



Inspection report for the property at
949 New Haven Dr., Fond du Lac, WI

This report is prepared exclusively for **Jonathan Birschbach**
Inspected On: **01-21-2025**

Company Information
ACE Home Inspections, LLC
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Published Report



Inspected By:

Ric Thompson, Wisconsin State License
#2955-106

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

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: 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.

 **Items Needing Repair:** Further evaluation and/or repair indicates that the item/component/system is showing some deficiency and should be evaluated and repaired or replaced by a qualified professional as or if needed.

 **Needs Further Evaluation:** A condition of a component that either does not look correctly installed or operating or, upon further evaluation may meet the definition of Defect in the Offer to Purchase

 **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 item(s)/component(s)/system which could be improved for safety, efficiency, functionality or reliability reasons. Some of the improvements/upgrade in this category might be something that the homeowner or a handyman feels comfortable performing. If not then it is recommended to hire a qualified 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.

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

 **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.

Summary

Defect

⚠ **G-1 GROUNDS:** There are uneven slabs at the front 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).

⚠ **MEP-1 MAIN ELECTRIC PANEL:** The circuit breaker is improperly sized according to the manufacturer data tag on the exterior air conditioning unit, recommend a qualified electrician evaluate and replace the circuit breaker.

Items Needing Repair

✂ **G-2 GROUNDS:** Service walkway is pitched toward the home. Recommend repair.

✂ **E-1 EXTERIOR:** The siding had some damage in one or more areas. Recommend a qualified/licensed contractor repair/replace damaged siding as needed.

✂ **E-2 EXTERIOR:** The soffit had some holes/damage. Recommend a qualified contractor evaluate and repair/replace any damaged soffit(s).

✂ **R-1 ROOF:** The following conditions were observed while inspecting the roof. Recommend a qualified roofer evaluate and repair/replace the roof as needed.

- Missing granules

✂ **PB-1 PRIMARY BATH:** The window in the bathroom was not operating properly (either they wouldn't open or close smoothly, the sash wouldn't stay open or closed, or some other deficiency) recommend a qualified window contractor evaluate and repair.

✂ **IM-1 INTERIOR (MISC):** Windows in yhe home have moisture staining and rot present. Recommend evaluation and repair as needed.

Needs Further Evaluation

🔍 **F-1 FIREPLACE:** One or more fireplace and/or fireplace appliances are present in the home. Recommend a Level 2 inspection by a qualified fireplace contractor. Our inspection of the fireplace and 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. **A qualified fireplace contractor will clean the interior if necessary, use specialized tools, test procedures, mirrors, and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, we further recommend annual inspections by a qualified fireplace contractor. This is a recommendation and not a requirement.**

Q C-4 COOLING: The air conditioner was not operated due to the exterior temperature being below 65°F anytime in the last 24 hours.

Items for Monitoring

WH-1 WATER HEATER: 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.

H-1 HEATING: Due to the age of the furnace it's marginal and is a deferred cost item and may need repair or replacement ANYTIME within five years.

C-3 COOLING: Due to the age of the air conditioner it's marginal and is a deferred cost item and may need repair or replacement ANYTIME within five years.

Maintenance Items

G-3 GROUNDS: Recommend removing the garden hose from the faucet. If you leave a garden hose attached, a small amount of water can stay lodged in the pipe by the spigot and will quickly freeze. This ice can damage your faucet and pipe.

H-2 HEATING: 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. Recommend servicing

C-1 COOLING: There is worn and/or missing insulation on the air conditioner refrigerant line, recommend replacing the insulation.

C-2 COOLING: The air conditioner condensing unit wasn't level, for optimal performance recommend the unit be level.

C-5 COOLING: 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

The Home Inspection Report

OVERVIEW OF THE HOME

Overview of the Home

GROUND

Sidewalks

Stoop/Steps

Driveway/Parking

Grading/Drainage (Affecting Foundation)

Hose Faucet

DECK

Deck

EXTERIOR

Siding

Trim

Soffit

Fascia

Flashing (Windows/Doors/Wall)

Building(s) Exterior Wall Construction

Caulking

Foundation (Visible portion of foundation wall on exterior)

Exterior Electrical

Window(s) (As Viewed from the Exterior)

Exterior Door

Exterior Door

Main Fuel Shutoff

ROOF

Gutters/Downspout(s)

Method(s) Used to Observe the Roof

Roof

Ventilation System

Flashings

Valleys

Condition of Roof

Condition of Roof 2

Skylights/Solatube

Plumbing Vents

CHIMNEY

Chimney(s)

GARAGE (Exterior)

Garage Type

Gutters-Garage

Condition of Roof

Siding

Soffit

Fascia

Trim

GARAGE (Interior)

Overhead Door(s)

Automatic Opener

Safety Reverse Testing

Door Hardware

Floor

Framing

Service Door

Electrical

Walls and Ceiling

LAUNDRY

Cabinets

Walls and Ceiling

Floor

Doors/ Windows

Electrical

Washer/Dryer (Not Tested)

KITCHEN

Countertops/ Cabinets

Plumbing

Walls and Ceiling

Floor

Doors/ Windows

Heating/ Cooling Source

Electrical

Appliances

BEDROOM 1

Bedroom 1

BEDROOM 2

Bedroom 2

BEDROOM 3

Bedroom 3

HALL BATH

Hall Bath

PRIMARY BATH

Primary Bath

LIVING ROOM

Living Room

DINING ROOM

Dining Room

FIREPLACE

Fireplace

ATTIC

Attic Access

Insulation/Ventilation

Attic Framing/Structure

Plumbing Vent(s)

Flue Pipe/Chimney Chase

Electrical

INTERIOR (MISC)

Receptacles/Switches/Fixtures (General Comments)

Windows (General Comments)

HALLWAY(S)

Hallway

SMOKE AND CO ALARMS

Smoke and Carbon Monoxide Detectors

BASEMENT

Stairs

Foundation

Floor

- Beams
- Columns
- Joists
- Rim Joists
- Subfloor

CRAWL SPACE

- Foundation
- Joists
- Subfloor

WATER HEATER

- Water Heater

PLUMBING

- Main Water Shut-Off (Not Operated) and Water Entry Piping
- Hose Faucet(s) Shut-Off (Not Operated)
- Water Distribution
- Drain/Waste/Vent
- Sump Pump/Floor Drain(s)
- Fuel Storage/Distribution

HEATING

- Forced Air Furnace

MISC HEATING

- Other Heating Systems

COOLING

- A/C (Condensing Unit) (Exterior)
- Evaporator/Air Handler (Interior)

MAIN ELECTRIC PANEL

- Main Service Panel

OVERVIEW OF THE HOME

Overview of the Home

House Faces (Direction): ☒ W

Weather Conditions: ☒ Sunny

Temperature: 0°

Recent Rain or Snow: ☒ No

Ground Cover: ☒ Dry

Approximate Age of the Home: 1994

Client Present: ☒ Arrived near the end of the inspection

Condo: ☒ No

Report Written By: ☒ Ric Thompson

Date Report Written: ☒ Same day as the inspection is completed

GROUNDS

Sidewalks

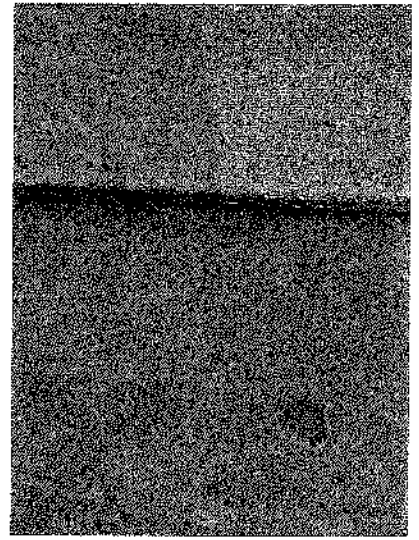
Condition: ☒ Pitched towards the home ☒ Settled/Uneven

General Comments:

Service walks should always pitch away from the building so any water is directed away from the structure.

(G-1) Defect:

There are uneven slabs at the front 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).

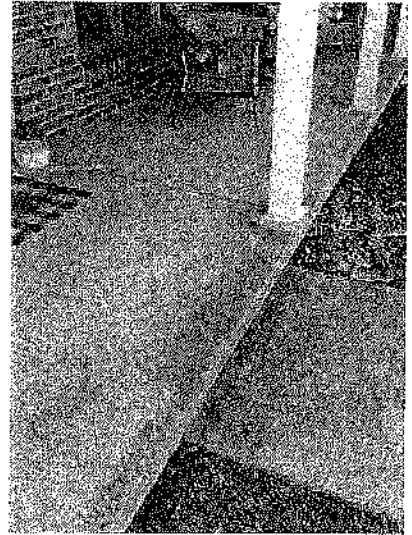


✂ (G-2) Items Needing Repair:

Service walkway is pitched toward the home. Recommend repair.

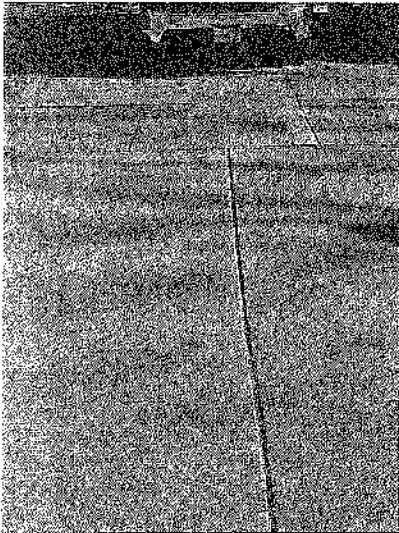


Condition: ☒ Satisfactory



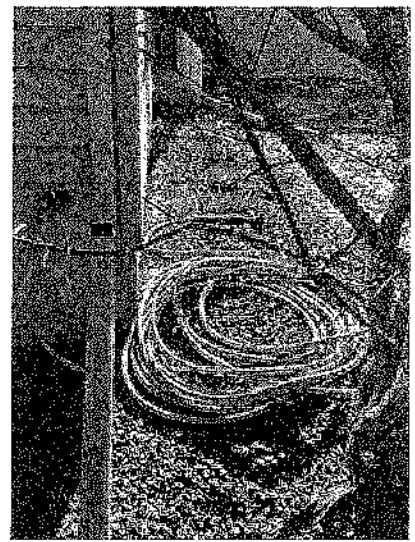
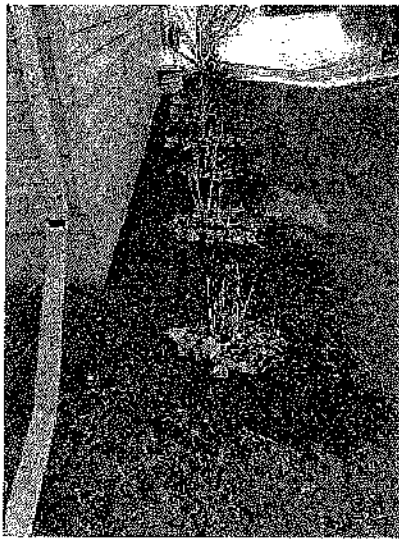
Driveway/Parking

Condition: ☒ Satisfactory



Grading/Drainage (Affecting Foundation)

Negative Grade: ☒ No



Hose Faucet

Direction: ☒ E

Operable: ☒ Not on

Condition: ☒ Satisfactory

Recommendation: ☒ Remove the hose from the faucet

(G-3) Maintenance Item:

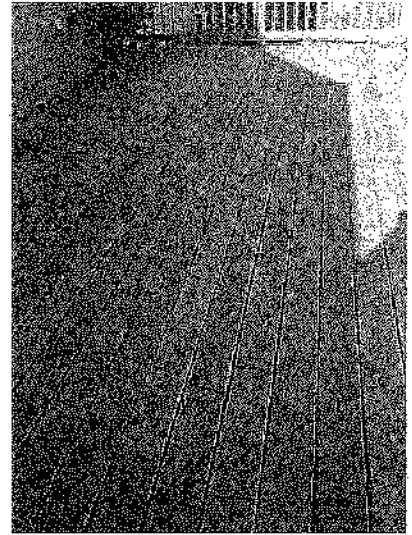
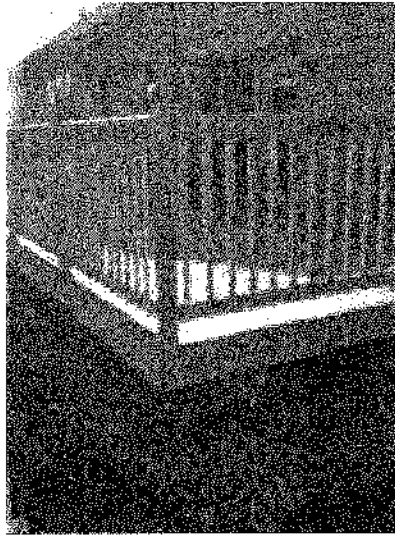
Recommend removing the garden hose from the faucet. If you leave a garden hose attached, a small amount of water can stay lodged in the pipe by the spigot and will quickly freeze. This ice can damage your faucet and pipe.



DECK

Deck

Condition: ☒ Satisfactory



EXTERIOR

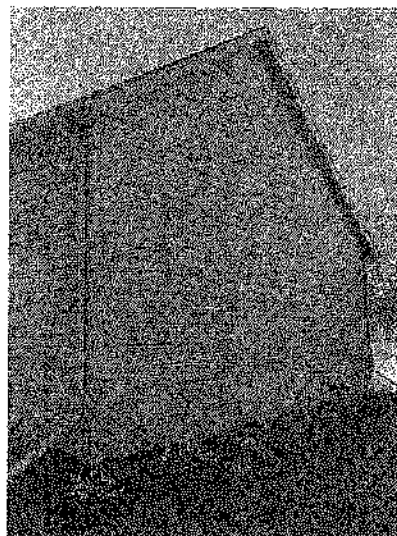
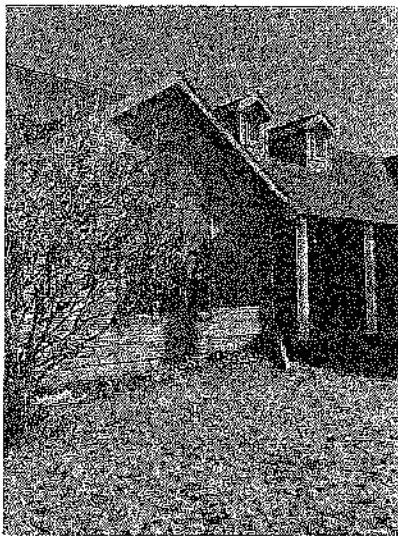
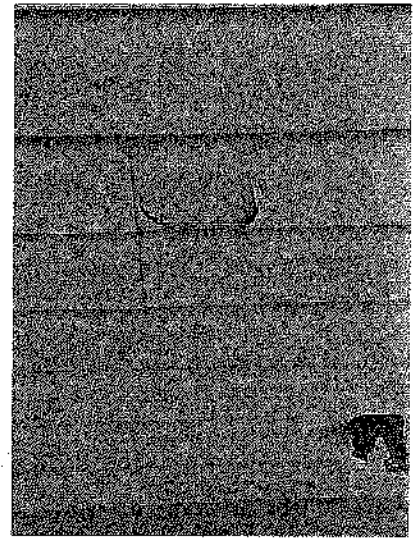
Siding

Material: ☒ Brick ☒ Metal/Vinyl

Condition: ☒ Damaged

✂ (E-1) Items Needing Repair:

The siding had some damage in one or more areas. Recommend a qualified/licensed contractor repair/replace damaged siding as needed.



Trim

Condition: ☒ Satisfactory

Soffit

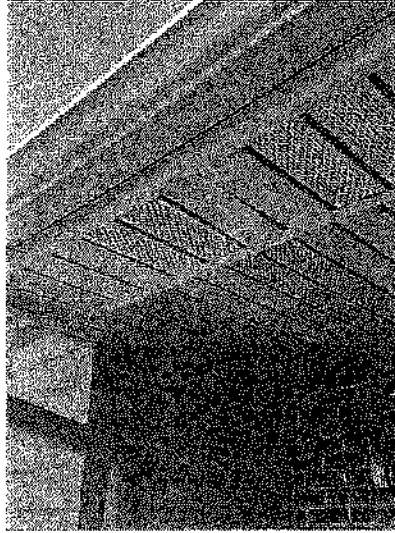
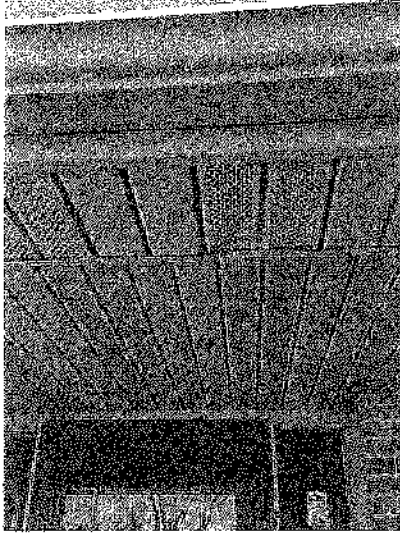
Soffit Vents: ☒ No

Condition: ☒ Damaged

General comments:

Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

✂ (E-2) **Items Needing Repair:** The soffit had some holes/damage. Recommend a qualified contractor evaluate and repair/replace any damaged soffit(s).



Fascia

Condition: ☒ Satisfactory

General Comments:

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

Flashing (Windows/Doors/Wall)

Condition: ☒ None/partial

General Comments:

★ **Homeowner Information:** If there are any areas above doors and windows 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. If installing flashing(s) isn't feasible than keep the areas around windows and doors properly caulked/sealed.

Building(s) Exterior Wall Construction

General Comments:

Building framing/structure not visible due to wall cladding, not evaluated.

Caulking

Condition: ☒ Satisfactory

Foundation (Visible portion of foundation wall on exterior)

Foundation Wall: ☒ Not visible

Condition: ☒ Not evaluated

General Comments:

Any cracks in the foundation (if present) should be repaired as needed and monitored.

Exterior Electrical

Service Condition: ☒ Satisfactory

Light Fixture(s): ☒ Satisfactory

Exterior Receptacle(s): ☒ Yes

Exterior Receptacle Condition: ☒ Satisfactory

GFCI Present: ☒ Yes

GFCI Operable: ☒ Yes



Window(s) (As Viewed from the Exterior)

Condition: ☒ Satisfactory

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

Exterior Door

Front Door: ☒ Satisfactory

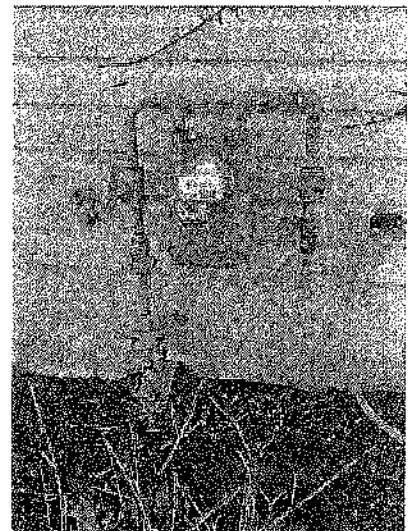
Exterior Door

Rear Door: ☒ Satisfactory

Main Fuel Shutoff

Location: At the gas meter outside (side)

Gas Leaks: ☒ None Apparent



ROOF

Gutters/Downspout(s)

Viewed From: ☒ Ground and roof

Condition: ☒ Satisfactory

Downspouts: ☒ Satisfactory

Downspout Extensions: ☒ Satisfactory

Extensions needed: ☒ No

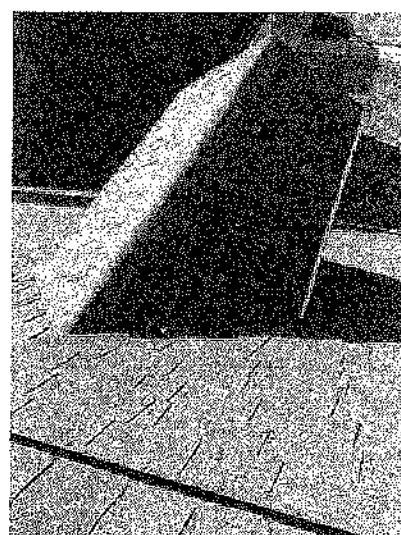
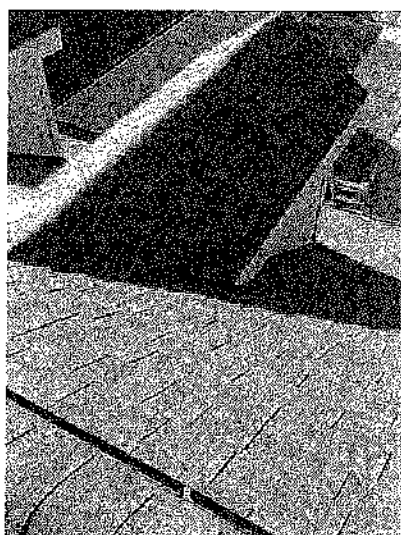
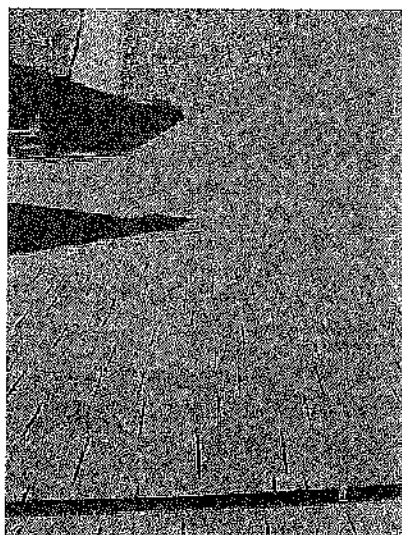
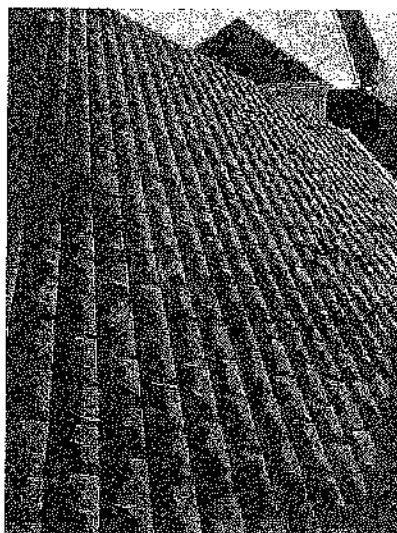
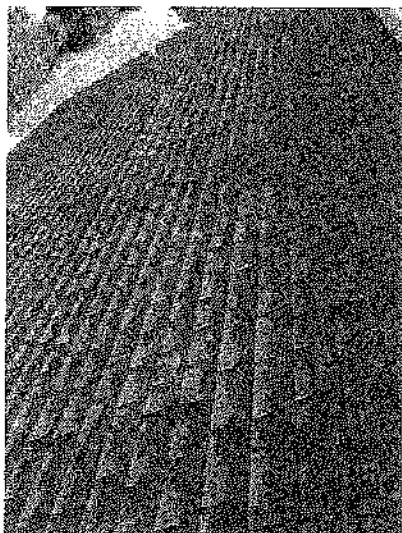
General Comments:

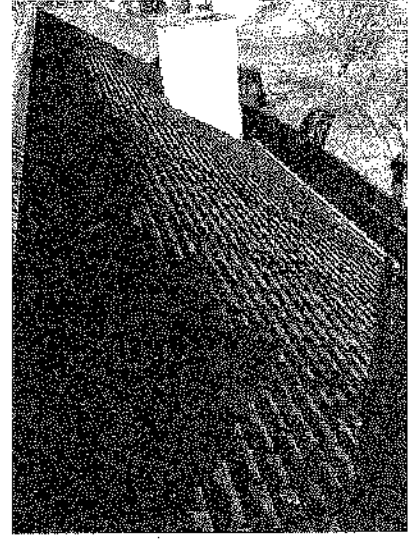
To prevent moisture intrusion into the structure, it is recommended to keep the gutters clear, properly sloped, joints/corners sealed and downspouts extended at least 6 feet or more away from the home.

Method(s) Used to Observe the Roof

Visibility: ☒ All

Inspected From: ☒ Roof





Roof

Type: ☒ Gable

Pitch: ☒ Medium

Material: ☒ Asphalt

Approx # of Layers: ☒ 1

Approx Age of Roof: ☒ Unknown

Ventilation System

Type: ☒ Soffit ☒ Ridge

Condition: ☒ No apparent issues

Flashings

Condition: ☒ Satisfactory

General Comments:

Periodically check the roof flashing(s) for damage or if they are lifting off the roof and seal or repair them as needed.

Valleys

Condition: ☒ Satisfactory

Condition of Roof

☒ Observations

General Comments:

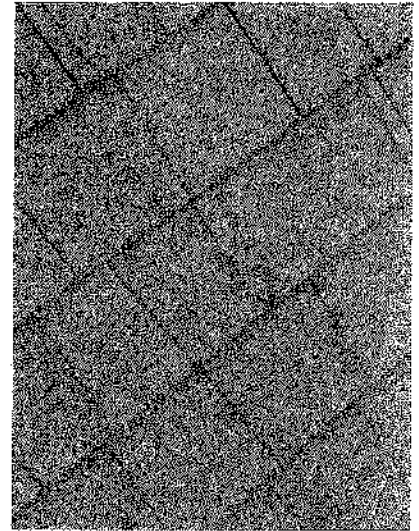
Roof coverings should be periodically visually checked for any missing shingles, damaged coverings, exposed nails, nail pops, or any other defects if present and repaired or replaced as needed by a qualified roofer.

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.

✂ (R-1) Items Needing Repair:

The following conditions were observed while inspecting the roof. Recommend a qualified roofer evaluate and repair/replace the roof as needed.

- Missing granules



Condition of Roof 2

General Comments:

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.

Skylights/Solatube

General Comments:

Skylights will eventually leak at some point it is recommended to monitor skylights for any indications of moisture intrusion after it rains or snows and repair as needed.

Plumbing Vents

Condition: ☒ Satisfactory

CHIMNEY

Chimney(s)

Location: ☒ North

Viewed from: ☒ Roof

Chimney Flashing: ☒ Not visible

Rain Cap/ Spark Arrestor: ☒ Yes

Crown/Wash Condition: ☒ Satisfactory

Chase Material: ☒ Framed/Siding

Condition of Chase: ☒ Satisfactory

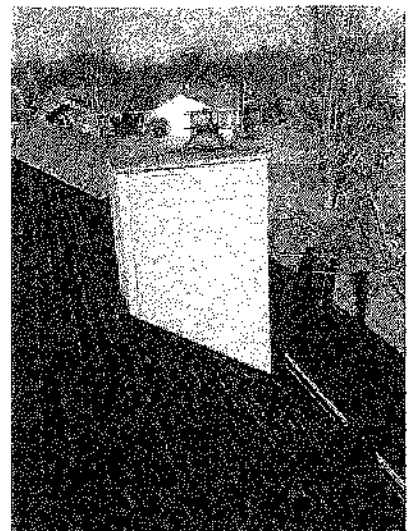
Flue Material: ☒ Metal

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

Interior Flue Observed: ☒ No

Not Inspected:

The interior of the flue/flue liner wasn't inspected or observed due to limited visibility/accessibility. 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.



GARAGE (Exterior)

Garage Type

Type: ☒ Attached ☒ 3-Car

Gutters-Garage

☒ Same as the home

Condition: ☒ Satisfactory

Downspouts: ☒ Satisfactory

Extensions needed: ☒ No

General Comments:

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

☒ Same as the home

General Comments:

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.

Siding

Material: ☒ Same as the home

Condition: ☒ Satisfactory

Soffit

Condition: ☒ Satisfactory

General comments:

Periodically check the soffit for any loose or damaged areas and repair or replace as needed.

Fascia

Condition: ☒ Satisfactory

General Comments:

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

Trim

Condition: ☒ Satisfactory

GARAGE (Interior)

Overhead Door(s)

Material: ☒ Fiberglass

Condition: ☒ Satisfactory

Automatic Opener

Operation: ☒ Operable

Safety Reverse Testing

Pressure Reverse Test: ☒ Operable

Safety Reverse Sensors: ☒ Operable

General Comments:

★ **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 Tracks: ☒ Satisfactory

Torsion Spring: ☒ Satisfactory

Tension Springs: ☒ Satisfactory

Floor

Material: ☒ Concrete

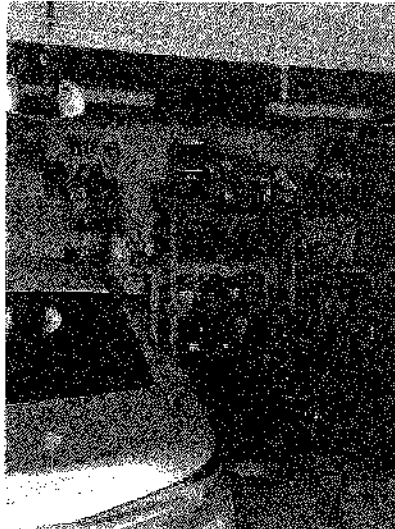
Condition: ☒ Satisfactory



Framing

Framing: ☒ Not visible covered

Not Visible: Some or all of the framing in the garage wasn't visible due to either being covered by drywall, paneling, or the seller's personal property and wasn't evaluated.





Service Door

Condition: ☒ Door blocked by personal property, not evaluated

Not Inspected:

The garage service door was blocked by personal property and wasn't inspected/evaluated.



Electrical

Switch(es): ☒ Yes ☒ Operated

Receptacle(s): ☒ Yes ☒ Operated

Reverse Polarity (Receptacles): ☒ No

Open Ground (Receptacle(s): ☒ No

GFCI Present : ☒ Yes ☒ GFCI Operable

General Comments:

Any extension cords or amateur wiring should be removed/repared by a qualified electrician.

Walls and Ceiling

Condition: ☒ Satisfactory

Moisture Stains Present: ☒ No

Fire Door: ☒ Satisfactory

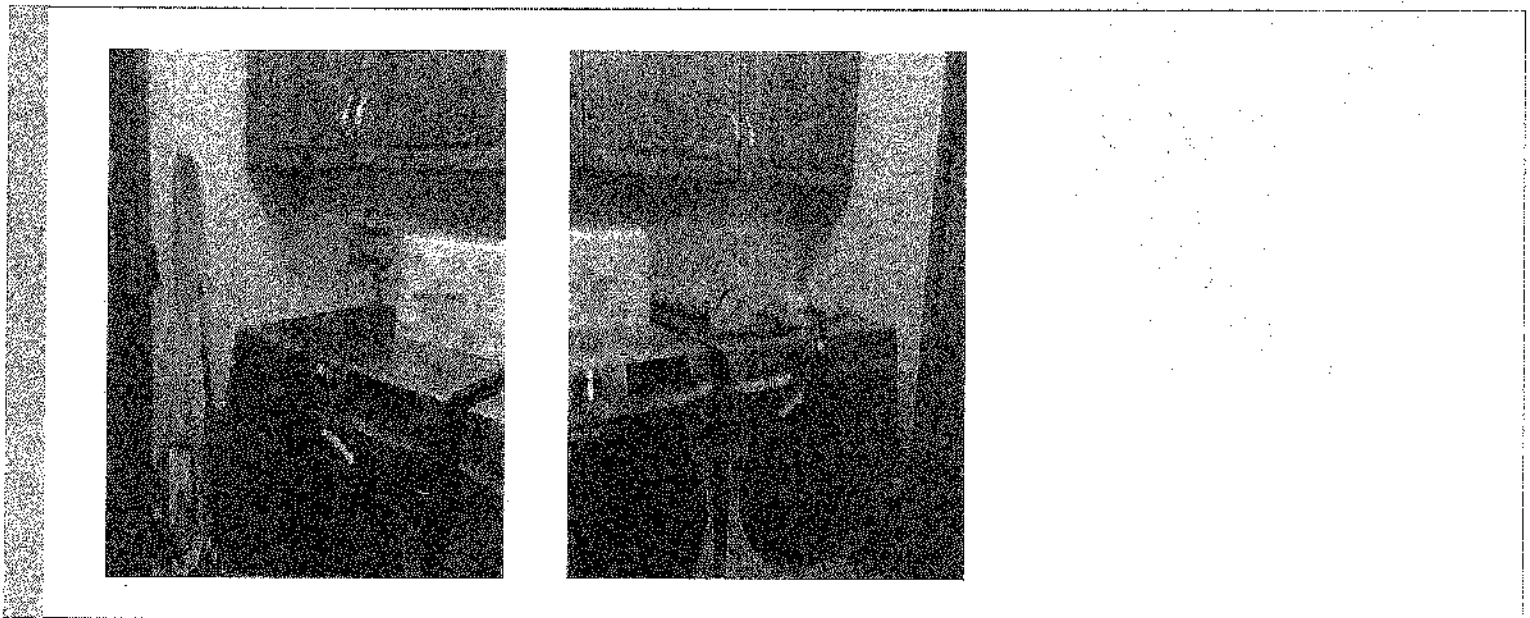
LAUNDRY

Cabinets

Cabinets: ☒ Satisfactory

Walls and Ceiling

Condition: ☒ Satisfactory



Floor

Condition: ☒ Satisfactory

Doors/ Windows

Doors: ☒ Satisfactory

Electrical

Switch(es): ☒ Operates

Receptacles Present: ☒ Yes ☒ Operable

Open Ground/ Reverse Polarity: ☒ No

Washer/Dryer (Not Tested)

Dryer Vented: ☒ Wall

Washer Water Connection (Washer Not Tested): ☒ Satisfactory

KITCHEN

Countertops/ Cabinets

Countertops: ☒ Satisfactory

Cabinets: ☒ Satisfactory

Plumbing

Faucet Leaks: ☒ No

Pipes Leak/ Corroded: ☒ No

Sink/ Faucet: ☒ Satisfactory

Functional Drainage: ☒ Satisfactory

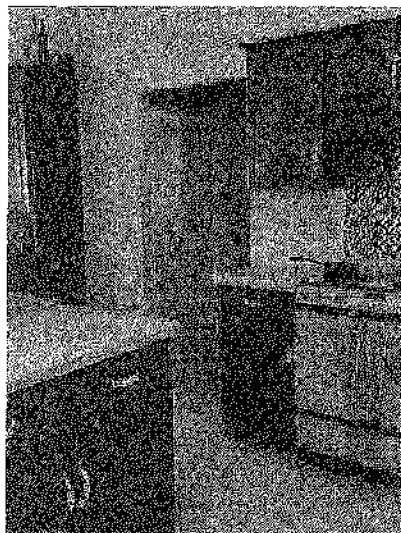
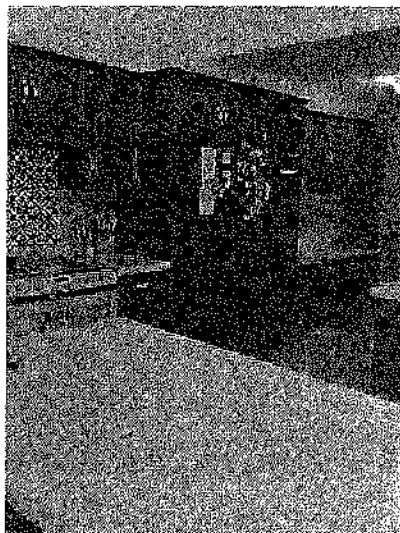
Functional Flow: ☒ Satisfactory

Hot Water at Faucet: ☒ Yes



Walls and Ceiling

Condition: ☒ Satisfactory



Floor

Condition: ☒ Satisfactory

Doors/ Windows

Doors: ☒ Satisfactory

Windows: ☒ Satisfactory

Heating/ Cooling Source

Heating Source: ☒ Shared with another room

· **Cooling Source:** ☒ Shared with another room

Electrical

Switch(es): ☒ Operates

Receptacles Present: ☒ Yes ☒ Operable

Open Ground/ Reverse Polarity: ☒ No

GFCI: ☒ Yes ☒ Operable

Appliances

Disposal: ☒ Operable

Dishwasher: ☒ Operable

Dishwasher Airgap: ☒ Yes

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

BEDROOM 1

Bedroom 1

Location: ☒ 1st Floor ☒ SE

Walls/Ceiling: ☒ Satisfactory

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

Floor: ☒ 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

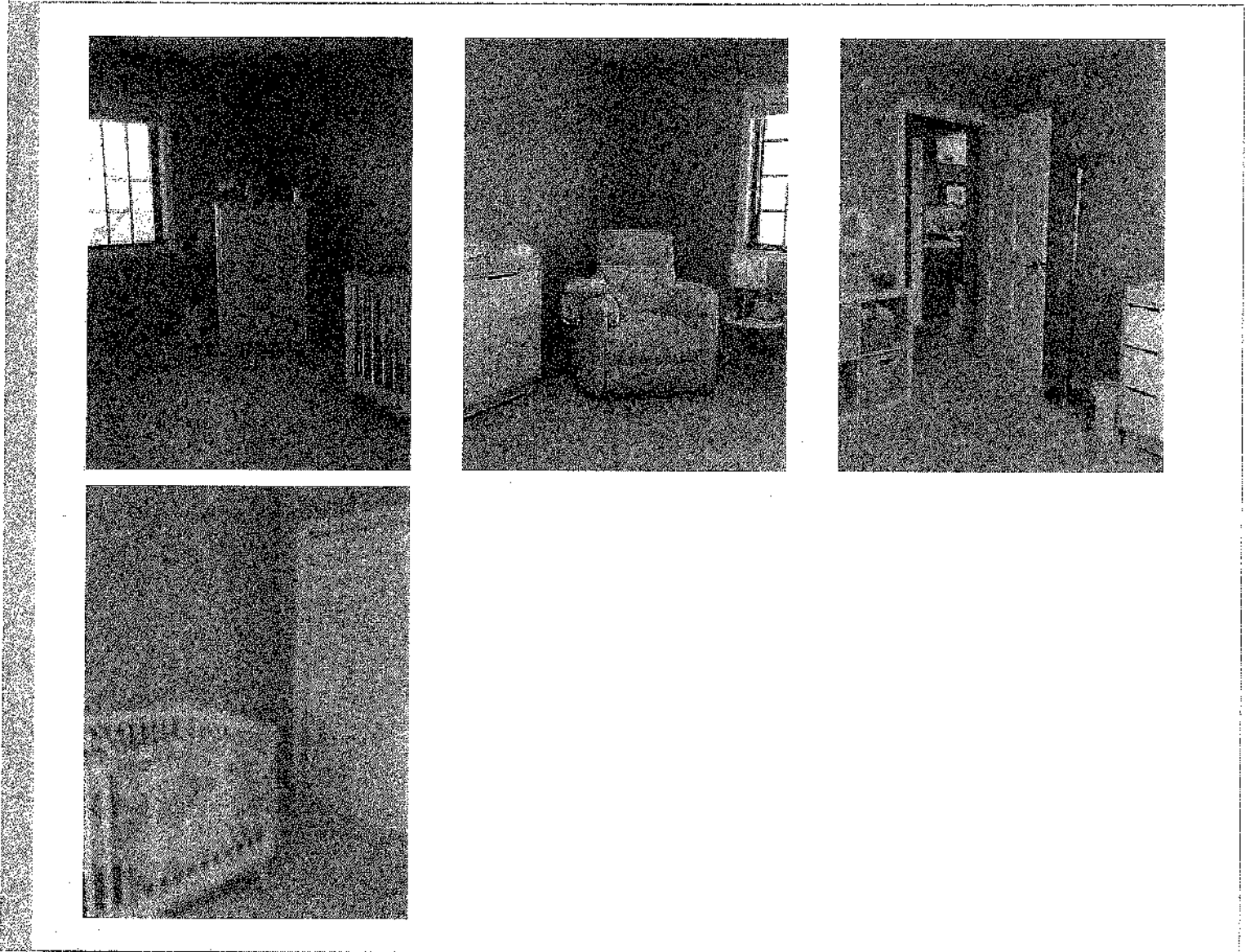
Door(s): ☒ Satisfactory

Window(s): ☒ Marginal

Egress Restricted: ☒ No

Improve/Upgrade/Minor Repair(s):

For enhanced safety it is recommended to add a smoke detector in the bedroom (battery powered is acceptable).



BEDROOM 2

Bedroom 2

Location: ☒ 1st Floor ☒ W

Walls/Ceiling: ☒ Satisfactory

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

Floor: ☒ 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

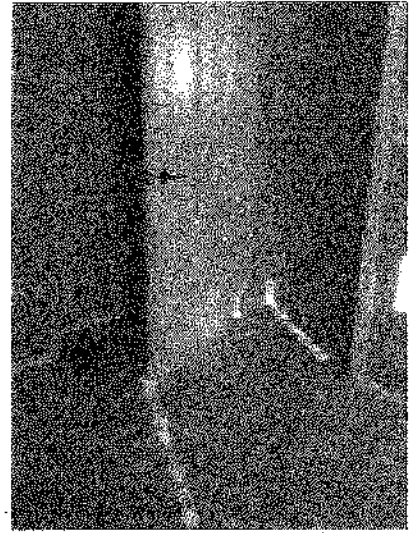
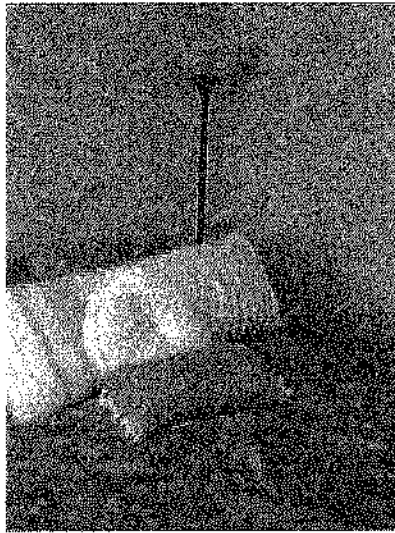
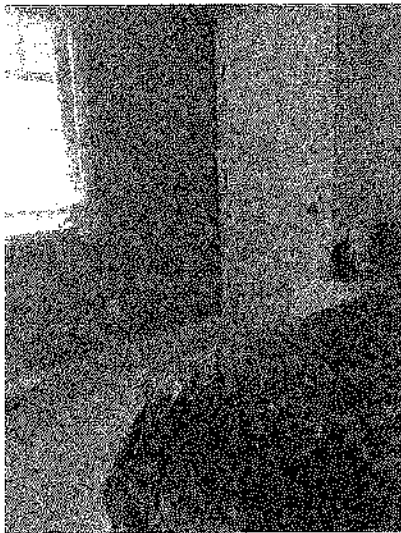
Door(s): ☒ Satisfactory

Window(s): ☒ Satisfactory

Egress Restricted: ☒ No

Improve/Upgrade/Minor Repair(s):

For enhanced safety it is recommended to add a smoke detector in the bedroom (battery powered is acceptable).



BEDROOM 3

Bedroom 3

Location: ☒ 1st Floor ☒ NW ☒ Primary

Walls/Ceiling: ☒ Satisfactory

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

Floor: ☒ Satisfactory

Ceiling Fan: ☒ Satisfactory

Electrical Switch(es): ☒ Operable

Smoke Detector: ☒ Yes

Heating Source: ☒ Yes

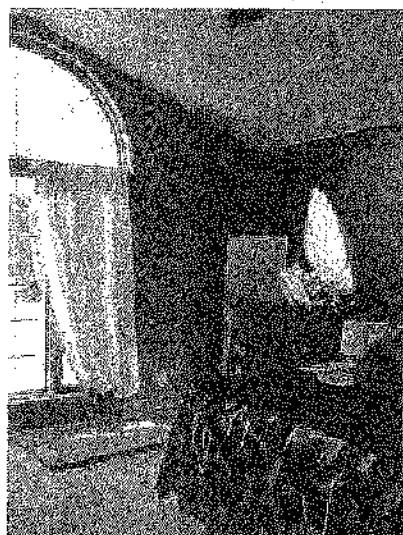
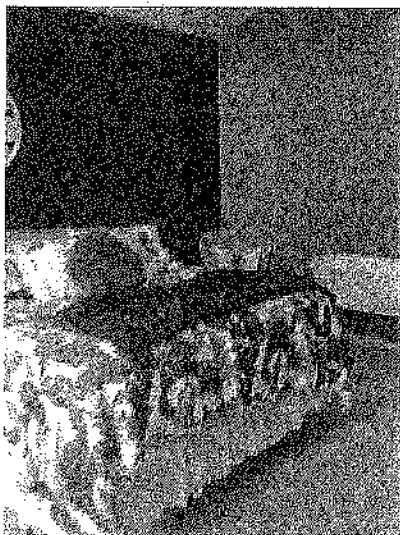
Cooling Source: ☒ Yes

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

Door(s): ☒ Satisfactory

Window(s): ☒ Marginal

Egress Restricted: ☒ No



HALL BATH

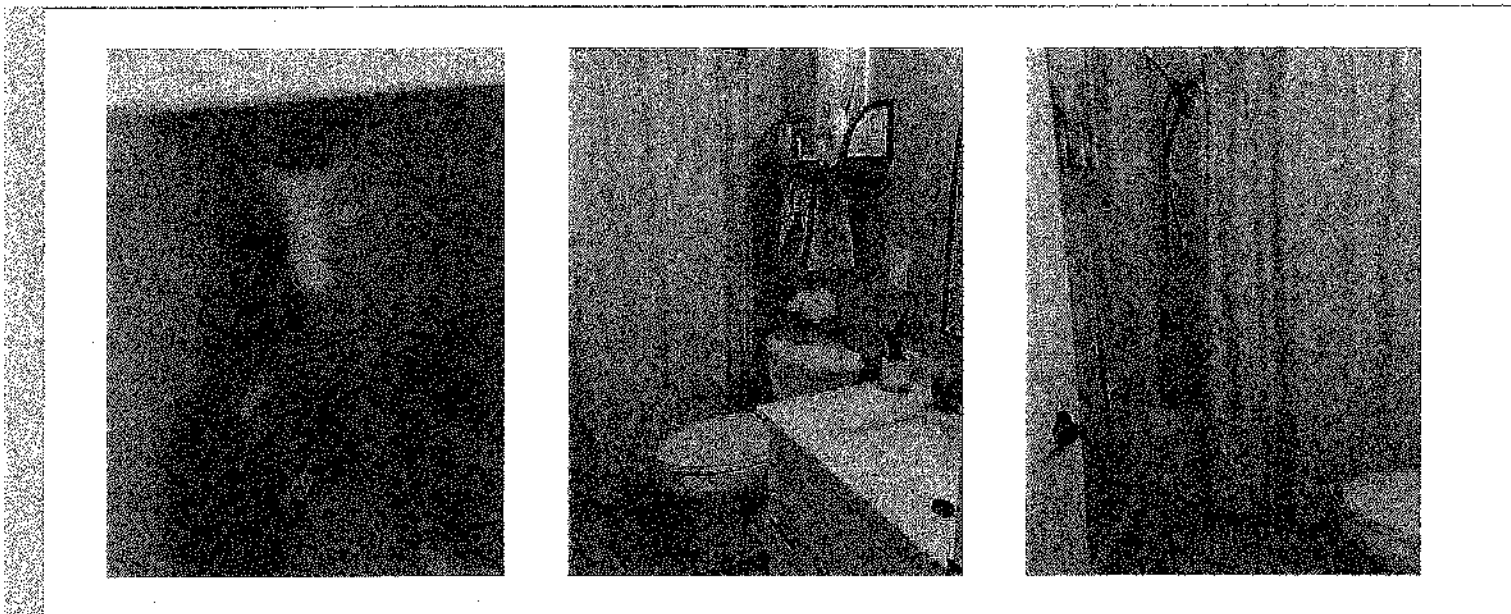
Hall Bath

Location: ☒ 1st Floor

Sink(s): ☒ 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 wasn't visible and wasn't inspected
- Shower:** ☒ Faucet wasn't leaking at the time of the home inspection
☒ The drain piping wasn't visible and wasn't inspected
- Toilet:** ☒ Bowl wasn't loose at the time of the inspection ☒ Toilet was operable
- Shower/ Tub Area Condition:** ☒ Satisfactory
- Caulking:** ☒ Satisfactory
- Water Flow:** ☒ Satisfactory
- Hot Water at Faucet(s):** ☒ Yes
- Doors:** ☒ Satisfactory
- Walls/Ceiling:** ☒ Satisfactory
- Moisture Stains Present:** ☒ None apparent at the time of the home inspection
- Floor:** ☒ Satisfactory
- Switch(es):** ☒ Operated
- Receptacle(s) Present:** ☒ Yes ☒ Operable
- Open Ground/ Reverse Polarity:** ☒ No
- GFCI:** ☒ Yes ☒ Operable
- Heat Source:** ☒ Yes
- Cooling Source:** ☒ Yes
- Exhaust Fan:** ☒ Yes ☒ Operable



PRIMARY BATH

Primary Bath

Location: ☒ 1st Floor

Sink(s): ☒ 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 wasn't visible and wasn't inspected

Shower: ☒ Faucet wasn't leaking at the time of the home inspection

☒ The drain piping wasn't visible and wasn't inspected

Toilet: ☒ Bowl wasn't loose at the time of the inspection ☒ Toilet was operable

Shower/ Tub Area Condition: ☒ Satisfactory

Caulking: ☒ Satisfactory

Water Flow: ☒ Satisfactory

Hot Water at Faucet(s): ☒ Yes

Doors: ☒ Satisfactory

Closet: ☒ Full of seller's personal property the walls, ceiling, and floor are not visible

Walls/Ceiling: ☒ Satisfactory

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

Window(s): ☒ Window not properly operating

Floor: ☒ Satisfactory

Switch(es): ☒ Operated

Receptacle(s) Present: ☒ Yes ☒ Operable

Open Ground/ Reverse Polarity: ☒ No

GFCI: ☒ Yes ☒ Operable

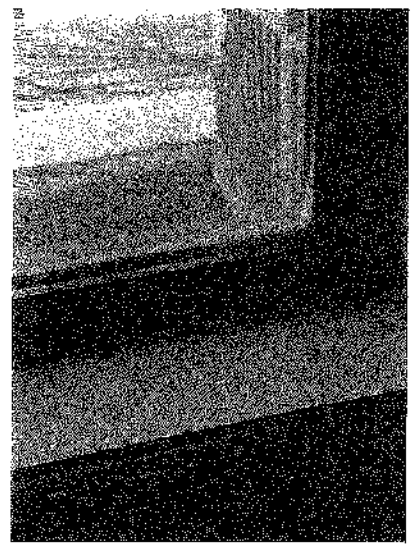
Heat Source: ☒ Yes

Cooling Source: ☒ Yes

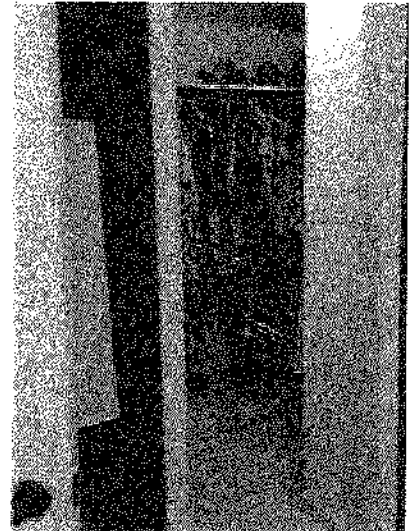
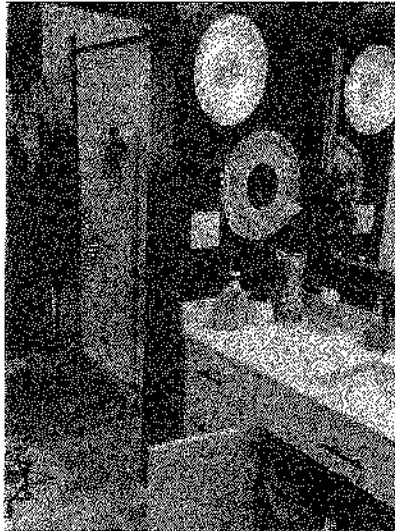
Exhaust Fan: ☒ Yes ☒ Operable

(PB-1) Items Needing Repair:

The window in the bathroom was not operating properly (either they wouldn't open or close smoothly, the sash wouldn't stay open or closed, or some other deficiency) recommend a qualified window contractor evaluate and repair.



Window was froze shut



LIVING ROOM

Living Room

Location: ☒ 1st Floor ☒ E

Walls/Ceiling: ☒ Satisfactory

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

Floor: ☒ Satisfactory

Ceiling Fan: ☒ Satisfactory

Electrical Switch(es): ☒ Operable

Electrical Receptacles: ☒ Satisfactory

Heating Source: ☒ Yes

Cooling Source: ☒ Yes

Door(s): ☒ Satisfactory

Window(s): ☒ Satisfactory

DINING ROOM

Dining Room

Location: ☒ 1st Floor ☒ W

Walls/Ceiling: ☒ Satisfactory

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

Floor: ☒ Satisfactory

Electrical Switch(es): ☒ Operable

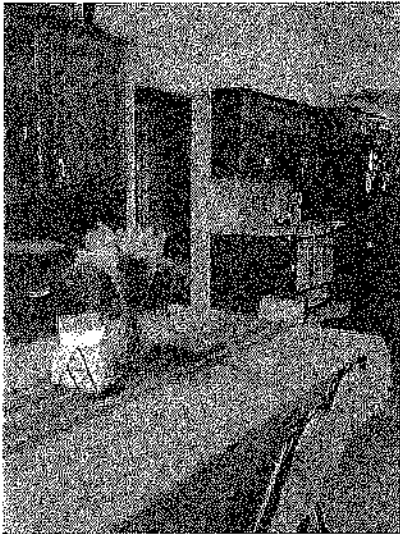
Electrical Receptacles: ☒ Satisfactory

Heating Source: ☒ Yes

Cooling Source: ☒ Yes

Door(s): ☒ Satisfactory

Window(s): ☒ Satisfactory



FIREPLACE

Fireplace

Location: ☒ Living room

Type: ☒ Wood

Material: ☒ Masonry

Hearth Extension Adequate: ☒ Yes

Mantel: ☒ Satisfactory

Miscellaneous: ☒ Blower is operable

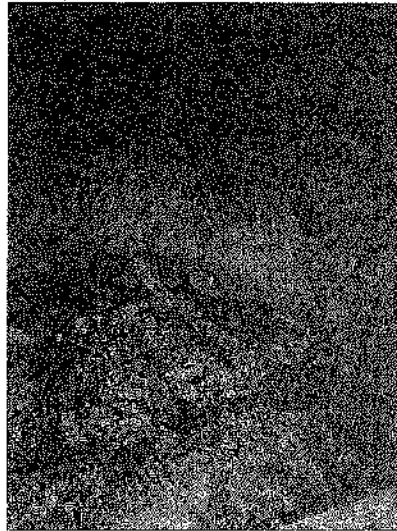
Condition (Visible Portion Only): ☒ Satisfactory

Recommendation: ☒ Recommend a Level 2 chimney inspection before using the fireplace

General Comments:

The interior flue liner was not evaluated during the home inspection due to limited visibility.

Q (F-1) Needs Further Evaluation: One or more fireplace and/or fireplace appliances are present in the home. Recommend a Level 2 inspection by a qualified fireplace contractor. Our inspection of the fireplace and 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. **A qualified fireplace contractor will clean the interior if necessary, use specialized tools, test procedures, mirrors, and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, we further recommend annual inspections by a qualified fireplace contractor. This is a recommendation and not a requirement.**



ATTIC

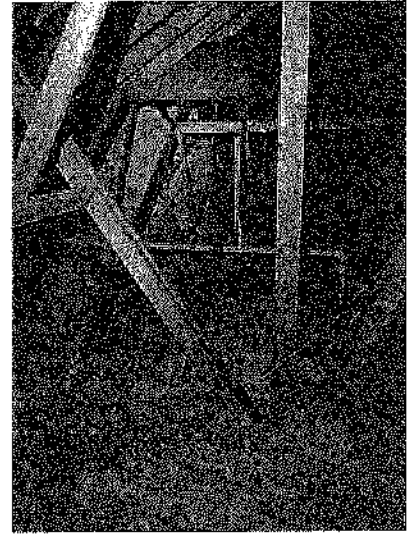
Attic Access

Location: ☒ Garage

Access: ☒ Pulldown

Viewed From: ☒ In the attic

Flooring: ☒ Partial



Insulation/Ventilation

Insulation: ☒ Fiberglass ☒ Batts ☒ Loose

Insulation Installed In: ☒ Walls ☒ Between ceiling joists

Vapor Barriers: ☒ Not visible

Ventilation: ☒ Ventilation appears adequate

Baffles Present at Eaves: ☒ Yes

Fans Exhausted to the Attic: ☒ Not visible

Attic Framing/Structure

Roof Structure: ☒ Trusses ☒ Wood

Sheathing: ☒ OSB

Ceiling Joists: ☒ Not visible

Structural Problems Observed: ☒ None apparent

Evidence of Leaking/Moisture: ☒ Not apparent

Window(s): ☒ Satisfactory

Plumbing Vent(s)

Plumbing Vent Stack: ☒ No apparent defects

Flue Pipe/Chimney Chase

Flue Pipe: ☒ Not visible

Chimney Chase: ☒ Not visible

Electrical

Electrical: ☒ Appears satisfactory

INTERIOR (MISC)

Receptacles/Switches/Fixtures (General Comments)

General Comments:

★ 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.

✧ **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.

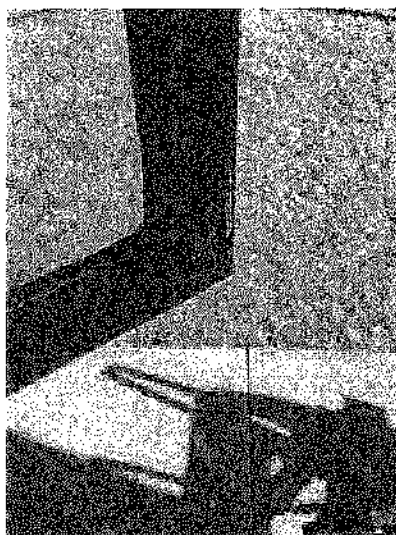
Windows (General Comments)

General Comments:

✂ (IM-1) **Items Needing Repair:** Windows in yhe home have moisture staining and rot present. Recommend evaluation and repair as needed.



Example of staining and wood rot



✧ **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)

Hallway

Walls/Ceiling: ☒ Satisfactory

Closet(s): ☒ Satisfactory

Switches/Receptacle(s): ☒ Satisfactory

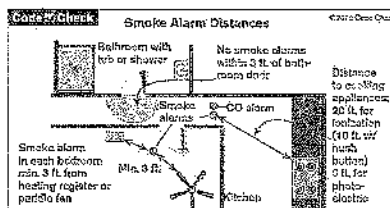
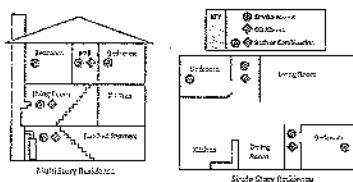
SMOKE AND CO ALARMS

Smoke and Carbon Monoxide Detectors

General Comments:

★ **Homeowner Information:** 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.

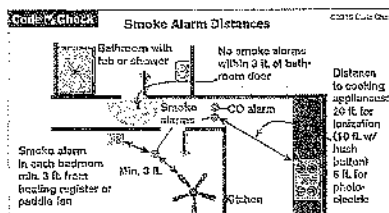
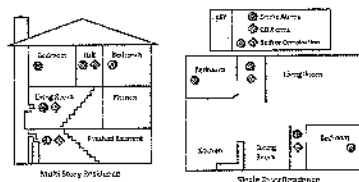
The age of the smoke and carbon monoxide detectors could not be determined at the time of the home inspection. If the smoke/ carbon monoxide detectors were tested, only the audible alarm was tested, we still don't know if the actual detectors will detect smoke or carbon monoxide. With today's technology 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 home to replace all the smoke detectors and carbon monoxide detectors in the home (unless the home is less than 10 years old). 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.



★ **Homeowner Information:** 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 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.



BASEMENT

Stairs

Handrail: ☒ Yes ☒ Satisfactory

Headway Over Stairs: ☒ Satisfactory

Condition: ☒ Satisfactory

Foundation

Material: ☒ Poured concrete

Cracks: ☒ None apparent

Covered Walls: ☒ Yes

Condition: ☒ Foundation walls or portion of the walls are braced

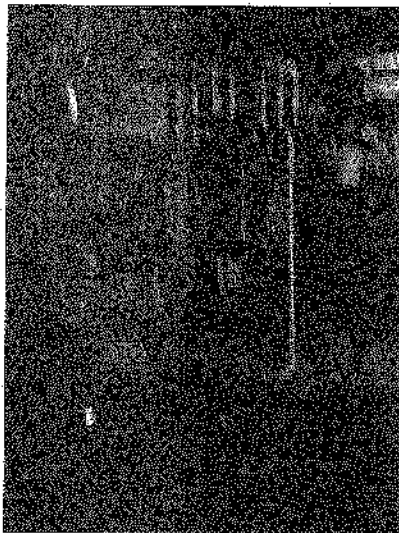
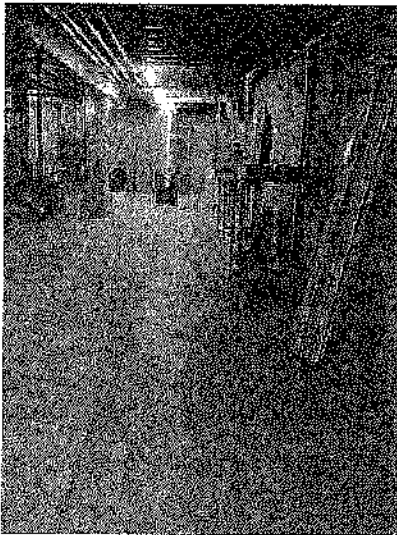
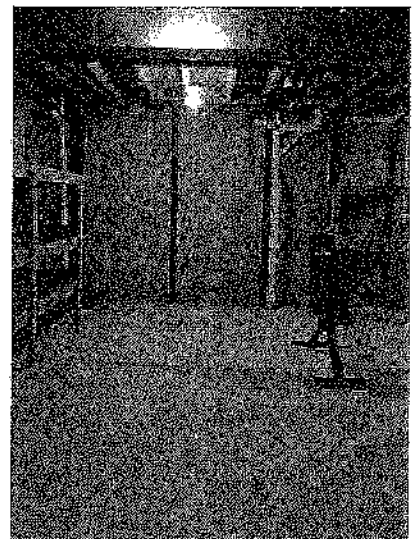
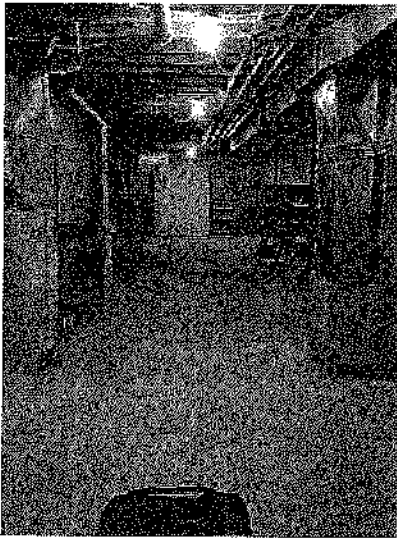
Indication of Moisture: ☒ None apparent

General Comments:

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.

If there are cracks on the walls, it is recommended to repair the cracks and monitor them. If the crack(s) reopen, it is recommended to contact a basement contractor to evaluate and repair as needed.

Not Visible: Foundation walls or a portion of the walls were covered with paneling/drywall/insulation/storage and were not visible. No opinion can be made on the condition of the wall(s) that are covered.



★ **Homeowner Information:** Some of the walls are braced. The exact age of the installation could not be determined. Recommend verifying with the owner when and who did the work and if there is a transferrable warranty.

Material: ☒ Concrete

Condition: ☒ Satisfactory

Beams

Material: ☒ Steel

Condition: ☒ Satisfactory

Columns

Material: ☒ Not visible

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.

Rim Joists

Material: ☒ Covered with insulation

Not Visible:

The rim joists were covered with insulation and were not visible at the time of the home inspection.



Subfloor

Condition: ☒ Satisfactory

General Comments:

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.

CRAWL SPACE

Foundation

General Comments:

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.

If there are cracks on the walls, it is recommended to repair the cracks and monitor them. If the crack(s) reopen, it is recommended to contact a basement contractor to evaluate and repair as needed.

Joists

General Comments:

If any floor joists are improperly notched or cut, it is recommended to repair them as needed.

Subfloor

General Comments:

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

Water Heater

Approximate Age: ☒ Bradford White ☒ K = 2013
Capacity: ☒ 50 Gallons
Type: ☒ Gas
Gas shut off valve: ☒ Yes
Sediment Trap/Drip Leg: ☒ Yes
Combustion Air Venting Present: ☒ Yes
Temperature Pressure Relief Valve (TPRV): ☒ Yes
TPRV Extension Proper: ☒ Yes
Flue/Exhaust Pipe (As viewed from the basement): ☒ Satisfactory
Condition: ☒ Marginal (due to age)

(WH-1) Monitor:

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
Water Entry Piping Material: ☒ Plastic
Condition: ☒ Satisfactory

Homeowner Information:

The main water shutoff

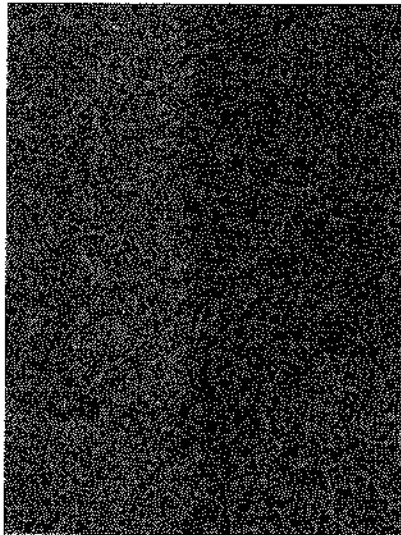


Hose Faucet(s) Shut-Off (Not Operated)

Shut-off Location: ☒ Basement

Condition: ☒ Satisfactory

★ Homeowner Information: Hose faucet shut off valve(s)



Water Distribution

Visible Water Distribution Piping Material(s): ☒ Copper ☒ PEX Plastic

Supports: ☒ Plastic

Water Distribution Condition: ☒ Satisfactory

Visible Cross Connection(s): ☒ None apparent

Drain/Waste/Vent

★ **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.

HEATING

Forced Air Furnace

Brand Name: ☒ York

Approximate Age: ☒ 1993

Energy Source: ☒ Natural gas

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 ☒ Cold air returns ☒ Satisfactory

Flue/Exhaust Piping: ☒ Satisfactory

Condensate Line/Drain: ☒ Floor drain

Filter: ☒ Standard

Condition: ☒ Marginal (due to age)

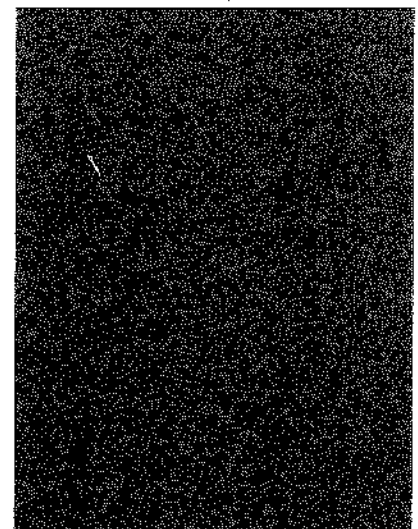
When Turned On By Thermostat: ☒ Operated

Unit Been Recently Serviced: ☒ No

Comment:

⚠ (H-1) Monitor:

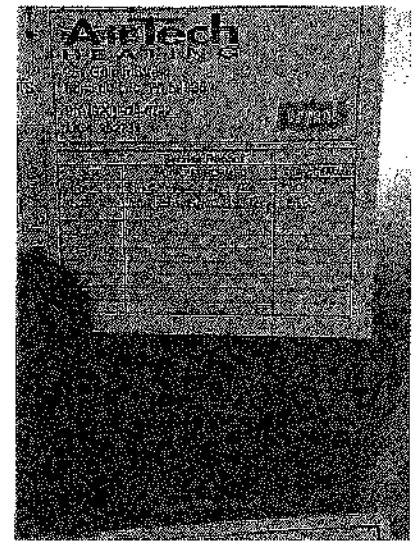
Due to the age of the furnace it's marginal and is a deferred cost item and may need repair or replacement ANYTIME within five years.



Operating furnace

🔧 (H-2) Maintenance Item:

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. Recommend servicing



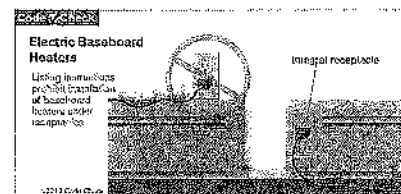
★ **Homeowner Information:** To help prolong the life of the furnace, it is recommended to have the unit serviced per the manufacturer's recommendations. There isn't any indication or documentation that the heating system has been recently serviced. Just like a car, your HVAC system needs regular maintenance (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.

MISC HEATING

Other Heating Systems

General Comments:

If the home has electric baseboard heaters and there are any electrical outlets above the heaters, it is recommended to relocate the outlets so they are away from the heating elements. Keep any combustible materials away from electric baseboard heaters.



COOLING

A/C (Condensing Unit) (Exterior)

Location: ☒ Side of the home

Brand Name: ☒ York

Approximate Age: ☒ 1994

Energy Source: ☒ Electric

Unit Type: ☒ Air cooled

Condenser Fins: ☒ Satisfactory

Level: ☒ No

Insulation: ☒ Worn

Outside Disconnect : ☒ Yes

Maximum Rating Amps on Data Tag: ☒ 25 Amps

Proper Clearance (air flow): ☒ Yes

Condition: ☒ Marginal (due to age)

Operated: ☒ No

Q (C-4) Needs Further Evaluation: The air conditioner was not operated due to the exterior temperature being below 65°F anytime in the last 24 hours.

⚙️ (C-3) Monitor: Due to the age of the air conditioner it's marginal and is a deferred cost item and may need repair or replacement ANYTIME within five years.

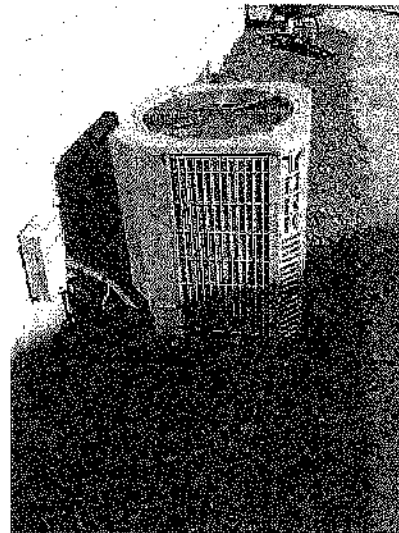
🔧 (C-1) Maintenance Item:

There is worn and/or missing insulation on the air conditioner refrigerant line, recommend replacing the insulation.



🔧 (C-2) Maintenance Item:

The air conditioner condensing unit wasn't level, for optimal performance recommend the unit be level.



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

(C-5) Maintenance Item:

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



MAIN ELECTRIC PANEL

Main Service Panel

Location: ☒ Basement

Amperage/Voltage: ☒ 200 amp

Service Panel Condition: ☒ Satisfactory

Overcurrent Protection Type and Condition: ☒ Breakers ☒ Satisfactory

Breakers Labeled: ☒ Yes

GFCI Breaker: ☒ No

Appears Grounded: ☒ Yes

Main Wire Material: ☒ Aluminum

Main Wire Condition: ☒ Satisfactory

Branch Wire Material: ☒ Copper

Branch Wire Methods: ☒ Non-metallic sheathed cable (Romex)

Branch Wire Condition: ☒ Satisfactory

A/C Breaker Size: ☒ 30 Amps

☒ Breaker is improperly sized according to the manufacturer data tag on the exterior unit, recommend a qualified electrician evaluate and replace

General comments:

⚠ (MEP-1) Defect: The circuit breaker is improperly sized according to the manufacturer data tag on the exterior air conditioning unit, recommend a qualified electrician evaluate and replace the circuit breaker.

★ 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.