



## Inspection Report

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**John Doe**

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**Property Address:**  
123 HG Way  
Oconomowoc WI 53066



**Loppnow Home Inspections, Inc.**

**Jack Loppnow - WI License #2664-106**  
**Oconomowoc, WI 53066**  
**262-719-8546**

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## Table of Contents

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- [Cover Page](#)
- [Table of Contents](#)
- [Intro Page](#)
- [Summary](#)
- [1 Exterior](#)
- [2 Structural Components](#)
- [3 Roofing](#)
- [4 Garage](#)
- [5 Electrical System](#)
- [6 Heating](#)
- [7 Central Air Conditioning](#)
- [8 Insulation and Ventilation](#)
- [9 Plumbing System](#)
- [10 Interiors](#)
- [11 Fireplaces](#)
- [Attachments](#)

<b>Date:</b> 6/4/2024	<b>Start Time:</b> 12:00 PM <b>End Time:</b> 03:00 PM	<b>Report ID:</b> DoeHG5 2024-0606
<b>Property:</b> 123 HG Way Oconomowoc WI 53066	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b>

### Comment Key or Definitions

#### Scope of the Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: life expectancy of any component or system; the causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not observed; the presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; operate any system or component that is shut down or otherwise inoperable; operate any system or component that does not respond to normal operating controls; disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including but not limited to failure of components; since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

#### Definitions

The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31

Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of the inspection. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear and its condition is appropriate for its age and/or use.

**Not Inspected (NI)** = Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.

**Not Present (NP)** = Item not present or not found at time of inspection.

**Defect (D)** = 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.

**Further Evaluation (E)** = Item is not functioning as intended, needs further evaluation by a qualified contractor.

**Repair (R)** = The condition of the item warrants repair or professional maintenance but does not pose a health or safety concern nor rise to the level of Defect.

**Monitor (MON)** = Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

**Deferred Cost (DC)** = Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

**Maintenance (M)** = Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.

This home was inspected and reported on with the information included in this report. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

<b>In Attendance:</b> Owner	<b>Occupancy:</b> Occupied	<b>Type of Building:</b> Single Family (2 story)
<b>Estimated Age of Building:</b> Over 10 Years	<b>Radon Test:</b> No	<b>Front Of Home Faces:</b> East
<b>Temperature:</b> 70 °F - 80 °F	<b>Weather:</b> Cloudy	<b>Ground/Soil Surface Condition:</b> Damp
<b>Precipitation in Last 3 Days:</b>		



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## Summary

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**Loppnow Home Inspections, Inc.**

**Oconomowoc, WI 53066  
262-719-8546**

**Customer**  
John Doe

**Address**  
123 HG Way  
Oconomowoc WI 53066

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appears to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

The client must read the ENTIRE report. This Summary is not the entire report. The summary pages are provided for convenience and is not a substitute for reading the entire report and should not be relied upon as a complete list for the client's reference. Items in the report are not all on the summary.

**A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.**

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## 1. Exterior

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### 1.0 Wall Cladding Flashing and Trim

- (1) **Repair:** Caulking is needed where the brick meets the trim siding.



1.0 Item 1



1.0 Item 2

(2) **Maintenance:** The composite trim should be painted to preserve the building.



1.0 Item 3



1.0 Item 4



1.0 Item 5

## 1.2 Windows

**Repair:** The window frames require caulking. (The primary bathroom window sill needs caulking. It appears that the window leaks at a certain wind direction over the wind directly below.)





1.2 Item 1



1.2 Item 2



1.2 Item 3

**1.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls  
(With respect to their effect on the condition of the building)**

(1) **Repair:** The driveway should be sealed where it meets the house.

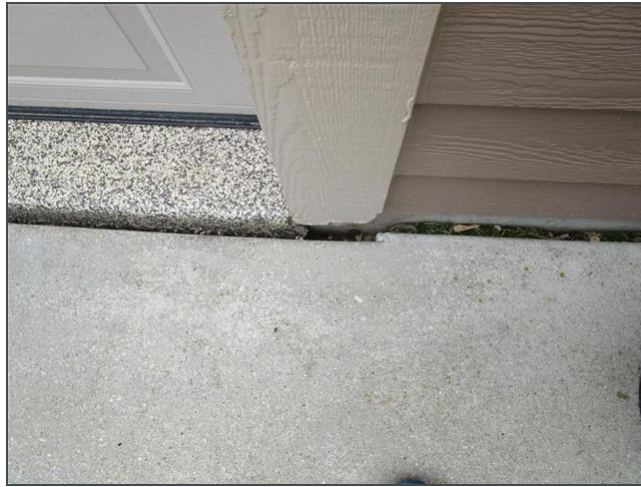


1.4 Item 1



1.4 Item 2





1.4 Item 3

(2) **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least four (4) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.



1.4 Item 4

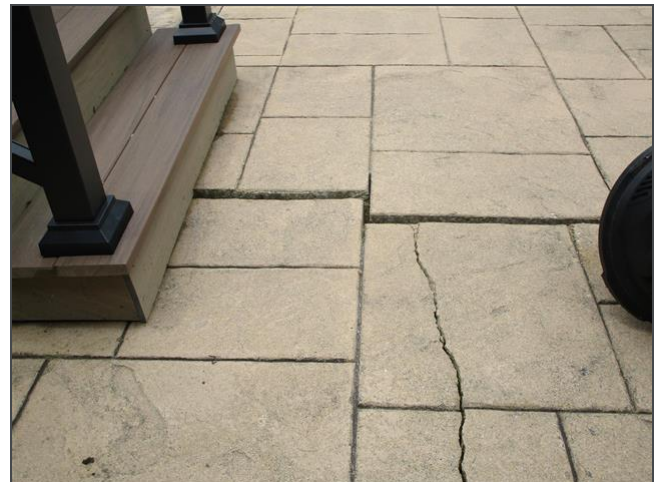


1.4 Item 5

(3) **Monitor:** The soil below the patio has settled and/or is heaving causing cracks. Persisting movement may result in the need for resurfacing.



1.4 Item 6



1.4 Item 7



(4) **Monitor:** The patio appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the walkway adjacent to the foundation.



1.4 Item 8

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## 2. Structural Components

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### 2.1 Walls (Structural)

**Monitor:** Cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The inspection did not find evidence of significant movement requiring immediate repairs.



2.1 Item 1



2.1 Item 2

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## 3. Roofing

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### 3.0 Roof Coverings

**Monitor:** The roofing is in fair condition, with different areas wearing at different rates. The sides of the roof exposed to most sunlight wear more quickly than more shaded areas. Early repair or replacement may be needed in some areas prior to replacing the entire roof covering.





3.0 Item 1



3.0 Item 2

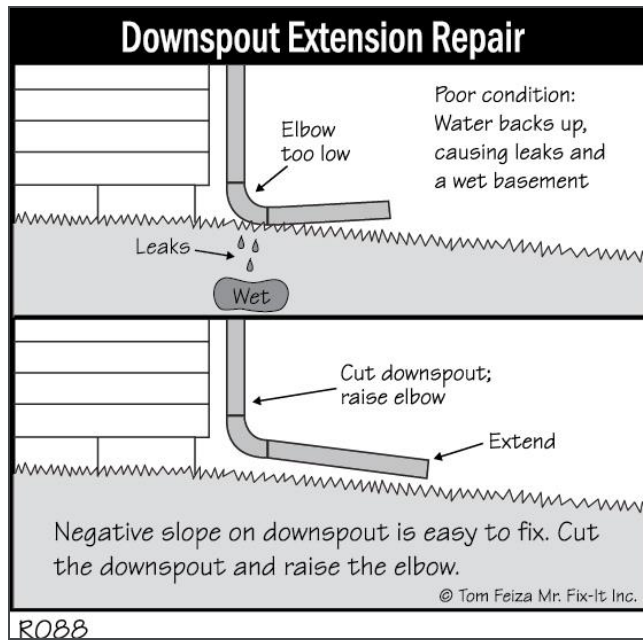


3.0 Item 3

### 3.1 Roof Drainage Systems

(1) **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.





3.1 Item 1



3.1 Item 2



3.1 Item 3



3.1 Item 4

(2) **Repair:** Loose or damaged downspouts should be repaired promptly.



3.1 Item 5

(3) **Maintenance:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



3.1 Item 6

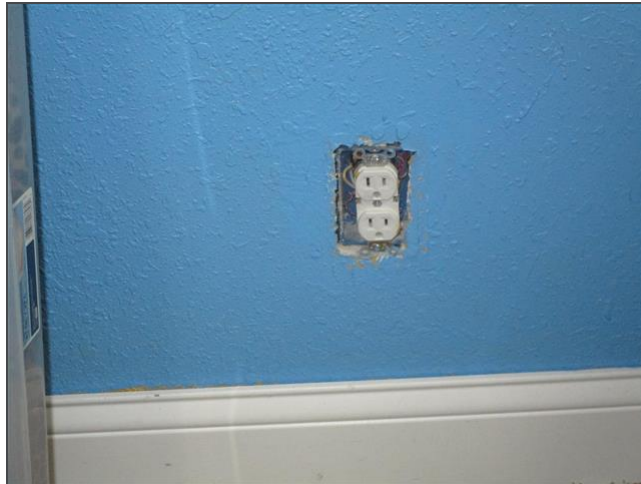
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## 5. Electrical System

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### 5.1 Outlets, Switches, and Fixtures

(1) **Defect - Safety Issue:** Missing outlet/switch cover plates should be replaced to avoid a shock hazard. (Basement bedroom)



5.1 Item 1

(2) **Repair:** The loose light fixture should be repaired or replaced.





5.1 Item 2



5.1 Item 3

## 5.5 Smoke Detectors

**Maintenance:** When occupancy is taken, check to make sure the smoke detectors are still in place and in working order. Replacing the batteries is also advisable.

## 5.6 Carbon Monoxide Detectors

**Maintenance:** Wisconsin State Law requires carbon monoxide detectors to be placed on **each** floor level in all Wisconsin residences. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. When you move in, check to make sure the CO2 detectors are still in place and in working order. [Click here for more information.](#)

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# 6. Heating

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## 6.0 Heating Equipment (Excluding Wood Burners)

**Monitor:** Rust inside of the furnace cabinet indicates previous issues with a loose hose clamp or clogged condensation line. The area around the furnace should be periodically monitored.



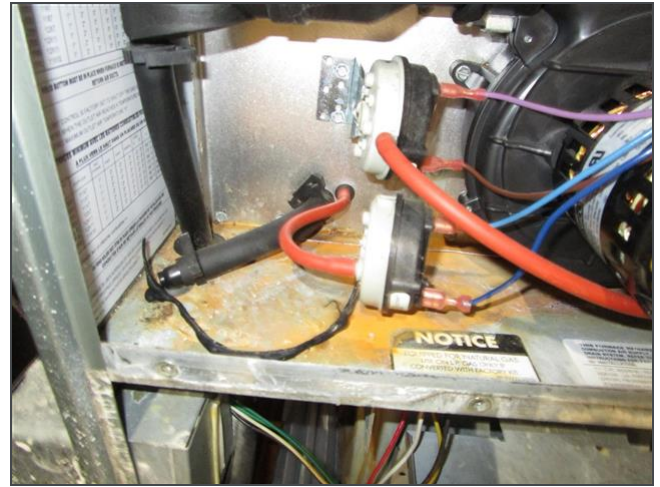
6.0 Item 1



6.0 Item 2



6.0 Item 3



6.0 Item 4

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## 9. Plumbing System

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### 9.3 Plumbing Water Supply, Distribution System and Fixtures

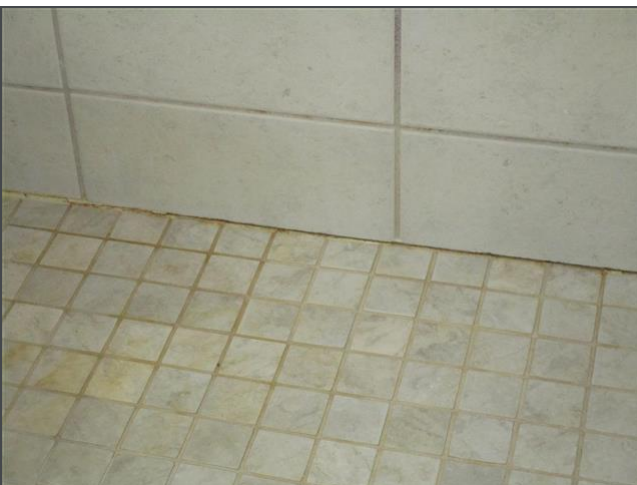
(1) **Maintenance:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.



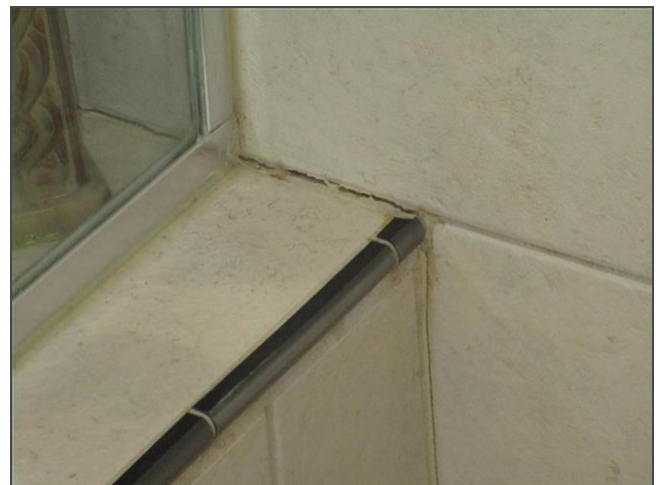
9.3 Item 1



9.3 Item 2



9.3 Item 3



9.3 Item 4



- (2) **Repair:** The shower head is leaky.



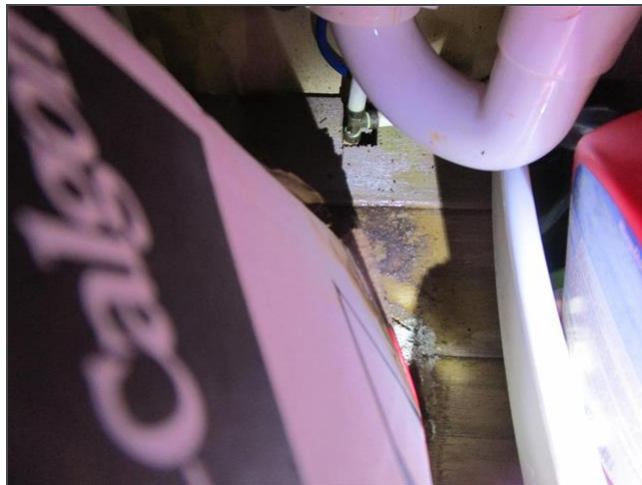
9.3 Item 5

- (3) **Repair:** The shower stall door is defective and should be repaired or replaced as necessary.  
(Basement shower door needs a larger bottom door gasket)



9.3 Item 6

- (4) **Defect- Repair:** The kitchen faucet is leaking.



9.3 Item 7

- (5) **Defect- Repair:** The supply plumbing above the water softener is leaking.



9.3 Item 8



9.3 Item 9

(6) An inspection of the well is outside the scope of this inspection.

(7) **Repair:** The diversion valve at the bath tub is in poor condition. It will not completely seal off water.



9.3 Item 10

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## 10. Interiors

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### 10.0 Ceiling/Wall Finishes

(1) **Monitor:** Evidence of patching was detected.



10.0 Item 1



10.0 Item 2

- (2) **Monitor:** Signs of mildew were observed. (Furnace room)



10.0 Item 3

- (3) **Repair:** The wall adjacent to the shower stall shows evidence of water damage.



10.0 Item 4

## 10.1 Floors

- (1) **Repair:** The vinyl flooring is damaged. (The basement vinyl flooring appears to have had water seep underneath some deformity in the area outside of the furnace room.)





10.1 Item 1

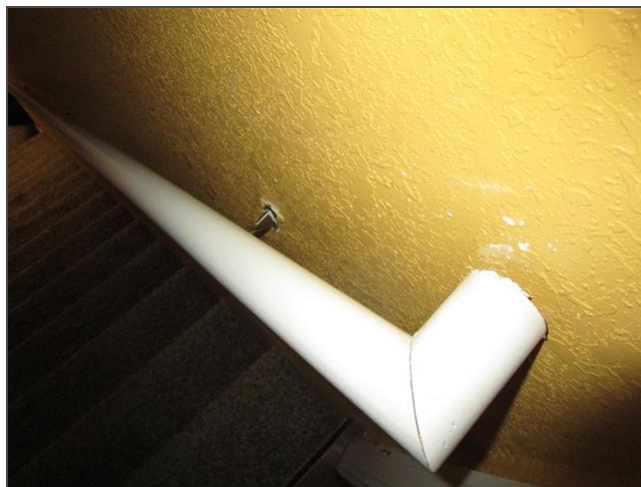
(2) **Repair:** The trim is loose.



10.1 Item 2

## 10.2 Steps, Stairways, Balconies and Railings

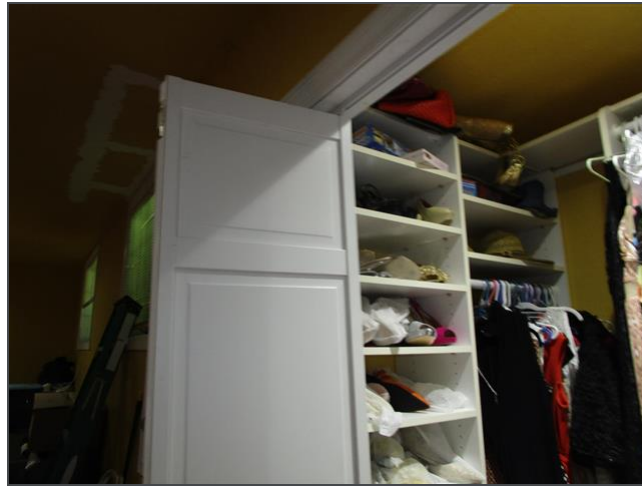
**Repair:** The hand/guard rail for the stairs to basement is loose. A fall or injury could occur if not corrected. I recommend repair as needed.



10.2 Item 1

## 10.4 Doors (representative number)

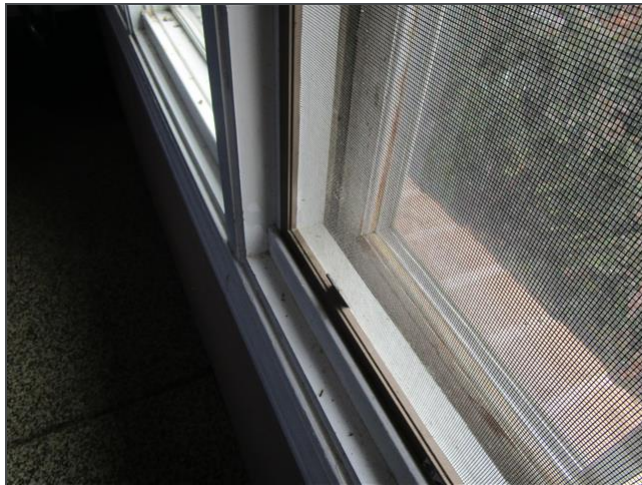
**Repair:** Doors should be trimmed or adjusted as necessary to work properly. (Basement closet)



10.4 Item 1

### 10.5 Windows (representative number)

**Repair:** Windows should be adjusted as necessary to work properly. (Garage and kitchen windows)



10.5 Item 1



10.5 Item 2

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For the purposes of the report, "Defect," as defined in section 440.97(2m), Wisconsin Statutes, means: **"A condition of any component of an improvement that a home inspector determines, on the basis of a home inspector's judgement on the day of an inspection, would significantly impair the health and 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), Wisconsin Statutes.

Home inspectors are not required to report on the following: life expectancy of any component or system; the causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not observed; the presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jack Loppnow



## 1. Exterior

A home inspector shall observe and describe the condition of all of the following: wall claddings, including type; flashings and trim; entryway doors and at least one window per side of a dwelling unit; garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing; decks, balconies, stoops, steps and porches including railings; eaves, soffits and fascias; grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.



### Styles & Materials

#### Wall Covering:

Composite board  
Brick

#### Exterior Entry Doors:

Metal  
Sliding Glass  
Storm Doors

#### Driveway:

Concrete

#### Retaining Walls:

Block

#### Flashings and Trim:

Aluminum  
Composite board

#### Window/Door Frames:

Wood  
Vinyl-Covered

#### Walkways/Patios:

Concrete

#### Eaves/Soffits/Fascias:

Aluminum  
Composite Board

#### Porches/Decks/Steps/Railings:

Concrete  
Treated Wood  
Composite Wood

#### Surface Drainage:

Graded Away From House

		IN	NI	NP	D	FE	R	MON	M
1.0	Wall Cladding Flashing and Trim	•					•		•
1.1	Doors (Exterior)	•							
1.2	Windows	•					•		
1.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•							
1.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•					•	•	
1.5	Eaves, Soffits and Fascias	•							

IN= Inspected, NI= Not Inspected, NP= Not Present, D= Defect, FE= Futher Evaluation, R= Repair, MON= Monitor, M= Maintenance

IN NI NP D FE R MON M

**1.0 (1) Repair:** Caulking is needed where the brick meets the trim siding.



1.0 Item 1



1.0 Item 2

**1.0 (2) Maintenance:** The composite trim should be painted to preserve the building.



1.0 Item 3



1.0 Item 4





1.0 Item 5

**1.2 Repair:** The window frames require caulking. (The primary bathroom window sill needs caulking. It appears that the window leaks at a certain wind direction over the wind directly below.)



1.2 Item 1



1.2 Item 2



1.2 Item 3

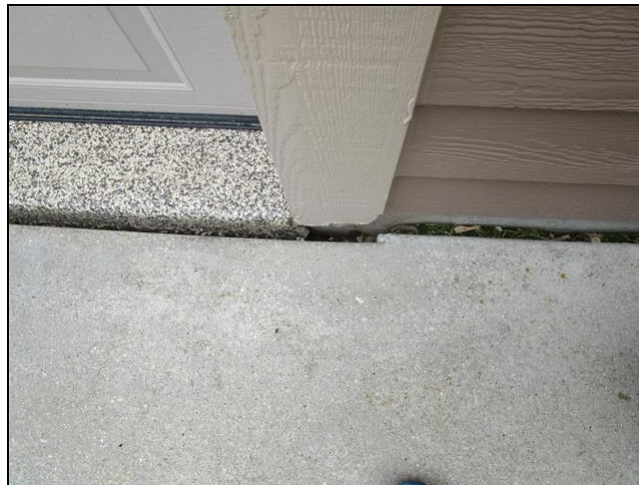
**1.4 (1) Repair:** The driveway should be sealed where it meets the house.



1.4 Item 1



1.4 Item 2

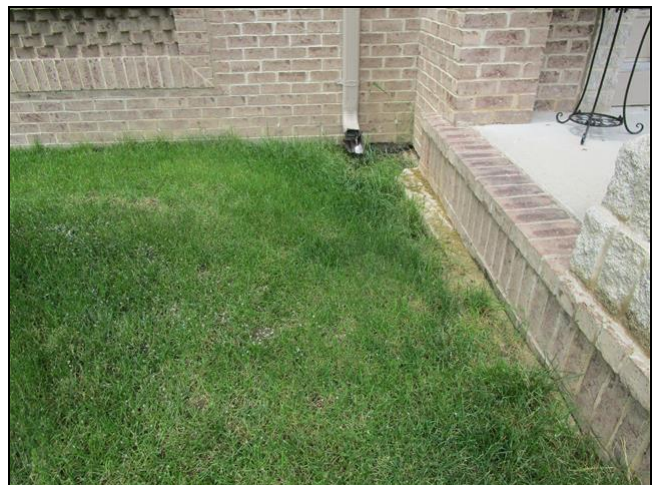


1.4 Item 3

**1.4 (2) Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least four (4) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.



1.4 Item 4



1.4 Item 5

**1.4 (3) Monitor:** The soil below the patio has settled and/or is heaving causing cracks. Persisting movement may result in the need for resurfacing.





1.4 Item 6



1.4 Item 7

**1.4 (4) Monitor:** The patio appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the walkway adjacent to the foundation.



1.4 Item 8

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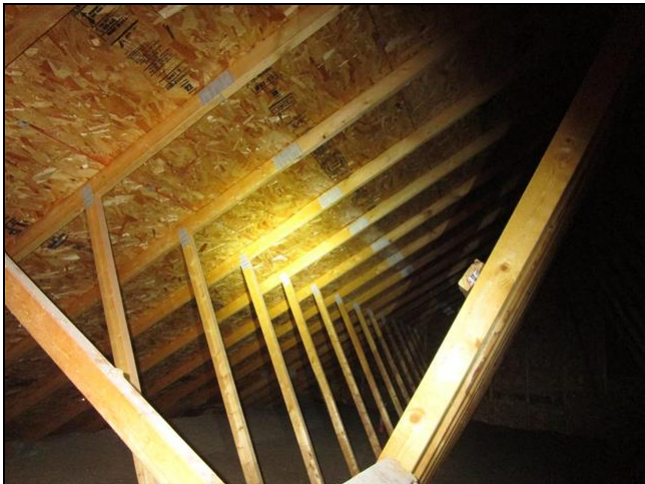
As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Automobile(s) in the garage restricted the inspection
- Storage in the garage restricted the inspection
- A home inspector is not required to observe the following: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; locks, latches or other security devices or systems; intercom systems; fences or privacy walls; insulation or vapor barriers in exterior walls; safety glazing; garage door operator remote control transmitters; geological or soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); out-buildings other than garages and carports; trees, shrubs and other vegetation.
- The home inspector is not required to: move personal items, panels, furniture, rugs, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



## 2. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.



### Styles & Materials

<b>Foundation:</b> Concrete Block Basement Configuration % of Foundation Not Visible : 95	<b>Columns or Piers:</b> Steel	<b>Wall Structure:</b> Wood Frame
<b>Floor Structure:</b> Wood Joists Steel Beams	<b>Ceiling Structure:</b> Joist Truss	<b>Roof Structure:</b> Engineered wood trusses Waferboard Sheathing (OSB)
<b>Roof-Type:</b> Gable	<b>Method used to observe crawlspace:</b> No Crawlspace	<b>Method used to observe attic:</b> Roof/Attic Viewed From Access Hatch

		IN	NI	NP	D	FE	R	MON	M
2.0	Foundations, Basement and Crawlspace	●							
2.1	Walls (Structural)	●							
2.2	Columns or Piers	●							
2.3	Floors (Structural)	●							
2.4	Ceilings (Structural)	●							
2.5	Roof Structure and Attic	●							

IN= Inspected, NI= Not Inspected, NP= Not Present, D= Defect, FE= Futher Evaluation, R= Repair, MON= Monitor, M= Maintenance

**2.1 Monitor:** Cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The inspection did not find evidence of significant movement requiring immediate repairs.



2.1 Item 1



2.1 Item 2

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only representative samplings of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The home inspector is not required to: enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



### 3. Roofing

A home inspector shall observe and describe the condition of all of the following: roof coverings, including type; roof drainage systems; flashings; skylights, chimneys and roof penetrations; signs of leaks or abnormal condensation on building components.



A home inspector shall describe the methods used to observe the roof.



Styles & Materials

<b>Method Used to Observe Roof/Limitations:</b> Ground Observed with a Camera Restricted By Steep Pitch Roof Drone (Restricted by steep pitch)	<b>Roof Type:</b> Gable	<b>Approx Layers:</b> 1
<b>Roof Covering Material:</b> Asphalt/Fiberglass Architectural	<b>Roof Flashings:</b> Metal	<b>Roof Penetrations:</b> Plumbing Vents Attic Vents Bathroom/Kitchen Vents Chimney
<b>Roof Drainage System:</b> Aluminum Downspouts Discharge Above Grade	<b>Method Used to Observe Chimney/Limitations:</b> Drone	<b>Chimney (exterior):</b> Metal below siding
<b>Chimney Cap:</b> Metal		

		IN	NI	NP	D	FE	R	MON	M
3.0	Roof Coverings	•						•	
3.1	Roof Drainage Systems	•					•		•
3.2	Flashings	•							
3.3	Chimneys and Roof Penetrations	•							

IN= Inspected, NI= Not Inspected, NP= Not Present, D= Defect, FE= Futher Evaluation, R= Repair, MON= Monitor, M= Maintenance

INNI NP D FE R MON M

**3.0 Monitor:** The roofing is in fair condition, with different areas wearing at different rates. The sides of the roof exposed to most sunlight wear more quickly than more shaded areas. Early repair or replacement may be needed in some areas prior to replacing the entire roof covering.



3.0 Item 1



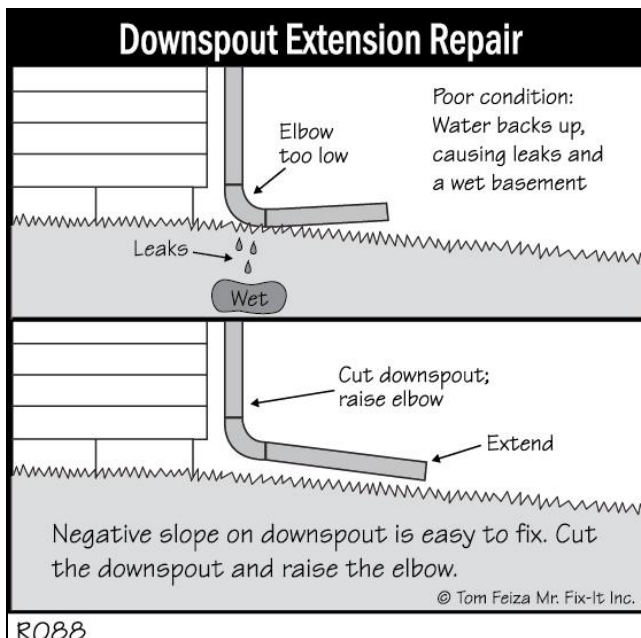
3.0 Item 2





3.0 Item 3

**3.1 (1) Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



3.1 Item 1



3.1 Item 2



3.1 Item 3



3.1 Item 4

**3.1 (2) Repair:** Loose or damaged downspouts should be repaired promptly.



3.1 Item 5

**3.1 (3) Maintenance:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



3.1 Item 6

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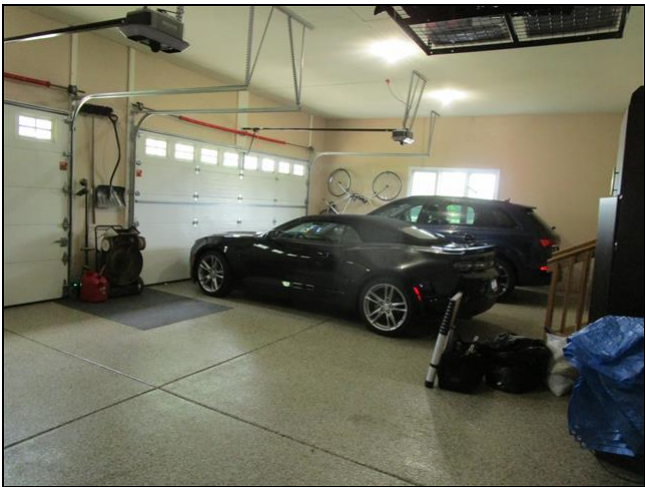
As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- A home inspector is not required to do any of the following: walk on the roofing; observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors; observe internal gutter and downspout systems and related underground drainage piping.



4. Garage

The home inspector shall: Inspect the garage components according to the standards stated in this full report; operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.



Styles & Materials

Garage Type:  
Attached

Garage Door Type:  
Two automatic

Garage Door Material:  
Steel

		IN	NI	NP	D	FE	R	MON	M
4.0	Garage Ceilings	●							
4.1	Garage Walls (including Firewall Separation)	●							
4.2	Garage Floor	●							
4.3	Garage Door(s)	●							
4.4	Occupant Door (from garage to inside of home)	●							
4.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	●							

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The garage is reported separately but falls under the same standards and limitations of this entire report. Please review standards of practice and your contract for more details.

- Automobile(s) in the garage restricted the inspection
- Storage in the garage restricted the inspection

## 5. Electrical System

A home inspector shall observe and describe the condition of all of the following: service entrance conductors; service equipment, grounding equipment, main over current device; main and distribution panels, including their location; amperage and voltage ratings of the service, including whether service type is overhead or underground; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring; the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls; the polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures; the operation of ground fault circuit interrupters; the functionality of the power sources for smoke detectors. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.



### Styles & Materials

<b>Electrical Service Conductors:</b> Underground	<b>Panel Capacity:</b> 200 AMP	<b>Panel Type:</b> Circuit breakers
<b>Sub-Panels:</b> 60 AMP	<b>Electric Panel Manufacturer:</b> CUTLER HAMMER	<b>Distribution Wiring:</b> Copper
<b>Wiring Methods:</b> Romex - Non-Metallic Cable Conduit	<b>Location of Service Panel:</b> Basement	<b>Location of Sub-panel:</b> Next to Main Panel
<b>Smoke Detector:</b> Battery-Powered		



		IN	NI	NP	D	FE	R	MON	M
5.0	Location of Electrical Main Disconnect	•							
5.1	Outlets, Switches, and Fixtures	•			•		•		
5.2	Service Entrance Conductors	•							
5.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•							
5.4	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•							
5.5	Smoke Detectors	•							•
5.6	Carbon Monoxide Detectors	•							•
5.7	Operation of GFCI (Ground Fault Circuit Interrupters)	•							

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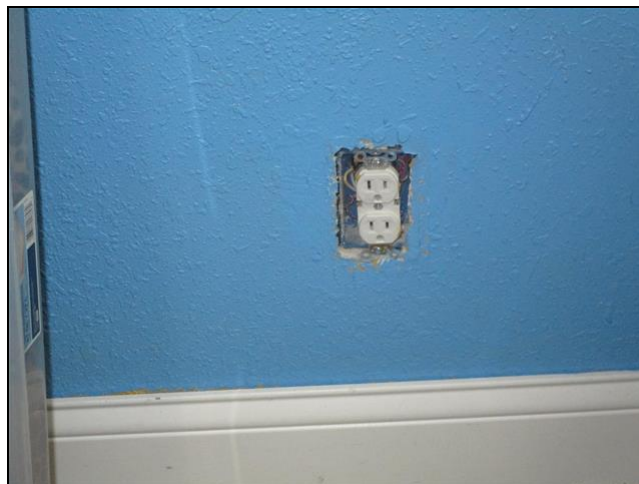
IN NI NP D FE R MON M

**5.0** Main electrical disconnect is located at the electrical panel. This will shut the electrical power off to the entire house.



5.0 Item 1

**5.1 (1) Defect - Safety Issue:** Missing outlet/switch cover plates should be replaced to avoid a shock hazard. (Basement bedroom)



5.1 Item 1

**5.1 (2) Repair:** The loose light fixture should be repaired or replaced.



5.1 Item 2



5.1 Item 3

**5.5 Maintenance:** When occupancy is taken, check to make sure the smoke detectors are still in place and in working order. Replacing the batteries is also advisable.

**5.6 Maintenance:** Wisconsin State Law requires carbon monoxide detectors to be placed on **each** floor level in all Wisconsin residences. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. When you move in, check to make sure the CO2 detectors are still in place and in working order. [Click here for more information.](#)

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- **Safety Note:** Smoke detectors and similar warning devices were not tested for proper operation. You should do this on first occupancy and monthly thereafter.
- The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; built-in vacuum equipment or measure amperage, voltage or impedance.





		IN	NI	NP	D	FE	R	MON	M
6.0	Heating Equipment (Excluding Wood Burners)	•						•	
6.1	Normal Operating Controls	•							
6.2	Automatic Safety Controls	•							
6.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•							
6.4	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•							
6.5	Presence of Installed Heat Source in Each Room	•							

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IN NI NP D FE R MON M

**6.0 Monitor:** Rust inside of the furnace cabinet indicates previous issues with a loose hose clamp or clogged condensation line. The area around the furnace should be periodically monitored.



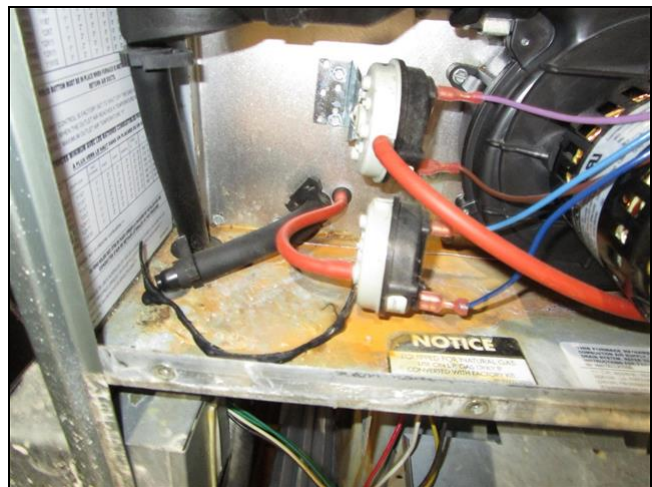
6.0 Item 1



6.0 Item 2



6.0 Item 3



6.0 Item 4



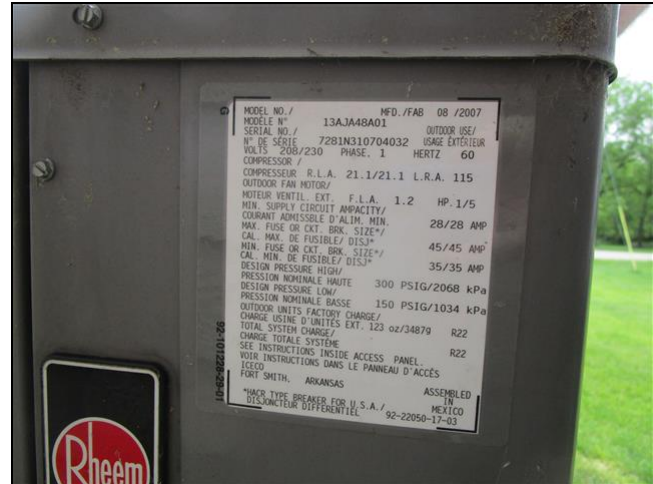
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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The furnace heat exchanger is not inspected.
- The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish fuel fires; observe the interior of flues or chimneys, fireplace insert flue connections, humidifiers, dehumidifiers, solar space heating equipment/systems electronic air filters, or the uniformity or adequacy of heat supply to the various rooms; or observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

## 7. Central Air Conditioning

The home inspector shall observe and describe the condition of all of the following: cooling and air handling equipment, including type and energy source; normal operating controls; the presence of an installed cooling source in each room. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.



AC Serial Number

### Styles & Materials

#### Cooling Equipment Type:

Air Conditioner Unit

#### Cooling Equipment Energy Source:

Electricity  
240 Volt Power Supply

#### Number of AC Only Units:

One

#### Central Air Brand:

RHEEM

#### Central Air Age:

Year of Manufacture : 2007

		IN	NI	NP	D	FE	R	MON	M
<b>7.0</b>	<b>Cooling and Air Handler Equipment</b>	•							
<b>7.1</b>	<b>Normal Operating Controls</b>	•							
<b>7.2</b>	<b>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>	•							
<b>7.3</b>	<b>Presence of Installed Cooling Source in Each Room</b>	•							

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IN NI NP D FE R MON M

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balances are not inspected.
- The home inspector is not required to: operate cooling systems when weather conditions or other circumstances may cause equipment damage; observe non-central air conditioners; observe the uniformity or adequacy of cool-air supply to the various rooms; operate electronic air filters; observe the pressure of the system coolant or determine the presence of leakage; or test the electrical current drawn by the unit.

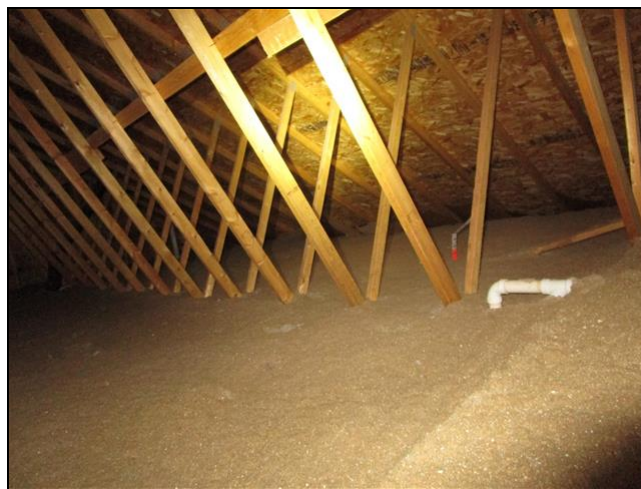
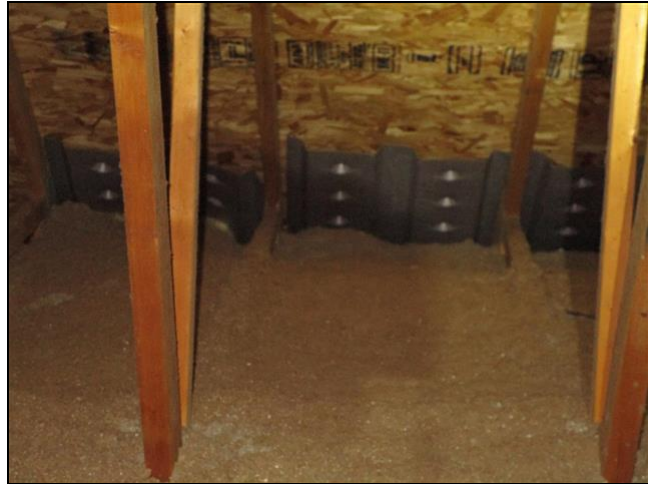


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## 8. Insulation and Ventilation

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A home inspector shall observe and describe the condition of all of the following: the presence or absence of insulation in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems.



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### Styles & Materials

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**Attic Insulation:**  
Blown

**Exterior Wall Insulation:**  
R11 Fiberglass in Original Walls Where Visible

**Floor System Insulation:**  
None

Cellulose  
R-30 or better

**Roof Ventilation:**  
Ridge Vents  
Soffit Vents

**Vapor Retarders:**  
None Visible

**Exhaust Fan/Vent Locations:**  
Bathroom  
Kitchen  
Dryer

**Dryer Power Source:**  
220 Electric

**Dryer Vent:**  
Flexible Metal

		IN	NI	NP	D	FE	R	MON	M
8.0	Insulation	•							
8.1	Vapor Retarders (in Crawlspace or basement)	•							
8.2	Ventilation of Attic and Foundation Areas	•							
8.3	Venting Systems (Kitchens, Baths and Laundry)	•							

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R= Repair, MON= Monitor, M= Maintenance

INNI NP D FE R MON M

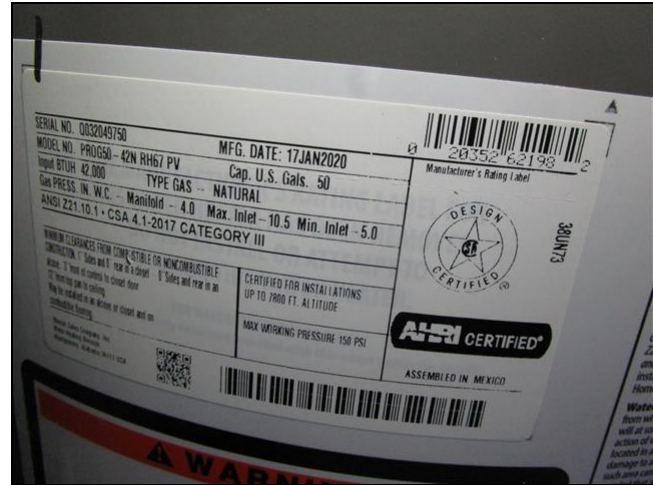
As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings).
- Only insulation that is visible was inspected.
- The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.



## 9. Plumbing System

A home inspector shall observe and describe the condition of all of the following: interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections; interior drain, waste and vent systems, including traps, drain, waste, and vent piping, piping supports and leaks; hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents; fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports, and leaks; sump pumps. A home inspector shall operate all plumbing fixtures, including faucets and accessible exterior faucets attached to the dwelling unit, except where the flow end of the faucet is connected to an appliance.



Water Heater Serial Number

## Styles & Materials

### Water Source:

Private Well

### Service Pipe to House:

Copper

### Interior Supply Piping:

Copper  
PEX

### Plumbing Waste:

PVC

### Waste System:

Public Sewer System

### Drain/Waste/Vent Piping:

PVC

### Water Heater Power Source:

Natural Gas

### Water Heater Location:

Basement

### WH Manufacturer:

RHEEM

### Water Heater Capacity:

50 Gallon

### Water Heater Age:

Year of Manufacture : 2020

		IN	NI	NP	D	FE	R	MON	M
9.0	Main Water Shut-off	•							
9.1	Hose Bib Shut-Off	•							
9.2	Main Fuel Shut-off	•							
9.3	Plumbing Water Supply, Distribution System and Fixtures	•			•		•		•
9.4	Plumbing Drain, Waste and Vent Systems	•							
9.5	Hot Water Systems, Water Treatment, Controls, Chimneys, Flues and Vents	•							
9.6	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports)	•							
9.7	Sump Pump	•							
9.8	Laundry or Solid Waste Pump	•							

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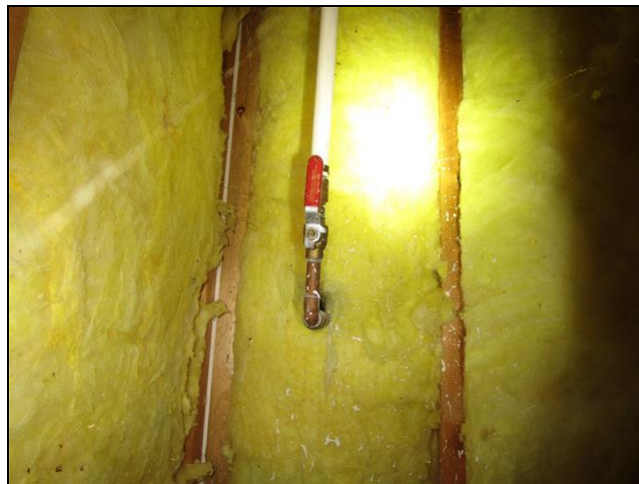
IN NI NP D FE R MON M

**9.0** Main water shut off valve is located on the front wall of the basement.



9.0 Item 1

**9.1** The exterior hose bib shut-offs are located in the basement and should be shut off during the winter months.



9.1 Item 1



**9.2** The main fuel shut off is located at the gas meter outside.



9.2 Item 1

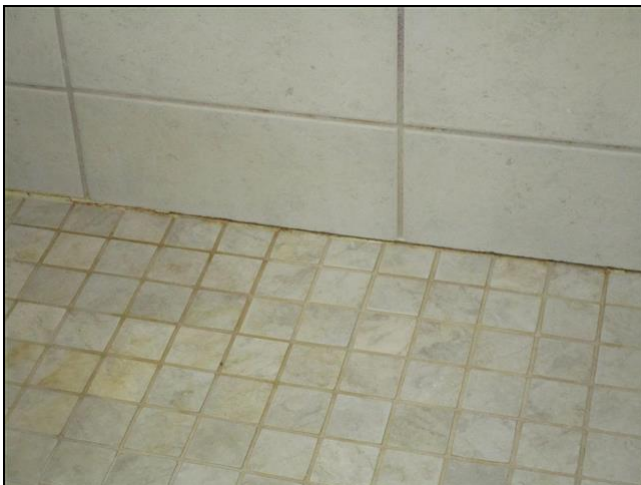
**9.3 (1) Maintenance:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.



9.3 Item 1



9.3 Item 2



9.3 Item 3



9.3 Item 4

**9.3 (2) Repair:** The shower head is leaky.



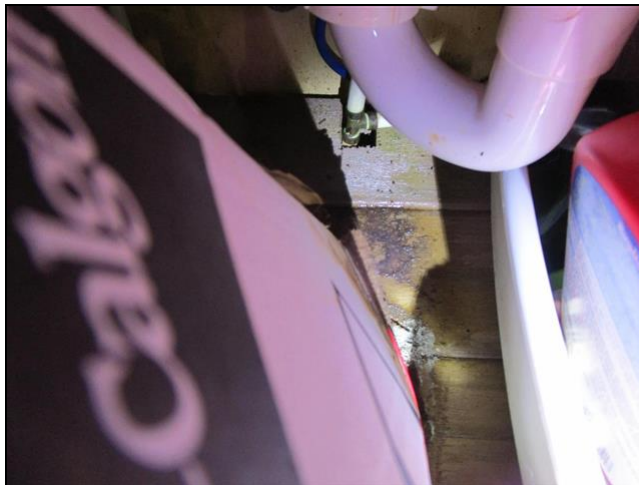
9.3 Item 5

**9.3 (3) Repair:** The shower stall door is defective and should be repaired or replaced as necessary.  
(Basement shower door needs a larger bottom door gasket)



9.3 Item 6

**9.3 (4) Defect- Repair:** The kitchen faucet is leaking.



9.3 Item 7

**9.3 (5) Defect- Repair:** The supply plumbing above the water softener is leaking.





9.3 Item 8



9.3 Item 9

**9.3 (6)** An inspection of the well is outside the scope of this inspection.

**9.3 (7) Repair:** The diversion valve at the bath tub is in poor condition. It will not completely seal off water.



9.3 Item 10

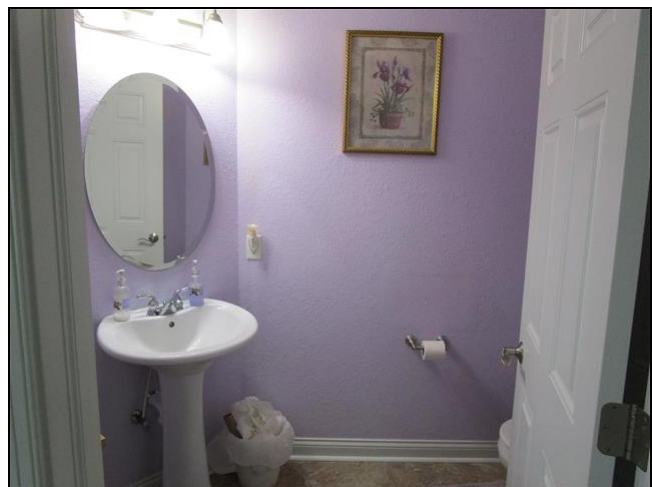
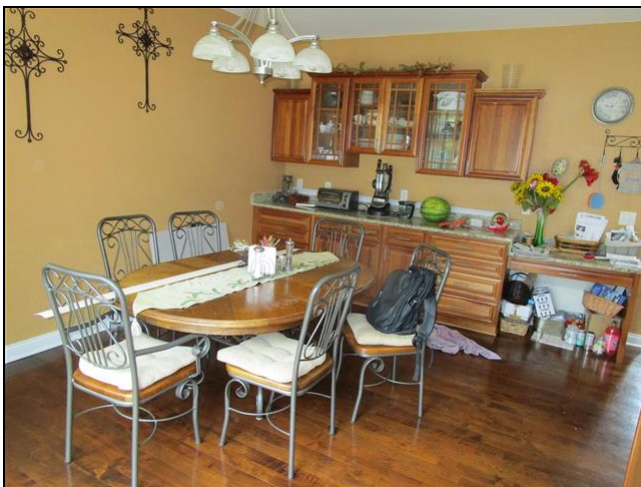
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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

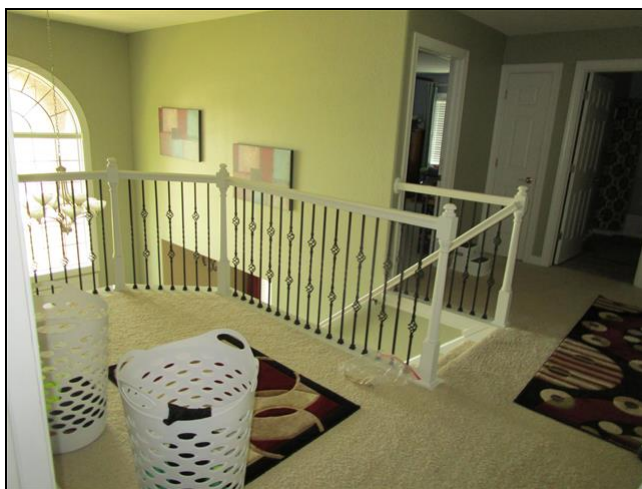
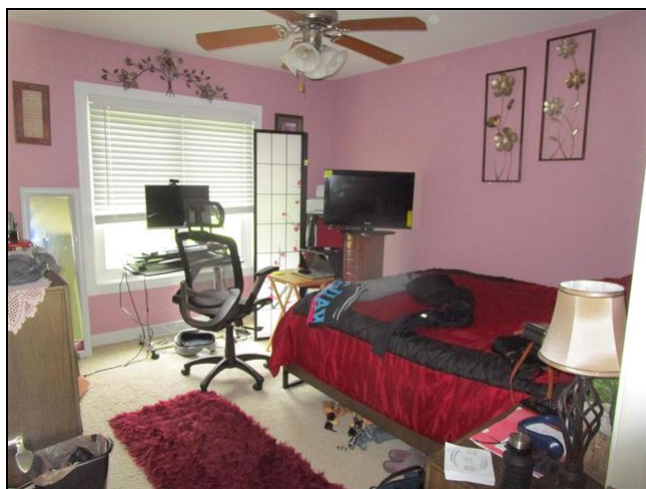
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- A home inspector is not required to do any of the following: state the effectiveness of anti-siphon devices; determine whether the water supply and waste disposal systems are public or private; operate automatic safety controls or sump pumps equipped with internal or water dependent switches; operate any valve except water closet flush valves, fixture faucets and hose faucets; observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas; observe the interior of flues, chimneys and vents, or solar water heating systems; observe any exterior plumbing components such as water mains or swimming pools; determine water temperature; determine the proper size, design or use of plumbing materials.
- Hose bibs that were shut off were not tested.

## 10. Interiors

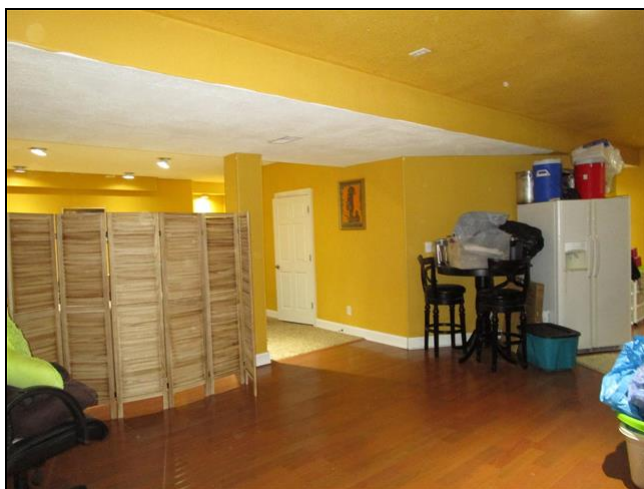
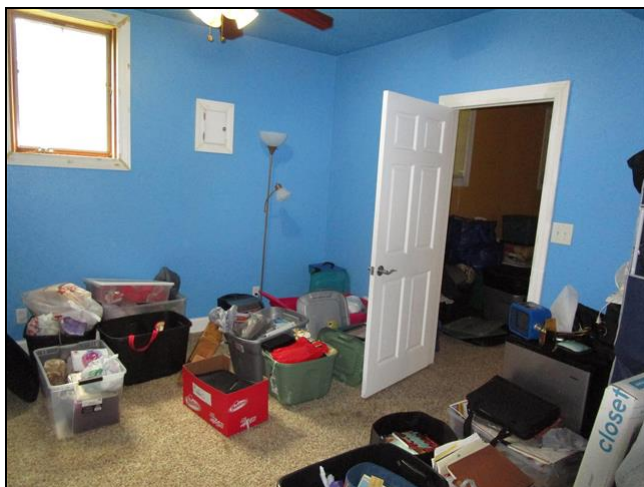
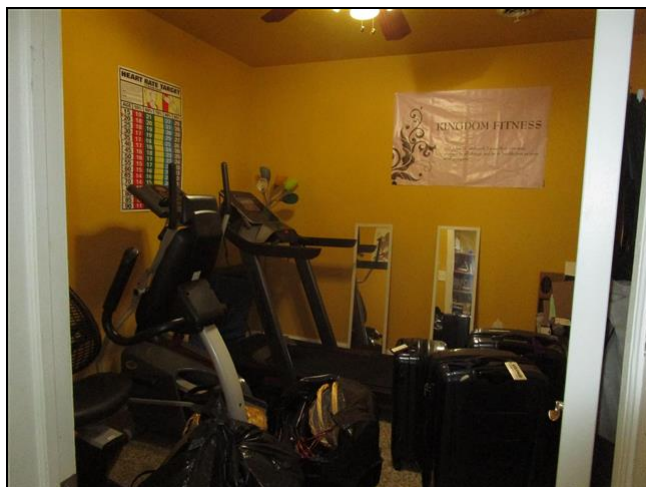
A home inspector shall observe and describe the condition of all of the following: walls, ceilings and floors; steps, stairways, balconies and railings; counters and all sink base cabinets; a random sample of doors and windows; separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit; signs of water penetration into the building or signs of abnormal or harmful condensation on building components.



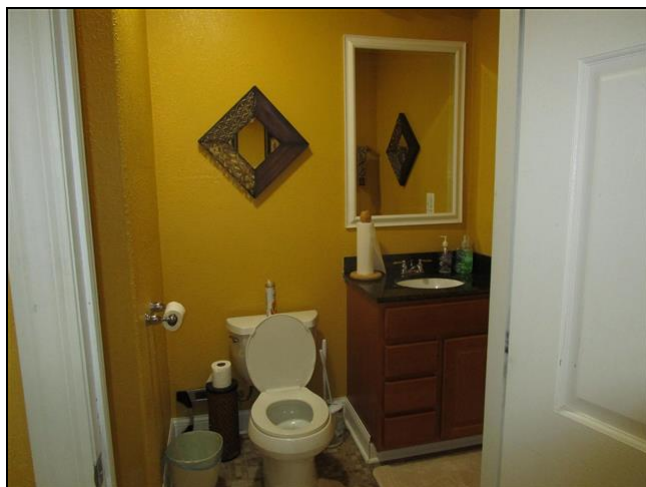














Styles & Materials

<b>Ceiling Materials:</b> Drywall	<b>Wall Material:</b> Drywall Tile	<b>Dwelling/Attached Garage Separation:</b> Wall/Ceiling - Drywall
<b>Floor Covering(s):</b> Carpet Concrete Laminated T&G Tile	<b>Interior Doors:</b> Wood - Solid Core Raised panel Sliding Glass	<b>Window Types:</b> Thermal/Insulated Casement Fixed Pane
<b>Cabinetry:</b> Wood	<b>Countertop:</b> Composite Granite	

		IN	NI	NP	D	FE	R	MON	M
10.0	Ceiling/Wall Finishes	•						•	
10.1	Floors	•					•		
10.2	Steps, Stairways, Balconies and Railings	•					•		
10.3	Counters and Cabinets (representative number)	•							
10.4	Doors (representative number)	•					•		
10.5	Windows (representative number)	•							
10.6	Environmental Issues	•							

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R= Repair, MON= Monitor, M= Maintenance

INNI NPD FE R MON M

10.0 (1) **Monitor:** Evidence of patching was detected.





10.0 Item 1



10.0 Item 2

**10.0 (2) Monitor:** Signs of mildew were observed. (Furnace room)



10.0 Item 3

**10.0 (3) Repair:** The wall adjacent to the shower stall shows evidence of water damage.



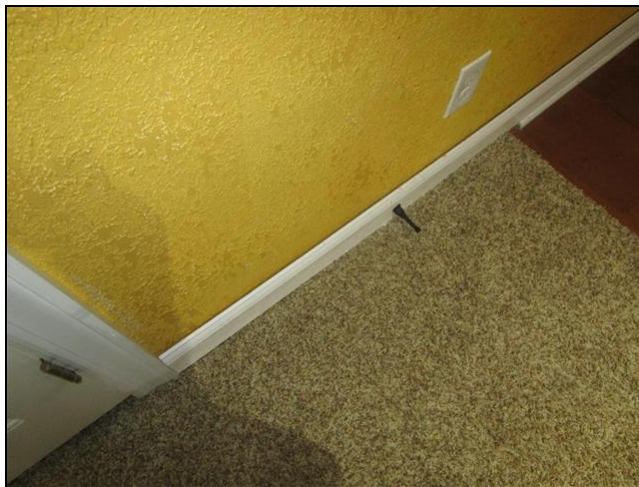
10.0 Item 4

**10.1 (1) Repair:** The vinyl flooring is damaged. (The basement vinyl flooring appears to have had water seep underneath some deformity in the area outside of the furnace room.)



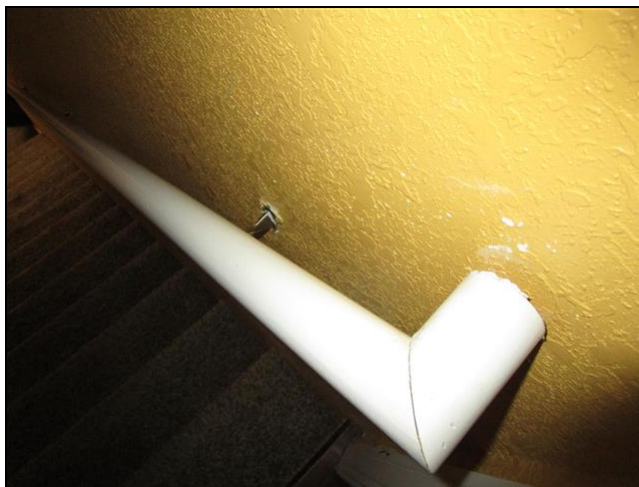
10.1 Item 1

**10.1 (2) Repair:** The trim is loose.



10.1 Item 2

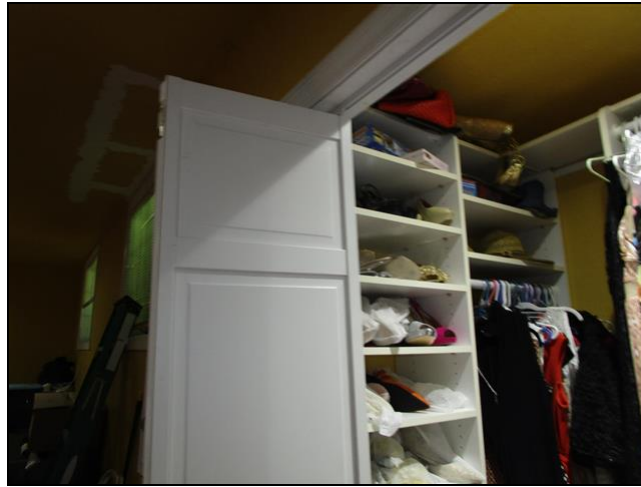
**10.2 Repair:** The hand/guard rail for the stairs to basement is loose. A fall or injury could occur if not corrected. I recommend repair as needed.



10.2 Item 1

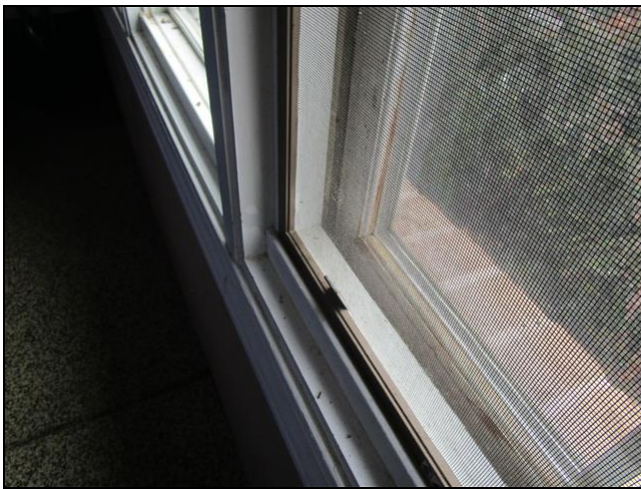
**10.4 Repair:** Doors should be trimmed or adjusted as necessary to work properly. (Basement closet)





10.4 Item 1

**10.5 Repair:** Windows should be adjusted as necessary to work properly. (Garage and kitchen windows)



10.5 Item 1



10.5 Item 2

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, area rugs, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- A home inspector is not required to observe any of the following: paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors; carpeting; draperies, blinds or other window treatments; household appliances; recreational facilities or another dwelling unit.
- Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

## 11. Fireplaces



### Styles & Materials

**Types of Fireplaces:**

Zero Clearance

**Operable Fireplaces:**

One

**Chimneys/Flues/Vents:**

Metal Flue-Insulated Multi-Wall

**Damper:**

Manual

**Hearth:**

Tile

		IN	NI	NP	D	FE	R	MON	M
<b>11.0</b>	<b>Gas/LP Firelogs and Electric Fireplaces</b>			•					
<b>11.1</b>	<b>Solid Fuel Heating Devices (Fireplaces, Woodstove)</b>	•							
<b>11.2</b>	<b>Exterior Chimneys, Flues and Vents (for gas water heaters or heat systems)</b>	•							
<b>11.3</b>	<b>Gas/LP Firelogs and Fireplaces</b>	•							

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IN NI NP D FE R MON M

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected. Recommend having the chimney inspected by a certified contractor prior to any burn.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.





**Loppnow Home Inspections, Inc.**

**Oconomowoc, WI 53066  
262-719-8546**

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## **Report Attachments**

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ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Home Buyers Guide to Radon](#)