

## Report Summary

This 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. 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 home inspection report unless it meets the definition in section 440.97 (2m), Wis. Stats. The inspector expresses no opinion as to whether any condition referred to in the inspection report constitutes a "defect" as defined in any contract of sale. If you have questions about these different definitions of "defect" or how any condition described in the inspection report affects the rights and obligations of buyers and sellers under your Purchase Contract, you should consult your realtor or your attorney. 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. Your summary page will include a list of conditions, labeled as defects, that are observed under par. (cm) to be defects, as defined in s. 440.97 (2m). a. A list of conditions, labeled as defects, that are observed under par. (cm) to be defects, as defined in s. 440.97 (2m). b. Other than items labeled as defects, a listing of components needing repairs, components needing further evaluation, items to monitor, and maintenance items

Exterior		
Page 6 Item: 2	Description of Stoops/Steps & Railings	<ul style="list-style-type: none"> <li>• Defect: The exterior steps require a railing. More than two steps should have a railing installed.</li> <li>• Repair: The steps have settlement and are slightly uneven.</li> </ul>
Page 7 Item: 7	Description of Exterior Trim, Windows, Flashings & Caulk	<ul style="list-style-type: none"> <li>• Repair: The exterior of the wood windows require scrapping, glazing and painting.</li> </ul>
Page 8 Item: 8	Description of Trees, Fence &/Or Retaining Walls	<ul style="list-style-type: none"> <li>• Repair: The trees and shrubs that are in contact with the home should be trimmed back to a minimum of 12 inches away from the home.</li> <li>• Repair: The fence and gates require repairs. Contact a qualified contractor for repair options and costs.</li> </ul>
Page 9 Item: 9	Description of Electrical Service Entry	<ul style="list-style-type: none"> <li>• Repair: The electrical meter is not secured to the house.</li> </ul>
Page 10 Item: 10	Description of Exterior Doors	<ul style="list-style-type: none"> <li>• Repair: Garage service door is in need of repair or replacement</li> </ul>
Page 10 Item: 11	Description of Garage & Associated Components	<ul style="list-style-type: none"> <li>• Defect: The detached garage block walls have vertical cracking and inward deflection causing the studded walls to lean out. Contact a qualified contractor for repair options and costs.</li> </ul>

Roofing		
Page 12 Item: 4	Description of Roof Flashings & Valleys	<ul style="list-style-type: none"> <li>• <b>Repair:</b> Trim along the gables would be beneficial to prevent water damage.</li> </ul>
Page 12 Item: 5	Description of Chimney(s)	<ul style="list-style-type: none"> <li>• <b>Monitor:</b> The chimney cap and chase have had past repairs.</li> </ul>
Interior		
Page 14 Item: 1	Description of Kitchen Appliances and Vent Fans	<ul style="list-style-type: none"> <li>• <b>Defect:</b> The kitchen stove is missing an anti-tip bracket.</li> </ul>
Page 15 Item: 4	Description of Windows- Interior	<ul style="list-style-type: none"> <li>• <b>Repair:</b> Window(s) were observed to have broken glass.</li> </ul>
Page 15 Item: 6	Description of Interior Stairs	<ul style="list-style-type: none"> <li>• <b>Repair:</b> The last basement stair is uneven causing a trip hazard.</li> </ul>
Attic		
Page 17 Item: 2	Description of Roof Sheathing	<ul style="list-style-type: none"> <li>• <b>Monitor:</b> Areas of past water leaks were noted in the attic. No current leaks detected.</li> </ul>
Structural		
Page 19 Item: 1	Description of Foundation	<ul style="list-style-type: none"> <li>• <b>Monitor:</b> The basement/foundation has indications of past seepage as noted by water stains and was damp the day of inspection. Monitor and repair as necessary or desired, check with sellers for past water issues in the basement.</li> </ul>
Page 19 Item: 2	Description of Column- Floor Supports	<ul style="list-style-type: none"> <li>• <b>Repair:</b> The wooden support post is rotting at the bottom. Recommend replacing with a steel post.</li> <li>• <b>Monitor:</b> The main wooden support beam has a few areas that are splitting. Further evaluation by a structural engineer may be necessary.</li> </ul>
Page 20 Item: 7	Water Damage	<ul style="list-style-type: none"> <li>• <b>Repair:</b> The basement has current water seepage, efflorescence and staining. Exterior soil grading, gutters and downspouts should be reviewed for condition. Check with sellers for history and if so desired contact a basement water proofing company for further evaluation, repair options and costs.</li> </ul>
HVAC		
Page 23 Item: 4	Description of HVAC Distribution Systems	<ul style="list-style-type: none"> <li>• <b>Further Evaluation:</b> There are areas of the boiler pipes that may contain asbestos.</li> </ul>
Electrical		
Page 24 Item: 5	Description of Outlets, Lights, Switches	<ul style="list-style-type: none"> <li>• <b>Defect:</b> There are a few outlets that are not grounded.</li> <li>• <b>Defect:</b> The closet lights require protective globe covers.</li> </ul>
Page 26 Item: 6	Description of Smoke & Carbon Monoxide Detectors	<ul style="list-style-type: none"> <li>• <b>Defect:</b> Carbon monoxide detectors did not test properly or are missing at areas of the home. Effective 2011 each level of the home including basements require Smoke and Carbon Monoxide alarms; WI. SPS 321.09 and 321.097, Uniform Dwelling Code, and SPS328.</li> </ul>