

# INSPECTION REPORT



For the Property at:  
**1234 MAIN ST**  
GERMANTOWN, WI 53022

---

Prepared for: PAUL VANENGEN  
Inspection Date: Thursday, May 14, 2020  
Prepared by: Paul VanEngen



Inspect The Best WI - 3324-106

Germantown, WI 53022  
262-665-9990

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)  
[inspectthebestwi@gmail.com](mailto:inspectthebestwi@gmail.com)



March 23, 2021

Dear Paul VanEngen,

RE: Report No. 1003, v.2  
1234 Main St  
Germantown, WI  
53022

Thanks very much for choosing Inspect The Best WI to perform your home inspection. The inspection itself and the attached report comply with the requirements of the InterNACHI Standards of Practice. This document defines the scope of a home inspection. <https://www.nachi.org/sop.htm>

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Paul VanEngen  
on behalf of  
Inspect The Best WI - 3324-106

Inspect The Best WI - 3324-106

Germantown, WI 53022  
262-665-9990  
[www.inspectthebestwi.com](http://www.inspectthebestwi.com)  
[inspectthebestwi@gmail.com](mailto:inspectthebestwi@gmail.com)

# SUMMARY

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Damage](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Throughout Exterior Roof

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

### SLOPED ROOF FLASHINGS \ Chimney flashings

**Condition:** • [Not let into mortar joints](#)

Overall flashing on chimney is poor. Many open areas could allow moisture to enter building shell.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Middle Exterior Roof

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

## Exterior

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Openings between spindles \(balusters\) too large](#)

Major safety hazard

**Implication(s):** Fall hazard

**Location:** Exterior deck

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

### GARAGE \ Vehicle door operators

**Condition:** • [Fails to auto reverse](#)

Door fails to auto reverse. Major safety hazard.

**Implication(s):** Physical injury

**Location:** Exterior Garage

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

# SUMMARY

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Structure

### FOUNDATIONS \ General notes

**Condition:** • [Cracked](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Weakened structure

**Location:** West Basement

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

### FLOORS \ Joists

**Condition:** • [Concentrated loads](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** North First Floor Kitchen

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Ungrounded](#)

Majority of outlets (2 prong) throughout the house are ungrounded. Although the technique of installing GFCI devices in an ungrounded circuit doesn't ground the circuit, it does provide protection in the event that any electricity leaks to ground, thereby preventing electrical shocks and injury.

**Implication(s):** Electric shock

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Outlets above counters and or within 6' of a sink are required to have GFCI protection.

**Implication(s):** Electric shock

**Location:** First Floor Kitchen

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

## Plumbing

### FIXTURES AND FAUCETS \ Bathtub

**Condition:** • [Leak](#)

Apparent water leak from second floor bathroom. Required further in depth analysis to determine exact cause and location of source.

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Second Floor Bathroom

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

# SUMMARY

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Description

The home is considered to face: • North

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

## Limitations

Inspection performed: • By walking on roof

Age determined by: • Report by agent

Not included as part of a building inspection: • Dish

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

Condition: • [Damage](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Throughout Exterior Roof

Task: Contact a licensed professional for repair/replacement.

Time: Immediate



Damage



Damage

### SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Not let into mortar joints](#)

Overall flashing on chimney is poor. Many open areas could allow moisture to enter building shell.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Middle Exterior Roof

Task: Contact a licensed professional for repair/replacement.

Time: Immediate



# ROOFING

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

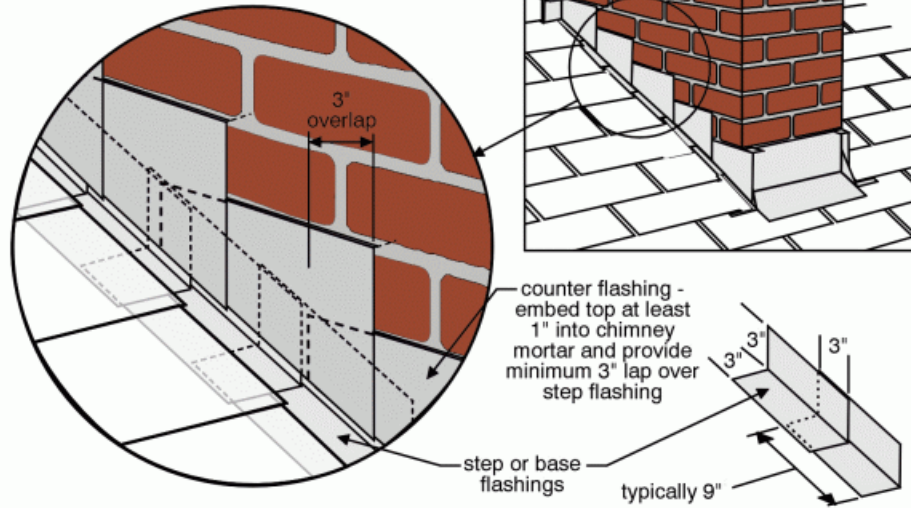
RADON

INFRA-RED

APPENDIX

REFERENCE

## Chimney flashings - side flashing detail



*Not let into mortar joints*



*Not let into mortar joints*

# EXTERIOR

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Description

**Gutter & downspout material:** • [Aluminum](#)

**Downspout discharge:** • [Below grade](#)

**Lot slope:** • [Away from building](#)

**Wall surfaces and trim:**

• [Wood](#)

Cedar trim, soffit and fascia.

• Fiber cement siding

**Driveway:** • Concrete

**Walkway:** • Concrete

**Garage:**

• Attached

Attached three car garage one stall is single car second stall is double car

**Garage vehicle doors:** • Present

**Garage vehicle door operator:** • Present

## Limitations

**Inspection limited/prevented by:** • Car/storage in garage

**Upper floors inspected from:** • Ground level

**Upper floors inspected from:** • Walking on roof

**Exterior inspected from:** • Ground level

**Exterior inspected from:** • Walking on roof

## Recommendations

**ROOF DRAINAGE \ Gutters**

**Condition:** • [Clogged](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various Exterior

**Task:** Improve

**Time:** Ongoing Regular maintenance



# EXTERIOR

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

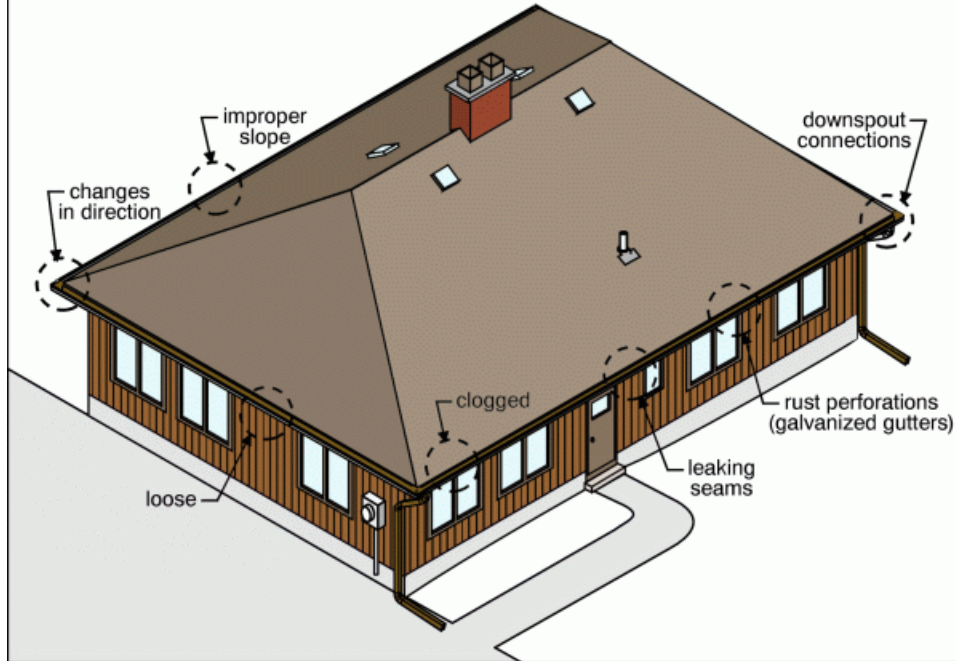
RADON

INFRA-RED

APPENDIX

REFERENCE

## Gutters - common reasons for leakage



## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Openings between spindles \(balusters\) too large](#)

Major safety hazard

**Implication(s):** Fall hazard

**Location:** Exterior deck

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

# EXTERIOR

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

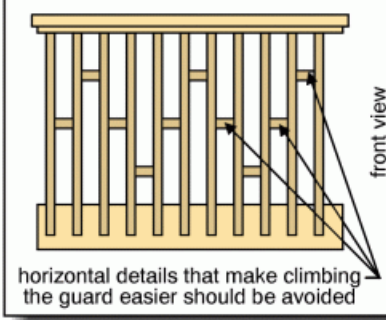
## Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles  
(balusters)

4" diameter sphere  
(6" in some  
jurisdictions)

### construction note:



## GARAGE \ Vehicle door operators

**Condition:** • [Fails to auto reverse](#)

Door fails to auto reverse. Major safety hazard.

**Implication(s):** Physical injury

**Location:** Exterior Garage

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

# EXTERIOR

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

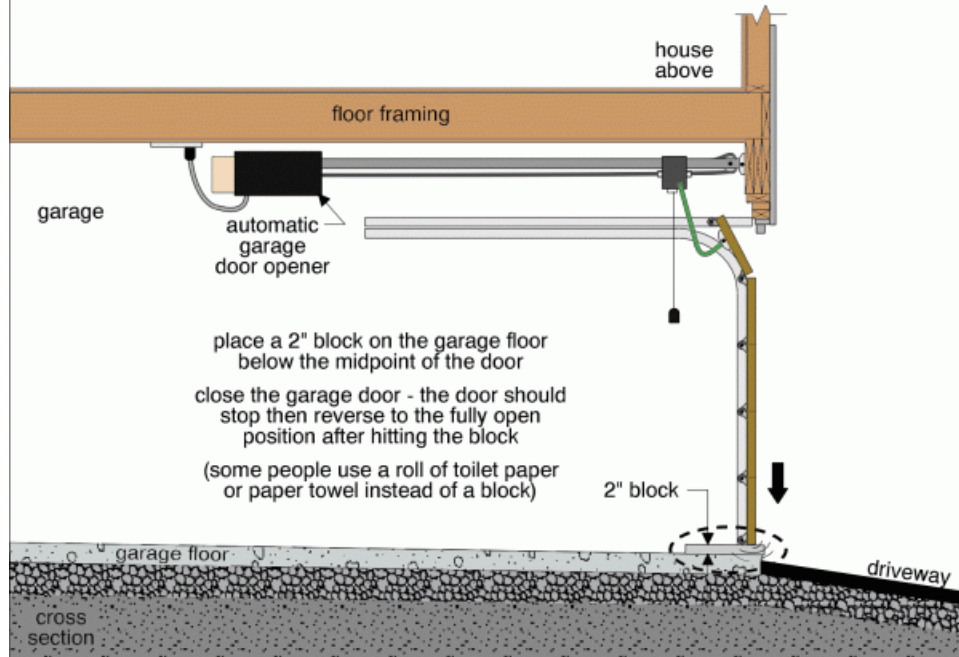
RADON

INFRA-RED

APPENDIX

REFERENCE

## Testing automatic reverse



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:**

• Slab - concrete

90% of basement was finished. Majority of slab was covered by flooring.

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:**

• [Trusses](#)

Access via drop down ladder in attached garage. Drop down ladder may compromise firewall protection from garage to home.

**Location of access to under-floor area:** • Basement

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings

**Attic/roof space:** • Entered but access was limited

**Crawlspace:** • No crawlspace present

## Recommendations

### FOUNDATIONS \ General notes

**Condition:** • [Cracked](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Weakened structure

**Location:** West Basement

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

# STRUCTURE

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

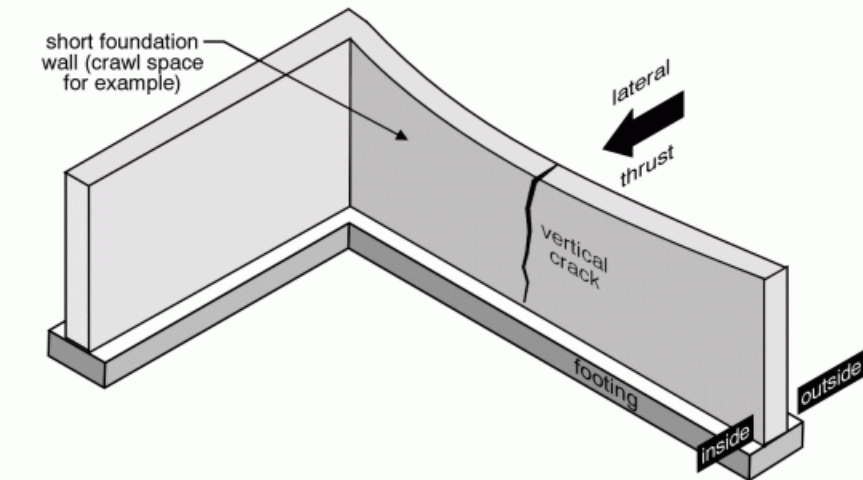
RADON

INFRA-RED

APPENDIX

REFERENCE

## Vertical foundation cracks



in short foundation walls, horizontal forces can also cause vertical cracks (typically at the midpoint of the walls)



Cracked



Cracked

## FLOORS \ Joists

Condition: • [Concentrated loads](#)

Implication(s): Weakened structure | Chance of structural movement

Location: North First Floor Kitchen



# STRUCTURE

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

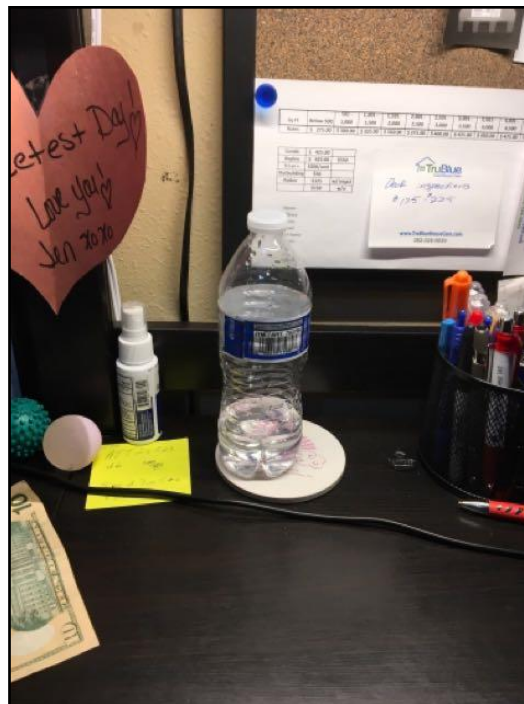
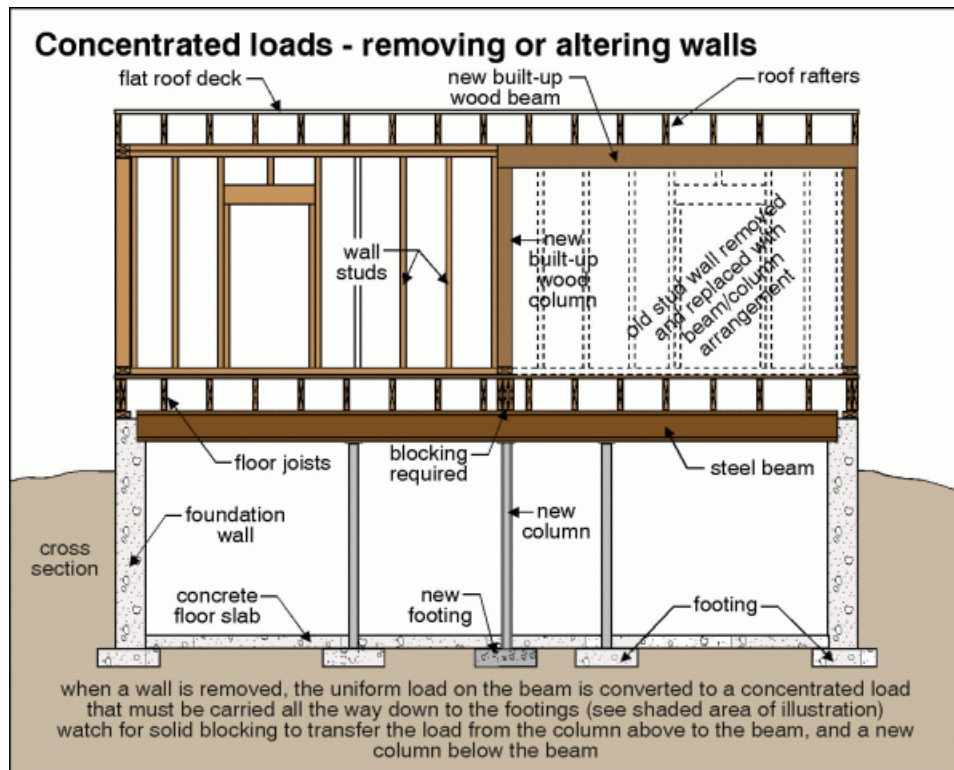
INFRA-RED

APPENDIX

REFERENCE

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate



*Concentrated loads*

## Description

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box type and location:** • [Breakers](#)

**Electrical panel manufacturers:** • Square D

**Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Combination smoke/CO alarm(s) noted • Present on every floor

## Limitations

**Inspection limited/prevented by:** • Storage

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

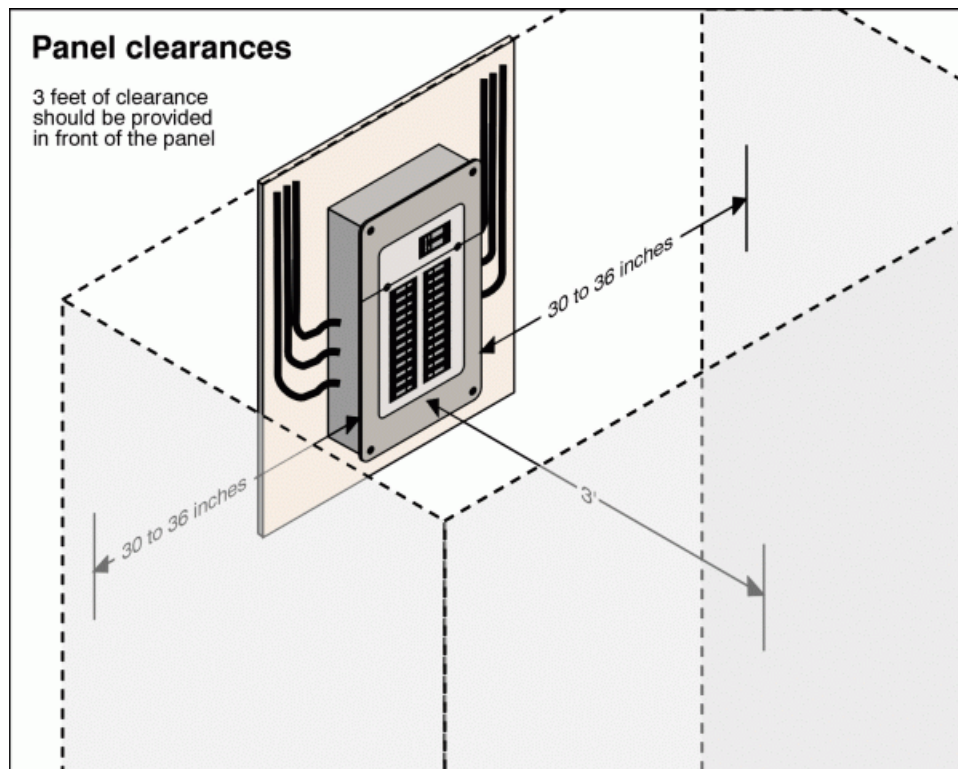
**Condition:** • [Poor access](#)

**Implication(s):** Difficult to service

**Location:** West Basement Utility Room

**Task:** Improve

**Time:** Immediate



## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [Ungrounded](#)

Majority of outlets (2 prong) throughout the house are ungrounded. Although the technique of installing GFCI devices in an ungrounded circuit doesn't ground the circuit, it does provide protection in the event that any electricity leaks to ground, thereby preventing electrical shocks and injury.

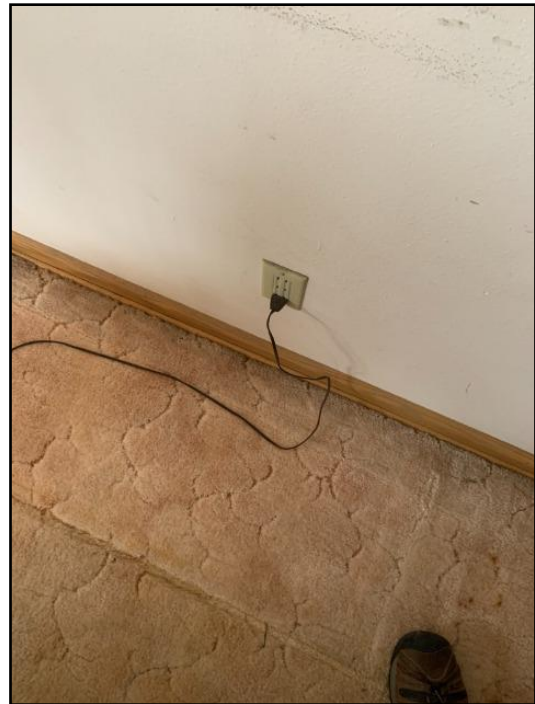
**Implication(s):** Electric shock

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate



*Ungrounded*



*Ungrounded*

# ELECTRICAL

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE



*Ungrounded*

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Outlets above counters and or within 6' of a sink are required to have GFCI protection.

**Implication(s):** Electric shock

**Location:** First Floor Kitchen

**Task:** Contact a licensed professional for repair/replacement.

**Time:** Immediate

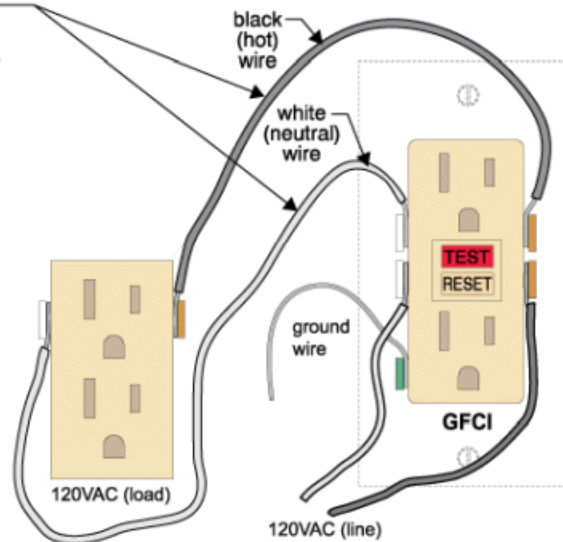
**Ground fault circuit interrupter**  
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

**note:**

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



GFCI/GFI needed (Ground Fault Circuit...



# HEATING

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Description

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:** • [60,000 BTU/hr](#)

**Efficiency:** • [High-efficiency](#)

**Exhaust venting method:** • [Direct vent - sealed combustion](#)

**Combustion air source:** • Outside - sealed combustion

**Approximate age:** • [3 years](#)

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Main fuel shut off at:** • Basement

**Air filter:** • 16" x 25"

**Fireplace/stove:** • [Gas fireplace](#)

**Chimney/vent:** • [Wood over metal](#)

**Chimney liner:** • B-vent (double-wall metal liner)

**Location of the thermostat for the heating system:** • Living Room

## Limitations

**Inspection prevented/limited by:** • Cannot verify effectiveness of air filter

**Inspection prevented/limited by:** • No restrictions at time of inspection.

**Heat exchanger:** • Only a small portion visible

**Not included as part of a building inspection:** • Heat loss calculations

## Recommendations

### FURNACE \ Air filter

**Condition:** • [Wrong size](#)

Furnace is designed to have a 4" filter. Currently has a 1" filter installed.

**Implication(s):** Equipment ineffective | Increased heating costs | Reduced comfort | Increased maintenance costs

**Location:** Basement

**Task:** Improve

**Time:** As soon as practical

# HEATING

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE



*Wrong size*

# COOLING & HEAT PUMP

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Description

**Air conditioning type:** • Central

**Manufacturer:** • Armstrong

**Cooling capacity:** • 25,000 BTU/hr

**Compressor type:** • Electric

**Compressor approximate age:** • 3 years

**Typical life expectancy:** • 12 to 15 years

**Air filter:** • 16" x 25"

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

**System data plate:**

• Not legible



*Not legible*

**Not included as part of a building inspection:** • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Heat gain or heat loss calculations

# INSULATION AND VENTILATION

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation amount/value: • [R-20](#)

Wall air/vapor barrier: • Plastic

Floor above basement/crawlspace insulation amount/value: • [R-12](#) • Box sills

## Limitations

Attic inspection performed: • By entering attic, but access was limited

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	INFRA-RED	APPENDIX	REFERENCE					

## Description

**Service piping into building:** • Copper  
**Supply piping in building:** • PEX (cross-linked Polyethylene)  
**Main water shut off valve at the:** • Basement  
**Water heater type:** • [Conventional](#)  
**Water heater fuel/energy source:** • [Gas](#)  
**Water heater manufacturer:** • Rheem  
**Water heater tank capacity:** • [40 gallons](#)  
**Water heater approximate age:** • 3 years  
**Water heater typical life expectancy:** • 10 to 15 years  
**Waste and vent piping in building:** • [PVC plastic](#)  
**Main fuel shut off valve at the:** • Basement  
**Location of fuel storage tank/system:** • Basement

## Limitations

**Fixtures not tested/not in service:** • Outdoor faucet (hose bibs/bibbs) shut off for winter  
**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

## Recommendations

### FIXTURES AND FAUCETS \ Bathtub

**Condition:** • [Leak](#)  
 Apparent water leak from second floor bathroom. Required further in depth analysis to determine exact cause and location of source.  
**Implication(s):** Chance of water damage to structure, finishes and contents  
**Location:** Second Floor Bathroom  
**Task:** Contact a licensed professional for repair/replacement.  
**Time:** Immediate



# PLUMBING

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE



Leak



Leak



Leak

## **FIXTURES AND FAUCETS \ Bathtub enclosure**

**Condition:** • [Caulking loose, missing or deteriorated](#)

Replace damage caulking. Will need ongoing maintenance to prevent water from penetrating behind walls.

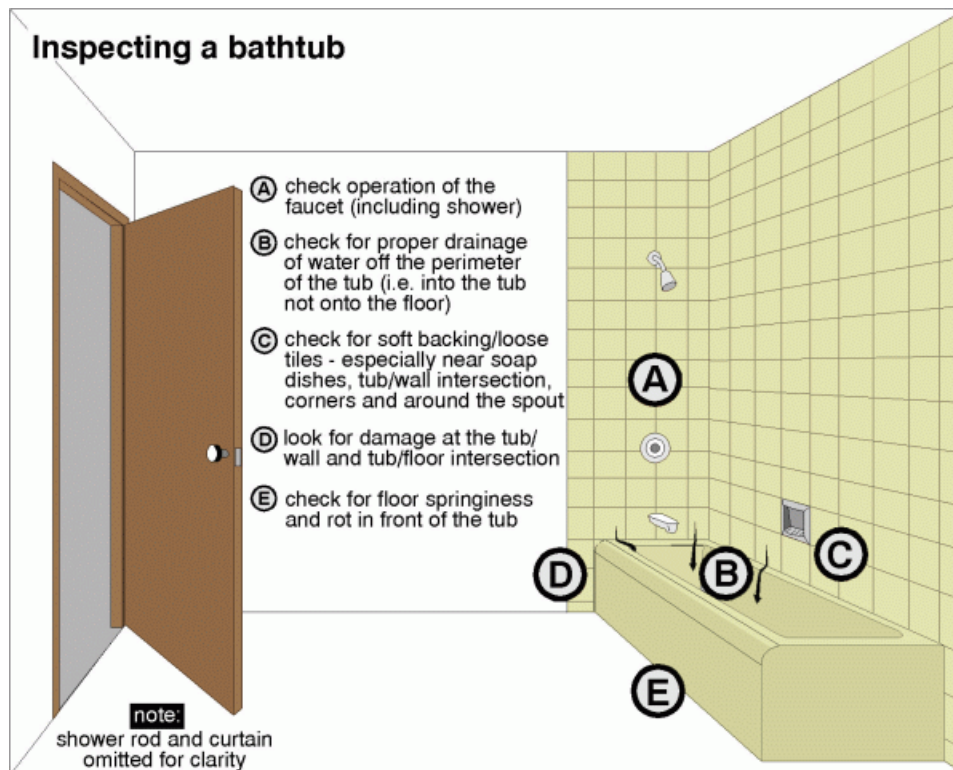
**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** First Floor Bathroom

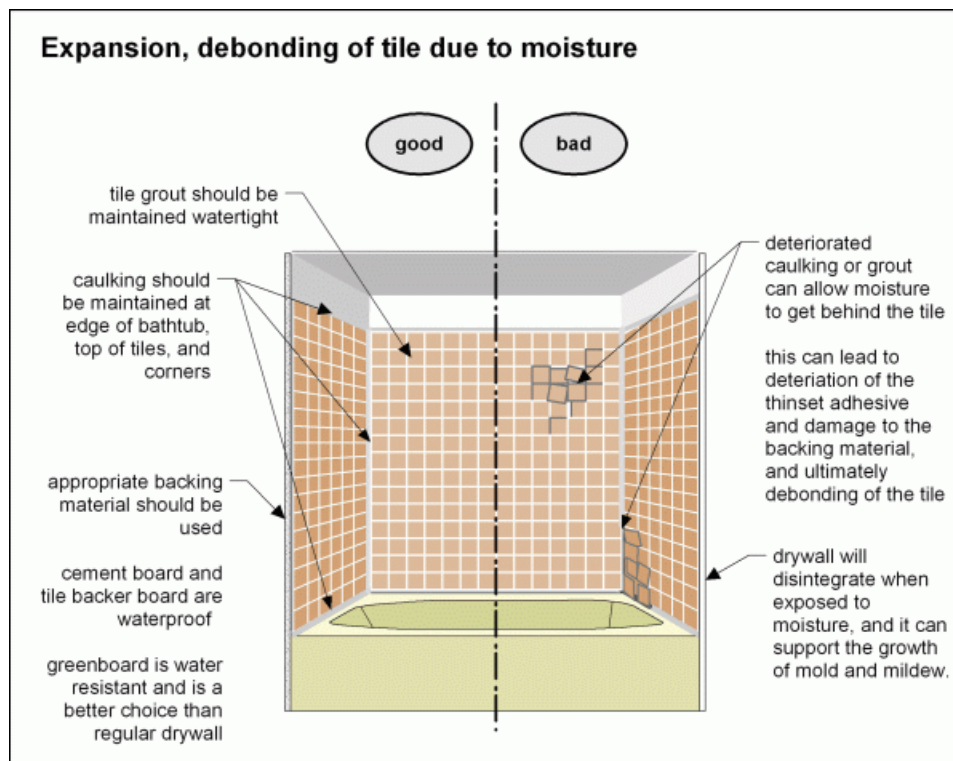
**Task:** Replace

**Time:** As soon as possible

## Inspecting a bathtub



## Expansion, debonding of tile due to moisture



# INTERIOR

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Description

**Major floor finishes:** • [Carpet](#) • [Resilient](#) • Ceramic/porcelain

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Fixed](#) • [Single/double hung](#) • [Casement](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • Metal w/ glass.

**Laundry facilities:** • Hot/cold water supply • Vented to outside • 120-Volt outlet • Waste standpipe • Gas piping

**Kitchen ventilation:** • Exhaust fan

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings

**Restricted access to:** • Basement

**Basement leakage:** • Storage in basement limited inspection

## Recommendations

### FLOORS \ Resilient flooring

**Condition:** • [Open seams](#)

**Implication(s):** Trip or fall hazard

**Location:** Throughout Kitchen

**Task:** Improve

**Time:** As soon as practical

# INTERIOR

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE



*Open seams*



*Open seams*

## SITE INFO

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

### Description

**Weather:** • Partly cloudy

**Approximate temperature:** • 56°

**Attendees:** • Buyer

**Access to home provided by:** • Seller's agent

**Occupancy:** • There was no one home during the inspection.

**Utilities:** • The water service is private. • The plumbing waste disposal system is private.

**Approximate inspection Start time:** • The inspection started at 9:00 a.m.

**Approximate inspection End time:** • The inspection ended at Noon.

**Approximate age of home:** • 10 to 15 years

**Approximate date of construction:** • 2010

**Approximate size of home:** • 5000 ft.<sup>2</sup>

**Building type:** • Detached home

**Number of dwelling units:** • Single-family

**Number of stories:** • 2

**Number of rooms:** • 8

**Number of bedrooms:** • 5

**Number of bathrooms:** • 4

**Number of kitchens:** • 1

**Below grade area:** • Basement

**Garage, carport and outbuildings:** • Attached three-car garage

**Area:** • Suburb

**Street type:** • Residential

**Street surface:** • Paved



# RADON

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

**RADON**

INFRA-RED

APPENDIX

REFERENCE

## Description

**General:** • Please refer to appendix for radon test results.

**Monitor Placement:** • Basement

**Measurement Period:** • 48 hour

**Temperature:** • 77 F

**Type:** • Sun Radon CRM (Continuous Radon Monitoring)

**Weather Conditions:** • Sunny

**Ground:** • Ground was damp

**Serial #:** • 249468001

**Calibration Date::** • 3/1/21 #1

**Result:** • At or above 4.0 pCi/l (148 Bq/m3): Corrective measures to reduce exposure to radon gas is strongly recommended (ANSI MAH2014)

**License #:** • WI #3324-106

**Representative:** • Placed by: Paul VanEngen • Retrieved by: Paul VanEngen

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

## Description

**General:** • Infrared images were taken to assist in viewing deficiencies in insulation installation and water intrusion.

**General:** • Infrared images were taken to assist the inspector in viewing deficiencies in or presence of: Plumbing, Electrical, HVAC, Insulation, Air Infiltration, Destructive Pests or other anomalies. We make no guarantee, expressed or limited, that our thermal observations offer conclusive evidence of such presence or deficiencies.

**END OF REPORT**

# APPENDIX

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE



**Inspect The Best WI**  
N112W16298 Mequon Rd MB #128  
Germantown, WI 53022  
262-665-9990

## Radon Inspection Report

### Test Location:

PVE

### Test For:

PVE

### Inspected By:

N112W16298 Mequon Rd, MB #128  
Germantown, WI 53022  
262-665-9990

Bldg. Type: Residential Single Family

Type: Pre-Mitigation

## Test Result: No Mitigation Recommended

### Overall Average:

**5.4 pCi/l**

### EPA Average:

**5.4 pCi/l**

### Test Device Details:

Serial Number: 249468001  
Model Number: 1030  
Last Calibration: 02/26/2020  
Next Calibration: 02/26/2021  
Cal-Factors: 3.20,3.16,3.05,2.97,3.16,3.05  
Motion Error: Yes

### Test Site Condition:

Condition:  
Wind:  
Structure Type:  
Year Built: 0  
Sq Ft: 0  
Mitigation Sys: Not Installed

### Test Summary:

CRM Location:	Start:	Stop:	Interval:	Duration:
	03/11/2020	03/13/2020	1 hr	48 hr
	01:04 PM	01:04 PM		
*First 4 hrs of data excluded	Min:	Max:	Average:	Measurement Units:
Radon Concentration:	2.0	10.3	5.4	pCi/l
Temperature	66.6	73.8	69.2	F
Humidity	33	35	34	%
Pressure	28.71	29.29	28.98	inHg

### Comments:

Lic/Cert Signature

Inspection Report Date: 03/13/2020

# APPENDIX

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

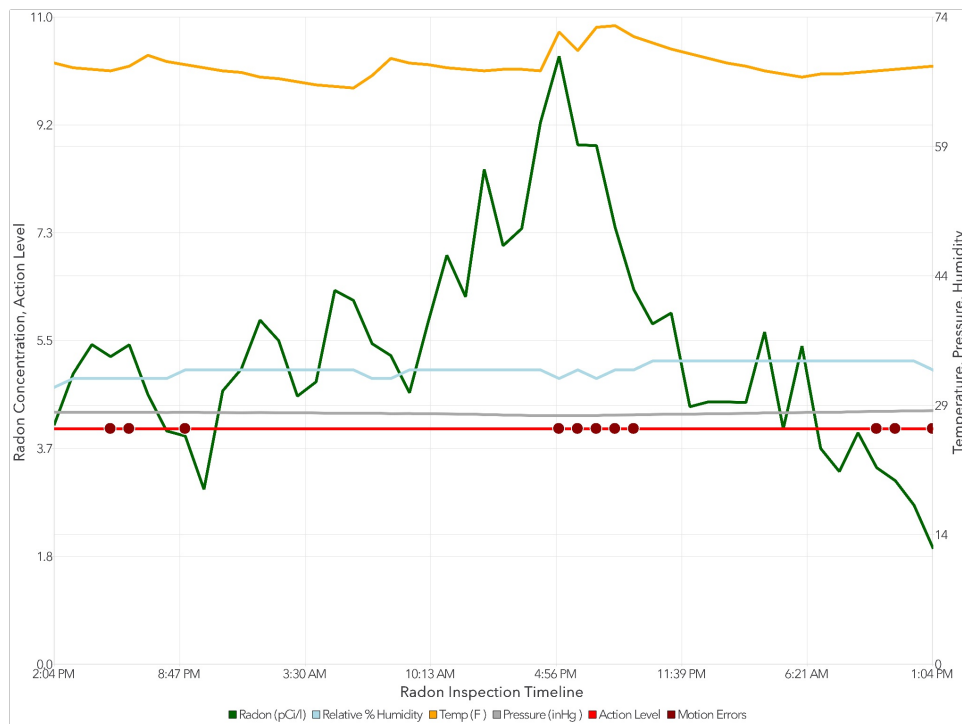
APPENDIX

REFERENCE



**Inspect The Best WI**  
N112W16298 Mequon Rd MB #128  
Germantown, WI 53022  
262-665-9990

## Radon Inspection Chart



**Test Result: No Mitigation Recommended**

Test Location: ,

Inspection Report Date: 03/13/2020

# APPENDIX

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE



**Inspect The Best WI**  
N112W16298 Mequon Rd MB #128  
Germantown, WI 53022  
262-665-9990

## Test Checklist

- ☒ The location of the detector was selected so the detector was not to be disturbed during testing.
- ☒ The monitor was not placed in an area of high humidity such as: Kitchen, laundry room, cellar, spa room, garage, crawl space or sump area.
- ☒ The detector was not located near drafts caused by HVAC vents, windows and doors.
- ☒ Whole house fans were turned off during the testing.
- ☒ The detector was not placed near areas of excessive heat, such as a fireplace or in direct sunlight.
- ☒ Portable window fans were removed or sealed in place prior to testing.
- ☒ The detector was placed within the breathing zone of at least 20 inches to 6 feet above the floor and at least 1 foot below the ceiling if suspended.
- ☒ Window air conditioners were operable in recirculation mode only.
- ☒ The detector was not placed within 1 foot of outside walls of the home or within 3 feet of any windows or doors to the exterior of the home.
- ☒ Ceiling fans, portable dehumidifiers, portable humidifiers, portable air filters, and all window air conditioners are not operated within 20 feet of the detector.

**Test Result: No Mitigation Recommended**

**Test Location:** ,

**Inspection Report Date:** 03/13/2020

# APPENDIX

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	INFRA-RED	APPENDIX	REFERENCE					



**Inspect The Best WI**  
N112W16298 Mequon Rd MB #128  
Germantown, WI 53022  
262-665-9990

## Test Table

\* Data from first 4 hours excluded from EPA calculations

Date/Time	Radon(pCi/l)	Temp(F)	Pres(inHg)	Humidity(%)	Flags
03/11/20 02:04 PM	4.1	69.4	29.12	32	-
03/11/20 03:04 PM	4.9	68.9	29.10	33	-
03/11/20 04:04 PM	5.4	68.7	29.11	33	-
03/11/20 05:04 PM	5.2	68.5	29.09	33	M
03/11/20 06:04 PM	5.4	69.1	29.08	33	M
03/11/20 07:04 PM	4.6	70.3	29.09	33	-
03/11/20 08:04 PM	4.0	69.6	29.07	33	-
03/11/20 09:04 PM	3.9	69.3	29.10	34	M
03/11/20 10:04 PM	3.0	68.9	29.07	34	-
03/11/20 11:04 PM	4.6	68.5	29.07	34	-
03/12/20 12:04 AM	5.0	68.4	29.06	34	-
03/12/20 01:04 AM	5.8	67.8	29.07	34	-
03/12/20 02:04 AM	5.5	67.6	29.06	34	-
03/12/20 03:04 AM	4.6	67.3	29.04	34	-
03/12/20 04:04 AM	4.8	66.9	29.02	34	-
03/12/20 05:04 AM	6.4	66.7	28.99	34	-
03/12/20 06:04 AM	6.2	66.6	28.99	34	-
03/12/20 07:04 AM	5.4	68.0	28.99	33	-
03/12/20 08:04 AM	5.2	70.0	28.95	33	-
03/12/20 09:04 AM	4.6	69.4	28.96	34	-
03/12/20 10:04 AM	5.8	69.3	28.92	34	-
03/12/20 11:04 AM	7.0	68.9	28.91	34	-
03/12/20 12:04 PM	6.2	68.7	28.89	34	-
03/12/20 01:04 PM	8.4	68.5	28.84	34	-
03/12/20 02:04 PM	7.1	68.7	28.79	34	-
03/12/20 03:04 PM	7.4	68.7	28.75	34	-
03/12/20 04:04 PM	9.2	68.5	28.71	34	-
03/12/20 05:04 PM	10.3	73.0	28.72	33	M
03/12/20 06:04 PM	8.8	70.9	28.72	34	M
03/12/20 07:04 PM	8.8	73.6	28.73	33	M
03/12/20 08:04 PM	7.4	73.8	28.79	34	M
03/12/20 09:04 PM	6.4	72.5	28.80	34	M
03/12/20 10:04 PM	5.8	71.8	28.85	35	-
03/12/20 11:04 PM	6.0	71.1	28.87	35	-
03/13/20 12:04 AM	4.4	70.5	28.89	35	-
03/13/20 01:04 AM	4.5	70.0	28.92	35	-
03/13/20 02:04 AM	4.5	69.4	28.95	35	-
03/13/20 03:04 AM	4.4	69.1	28.97	35	-
03/13/20 04:04 AM	5.6	68.5	29.03	35	-
03/13/20 05:04 AM	4.0	68.2	29.05	35	-
03/13/20 06:04 AM	5.4	67.8	29.07	35	-
03/13/20 07:04 AM	3.7	68.2	29.11	35	-
03/13/20 08:04 AM	3.3	68.2	29.11	35	-
03/13/20 09:04 AM	3.9	68.4	29.17	35	-

**Test Result: No Mitigation Recommended**

Test Location: ,

Inspection Report Date: 03/13/2020



# APPENDIX

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE



**Inspect The Best WI**  
N112W16298 Mequon Rd MB #128  
Germantown, WI 53022  
262-665-9990

## Test Table

\* Data from first 4 hours excluded from EPA calculations

Date/Time	Radon(pCi/l)	Temp(F)	Pres(inHg)	Humidity(%)	Flags
03/13/20 10:04 AM	3.3	68.5	29.20	35	M
03/13/20 11:04 AM	3.1	68.7	29.23	35	M
03/13/20 12:04 PM	2.7	68.9	29.27	35	-
03/13/20 01:04 PM	2.0	69.1	29.29	34	M

**Test Result: No Mitigation Recommended**

Test Location: ,

Inspection Report Date: 03/13/2020

# APPENDIX

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE



**Inspect The Best WI**  
N112W16298 Mequon Rd MB #128  
Germantown, WI 53022  
262-665-9990

## Radon Test Information

### Radon Risk Information

Radon causes lung cancer by means of the decay of its daughter products after breathing in air contaminated with higher levels of Radon. The World Health Organization (WHO) estimates that 15% of lung cancers worldwide are caused by exposure to elevated indoor levels of Radon. Overall, radon is the second leading cause of lung cancer responsible for about 21,000 lung cancer deaths every year in the US alone. Radon gas is the number one cause of lung cancer among non-smokers. The U.S. Environmental Protection Agency (EPA), the U.S. Surgeon General, and the Center for Disease Control and Prevention (CDC) strongly recommend that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommend having the radon levels professionally mitigated if elevated radon concentrations are found.

### Understanding Radon Test Results

Recommended Action Levels vary by country and typically range from 3 pCi/l (100 Bq/m<sup>3</sup>) to 8 pCi/l (300 Bq/m<sup>3</sup>). Recommendations below are based on test results by a Continuous Radon Monitor (CRM) Test of at least 48h duration and are based on recommendations by the EPA.

Measured Average Radon Level:

- At or above 4.0 pCi/l (148 Bq/m<sup>3</sup>): Corrective measures to reduce exposure to radon gas is strongly recommended (ANSI MAH2014)
- Between 2-4 pCi/l (74-148 Bq/m<sup>3</sup>): Consider mitigation or periodic retest as indoor Radon levels vary by season and weather conditions
- Below 2 pCi/l (74 Bq/m<sup>3</sup>): Consider bi-annual retest or whenever significant changes to the home structure or mechanical systems occurred

### Test Result: No Mitigation Recommended

Test Location: ,

Inspection Report Date: 03/13/2020

# REFERENCE LIBRARY

1234 Main St, Germantown, WI May 14, 2020

Report No. 1003, v.2

[www.inspectthebestwi.com](http://www.inspectthebestwi.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

INFRA-RED

APPENDIX

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS