PROPERTY INSPECTION REPORT



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Integrated Home Inspections, LLC

W164N9706 Water StGermantown WI
Inspection Prepared For: Elise Miller
Agent: DJ Friesch - Keller Wiliiams

Date of Inspection: 9/18/2026
Age of House: See data sheet Size: See data sheet
Weather: Sunny recent rain Faces west

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Report Summary

"Defect" means a condition of any component of an improvement that would significantly impair the health or safety of future 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.
Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Defects		
Exterior		
Page 12 Item: 12	Service Entry	• Round electrical meter socket. Unable to determine the amperage rating. Recommend an electrician update the meter socket.
Garage/Carport		
Page 14 Item: 13	Fire Separation Walls & Ceiling	• The garage attic access panels are not adequately fire rated. Drywall does t cover framing under the door into the home. Seal the wall penetration with fire caulk. Recommend a contractor install a rated panel for improved safety.
Basement		
Page 30 Item: 1	Stairs	• Handrail partially Missing and has inadequate balusters for fall protection. Repair for safety.

Repair Items		
Grounds		
Page 5 Item: 1	Service Walks	• Uneven slabs at the walk may present a trip hazard. Correct for safety. • Areas of the walk slope toward the home. Correct to drain water away from the foundation.
Page 5 Item: 2	Driveway/Parking	• Fill asphalt drive cracks and seal to maintain. Minor repair needed where there is surface damage
Page 6 Item: 4	Stoops/Steps	• Some sidewalk settlement at the front entry. This has resulted in a step that higher than 8 inches. Lift the slab for improved safety
Page 6 Item: 5	Patio	• Areas of the patio slope toward the home. Correct to drain water away from the foundation.
Page 7 Item: 9	Landscaping affecting foundation	• Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home. Regrade in areas if necessary. The window wells will need to be raised to bring the grade up

Kitchen		
Page 15 Item: 7	Kitchen Appliances	• The oven display screen has some lights that are out. Repair or replace as needed. Functional.
Laundry Room		
Page 17 Item: 1	Laundry	• Water hammer arrestors were not present at wash machine supply lines. Recommended to protect your wash machine.
Interior		
Page 27 Item: 1	Fireplace	• The the fire box refractory liner has some cracking and decay. It appears to need replacement
Plumbing		
Page 35 Item: 5	Water heater #1	• Some corrosion was present at the collar to the water heater exhaust. Check and tighten as needed

Items for further Evaluation		
Electric/Cooling System		
Page 38 Item: 1	Main panel	• One of the double breakers, 20 amp, on the right of the panel may be over breakered for a 14 gauge wire. The neutral lug was double tapped in the subpanel. Have an electrician evaluate the panels and make repairs as needed.

Maintenance and Improvements		
Grounds		
Page 5 Item: 3	Porch	• Paint the porch post to preserve
Exterior		
Page 10 Item: 8	Caulking	• Recommend caulking at utility penetrations.
Page 11 Item: 9	Windows/Screens	• Recommend paint and or putty maintenance at wood windows.
Page 11 Item: 10	Storms Windows	• Recommend painting and maintenance at the wood storms
Page 11 Item: 11	Slab-On-Grade/Foundation	• Tuck point foundation mortar joints at the exteior.
Page 12 Item: 15	Exterior A/C - Heat pump #1	• Dust buildup at the AC condenser fins. Clean and service the AC
Interior		
Page 27 Item: 1	Fireplace	• Recommend having flue cleaned and re-examined
Heating System		
Page 36 Item: 1	Heating system	• The furnace filter is due for a change. Clean and check before Winter

Monitor		
Basement		
Page 30 Item: 2	Foundation	• 7/8” deviation from plumb East wall with step cracks. 1/2” North corner. This nets to 3/8”. 3/8 inch deviation from plumb south wall. Hairline horizontal cracks Unable to measure the corner. The shear cracks at the corner where painted are not opening up. It looks like paint was done several years ago. There was water staining that was high at the south east corner but this area had a downspout leaking issue. Monitor, make grading corrections, keep gutters clear and draining away from the home.
Plumbing		
Page 33 Item: 1	Water service	• The radon mitigation fan was operational

Grounds

1. Service Walks

- Concrete
- Marginal
- Uneven slabs at the walk may present a trip hazard. Correct for safety.
- Areas of the walk slope toward the home. Correct to drain water away from the foundation.



Uneven slabs at the walk may present a trip hazard. Correct for safety.



Areas of the walk slope toward the home. Correct to drain water away from the foundation.

2. Driveway/Parking

- Asphalt
- Marginal
- Fill asphalt drive cracks and seal to maintain. Minor repair needed where there is surface damage



Fill asphalt drive cracks and seal to maintain. Minor repair needed where there is surface damage

3. Porch

- Satisfactory
- Paint the porch post to preserve



Paint the porch post to preserve

4. Stoops/Steps

• Some sidewalk settlement at the front entry. This has resulted in a step that higher than 8 inches. Lift the slab for improved safety



Some sidewalk settlement at the front entry. This has resulted in a step that higher than 8 inches. Lift the slab for improved safety

5. Patio

• Concrete
• Marginal
• Areas of the patio slope toward the home. Correct to drain water away from the foundation.



Areas of the patio slope toward the home. Correct to drain water away from the foundation.

6. Deck/Balcony

7. Deck/Patio/Porch Covers

• Satisfactory

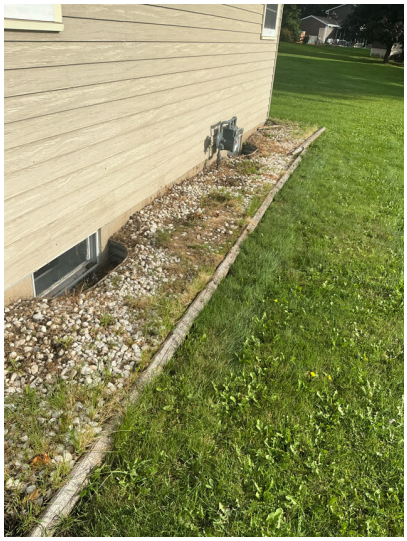
8. Fence/Wall

9. Landscaping affecting foundation

• Low areas of grading next to the foundation - recommend using clay based soils to create a slope of 1" per foot in the first 6 to 10 feet away from the home. Regrade in areas if necessary. The window wells will need to be raised to bring the grade up



Low Grade West



Low grade South



Low grade East

10. Retaining wall

11. Hose bibs

- Satisfactory
- Operable: Yes

Roof

1. General

- Visibility: All
- Inspected From Roof

2. Style of Roof

- Gable
- Pitch: Medium
- Type: Asphalt
- Layers: 1 Layer
- Age: New
- Location: All sloped

3. Ventilation System

- Soffit
- Roof

4. Flashing

- Galv/Alum
- Satisfactory

5. Valleys

6. Condition of Roof Coverings

- Roof #1 Satisfactory

7. Skylights

8. Plumbing Vents

- Satisfactory

Exterior

1. Chimney(s)

2. Gutters/Scuppers/Eavestrough

- Galvanized/Aluminum
- Satisfactory

3. Siding

- Stone
- Metal/Vinyl
- Satisfactory

4. Trim

- Aluminum/Steel
- Satisfactory

5. Soffit

- Aluminum/Steel
- Satisfactory

6. Fascia/Rake

- Aluminum/Steel
- Satisfactory

7. Flashing

- Aluminum/Steel
- Satisfactory

8. Caulking

- Marginal
- Recommend caulking at utility penetrations.



Recommend caulking at utility penetrations.



Recommend caulking at utility penetrations.

9. Windows/Screens

- Wood
- Aluminum/Vinyl clad
- Satisfactory
- Recommend paint and or putty maintenance at wood windows.

10. Storms Windows

- Wood/Metal comb.
- Satisfactory
- Recommend painting and maintenance at the wood storms



Recommend painting and maintenance at the wood storms

11. Slab-On-Grade/Foundation

- Tuck point foundation mortar joints at the exteior.



Tuck point foundation mortar joints at the exteior.

12. Service Entry

- Overhead
- Marginal
- GFCI present Operable at the exterior
- Round electrical meter socket. Unable to determine the amperage rating. Recommend an electrician update the meter socket.

13. Building(s) Exterior Wall Construction

- Framed
- Satisfactory

14. Exterior Doors

- Main Entrance Door condition Satisfactory

15. Exterior A/C - Heat pump #1

- Air cooled
- Condenser location East exterior
- Brand: Bryant
- Approximate Age 18
- Marginal
- Energy source electric
- Outside Disconnect Yes
- A/C is level
- Insulation Satisfactory
- Dust buildup at the AC condenser fins. Clean and service the AC



The photo shows AC information for your reference



Dust buildup at the AC condenser fins. Clean and service the AC

16. Exterior A/C - Heat pump #2

Garage/Carport

1. Type

- Attached
- 2-Car

2. Automatic Opener

- Garage opener operated

3. Safety Reverse

- Operation: Operable

4. Roofing

- Same as house

5. Gutters/Eavestrough

- Same as house

6. Siding

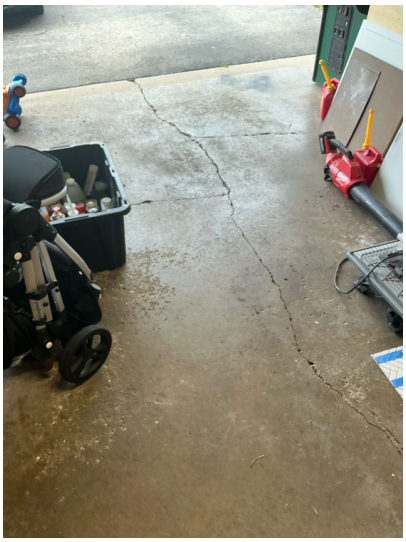
- Same as house

7. Trim

- Same as house

8. Floor

- Concrete
- Large settling cracks



Large settling cracks

9. Sill Plates

- Sill plates not visible.

10. Overhead Door(s)

- Metal
- Satisfactory

11. Exterior Service Door

- None

12. Electrical Receptacles

- Garage outlet(s) operable
- Reverse polarity NO

13. Fire Separation Walls & Ceiling

- Recommend repair
- Fire door Not verifiable
- The garage attic access panels are not adequately fire rated. Drywall does t cover framing under the door into the home. Seal the wall penetration with fire caulk. Recommend a contractor install a rated panel for improved safety.



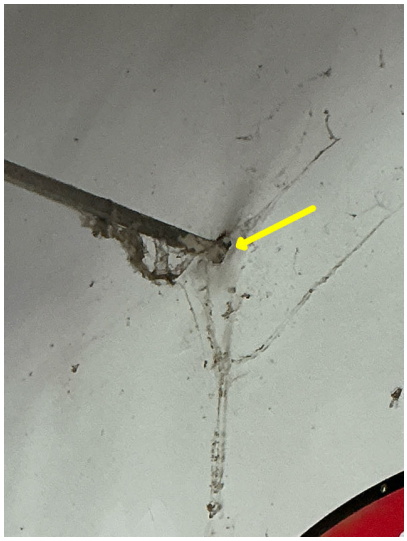
Old stains dry despite recent rains



The garage attic access panels are not adequately fire rated. Recommend a contractor install a rated panel for improved safety.



Exposed floor framing under the door



Seal wall penetration at firewall

Kitchen

1. Kitchen Countertops

- Satisfactory

2. Kitchen Cabinets

- Satisfactory

3. Kitchen Plumbing

- Kitchen faucet satisfactory
- Faucet Leaks NO
- Pipes leak/corroded No
- Functional drainage Satisfactory
- Functional flow Satisfactory

4. Kitchen Walls & Ceiling

- Satisfactory

5. Heating/Cooling Source

- Kitchen heating source present

6. Kitchen Floor

- Satisfactory

7. Kitchen Appliances

- Disposal: None
- Oven Operable
- Range Operable
- Dishwasher Operable
- Exhaust fan Operable
- Refrigerator Operable
- Microwave Operable
- Ice Maker Operable
- Dishwasher airgap Present
- Receptacles present Operable
- GFCI Operable
- The oven display screen has some lights that are out. Repair or replace as needed. Functional.



The oven display screen has some lights that are out. Repair or replace as needed

Laundry Room

1. Laundry

- Faucet leaks NO
- Pipes leak NO
- Cross connections NO
- Room vented YES
- Dryer vented Wall
- Appliances: Washer, Dryer
- Washer hook-up lines/valves Satisfactory
- Gas shut-off valve Present
- The laundry is set up for a gas dryer
- The laundry is set up for an electric dryer
- Clean dryer venting regularly as a course of normal maintenance. Lint buildup can develop into a fire hazard and the dryer will operate more efficiently.
- Water hammer arrestors were not present at wash machine supply lines. Recommended to protect your wash machine.

Bathroom Upper Main

1. Bath

- First floor bath
- Main Bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Shower/Tub area Satisfactory
- Shower Head Satisfactory
- Shower drainage Satisfactory
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Window Present and Satisfactory
- Exhaust fan Operable
- Heat source present
- Water flow at the faucet is functional
- Shower/Tub area Fiberglass, Ceramic/Plastic

Bathroom Powder

1. Bath

- First floor half bath
- Sink faucet satisfactory
- Sink drainage Satisfactory
- Sink Pipes - no leaks observed
- Water flow Functional
- Toilet Operable
- Toilet bowl secure
- GFCI outlet present and operable
- Door Satisfactory
- Window Present and Satisfactory
- Heat source present
- The outlet is open ground but it does have GFCI protection

Basement Rec Room

1. Room

- Basement
- Rec Room
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Windows Satisfactory
- No moisture stains on walls or ceilings present

SE Bedroom

1. Room

- First floor
- SE
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Southwest Bedroom

1. Room

- First floor
- SW
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

West Bedroom

1. Room

- First floor
- West
- BEDROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Bedroom egress present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Dining Room

1. Room

- First floor
- East
- DINING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Heating source present
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Living Room

1. Room

- First floor
- West
- LIVING ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Family Room

1. Room

- First floor
- NE
- FAMILY ROOM
- Walls & Ceiling Satisfactory
- Floor condition Satisfactory
- Ceiling fan Satisfactory.
- Electrical Switches operated
- Electrical Receptacles Operated
- Heating source present
- Doors Satisfactory
- Windows Satisfactory
- No moisture stains on walls or ceilings present

Interior

1. Fireplace

- Family room
- Type: Wood
- Material: Metal (pre-fabricated)
- Miscellaneous Operable Yes
- Hearth extension adequate Yes
- Mantel: Secure
- Marginal
- Recommend having flue cleaned and re-examined
- The the fire box refractory liner has some cracking and decay. It appears to need replacement



The the fire box refractory liner has some cracking and decay. It appears to need replacement

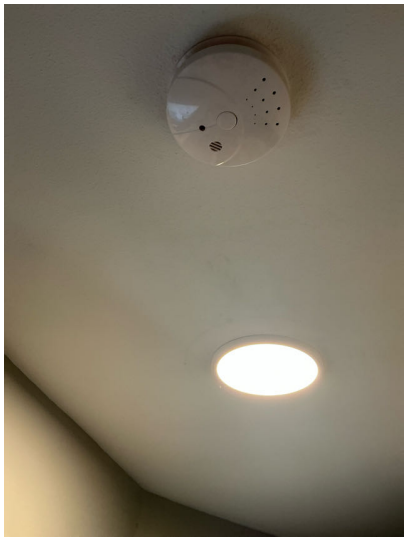
2. Stairs/Steps/Balconies

3. Smoke/Carbon Monoxide detectors

- Smoke Detector Present
- Smoke Detectors not tested
- CO Detector Present
- CO Detectors Not tested
- Test all smoke and CO detectors at closing



Test all smoke and CO detectors at closing



Test all smoke and CO detectors at closing

4. Attic/Structure/Framing/Insulation

- Garage
- Access: Scuttlehole/Hatch
- Inspected from Access panel
- No Flooring in the attic
- Depth: 9-12
- Insulation: Fiberglass, Loose, Batts
- Installed in Between ceiling joists
- Ventilation: Ventilation appears adequate
- Fans exhausted to Outside Yes
- Structural problems observed No
- Roof structure framed by rafters
- Ceiling joists are wood
- Sheathing: Planking
- Evidence of condensation No
- Evidence of leaking No



Condensation striping



Attic photo for your reference.



Tall wall



Daylight where flashing is lifted



Pest holes in insulation. Batzner has been out and made improvements to prevent access. Holes may be older



Attic photo for your reference.



Baffles present for soffit vent air flow.



Attic photo for your reference.

Basement

1. Stairs

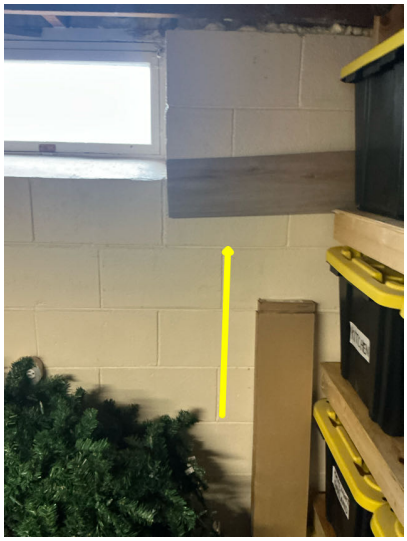
- Marginal
- Handrail partially Missing and has inadequate balusters for fall protection. Repair for safety.



Handrail partially Missing and has inadequate balusters for fall protection. Repair for safety.

2. Foundation

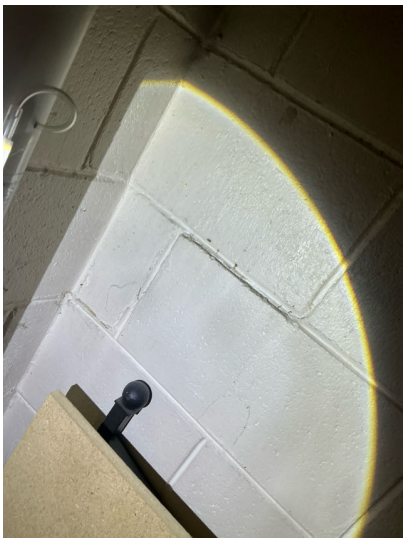
- Concrete block
- Covered walls West, South
- Monitor
- Horizontal cracks South, East
- Step cracks East
- Vertical cracks None
- Movement apparent None
- Indication of moisture Yes, Old stains
- High efflourescence at foundation walls typically indicates surface water maintenance problems. Clean gutters, drain away downspouts, correct slope of pavement and grade near the foundation and monitor year round.
- 7/8” deviation from plumb East wall with step cracks. 1/2” North corner. This nets to 3/8”. 3/8 inch deviation from plumb south wall. Hairline horizontal cracks Unable to measure the corner. The shear cracks at the corner where painted are not opening up. It looks like paint was done several years ago. There was water staining that was high at the south east corner but this area had a downspout leaking issue. Monitor, make grading corrections, keep gutters clear and draining away from the home.



3/8” South wall



High moisture stains. The downspout in this area leaks



The cracks at the south wall east corner have not opened up since painting painting looks like it was done several years ago

3. Floor

- Concrete
- Satisfactory

4. Drainage

- Sump pump Yes, Working
- Floor drains Yes, Drains not tested

5. Girders/Beams

- Steel
- Satisfactory

6. Columns

- Steel
- Satisfactory

7. Joists

- Wood
- 2x10
- Satisfactory

8. Subfloor

- Satisfactory

Plumbing

1. Water service

- In the basement
- On the front exterior wall
- Yes
- Water entry piping Copper/Galv.
- Lead other than solder joints NO
- Visible water distribution piping Copper
- Satisfactory
- Pipes Supply/Drain Cross connection No
- Pipes Supply/Drain Satisfactory
- Drain/Waste/Vent pipe PVC, Cast iron
- Type: Metal strapping, Plastic strapping
- Fuel line Black iron
- The radon mitigation fan was operational



The radon mitigation fan was operational



Main water shutoff



It’s possible this black pipe insulation contains Asbestos. This type does not get friable.

2. Main fuel shut-off location

- On the side exterior wall



Main gas shutoff side exterior wall

3. Well pump

- In basement
- Well pit
- Pressure gauge operable
- Well pump pressure level 62 psi



Current well pressure

4. Sanitary/Grinder pump

5. Water heater #1

- Gas
- Brand Name A.O. Smith
- 50 gallon water heater
- Approx. age 1
- Combustion air venting present YES and visible areas inspected.
- Seismic restraints needed NO
- Relief valve Extension proper Yes
- Relief valve
- Vent pipe Satisfactory
- Satisfactory
- Some corrosion was present at the collar to the water heater exhaust. Check and tighten as needed

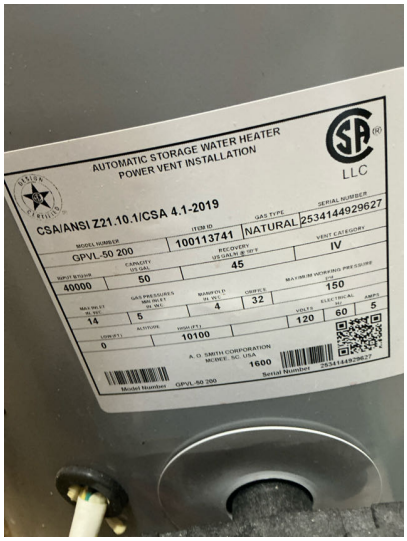
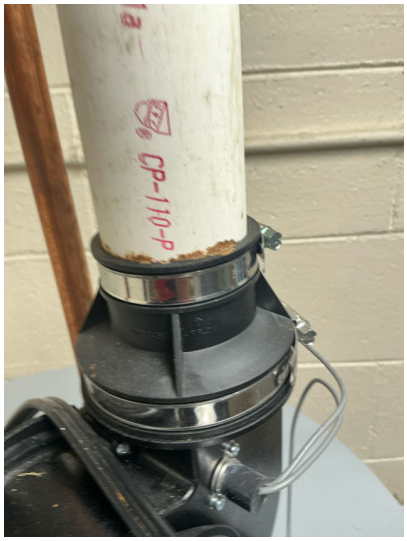


Photo shows water heater details for your information



Corrosion

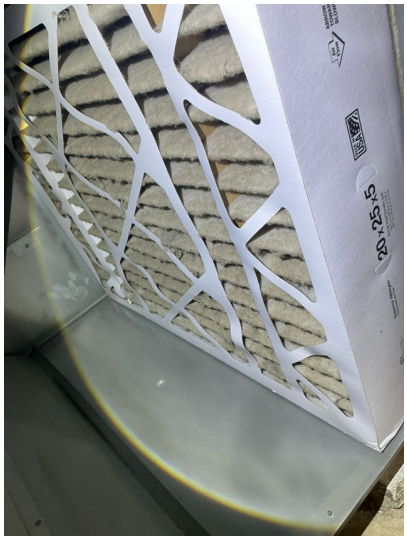
6. Water heater #2

7. Water softener

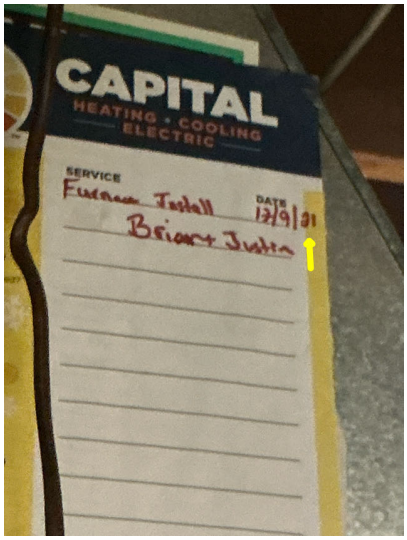
Heating System

1. Heating system

- Brand name Rheem
- Approx. age 5
- Energy source Gas
- Heat exchanger Sealed, Not Visible
- Limited heat exchanger visibility.
- Warm air system CENTRAL
- Combustion air venting present and checked
- Controls Disconnect YES
- Controls Gas shut off valve YES
- Controls Normal operating and safety controls observed
- Filter: Standard, Needs cleaning/replacement
- Distribution: Metal ducts with return air
- Flue piping Satisfactory
- When turned on by thermostat Proper operation YES
- Heat pump No
- Sub-slab ducts no
- The furnace filter is due for a change. Clean and check before Winter



Dirty furnace filter needs to be changed.



2021 install.



The photo shows furnace model and serial numbers for your information

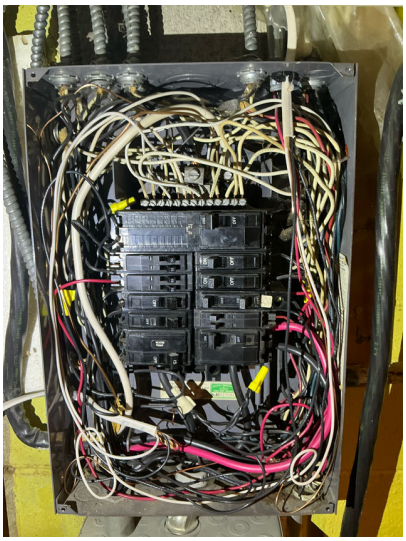
2. Boiler system

3. Other systems

Electric/Cooling System

1. Main panel

- Basement
- Evaluation and repair by an electrician appears needed.
- Adequate Clearance to Panel Yes
- Amperage/Voltage: 120v/240v, 100a
- Breakers/Fuses: Breakers
- Appears grounded Yes
- Main wire Condition Satisfactory
- Main wire Aluminum
- Branch wire Copper
- Recommend electrician evaluate/repair
- Romex
- BX cable
- Conduit
- One of the double breakers, 20 amp, on the right of the panel may be over breakered for a 14 gauge wire. The neutral lug was double tapped in the subpanel. Have an electrician evaluate the panels and make repairs as needed.



Inside of the panel for your reference

2. Sub panel(s)

3. Evaporator Coil Section Unit #1

- AC evaporator coil located in the furnace.
- Age: 15-20+
- General: Central system
- Evaporator coil Not Visible
- Refrigerant lines Satisfactory
- Condensate line/drain Floor drain
- Operation Differential 17
- Satisfactory

4. Evaporator Coil Section Unit #2

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.