



Home Inspection Report

Prepared exclusively for
Nate Obitz



PROPERTY INSPECTED:
W13467 Wisconsin 64
Lublin, WI 54447

Date of Inspection: 05/15/2023

Inspection No. 421253-1-702

INSPECTED BY:

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INSPECTOR:

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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 INTRODUCTION

1.1 General Information

1.1.1 Corrections/Repairs, or further evaluation recommendations as noted throughout this report should be further evaluated as needed prior to inspection contingency, by qualified professionals. Extent, severity, and breadth of the issues or full damage may not be known until the qualified specialist inspects the full situation and all the system components and is able to fully evaluate.
Items listed in the summary are considered DEFECTS.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.8 HRV / Exchanger

9.8.1 The heat / energy recovery ventilator is inoperative (not plugged in). A qualified HVAC contractor should repair as required to restore proper function. **(Basement)**

10.0 PLUMBING SYSTEM

10.8 Fixtures / Faucets

10.8.1 The master bathroom faucet was operated but was not functional (no cold water). A qualified plumber should further assess and repair as required to regain proper function. **(Master Bathroom)**

10.10 Toilet(s)

10.10.1 The master bathroom toilet is inoperative. A qualified plumber should repair as required to restore proper function. **(Master Bathroom)**

11.0 INTERIOR

11.5 Windows

11.5.2 Condensation damage on all of the wood frame windows present. Have a qualified window contractor further evaluate and repair or replace as needed.

INSPECTION REPORT

1.0 INTRODUCTION

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Items listed in the summary are considered DEFECTS.

1.2 Inspector

1.2.1 Andrew Morrison

DSPS (home) Inspector #3448-106

POWTS (septic) Inspector #151188

WI DNR (well) Inspector #8989

If you have questions about this report please email or call 612-599-8638. Leave a message and I will call back..

1.3 Scope of Inspection

1.3.1 Today's inspection has been conducted in accordance to the ASHI Standards of Practice. Please refer to the ASHI Standards included in your inspection binder for full Scope and code of ethics.

1.4 Approximate Year Built

1.4.1 Home built in: 2005

1.5 Inspection / Site Conditions

☑ Dry

☑ Inspector Temperature 98.4

1.5.1 Temperature:62

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.1 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity. **(Exterior Right)**



2.2 Walkway(s)

☑ Concrete

2.3 Driveway(s)

- ☒ Concrete
- ☒ Dirt
- ☒ Gravel

2.3.1 The driveway has a more than typical sunken area between the garage and driveway apron that create a potential trip hazard. Have a qualified cement contractor further evaluate and repair or replace for functionality and added safety. **(Exterior Right)**

**3.0 EXTERIOR****3.1 Limitations**

△ The foundation surface is mostly concealed

3.2 Exterior General Comments

3.2.1 All visible exterior components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

3.3 Foundation Surface

- ☒ Poured Concrete

3.4 Wall Surface

- ☒ Vinyl siding

3.5 Eaves / Fascia / Soffit

- ☒ Metal

3.6 Windows

- ☒ Vinyl

3.7 Exterior Doors

- ☒ Metal
- ☒ Sliding Glass

3.8 Deck(s)

- ☒ Wood

4.0 ROOFING SYSTEM

4.1 Roofing General Comments

4.1.1 All visible roofing components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

4.1.2 It is advised that you refer to the seller's disclosure document in reference to the roof system, age, condition, prior problems, etc. The property owner may have more intimate knowledge of the roof system. For instance, it is extremely difficult to determine the exact age of a roof due to the many variables involved, especially in our climate.

4.2 Roofing Inspection Method

- ☑ Walked on roof surface.

4.3 Sloped Surface(s)

- ☑ Asphalt shingles

4.3.1 There are signs of wear which are consistent with the normal aging process of this roofing material. While the roof covering is not new, it appears to be performing adequately and as intended. No improvements necessary at this time.



4.4 Roof Drainage

- ☑ Metal

5.0 ATTIC

5.1 Limitations

- △ All attic observations were made from hatch opening

5.2 Attic General Comments

5.2.1 All visible attic components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

5.3 Attic Access

- ☑ Ceiling Hatch
- ☑ Garage

5.4 Insulation

- ☑ Blown Fiberglass

5.5 Ventilation

- ☑ Ridge vents
- ☑ Soffit vents

6.0 GARAGE / CARPORT

6.1 Garage General Comments

6.1.1 All visible garage components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

6.2 Structure

- ☑ Attached to house
- ☑ Wood frame

6.3 Interior Access Door(s)

- ☑ Metal

6.4 Exterior Access Door(s)

- ☑ Metal

6.5 Vehicle Door(s)

- ☑ Overhead-sectional

6.6 Vehicle Door Opener(s)

- ☑ Photo electric sensors

6.6.1 The vehicle door opener(s) were inspected and operated.

6.7 Floor

- ☑ Concrete

7.0 STRUCTURE

7.1 Limitations

- ⚠ Ceiling structure is concealed. Unable to comment on it.
- ⚠ Wall structure is concealed. Unable to comment on it.

7.2 Structure General Comments

7.2.1 All visible structural components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

7.3 Foundation

- ☑ Concrete

7.4 Floor Structure

- ☑ Engineered wood - TJI

7.5 Wall Structure

- ☑ Wood frame

7.6 Roof Structure

- ☑ Engineered truss
- ☑ Plywood / OSB roof sheathing.

7.6.1 Roof structure (Garage 1)**7.7 Ceiling Structure**

- ☑ Wood trusses

7.8 Basement

- ☑ Unfinished

7.8.1 There is evidence of water penetration in basement. Efflorescence seen on walls and/or floors indicates the presence of periodic moisture. Any area below grade is susceptible to water seepage during certain weather conditions. It is not unusual for a basement that has remained dry for many years to develop a leak. Maintaining proper grades around foundation and carrying roof water away from structure are the best preventive measures that can be employed.

7.9 Slab

- ☑ Concrete

8.0 ELECTRICAL SYSTEM**8.1 Limitations**

▲ As per our Standards of Practice, a representative number of receptacles were tested and not all of them.

8.2 Electrical General Comments

8.2.1 All visible electrical components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

8.3 Service Entrance

- ⊙ Electrical service to the home is by underground cables.
- ⊙ Service entry conductors are aluminum.

8.3.1 Service Entrance (Exterior Right)



8.4 Service Size

- ⊙ 200 Amps

8.5 Main Disconnect(s)

- ⊙ The main electrical disconnect is in the basement.
- ⊙ Breaker

8.5.1 Main Electrical Disconnect (Basement)

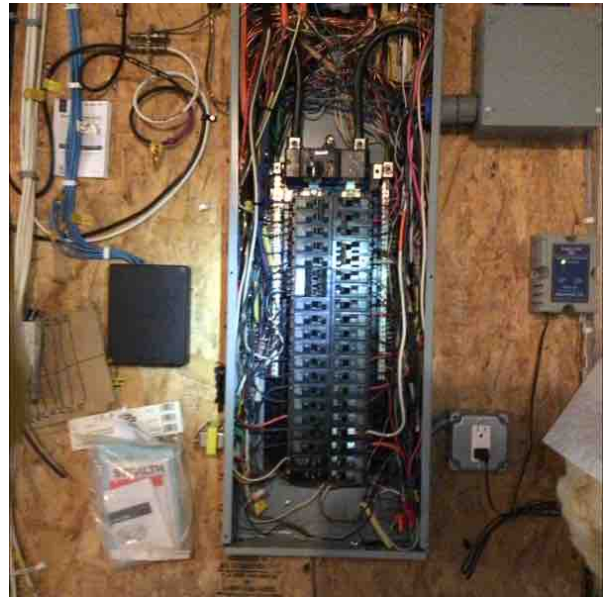


8.6 Distribution Panel(s)

- ⊙ Electrical panel located in basement
- ⊙ Breakers

8.6.1 Inspected - Cover removed

8.6.2 Main Distribution Panel (Basement)



8.7 Branch Circuit Wiring

- ☑ Copper wire branch circuits.
- ☑ Grounded wiring

8.8 Lighting / Ceiling Fan(s)

- ☑ Ceiling fan/lights

8.8.1 Operated

8.9 Exhaust Fan(s)

- ☑ Bathroom

8.10 GFCI Devices

- ☑ Bathroom(s)
- ☑ Garage
- ☑ Kitchen(s)
- ☑ Outside

8.10.1 The exterior GFCI(s) were tested and operational, however the reset could not be located. A qualified electrician should further assess and correct as required for electrical safety.

8.11 Smoke Alarms

- ☑ Smoke Alarm

8.11.1 Smoke alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing smoke alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

8.12 Carbon Monoxide Alarms

- ☑ CO detector

8.12.1 Carbon monoxide alarm(s) were present, however were not tested and the functionality was not determined. Consider replacing carbon monoxide alarms when taking possession to ensure that new, properly functioning and properly-located fire protection is in place.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

- △ The air conditioning system was not operated due to low exterior temperature (manufacturers recommend NOT operating A/C systems unless ambient air temperature has been a minimum of 60 degrees for the past 24 hours).

9.2 HVAC General Comments

9.2.1 All visible HVAC components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.



9.5 Electric Heating System(s)

9.5.1 The electrical heating system(s) were operated for primary function and worked as intended.

9.5.2 Electric supplemental heating source (**Basement**)



9.6 Combustion/Venting

- ☒ Plastic

9.7 Distribution System(s)

- ☒ Ducts and registers

9.8 HRV / Exchanger

9.8.1 The heat / energy recovery ventilator is inoperative (not plugged in). A qualified HVAC contractor should repair as required to restore proper function. (Basement)

**10.0 PLUMBING SYSTEM****10.1 Limitations**

△ Sewage pump was not operated

10.2 Plumbing General Comments

10.2.1 All visible plumbing components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

10.3 Water Main

☑ Main water shut-off valve is in the basement.

10.3.1 Water Main Shut Off (Basement)

**10.4 Distribution Piping**

- ☑ Interior water supply pipes are copper.
- ☑ PEX

10.5 Drain, Waste, and Vent Piping

- ☑ Plastic

10.6 Water Heating Equipment

- ✓ Storage tank hot water system.
- ✓ Fuel source is electricity.
- ✓ 85 gallons

10.6.1 Dad of manufacture 2005 (**Basement**)**10.7 Hose Bib(s)**

10.7.1 The hose bibb(s) were operated and functioned as intended.

10.7.2 The hose bibb is leaking. A qualified plumber should further assess and repair as required to restore proper function. (**Exterior Right**)



10.8 Fixtures / Faucets

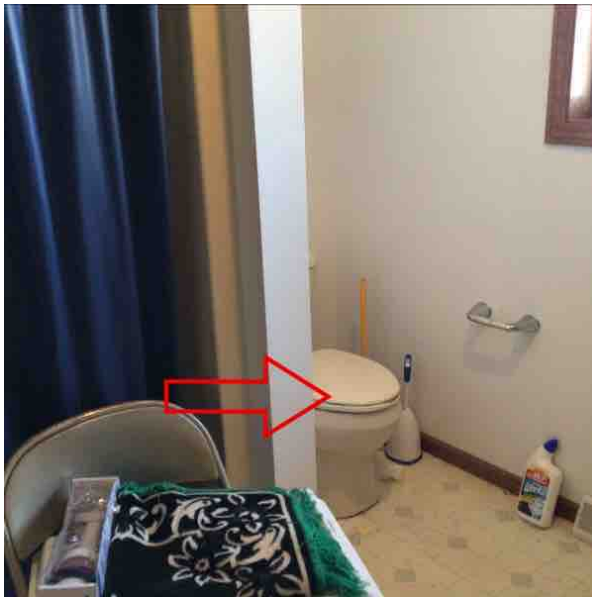
10.8.1 The master bathroom faucet was operated but was not functional (no cold water). A qualified plumber should further assess and repair as required to regain proper function. (Master Bathroom)

**10.9 Sink(s)**

10.9.1 The sinks were operated and functioned as intended.

10.10 Toilet(s)

10.10.1 The master bathroom toilet is inoperative. A qualified plumber should repair as required to restore proper function. (Master Bathroom)

**10.11 Tub(s) / Shower(s)**

☑ Jetted

10.11.1 The tub(s) / shower(s) were operated and functioned as intended.

10.11.2 Master tub (Master Bathroom)



10.12 Sump Pump

- ☑ Discharges to exterior

10.12.1 The sump pump(s) were operated and functioned as intended.

10.12.2 The sump pump was running often. It seems to be an excessive amount of water running through the system. Recommend having a qualified basement waterproofing contractor further evaluate and recommend improvements such as battery back up and or a second pump to prevent water damage to the basement.

10.13 Well System

10.13.1 This property is served by a well system. A certified inspection was not ordered. Recommend having a qualified well professional further evaluate and ensure the system is operating as intended (**Exterior Back**)



10.14 Septic System

10.14.1 This property is serviced by a private on site waste water system. The system was operational at the time of inspection, however a condition inspection was not ordered. Therefore the actual condition of the septic system is unknown.

11.0 INTERIOR

11.1 Limitations

- △ As per our Standards of Practice, a representative number of windows are operated and not all of them.

11.2 Interior General Comments

11.2.1 All visible interior components listed below were visibly inspected and found to be functioning as intended, unless otherwise noted. However if any component of the system is noted in the report below it is recommended the whole system be evaluated by a qualified contractor.

11.2.2 Interior in general is dirty. Clean as desired for aesthetics.

11.3 Floors

- ☒ Carpet
- ☒ Vinyl

11.4 Walls / Ceilings

- ☒ Drywall

11.5 Windows

- ☒ Wood

11.5.1 Readily-accessible windows were operated and functioned as intended.

11.5.2 **Condensation damage on all of the wood frame windows present. Have a qualified window contractor further evaluate and repair or replace as needed.**



11.6 Doors

- ☒ Wood

11.6.1 All readily accessible doors were operated and functioned as intended.

11.7 Entrance Door(s)

- ☑ Metal
- ☑ Sliding Glass Door(s)

11.7.1 Sliding glass door has moisture related damage. Have a qualified door contractor further evaluate and repair or replace as needed. **(Living Room)**

**12.0 FIREPLACE(S)****12.1 Gas Insert(s)**

12.1.1 The fireplace did not respond to normal operating controls. Gas appears to be shut off/pilot light not lit. Prior to closing, verify with sellers the functionality of the unit and the procedures for lighting fireplace. **(Living Room)**

**13.0 APPLIANCES****13.1 Dishwasher**

- ☑ Built-in

13.1.1 The dishwasher(s) were operated for primary function and worked as intended.

13.2 Microwave Oven

- ☑ Under cabinet mount

13.2.1 The microwave oven(s) were operated for primary function and worked as intended.