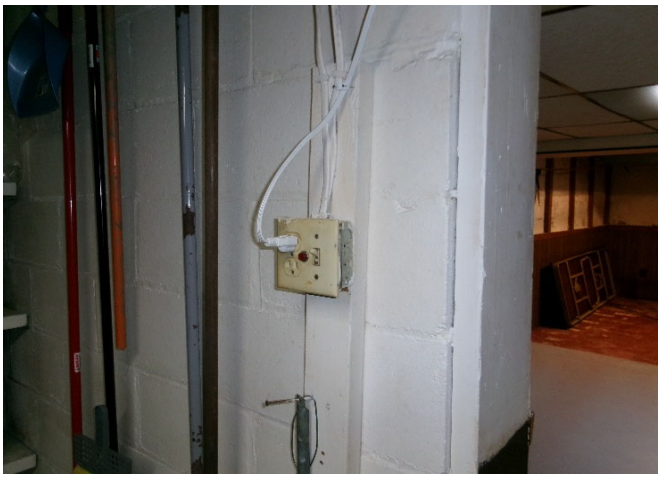
Shingles on the roof show normal wear and are in satisfactory condition.



Flex drain is installed at bathroom sink drain. This is not an approved plumbing material for drains.



General view in the attic.



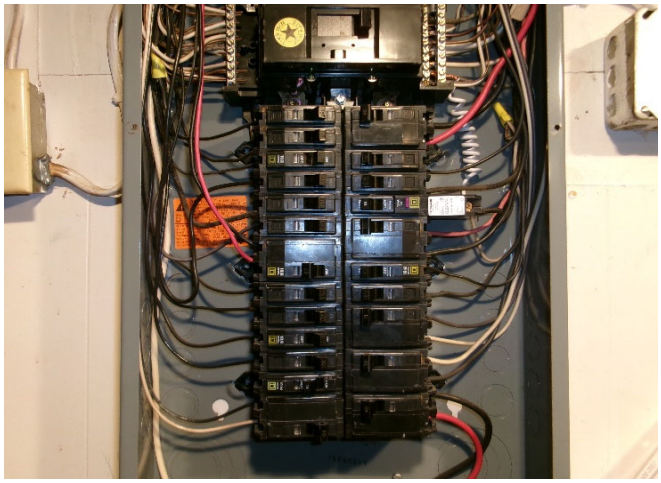


Two outlets in the basement are ungrounded.

Pictures:



There is a leak at the cast iron plumbing drain line in the basement.



There are no concerns in the electrical panel.

NOTES: