Inspection report for the property at

3476 South Ahmedi Avenue, Milwaukee, WI 53207

This report is prepared exclusively for **Michael Guardalabene**
Inspected On: **10-08-2026**

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 items, components, or systems where improvements could optimize safety, efficiency, functionality, or reliability. Some of these upgrades or minor repairs may be within the capability of a qualified homeowner or a handyman. However, for any item involving specialized systems, structural elements, or where safety is a concern, the buyer is strongly advised to consult with or hire a qualified/licensed 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.

Item(s) Not Operating: The item/component/system did not operate when tested. It is recommended a qualified contractor evaluate and repair or replace as needed.

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

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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.

📌 **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)

⚠ **GI-4 GARAGE (INTERIOR) - Framing:** Some of the framing/sheathing/sill plates in the garage are damaged and/or has wood decay and is bowing in. Recommend a qualified contractor evaluate and repair/replace any damaged areas as needed.

⚠ **GI-8 GARAGE (INTERIOR) - Electrical:** One or more of the garage receptacle(s) have reverse polarity. Reverse polarity is when a receptacle is wired backward. This happens when the "hot" wire, also known as the black or red wire, is wired on the neutral side and the neutral wire is wired on the "hot" side. Recommend a qualified electrician evaluate and repair.

⚠ **A-4 ATTIC - Attic Framing/Structure:** Visible organic growth resembling mold was observed on the attic roof sheathing/framing. This condition is typically caused by excessive moisture buildup from poor ventilation, blocked soffit vents, roof leaks, or interior air leakage. A certified mold remediation professional should be consulted to safely treat and remove the growth. Further evaluations and corrective repairs should be performed by a licensed roofing contractor (to optimize attic ventilation) and a qualified insulation contractor (to air-seal and improve attic insulation).

Further Evaluation and/or Items Needing Repair

G1-4 GROUNDS - Side Walkway: The walkway or a portion of the walkway has settled and is pitched towards the structure. Recommend mudjacking or replacing the areas that have settled to create a positive pitch so water runs away from the structure.

E-2 EXTERIOR - Trim: Some of the exterior trim had damage. Recommend repair or replacement of any damaged exterior trim as needed.

C-1 CHIMNEY - External Component(s): The chimney flashing is improperly installed. Recommend a qualified/licensed roofer evaluate and repair/replace as needed.

GE-3 GARAGE (EXTERIOR) - Condition of Roof: The roof is showing wear and is going to require maintenance/repairs by a qualified roofer to repair any (nail pops, remove moss growth/ vegetation, shingles lifting up, seal any exposed nail heads, **replace damaged/worn shingles** etc.). A few shingles on the ridge

GE-6 GARAGE (EXTERIOR) - Siding: The garage siding had some damage in one or more areas. Recommend a qualified/licensed contractor repair/replace damaged sections as needed.

GI-3 GARAGE (INTERIOR) - Door Hardware: One of the rollers is out of the track on the overhead door. Recommend repairing as needed.

A-2 ATTIC - Insulation/Ventilation: To improve airflow in the attic it is recommended to increase the amount of attic ventilation. Attic ventilation serves two main functions: to lower attic

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temperatures and to remove excess moisture. Lowering the temperature in the attic can help reduce air-conditioning energy costs and roof deck temperature, optimize the service life of a roof covering, and minimize ice damming. Some benefits of removing excess moisture include reducing the possibility for mold and mildew growth and minimizing the potential for wood rot. Recommend a qualified roofer evaluate and repair.

Items for Monitoring

A-5 ATTIC - Attic Framing/Structure: There were moisture stains in the attic on the framing which appeared to be old, there wasn't any active leaking observed at the time of the home inspection. Roof leaks can occur at anytime, if active moisture is observed, recommend contacting a qualified roofer to evaluate and repair.

B-2 BASEMENT - Foundation: There are cracks in the foundation. **All cracks (including typical)have a potential for leaking and for future movement, which can not be predicted**. Recommend repairing any cracks and monitoring. Consult a qualified/licensed foundation contractor if any cracks start leaking or become active.

B-3 BASEMENT - Foundation: **Moisture: No representation is made to future moisture that may appear in the basement/crawlspace(if applicable) after the home inspection is performed. It is recommended that any cracks be repaired (if present) and the grading on the exterior be pitched away from the home, gutters clear and properly sloped, and downspouts with extensions as far away as possible from the structure. If active moisture is visible after doing all of these things then it is recommended to contact a qualified basement contractor to evaluate.**

B-12 BASEMENT - Subfloor: There was previous moisture staining in one or more areas as seen at the sub floor. Recommend monitoring and consulting a qualified/licensed contractor as needed if active moisture is detected.

Maintenance Items

L-3 LAUNDRY - Washer/Dryer (Not Tested): 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: Home Maintenance Manual

Item(s) Not Operating

LR-1 LIVING ROOM: One or more switch(es) didn't operate. Verify with the seller that all switches operate and recommend a qualified electrician evaluate and repair if needed.

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OVERVIEW OF THE HOME

Overview of the Home

State of Occupancy: ☑ Occupied

Weather Conditions: ☑ Sunny

Temperature: 67 F

Recent Rain or Snow: ☑ No

Ground Cover: ☑ Damp

Approximate Age of the Home: 1949

Client Present: ☑ Yes

GROUNDS

Front Walkway

Condition: ☑ Settled/Uneven

(G1-1) Improve/Upgrade/Minor Repair(s): There are uneven slabs at the walkway(s), which could be a tripping hazard. Recommend using additional caution in these areas. Repair/replace or mud jack as needed. (Mud jacking involves pumping material underneath a sunken concrete surface to lift it back up to its intended elevation). If the walkway are pavers then reset the pavers as necessary.



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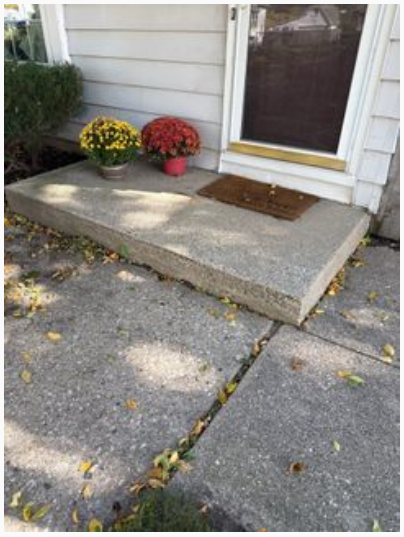
Front Stoop/Step

Condition: ☑ Satisfactory



Side Stoop/Step

Condition: ☑ Marginal

Recommendation: ☑ Seal the gap between the stoop/step and the home

☑ Recommend mud jacking as needed



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Side Walkway

Condition: ☑ Pitched towards the home

(G1-4) Further Evaluation and/or Items Needing Repair: The walkway or a portion of the walkway has settled and is pitched towards the structure. Recommend mudjacking or replacing the areas that have settled to create a positive pitch so water runs away from the structure.



Rear Walkway

Condition: ☑ Satisfactory ☑ Typical cracks



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Rear Stoop/Step

Condition: ☑ Satisfactory



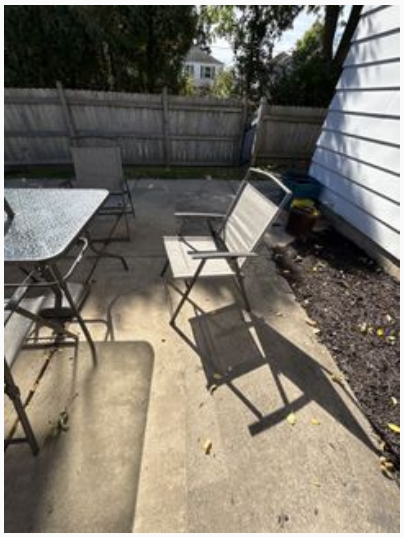
Driveway/Parking

Condition: ☑ Satisfactory ☑ Typical cracks

Patio

Condition: ☑ Patio is level

Recommendation: ☑ Mudjack or repair/replace the patio as needed ☑ Monitor



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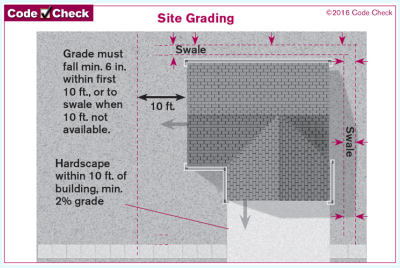
Grading/Drainage (Affecting Foundation)

Negative Grade: ☑ Yes

(G1-8) 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: ☑ No anti-siphon valve ☑ Leaking handle

(G1-9) Improve/Upgrade/Minor Repair(s): For enhanced safety recommend adding an anti-siphon valve/device to the hose faucet.

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An anti-siphon device is available at Home Depot for $8.63 and just gets put on the end of the hose faucet.

(G1-10) Improve/Upgrade/Minor Repair(s): The hose faucet handle is leaking when operated. Recommend repair/replacing as needed.



EXTERIOR

Siding

Material: ☑ Metal/Vinyl

Condition: ☑ Satisfactory

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Trim

Condition: ☑ Damaged

General Comments:

(E-2) Further Evaluation and/or Items Needing Repair:
Some of the exterior trim had damage. Recommend repair or replacement of any damaged exterior trim as needed.

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📌 **(E-3) Homeowner Information:** Any wood trim should be painted and checked for wood deterioration and repaired or replaced as needed.

Fascia

General Comments:

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

Flashing(s) (Windows/Doors/Wall)

Condition: ☑ None/partial

General Comments:

(E-5) Improve/Upgrade/Minor Repair(s):
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

(E-7) Improve/Upgrade/Minor Repair(s):
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: ☑ Concrete block

Condition: ☑ Typical cracks

Recommendation(s):

📌 **(E-8) 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 ☑ Basement windows are marginal ☑ Window well(s) missing cover(s)

Recommendation: ☑ Paint the windows as needed (metal and wood if applicable)
☑ Recommend a qualified contractor evaluate and repair/replace the windows

General comments:

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

(E-10) Improve/Upgrade/Minor Repair(s):
Recommend installing window well covers on the basement window(s) where needed to keep water out of the well.

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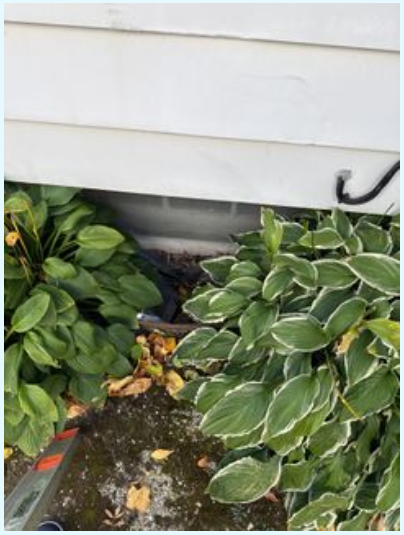

(E-11) Improve/Upgrade/Minor Repair(s):
One or more of the basement window(s) are older and showing wear/deterioration. Recommend repairing/replacing any basement window(s) as needed.

Front Door

Front Door : ☑ Satisfactory



Side Door

Side Door : ☑ Satisfactory

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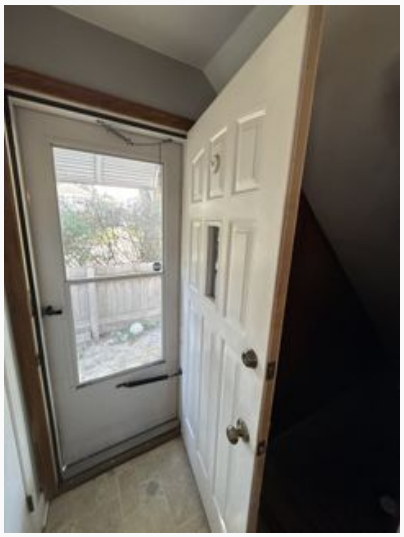
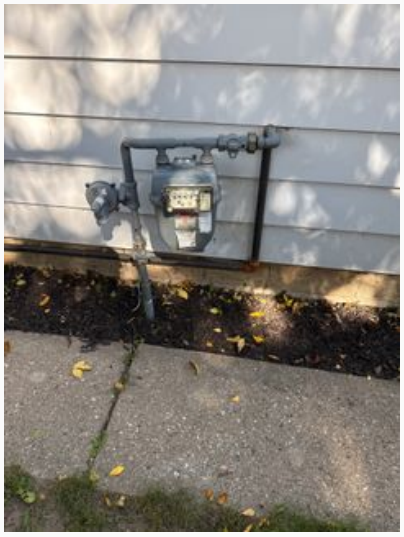


Main Fuel Shutoff

Location: At the gas meter outside (side)

Gas Leaks: ☑ None Apparent



EXTERIOR ELECTRICAL

Service/Lights/Receptacles/Miscellaneous

Service: ☑ Overhead

Service Condition: ☑ Satisfactory

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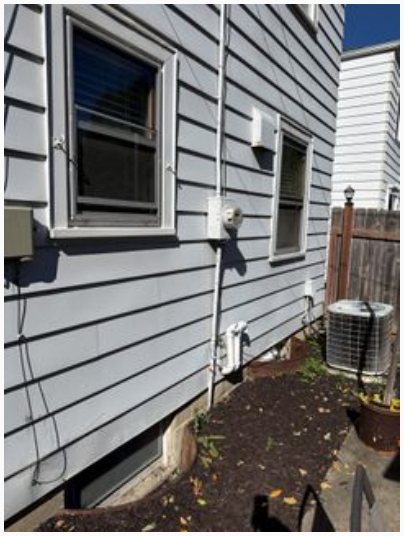
Light Fixture(s): ☑ Satisfactory

Exterior Receptacle(s): ☑ Not visible





GUTTERS/DOWNSPOUTS

Gutters/Downspout(s)

Viewed From: ☑ Ground

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

Downspout Extensions: ☑ Buried (not visible)

Recommendation:

☑ Recommend downspouts/extension terminate on the ground and away from the home

General Comments:

(G-1) Improve/Upgrade/Minor Repair(s): It is common that downspouts discharge into the storm sewer on older homes. We can not give an opinion on the condition of the piping that is underground. It is possible the piping could be cracked/damaged so we recommend removing the downspouts from the tiles and terminate them on the ground with extensions. Keep in mind sometimes this isn't feasible due to property lines.

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📌 **(G-2) 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: ☑ Limited because of the roof height

Inspected From: ☑ Ground ☑ With binoculars

📌 **(R-1) 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.

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Roof

Type: ☑ Hip

Pitch: ☑ Medium

Material: ☑ Asphalt

Approx # of Layers: ☑ Unknown

Approx Age of Roof: ☑ 10-15+ years

Ventilation System

Type: ☑ Roof

Condition: ☑ No apparent issues

Flashings

Recommendation: ☑ Keep any flashings properly sealed

(R-2) 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.

Condition of Roof

☑ Marginal ☑ Roof is going to require some general repairs

General Comments:

(R-3) Improve/Upgrade/Minor Repair(s):
The roof is showing wear and is going to require maintenance/repairs by a qualified roofer to repair any (nail pops, remove moss growth/vegetation, shingles lifting up, seal any exposed nail heads, replace damaged/worn shingles etc.).

(R-4) Marginal/Deferred Cost: The roof is in marginal condition, showing signs of wear and deterioration that require repair. To extend its remaining life, a qualified roofer should be engaged to perform repairs, including correcting nail pops, removing moss growth, sealing exposed nail heads, replacing damaged or worn shingles, and repairing flashings as needed. While there are no active leaks at this time, moisture stains were observed in the attic, indicating past or intermittent

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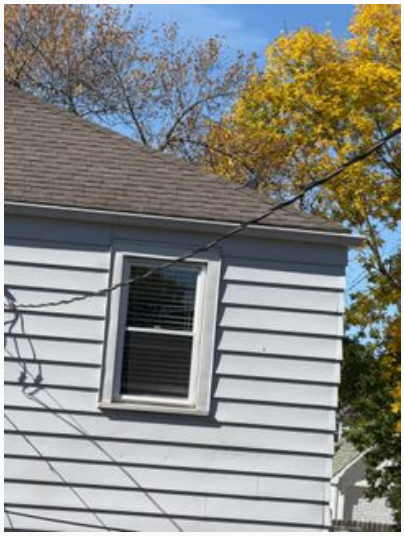
leaking. The roof will likely require repair or a full replacement **ANYTIME** within the next five years.
Southside



📌 **(R-5) 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 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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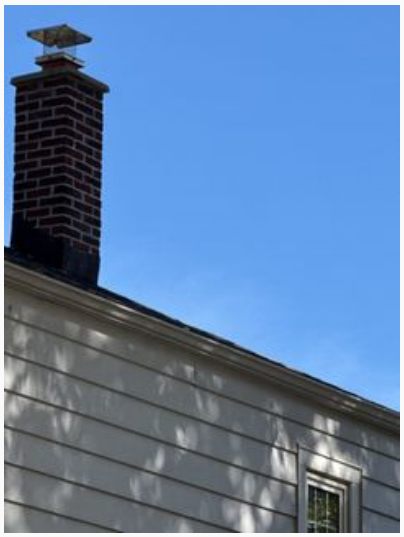

Plumbing Vents

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

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CHIMNEY

External Component(s)

Location: ☑ South

Viewed from: ☑ Ground (inspection limited) ☑ With binoculars/monocular

Chimney Flashing: ☑ Improperly installed

Rain Cap/ Spark Arrestor: ☑ Yes

Chase Material: ☑ Brick

Condition of Chase/Crown: ☑ Crown was not visible

Flue Material: ☑ Tile

Condition of Flue (Exterior ONLY): ☑ No apparent defects

Interior Flue Observed: ☑ No

(C-1) Further Evaluation and/or Items Needing Repair:
The chimney flashing is improperly installed. Recommend a qualified/licensed roofer evaluate and repair/replace as needed.

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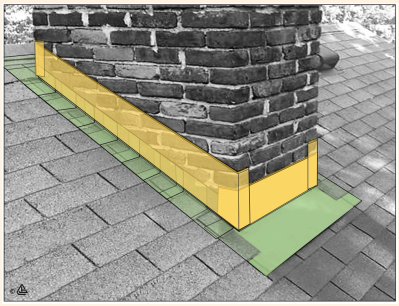
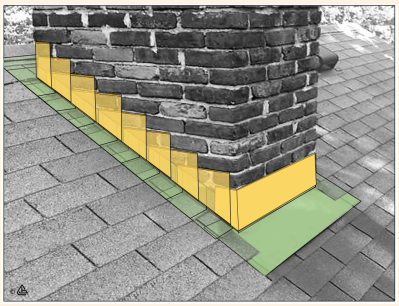


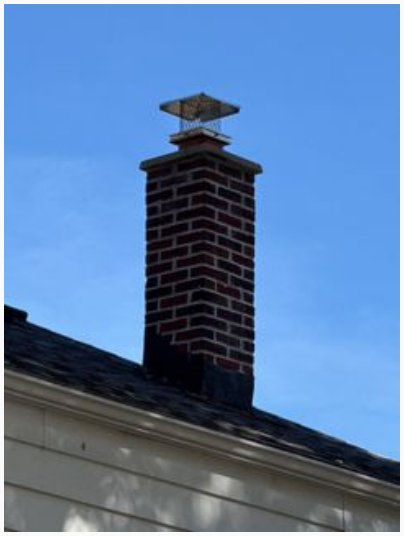




(C-2) Not Inspected: The interior of the flue/flue liner wasn't inspected or observed due to limited visibility. Our inspection of the chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is insufficient to discover possible deficiencies or damage, even with a strong light.

📌 **(C-3) Homeowner Information:** If the chimney was viewed from the ground, the eaves with a ladder or from the ground with binoculars/monocular the visibility is limited and the condition is based upon viewing the chimney from a distance. Some areas may not be visible to the inspector and some maintenance may still be required even if the report states the chimney is in satisfactory condition.





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GARAGE (EXTERIOR)

Garage Type

Type: ☑ Detached

Gutters

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

Downspouts: ☑ Satisfactory

General Comments:

(GE-1) Improve/Upgrade/Minor Repair(s): The following conditions were observed while inspecting the gutters on the garage. Recommend a qualified contractor evaluate and repair or replace as necessary.

- Improperly sloped



📌 **(GE-2) 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.

Condition of Roof

☑ Roof is going to require some general maintenance

General Comments:

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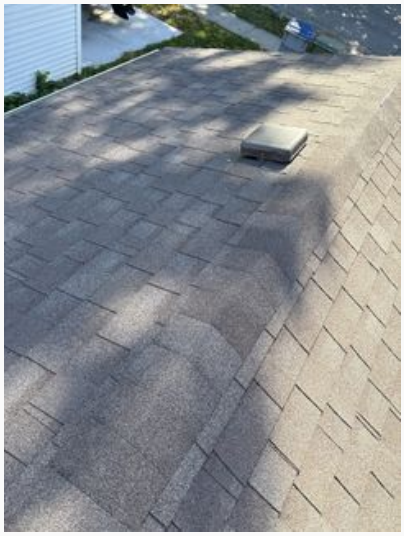
(GE-3) Further Evaluation and/or Items Needing Repair: The roof is showing wear and is going to require maintenance/repairs by a qualified roofer to repair any (nail pops, remove moss growth/vegetation, shingles lifting up, seal any exposed nail heads, **replace damaged/worn shingles** etc.). A few shingles on the ridge



Worn shingles

(GE-4) 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 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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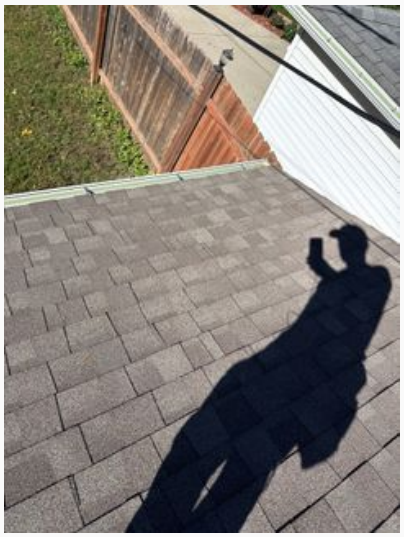


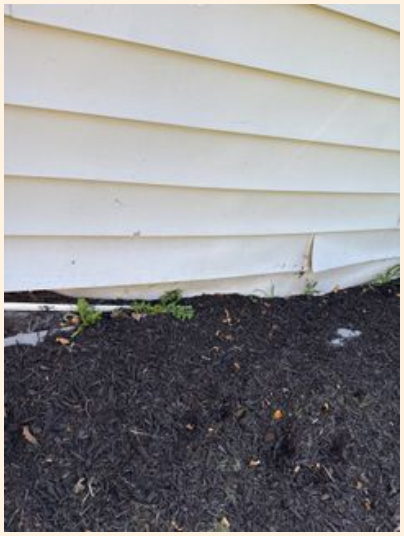
Siding

Material: ☑ Metal/Vinyl

Condition: ☑ Damaged ☑ Loose ☑ In contact with soil

(GE-6) Further Evaluation and/or Items Needing Repair:
The garage siding had some damage in one or more areas. Recommend a qualified/licensed contractor repair/replace damaged sections as needed.





(GE-7) Improve/Upgrade/Minor Repair(s):
The exterior siding was loose in one or more areas. Recommend a qualified/licensed contractor secure to prevent damage.

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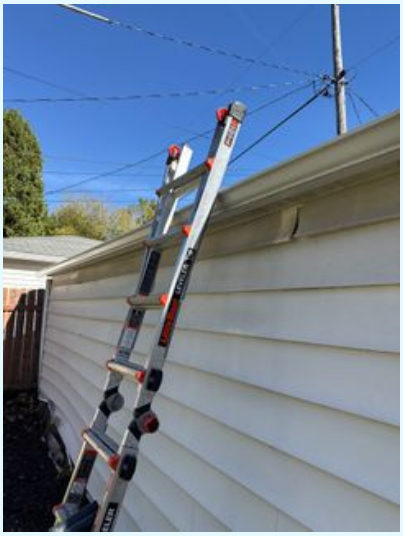
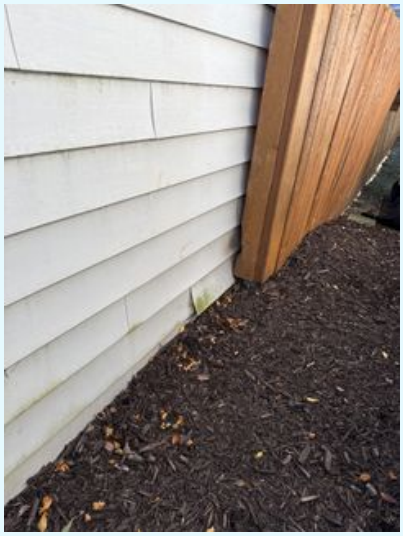
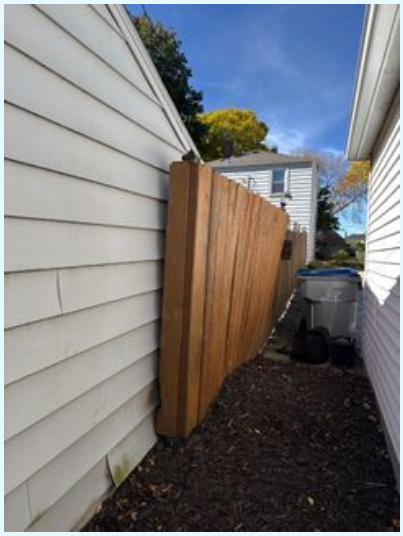






(GE-8) Improve/Upgrade/Minor Repair(s): The fence is leaning. Repair as needed.



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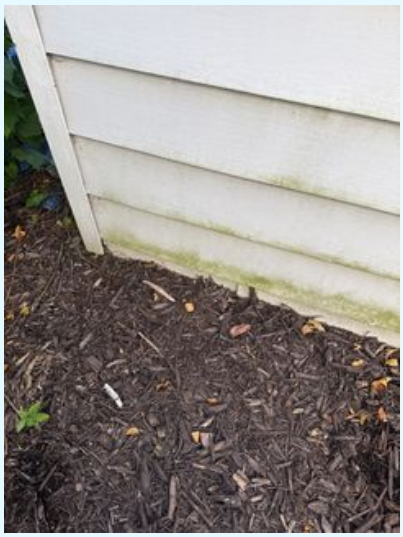
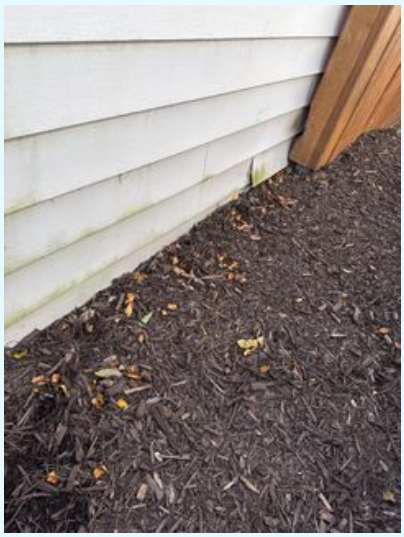
(GE-9) Improve/Upgrade/Minor Repair(s):
The garage siding is in contact with the soil. Recommend keeping a clearance of 6-8" from bottom of siding to soil.




Soffit

Condition: ☑ Satisfactory

General comments:

📌 **(GE-11) Homeowner Information:** Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

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Fascia

Condition: ☑ Satisfactory

General Comments:

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

Trim

Condition: ☑ Satisfactory

General Comments:

📌 **(GE-13) Homeowner Information:** Any wood trim should be painted and checked for wood deterioration and repaired or replaced as needed.

GARAGE (INTERIOR)

Overhead Door(s)

Material: ☑ Metal

Condition: ☑ Satisfactory

Recommendation: ☑ Replace the weather seal on the bottom of the door

Automatic Opener

Operation: ☑ Operable

Safety Reverse Testing

Pressure Reverse Test: ☑ Pressure reverse not tested

Safety Reverse Sensors: ☑ Operable

General Comments:

(GI-1) 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

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damaging the seller's property, we perform a visual inspection and test the non-contact 'photo-eye' sensors only (if applicable). It is recommended that a qualified garage door technician evaluate the force settings and safety reversal system as part of a regular maintenance schedule.

📌 **(GI-2) Homeowner Information:** Safety reversal system should be tested monthly for safety and adjusted as needed. If the opener isn't equipped with photo eyes, it's recommended for additional safety to upgrade the opener with this safety feature. Garage door openers manufactured after January 1, 1993 are required by federal law to have advanced safety features which comply with the latest U.L. 325 standard. **If your garage door opener was manufactured before 1993, it does not have the proper safety features and it is recommended that the opener be replaced.**

Door Hardware

Door Track/Rollers/Hardware: ☑ Loose hardware

Torsion Spring: ☑ Satisfactory

🛠 **(GI-3) Further Evaluation and/or Items Needing Repair:** One of the rollers is out of the track on the overhead door. Recommend repairing as needed.



Floor

Material: ☑ Concrete

Condition: ☑ Typical cracks

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Framing

Framing: ☑ Wood ☑ Damaged ☑ Conventional framing

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

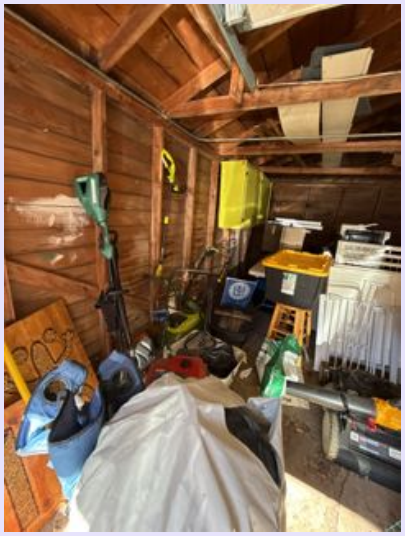
⚠ **(GI-4) Defect(s):** Some of the framing/sheathing/sill plates in the garage are damaged and/or has wood decay and is bowing in. Recommend a qualified contractor evaluate and repair/replace any damaged areas as needed.



(GI-5) 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.







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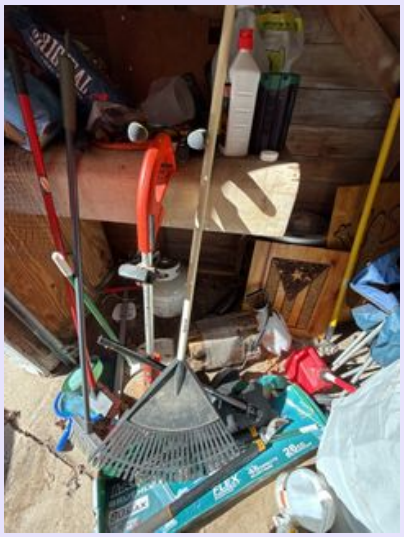

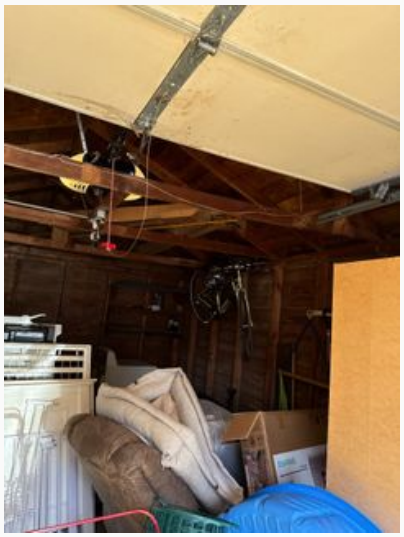



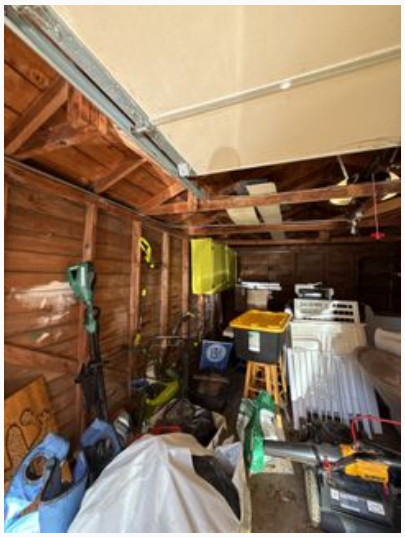

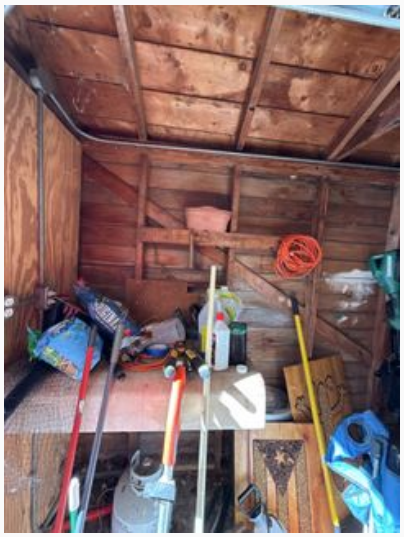

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Windows

Windows: ☑ None

Electrical

Switch(es): ☑ Yes ☑ Operated

Receptacle(s): ☑ Yes ☑ Operated

Reverse Polarity (Receptacles): ☑ Yes

Open Ground (Receptacle(s): ☑ No

GFCI Present : ☑ No

General Comments:

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

⚠ **(GI-8) Defect(s):** One or more of the garage receptacle(s) have reverse polarity. Reverse polarity is when a receptacle is wired backward. This happens when the “hot” wire, also known as the black or red wire, is wired on the neutral side and the neutral wire is wired on the “hot” side. Recommend a qualified electrician evaluate and repair.



(GI-9) Improve/Upgrade/Minor Repair(s):
One or more receptacles in the garage are not GFCI protected. GFCIs are generally installed where electrical circuits may accidentally come into contact with water/moisture. Recommend a qualified/ licensed electrician install GFCI receptacles for enhanced safety.

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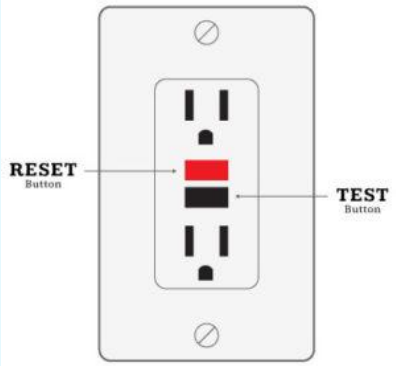



BEDROOM 1

Location: ☑ 2nd Floor ☑ NW

Walls/Ceiling: ☑ Typical cracks

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

Floor: ☑ Satisfactory

Ceiling Fan: ☑ Satisfactory

Electrical Switch(es): ☑ Operable

Electrical Receptacles: ☑ Satisfactory

Smoke Detector: ☑ No

Heating Source: ☑ Yes

Cooling Source: ☑ Yes

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

Door(s): ☑ Satisfactory

Window(s): ☑ Evidence of leaking insulated glass

☑ Adjust the window as needed for proper operation

(B1-1) Improve/Upgrade/Minor Repair(s):
For enhanced safety it is recommended to add a smoke detector in the bedroom (battery powered is acceptable).

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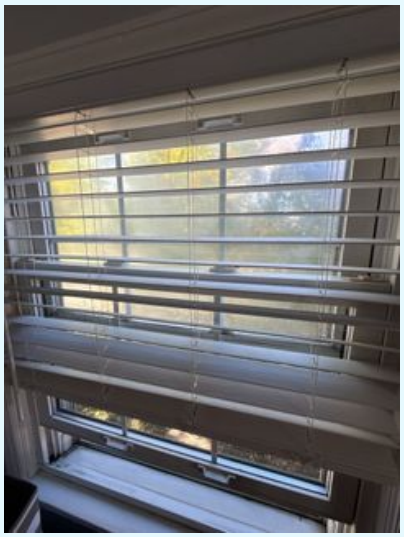
(B1-2) Improve/Upgrade/Minor Repair(s): There is evidence of leaking insulated glass in one or more windows. Consult a qualified/licensed contractor for repair or replacement of affected window(s) as needed.



(B1-3) Improve/Upgrade/Minor Repair(s): One or more window(s) will need adjusting/repair to properly close/open and/or lock, repair as needed.



Slight bow in the window frame.

(B1-4) Improve/Upgrade/Minor Repair(s): One of the seals on the windows is pulling out of the track. Recommend repairing/replacing as needed. The window is still functional.

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BEDROOM 2

Location: ☑ 2nd Floor ☑ NE
Walls/Ceiling: ☑ Satisfactory ☑ Typical cracks
Moisture Stains: ☑ None apparent at the time of the home inspection
Floor: ☑ Satisfactory
Ceiling Fan: ☑ Satisfactory
Electrical Switch(es): ☑ Operable
Electrical Receptacles: ☑ No accessible/visible receptacle(s)
Smoke Detector: ☑ No
Heating Source: ☑ Yes
Cooling Source: ☑ Yes
Closet(s): ☑ Full of sellers personal property, walls/ceiling/floor not visible
Door(s): ☑ Satisfactory
Window(s): ☑ Evidence of leaking insulated glass
Egress Restricted: ☑ No

(B2-1) Improve/Upgrade/Minor Repair(s):
For enhanced safety it is recommended to add a smoke detector in the bedroom (battery powered is acceptable).

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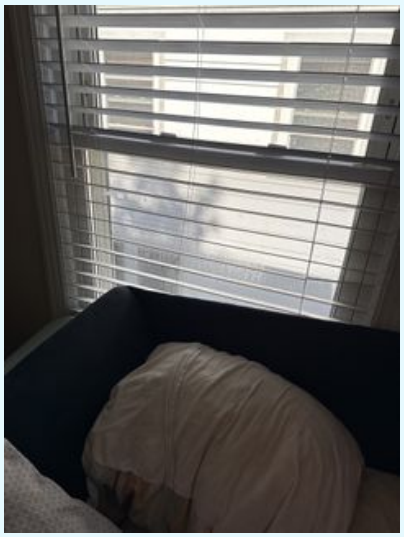
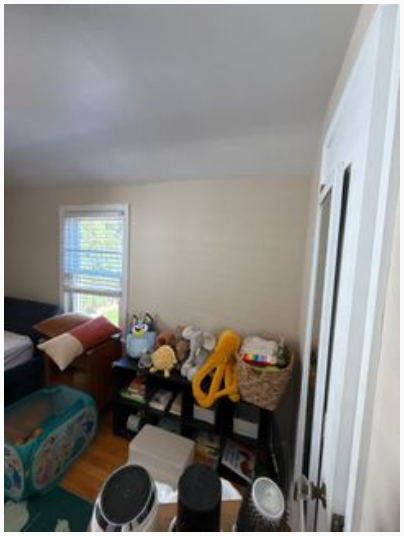
(B2-2) Improve/Upgrade/Minor Repair(s):
There is evidence of leaking insulated glass in one or more windows. Consult a qualified/licensed contractor for repair or replacement of affected window(s) as needed.









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 was not leaking at the time of the home inspection

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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

Walls/Ceiling: ☑ Satisfactory

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

Window(s): ☑ Adjust the window as needed

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

(HB-1) Improve/Upgrade/Minor Repair(s): There are old stains next to the tub. The area was tested and no active moisture was observed.



📌 **(HB-2) 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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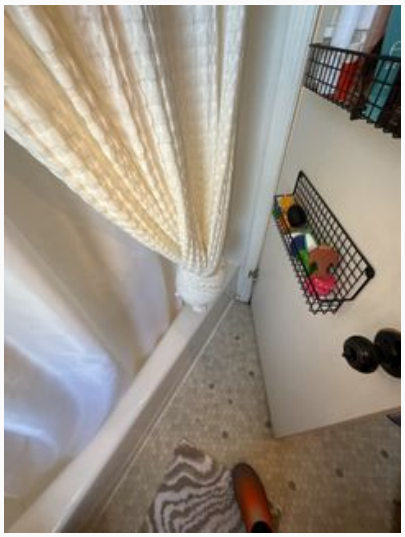

HALF BATH

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): ☑ Satisfactory

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: ☑ No

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LIVING ROOM

Location: ☑ 1st Floor

Walls/Ceiling: ☑ Satisfactory ☑ Typical cracks

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

Floor: ☑ Satisfactory

Electrical Switch(es): ☑ Not operable

Electrical Receptacles: ☑ Satisfactory

Heating Source: ☑ Yes

Cooling Source: ☑ Yes

Door(s): ☑ None

Window(s): ☑ Satisfactory

(LR-1) Item(s) Not Operating: One or more switch(es) didn't operate. Verify with the seller that all switches operate and recommend a qualified electrician evaluate and repair if needed.

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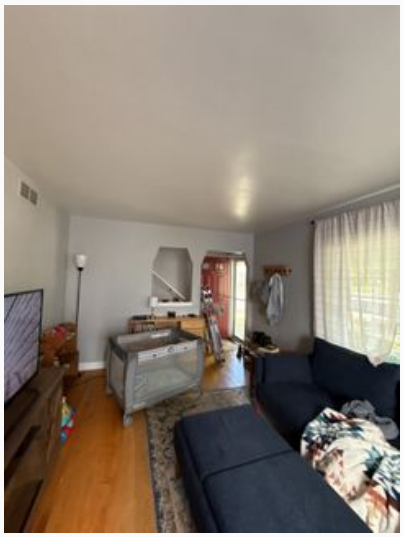

ATTIC

Attic Access

Location: ☑ Hallway

Access: ☑ Scuttlehole/ Hatch

Viewed From: ☑ Access panel

Flooring: ☑ None

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📌 **(A-1) Homeowner Information:** If the attic was viewed from the scuttlehole or opening or partially traversed, there is limited visibility of what the home inspector can see such as roof sheathing, framing, moisture intrusion, the chimney/flue and any other areas which would be difficult to observe from the scuttlehole or areas that were not accessible. Any electrical wires that are covered by insulation are not evaluated.

Insulation/Ventilation

Insulation: ☑ Loose ☑ Cellulose

Insulation Installed In: ☑ Between ceiling joists

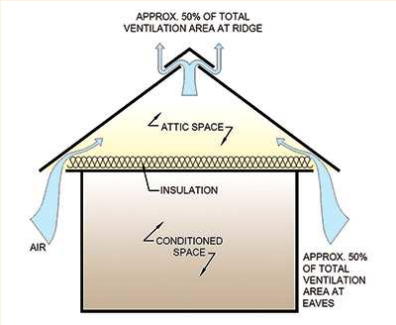
Vapor Barriers: ☑ Not visible

Visible Ventilation: ☑ Recommend additional ventilation

Fans Exhausted to the Attic: ☑ No

Fan(s) Exhaust Recommendations: ☑ Recommend insulating exhaust ductwork

🛠️ **(A-2) Further Evaluation and/or Items Needing Repair:** To improve airflow in the attic it is recommended to increase the amount of attic ventilation. Attic ventilation serves two main functions: to lower attic temperatures and to remove excess moisture. Lowering the temperature in the attic can help reduce air-conditioning energy costs and roof deck temperature, optimize the service life of a roof covering, and minimize ice damming. Some benefits of removing excess moisture include reducing the possibility for mold and mildew growth and minimizing the potential for wood rot. Recommend a qualified roofer evaluate and repair.



(A-3) Improve/Upgrade/Minor Repair(s): Recommend insulating the exhaust ducts that run through the attic to prevent condensation from forming in the duct(s).

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Attic Framing/Structure

Roof Structure: ☑ Rafters ☑ Wood

Sheathing: ☑ Planking ☑ Organic microbial substance

Ceiling Joists: ☑ Not visible

Evidence of Leaking/Moisture: ☑ Appears to be old stains

Window(s): ☑ None

⚠ **(A-4) Defect(s):** Visible organic growth resembling mold was observed on the attic roof sheathing/framing. This condition is typically caused by excessive moisture buildup from poor ventilation, blocked soffit vents, roof leaks, or interior air leakage. A certified mold remediation professional should be consulted to safely treat and remove the growth. Further evaluations and corrective repairs should be performed by a licensed roofing contractor (to optimize attic ventilation) and a qualified insulation contractor (to air-seal and improve attic insulation).

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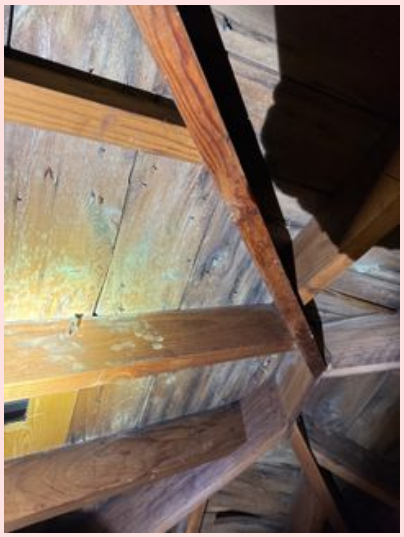









(A-5) Monitor: There were moisture stains in the attic on the framing which appeared to be old, there wasn't any active leaking observed at the time of the home inspection. Roof leaks can

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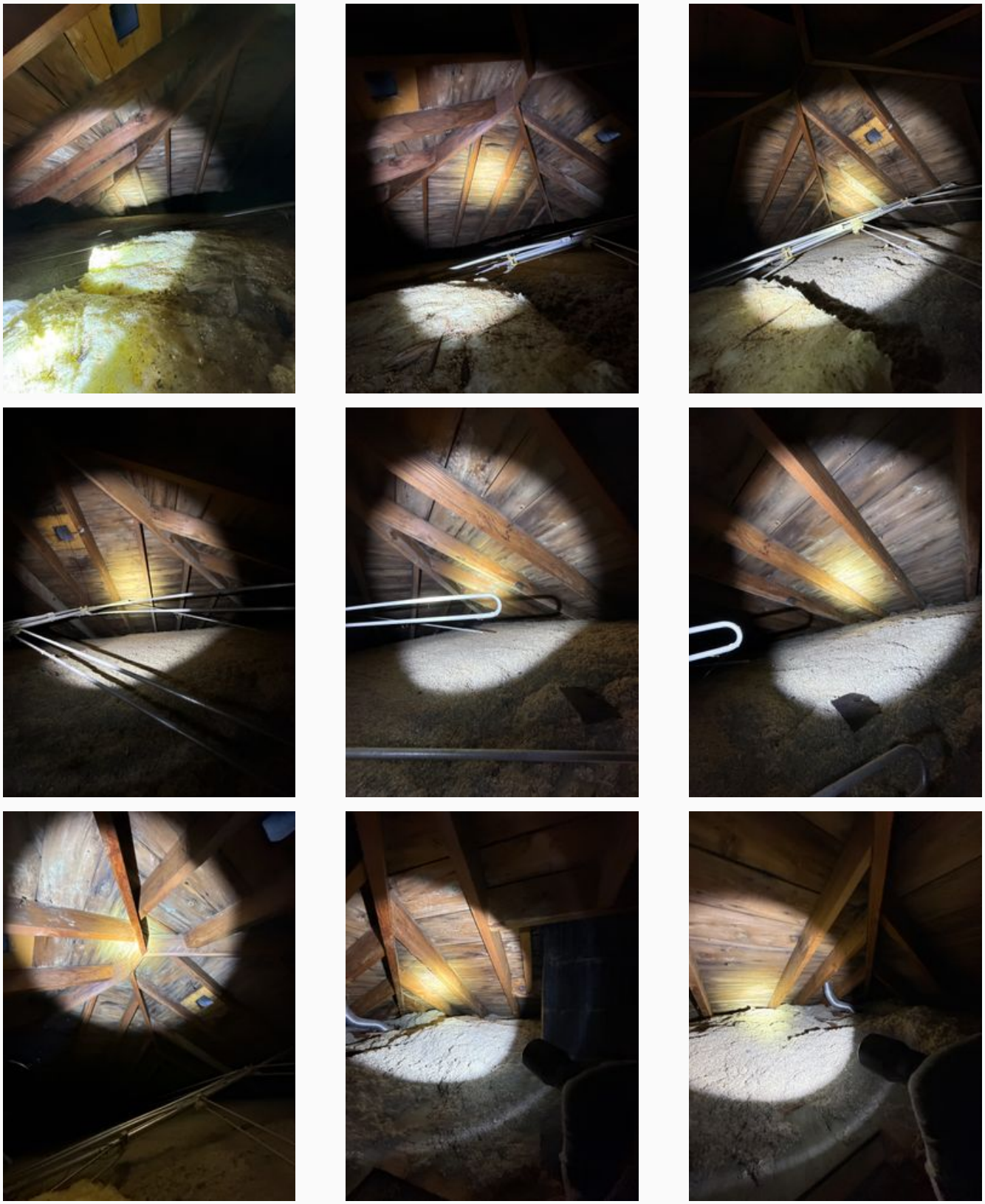
occur at anytime, if active moisture is observed, recommend contacting a qualified roofer to evaluate and repair.



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Plumbing Vent(s)

Plumbing Vent Stack: ☑ Not visible

Flue Pipe/Chimney Chase

Chimney Chase: ☑ Only the side of chase facing the scuttle hole was visible

☑ Moisture stains around the chimney, monitor for leaking



Electrical

Electrical: ☑ Not visible

General Comments:

📌 **(A-8) 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.

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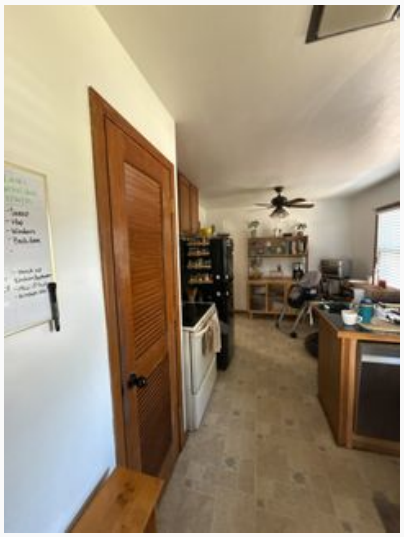
KITCHEN

Countertops/ Cabinets

Countertops: ☑ Satisfactory

Cabinets: ☑ Satisfactory





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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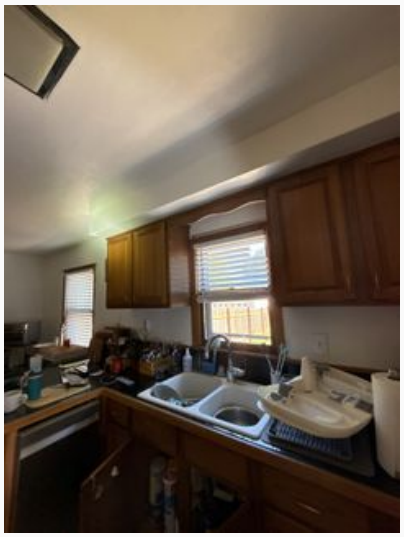
Walls and Ceiling

Condition: ☑ Satisfactory





Floor

Condition: ☑ Satisfactory

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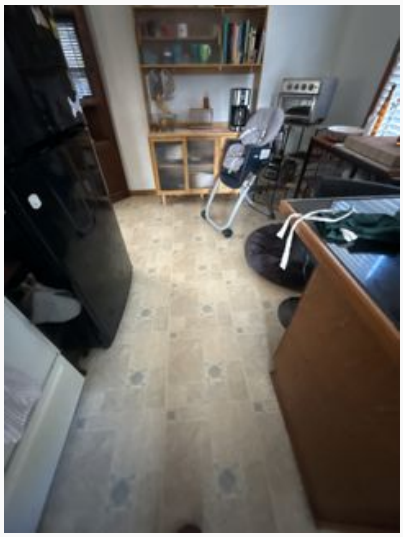

Doors/ Windows

Doors: ☑ None

Windows: ☑ Satisfactory





Ceiling Fan

Condition: ☑ Satisfactory

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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

(K-7) Improve/Upgrade/Minor Repair(s): There is exposed NM wiring under the sink. NM wiring should be protected from damage. Keep storage away from the wiring.

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Appliances

Dishwasher: ☑ Unit was recently ran by the seller and wasn't operated

Exhaust Fan: ☑ Operable

Dishwasher Airgap: ☑ No

Dishwasher Drain Line Looped: ☑ No

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

(K-8) Improve/Upgrade/Minor Repair(s):
The dishwasher drain line is not looped beneath the counter top. Recommend a qualified/licensed contractor repair.

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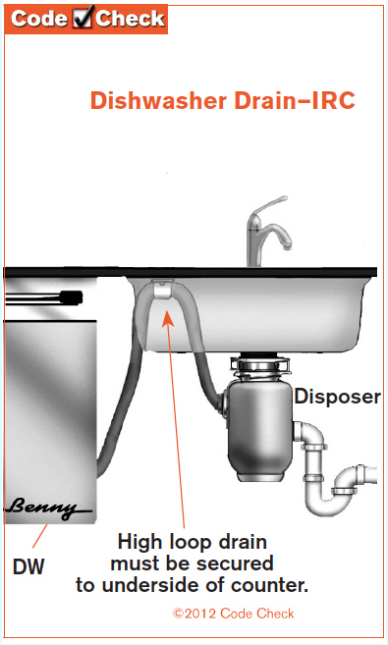



INTERIOR (MISC)

Stairs/ Steps

Handrail: ☑ Satisfactory

Risers/ Treads: ☑ Satisfactory

Window(s): ☑ Evidence of leaking insulated glass

(IM-1) Improve/Upgrade/Minor Repair(s): The window near the interior stairs has evidence of leaking insulated glass, recommend repairing/replacing the glass as needed.

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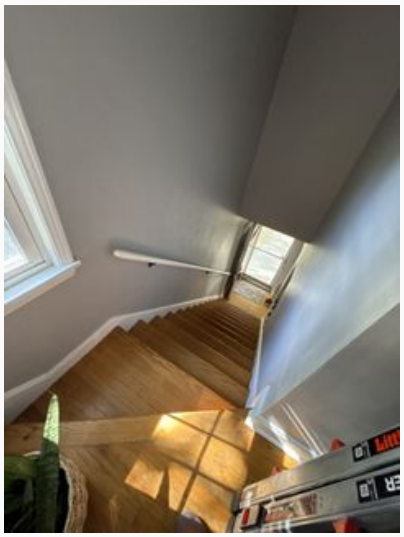

Receptacles/Switches/Fixtures (General Comments)

📌 **(IM-3) 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.*

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Windows (General Comments)

General Comments:

📌 **(IM-4) 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)

Walls/Ceiling: ☑ Typical cracking ☑ Satisfactory

Switches/Receptacle(s): ☑ Switch(es) operated

SMOKE AND CO ALARMS

Smoke Detectors: ☑ Recommend additional

☑ Recommend replacing the smoke detectors upon moving into the home

Carbon Monoxide Detectors: ☑ Recommend additional

☑ Recommend replacing the CO detector(s) upon moving into the home

General Comments:

(SACA-1) Improve/Upgrade/Minor Repair(s):
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**

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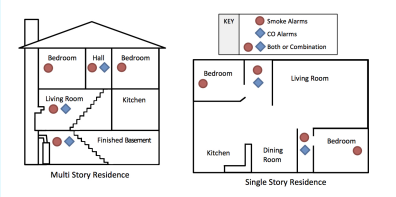
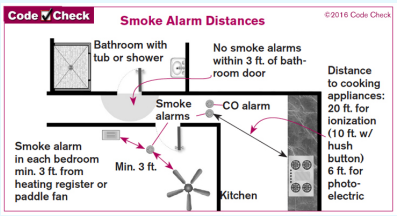
home to replace all the smoke detectors and carbon monoxide detectors in the home. Smoke and carbon monoxide detectors should be tested on a regular basis. Also, it is recommended to change the batteries in these devices if applicable per the manufacturer's recommendations.





LAUNDRY

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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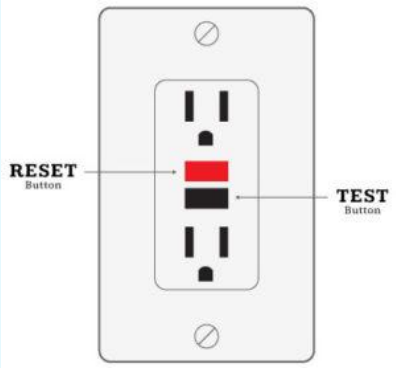
Electrical

Receptacles Present: ☑ Yes ☑ Operable

Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ No

(L-2) Improve/Upgrade/Minor Repair(s):
One or more receptacle(s) were not GFCI protected. GFCIs are generally installed where electrical circuits may accidentally come into contact with water/moisture. Recommend a qualified/licensed electrician install GFCI receptacle(s) for enhanced safety.





Washer/Dryer (Not Tested)

Dryer Vented: ☑ Wall ☑ Recommend cleaning dryer exhaust

Washer Water Connection (Washer Not Tested): ☑ Satisfactory

(L-3) Maintenance Item: 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.

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BASEMENT

Stairs

Handrail: ☑ Yes ☑ Satisfactory

Headway Over Stairs: ☑ Satisfactory

Condition: ☑ Satisfactory

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Foundation

Material: ☑ Concrete block

Cracks: ☑ Yes

Covered Walls: ☑ Yes

Indication of Moisture: ☑ Old stains recommend monitoring for future moisture intrusion

☑ Efflorescence on walls improve the grading on the exterior of the home and extend downspouts

General Comments:

(B-2) Monitor: There are cracks in the foundation. **All cracks (including typical)have a potential for leaking and for future movement, which can not be predicted**. Recommend repairing any cracks and monitoring. Consult a qualified/licensed foundation contractor if any cracks start leaking or become active.



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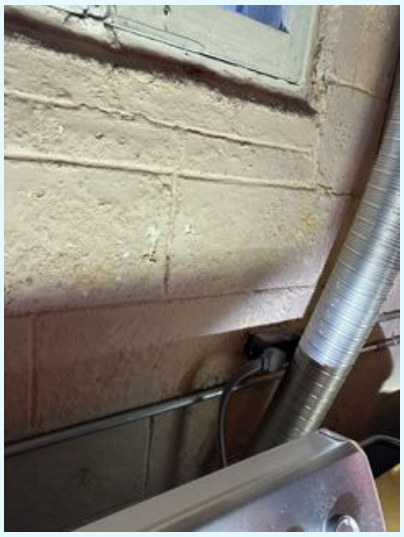
(B-3) Monitor: **Moisture: No representation is made to future moisture that may appear in the basement/crawlspace(if applicable) after the home inspection is performed. It is recommended that any cracks be repaired (if present) and the grading on the exterior be pitched away from the home, gutters clear and properly sloped, and downspouts with extensions as far away as possible from the structure. If active moisture is visible after doing all of these things then it is recommended to contact a qualified basement contractor to evaluate.**

(B-4) Improve/Upgrade/Minor Repair(s):
Efflorescence is a white substance that forms on basement walls and floors when moisture dissolves salts in the concrete. As the moisture evaporates, the salts are left behind. Recommend improving the grading an extending downspouts away from the home to help reduce moisture. If you continue to have moisture issues after improving everything on the exterior then contact a qualified basement contractor to evaluate and repair as necessary.





(B-5) 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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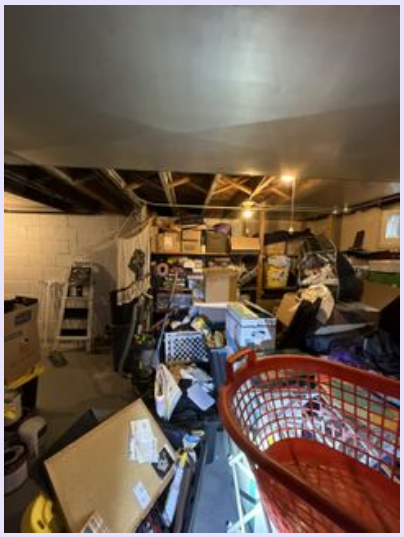

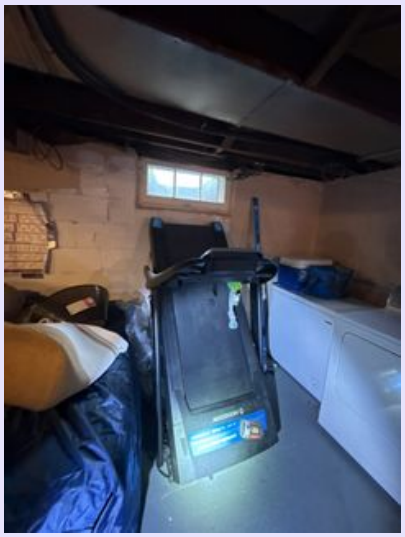
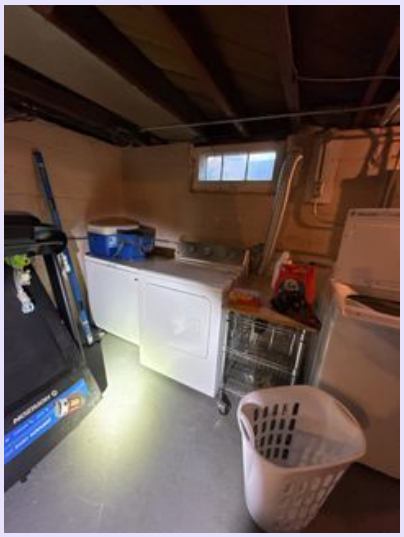



📌 **(B-6) Homeowner Information:** If the walls are covered or partially covered, an effort has been made to note any major inflections or weaknesses. It is difficult to detect these areas when the walls are finished off or storage makes these areas inaccessible. No representation is made as to the condition of these areas.

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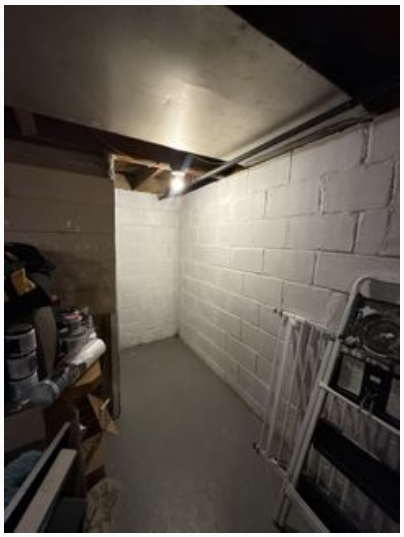



Floor

Material: ☑ Concrete

Condition: ☑ Satisfactory

Beams

Material: ☑ Steel

Condition: ☑ Satisfactory

Columns

Material: ☑ Steel

Condition: ☑ Satisfactory

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.

(B-9) Improve/Upgrade/Minor Repair(s):

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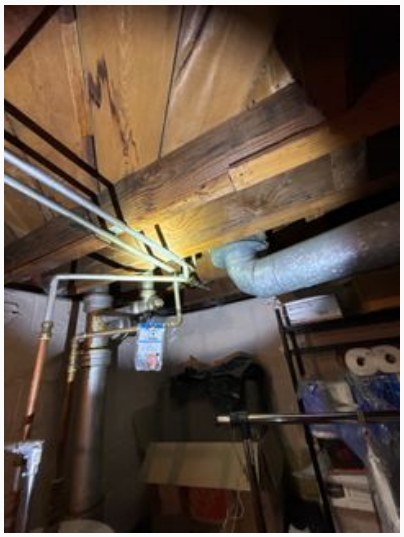
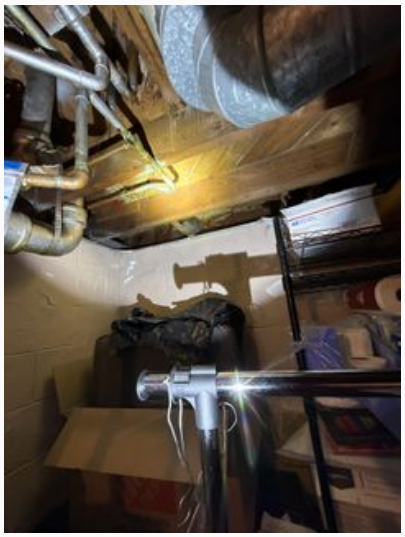
I couldn't verify if this was dirt or an organic growth. Recommend removal/cleaning of the substance.



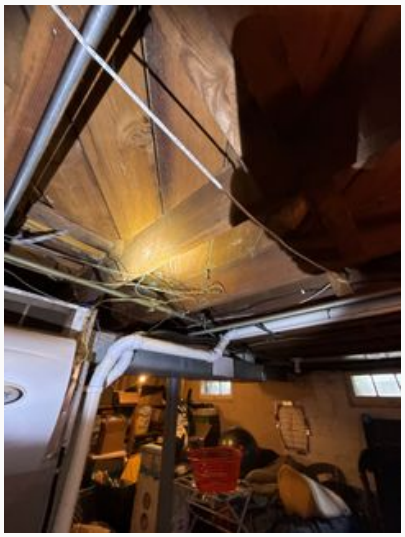














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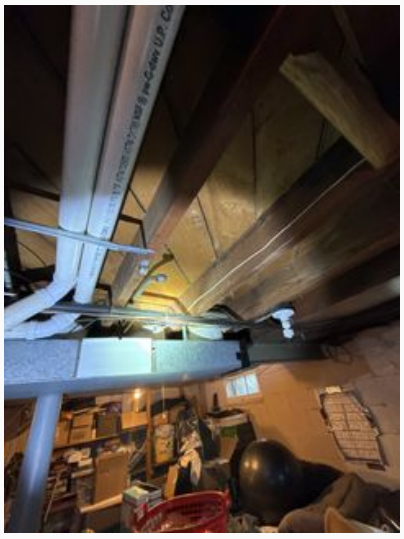
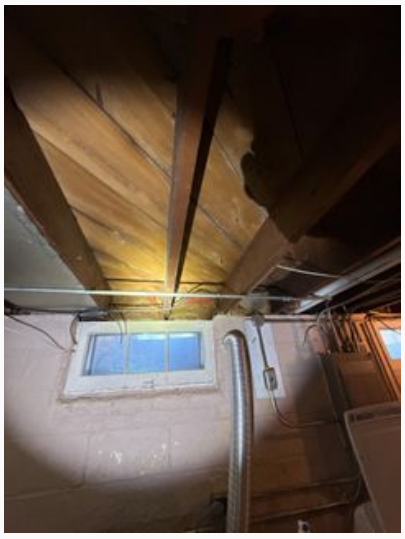
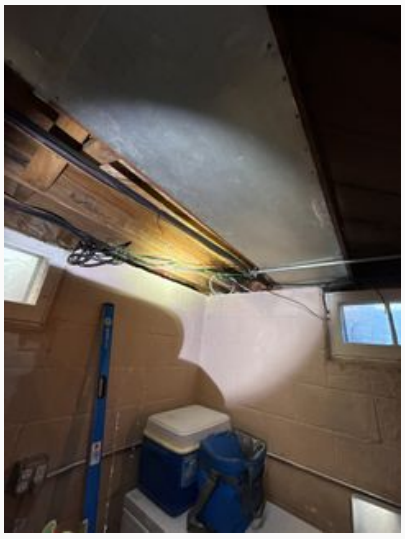

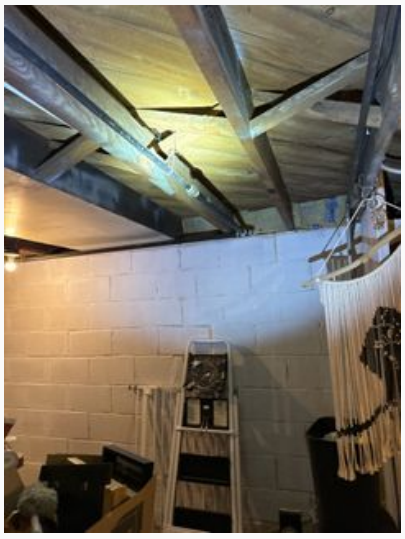

Rim Joists

Material: ☑ Wood ☑ Partially insulated

(B-11) Improve/Upgrade/Minor Repair(s): Recommend insulating the rim joists where there is missing insulation. Closed cell spray foam is the recommended insulation.

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Subfloor

Condition: ☑ Indication of moisture staining on the subflooring

Recommendation: ☑ Monitor for active leaking and repair if needed

General Comments:

(B-12) Monitor: There was previous moisture staining in one or more areas as seen at the sub floor. Recommend monitoring and consulting a qualified/licensed contractor as needed if active moisture is detected.

(B-13) 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

Approximate Age: ☑ 2012

Capacity: ☑ 50 Gallons

Type: ☑ Electric

Temperature Pressure Relief Valve (TPRV): ☑ Yes

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TPRV Extension Proper: ☑ Yes

Condition: ☑ Marginal (due to age) ☑ Tank wasn't leaking at the time of inspection

(WH-1) Marginal/Deferred Cost: Due to the age of the water heater it's marginal and is a deferred cost item and may need repair or replacement ANYTIME within five years.



PLUMBING

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

Main Shut-off Location: ☑ Basement

Condition: ☑ Satisfactory

📌 **(P-1) Homeowner Information:** The main water shutoff

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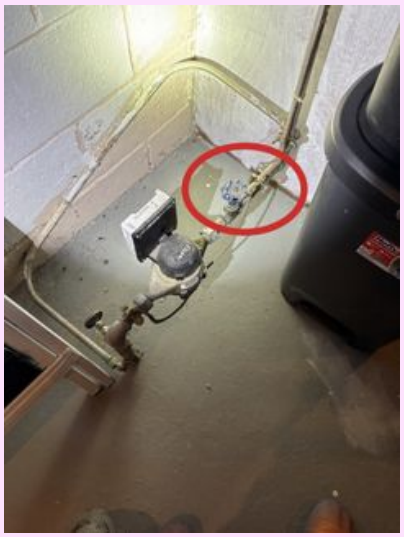

Hose Faucet(s) Shut-Off (Not Operated)

Shut-off Location: ☑ Basement

Condition: ☑ Satisfactory

📌 **(P-2) Homeowner Information:** Hose faucet valve(s)



Water Distribution

Visible Water Distribution Piping Material(s): ☑ Copper

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

Visible Cross Connection(s): ☑ None apparent

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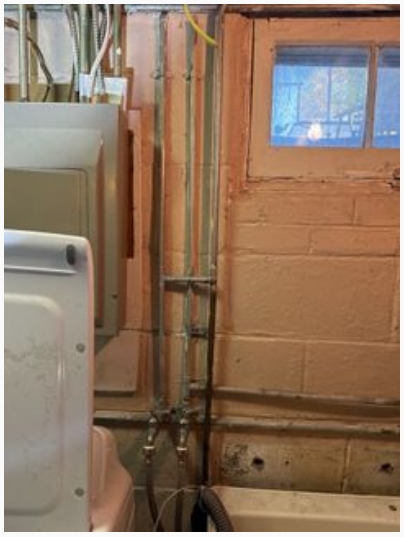
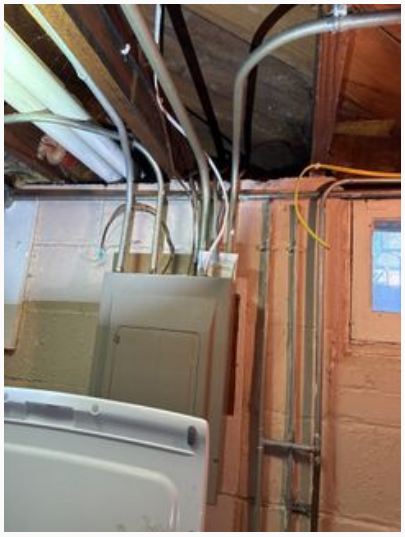
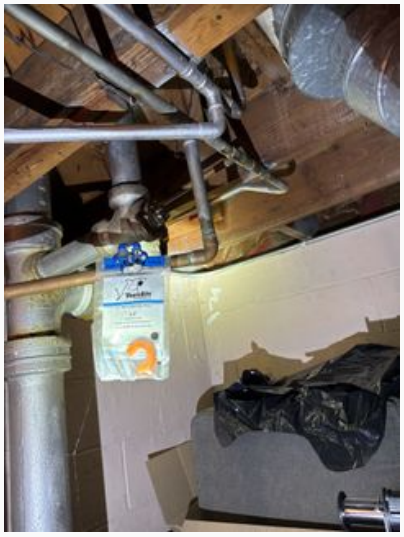
(P-3) Improve/Upgrade/Minor Repair(s): Corrosion was visible on the water distribution lines in one or more areas. Recommend replacing any corroded areas of piping as needed.











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Drain/Waste/Vent

Drain/Waste/Vent Pipe Material(s): ☑ Cast iron ☑ Galvanized

Condition: ☑ Marginal (cast iron and galvanized due to age)

Visible Leaking On Pipes: ☑ None apparent

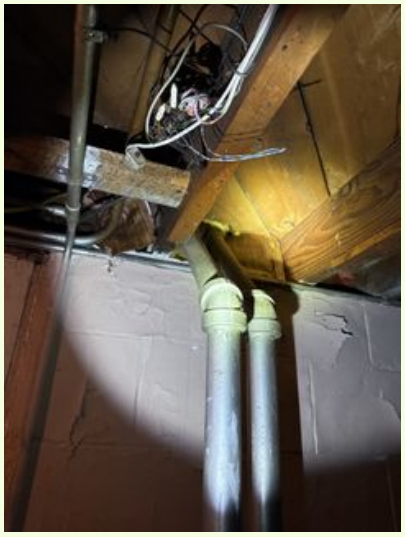
Visible Cross Connections: ☑ None apparent

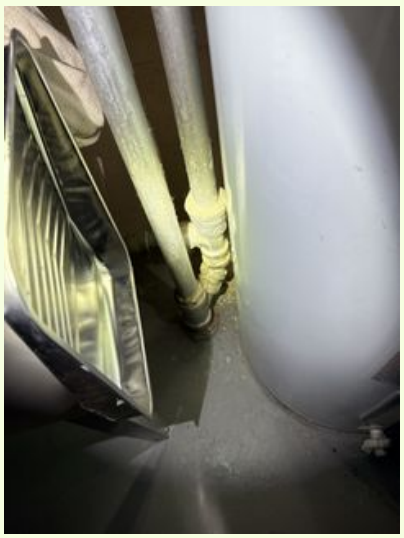
Traps: ☑ P-Traps

(P-5) Marginal/Deferred Cost: The **cast iron and galvanized drain piping** is in marginal condition due to age and visible corrosion. These materials typically have a 50–70 year lifespan and often corrode from the inside out, which can lead to restricted flow or pinhole leaks. This system is considered a **deferred cost** item; you should **monitor** for leaks or sewer odors and prepare to **replace** sections of the piping as needed anytime within the next 5 years.









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SUMP PUMP/FLOOR DRAIN(S)

Sump Pump/Floor Drain(s)

Sump Pump: ☑ Not visible

Floor Drains: ☑ Yes

General Comments:

> *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.*

(SPD-2) 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.**

FUEL DISTRIBUTION

Interior Fuel Oil Tank: ☑ No

Fuel Line(s): ☑ Black iron

Gas Leak(s): ☑ None apparent

📌 **(FD-1) 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.

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HEATING

Forced Air Furnace

Brand Name: ☑ Allied

Approximate Age : ☑ 2016

Energy Source: ☑ Natural gas

Heat Exchanger: ☑ Sealed ☑ Not readily observable

Combustion Air Venting: ☑ Yes

Sediment Trap/Drip Leg: ☑ Yes

Safety Controls: ☑ Normal operating and safety controls observed ☑ Fuel shut-off present

Supply and Return Ductwork: ☑ Metal duct ☑ Asbestos like material on ductwork

Flue/Exhaust Piping: ☑ Satisfactory

Condensate Line/Drain: ☑ Floor drain

Filter: ☑ Standard

Condition : ☑ Satisfactory ☑ Rust inside of cabinet

When Turned On By Thermostat: ☑ Operated

Comment:

📌 **(H-1) 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.

📌 **(H-2) Homeowner Information:** There is an asbestos material used on the ductwork which was common in older homes. Recommend not to disturb it until it is tested.

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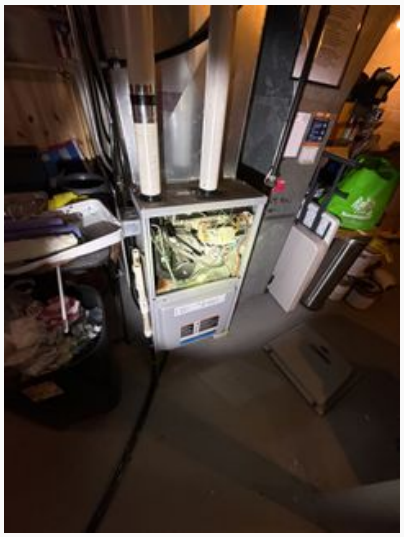





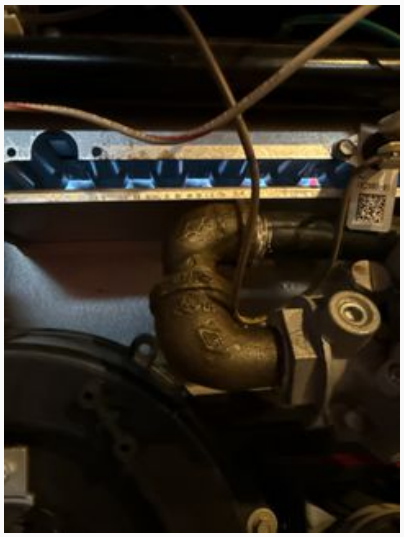

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HEAT PUMP/AC UNIT

Condensing Unit (Exterior)

Location: ☑ Back of the home

Brand Name: ☑ Heil

Approximate Age: ☑ 1995

Energy Source: ☑ Electric

Unit Type: ☑ Air cooled

Condenser Fins: ☑ Fins bent

Level: ☑ No

Insulation: ☑ Worn

Outside Disconnect : ☑ Yes ☑ Disconnect not tested

Minimum Rating Amps on Data Tag: ☑ 20 Amps

Maximum Rating Amps on Data Tag: ☑ 30 Amps

Proper Clearance (air flow): ☑ Yes

Condition: ☑ Marginal (due to age)

Operated: ☑ No

(HPU-1) Improve/Upgrade/Minor Repair(s): The air conditioner condensing unit wasn't level, for optimal performance recommend the unit be level.



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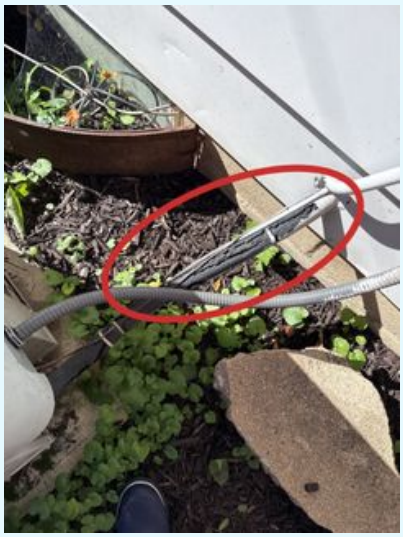
(HPU-2) Improve/Upgrade/Minor Repair(s): There is worn and/or missing insulation on the air conditioner refrigerant line, recommend replacing the insulation.



(HPU-3) Marginal/Deferred Cost: The air conditioning/heat pump is nearing or is at the end of its typical service life based on its age and condition. This unit is considered a deferred cost item, meaning it is an older system that will likely require replacement in the near future. Because older systems are generally less efficient and more prone to sudden failure, it is wise to budget for a new unit before a total breakdown occurs. In the meantime, having a qualified technician perform routine maintenance will help keep the system running as long as possible.



(HPU-4) Item(s) Not Operated: The exterior disconnect for the air conditioner was not tested/ removed, nor was the protective cover inside the disconnect box that protects the wiring removed.

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(HPU-5) Item(s) Not Operated: The air conditioner was not operated due to the exterior temperature being below 60°F anytime in the last 24 hours. Testing a central air conditioning system when the outdoor temperature is below **60°F (15°C)** is avoided to prevent permanent mechanical damage to the unit. Air conditioners are designed to operate within specific temperature ranges; when it is too cold, the refrigerant remains in a liquid state rather than vaporizing. This can cause "liquid slugging," where liquid refrigerant enters the compressor, potentially leading to seizure or catastrophic failure of the internal components. Additionally, the lubricating oil in the compressor can thicken in cold weather, preventing proper lubrication during startup. To protect the equipment and ensure an accurate assessment of its performance, we recommend deferring the functional testing of the cooling system until ambient temperatures have remained consistently above the manufacturer's safety threshold for at least 24 hours.

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

Unit Been Recently Serviced: ☑ No

📌 **(HPU-6) Homeowner Information:** There isn't any indication or documentation that the cooling 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. Recommend servicing.





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ELECTRIC PANEL

Main Service Panel

Location: ☑ Basement

Amperage/Voltage: ☑ 100 amp ☑ 120V/240V

Service Panel Condition: ☑ Satisfactory

Overcurrent Protection Type and Condition: ☑ Breakers

Breakers Labeled: ☑ Yes

AFCI/GFCI Breaker: ☑ No

Appears Grounded: ☑ Yes

Neutral Connections Separated on Bus Bar: Yes

Main Wire Material: ☑ Copper

Main Wire Condition: ☑ Satisfactory

Branch Wire Material: ☑ Copper ☑ Copper clad aluminum

Branch Wire Methods: ☑ Non-metallic sheathed cable (Romex) ☑ Armored Cable (BX) ☑ Conduit

Branch Wire Condition: ☑ Satisfactory

A/C Breaker Size: ☑ 30 Amps

General comments:

📌 **(EP-1) 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 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.

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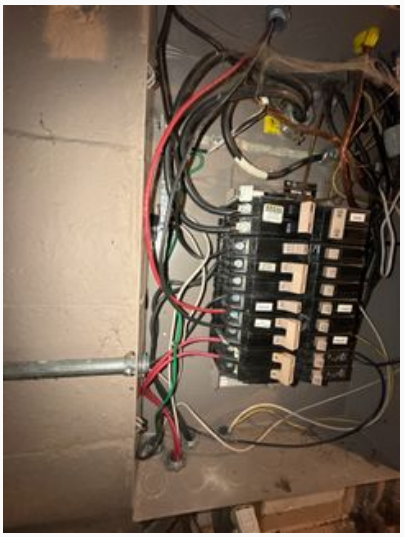



MISC ELECTRICAL

Outlets/Switches/Wiring

(ME-1) Improve/Upgrade/Minor Repair(s): Recommend capping the end of the exposed wires.



HOME MAINTENANCE MANUAL

Home Maintenance Manual

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(HMM-1) Maintenance Item: Home Maintenance Manual



Home Maintenance Manual

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Receipt -- The Home Inspection Report

Report # 261007C
Inspection Date: 2026-10-08

Property inspected for:
Michael Guardalabene
3476 South Ahmedi Avenue
Milwaukee, WI 53207

Inspection	$400.00
	$400.00
	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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