

# Home Inspection Report



N5317 Meadowlark Road, Sheboygan Falls, WI 53085

**Inspection Date:**

Wednesday, June 19, 2024

**Prepared For:**

Michael O Donnell

**Prepared By:**

HomeReview Inspection Services Inc

920-892-7654

Homereview@wi.rr.com

**Report Number:**

5423

**Inspector:**

Bob Turicik

**License/Certification #:**

1152-106

# Report Overview

## Scope of Inspection

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.

- Functional- Performing it's function and it's condition is appropriate for its age / or use.
- Defect- It was decided to use the state's definition.  
Current definition of Defect; A condition of any component of an improvement that would significantly impair the health or safety of future 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.  
A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of 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.
- Further Evaluation- Item is not functioning as intended, needs further evaluation by a qualified contractor.
- Needs Repair/ Maintenance- 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- Currently functioning, but condition and / or age indicates that remaining life is expected. Client is advised to budget for replacement or upgrade.
- Not Inspected- item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at the time of inspection or was within the scope of this inspection.
- not Present- Item not present or not found at the time of inspection.

## Main Entrance Faces

South

## State of Occupancy

Unoccupied but furnished

## Weather Conditions

Sunny 82 degrees

## Recent Rain

Yes

## Ground Cover

Damp

## Approximate Age

1971

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# Report Summary

## Items Not Operating

None apparent

### Defects/Major Concerns

ROOFING-

### Needs Further Evaluation

GROUNDS-suggest further evaluation repair costs exterior damaged siding, fascia & soffit wood prime & paint-

GROUNDS-suggest further evaluation wood balcony with proper balusters-

ROOF-Roof covering showed signs of curling, cracking and aging, recommend a qualified roofing contractor evaluate-

BASEMENT-Foundation had some movement, recommend further evaluation by a qualified contractor or licensed engineer-

ELECTRICAL-several breakers are double-tapped -Recommend further evaluation licensed electrician evaluate and make necessary repairs-

### Potential Safety Hazards

GROUNDS-driveway settled garage floor trip hazard-

EXTERIOR-suggest GFCI exterior outlets-

GARAGE-suggest GFCI outlets-

GARAGE-suggest proper fire rats door no window to house & drywall to the peak-

KITCHEN-suggest kitchen GFCI outlets-

BATHROOM-second floor suggest GFCI outlet-

BATHROOM-half first floor suggest GFCI outlets-

INTERIOR-suggest smoke & CO one on each floor-

### Deferred Cost Items

EXTERIOR-AC unit over 20 yrs-

INTERIOR-suggest more insulation & ventilation in attic-

### Maintenance Items

GROUNDS-suggest trimming trees over driveway & next to house-

GROUNDS-suggest adding fill left side of garage next to foundation-

HEATING-suggest boiler tuneup before season-

INTERIOR-suggest exterminator several ants & spiders-

### Items To Monitor

None Apparent

### Inspection Disclosures

Report prepared by: Robert Turicik HomeReview Inspection Services Inc

# Report Summary

## Inspection Disclosures

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Report was generated on the report date listed.

This summary page is provided for a convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the clients reference.

For the purpose of the report , "Defect" as defined in section 440.97 (2m) Wis.Stats. Mean s: "A condition of any component of an improvement that a home inspector determines, on the basis of the home inspectors judgement on the day of inspection, would significantly impair the health or safety of occupants of the property or that, if not required, repaired or replaced would significantly shorten or adversely affect the expected normal life of the components the improvement." The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m) Wis. Stats.

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

# Receipt/Invoice

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HomeReview Inspection Services Inc

920-892-7654

Date: Wed. Jun. 19, 2024 10:00

Inspected By: Bob Turicik

Client: Michael O Donnell

Property Address

N5317 Meadowlark Road

Sheboygan Falls, WI 53085

Inspection Number: 5423

Payment Method: Check

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Inspection	Fee
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Home Inspection	\$475.00
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<b>Total</b>	<b>\$475.00</b>
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# Grounds

## Service Walks

- None  Not Visible  
**Material**  Concrete  Flagstone  Gravel  Brick Other:  
**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home  
 Settling cracks  Public sidewalk needs repair

**Comments**

**Photos**



## Driveway/Parking

- None  Not Visible  
**Material**  Concrete  Asphalt  Gravel/Dirt  Brick Other:  
**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home  
 Trip hazard  Fill cracks and seal

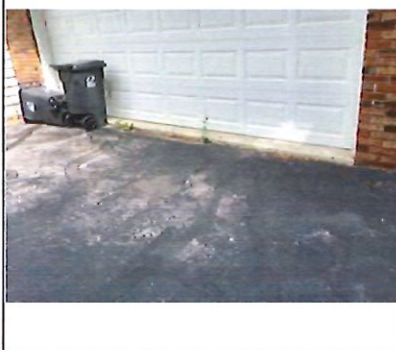
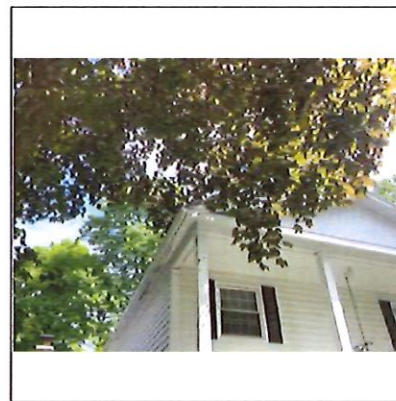
**Comments**

GROUNDS-suggest trimming trees over driveway & next to house-

GROUNDS-driveway settled garage floor trip hazard-

**Photos**





**Porch**

None  Not Visible  
**Condition**  Satisfactory  **Marginal**  Poor  Railing/Balusters recommended  
**Support Pier**  Concrete  Wood Other:   
**Floor**  **Satisfactory**  Marginal  Poor  Safety Hazard  
**Comments** Damaged wood animal, activity-  
**Photos**

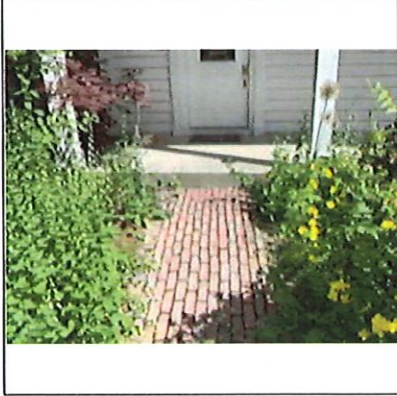


**Stoops/Steps**

None  
**Material**  Concrete  Wood Other:  Railing/Balusters recommended  
**Condition**  **Satisfactory**  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged  
 Cracked  Settled  
**Comments**



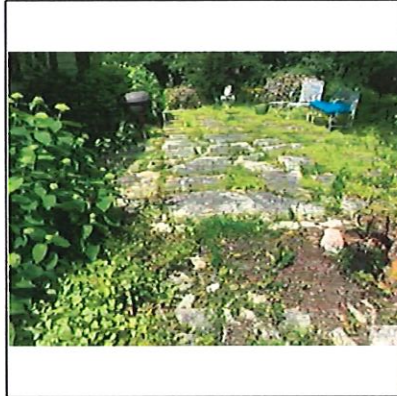
Photos



Patio

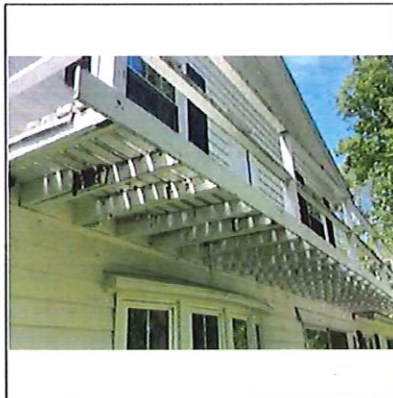
- None
- Concrete  Flagstone  Kool-Deck  Brick Other:
- Satisfactory  Marginal  Poor  Settling cracks  Trip hazard
- Pitched towards home (see remarks)  Drainage provided  Typical cracks

Comments  
Photos



Deck/Balcony

- None  Not Visible
  - Wood  Metal  Composite  Railing/Balusters recommended
  - Satisfactory  Marginal  Poor  Wood in contact with soil
  - Treated  Painted/Stained Other:  Safety Hazard  Improper attachment to house
  - Railing loose  Not Applicable
- Comments  
Photos
- GROUPS-suggest further evaluation wood balcony with proper balusters-



# Grounds

## Deck/Patio/Porch Covers

None  
**Condition**  Satisfactory  Marginal  Poor  Posts/Supports need Repair  Earth to wood contact  
 Moisture/Insect damage  
**Recommend**  Metal Straps/Bolts/Nails/Flashing  Improper attachment to house  None  
**Comments** GROUNDS-suggest further evaluation repair costs exterior damaged wood prime & paint-

## Landscaping affecting foundation

N/A  
**Negative Grade**  East  West  North  South  Satisfactory  Recommend additional backfill  
 Recommend window wells/covers  Trim back trees/shrubberies  
 Wood in contact with/improper clearance to soil  
**Comments** GROUNDS-suggest adding fill left side of garage next to foundation-  
**Photos**



## Hose bibs

N/A  
**Condition**  Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve  
**Operable**  Yes  No  Not Tested  Not On  
**Comments**



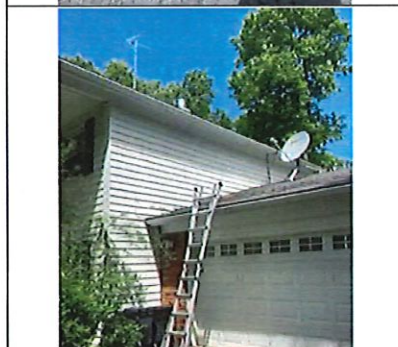
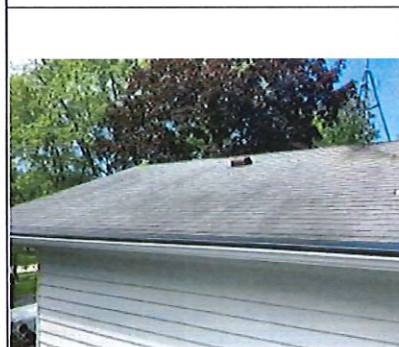
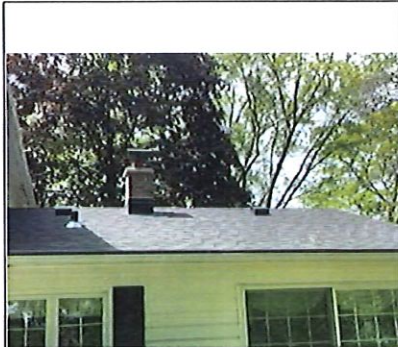
# Roof

**General**

Visibility  None  All  Partial Limited By:

Inspected From  Roof  Ladder at eaves  Ground  With Binoculars

**Photos**







**Style of Roof**

Type  Gable  Hip  Mansard  Shed  Flat Other:

Pitch  Low  Medium  Steep  Flat

Roof #1 Type:Asphalt  
Layers:One  
Age:

Roof #2 Location:Roof  
 None

Type:  
Layers:  
Age:

Roof #3 Location:  
 None  
Type:  
Layers:  
Age:  
Location:

Comments

**Ventilation System**

None  N/A

Type  Soffit  Ridge  Gable  Roof  Turbine  Powered Other:

Comments

**Flashing**

Material  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other:

Condition  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing

Separated from chimney/roof  Recommend Sealing Other:

Comments

**Condition of Roof Coverings**

Roof #1  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligatoring  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

Roof #2  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligatoring  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

Roof #3  N/A  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligatoring  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

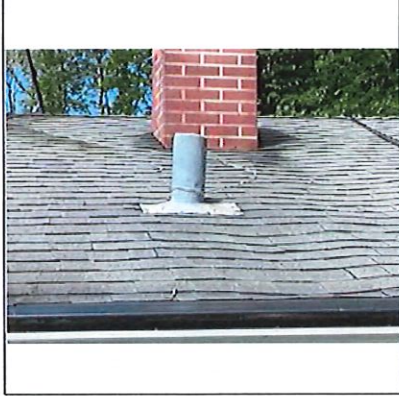
Comments ROOF-Roof covering showed signs of curling, cracking and aging, recommend a qualified roofing contractor evaluate-

# Roof

## Plumbing Vents

- Not Visible  Not Present  
 Satisfactory  Marginal  Poor

Condition  
Comments  
Photos





# Exterior

## Chimney(s)

- None
- Location(s)**  Roof  Ground (Inspection Limited)  With Binoculars
- Viewed From**  Roof  Ladder at eaves  Recommended
- Rain Cap/Spark Arrestor**  Yes  No  Recommended
- Chase**  Brick  Stone  Metal  Blocks  Framed
- Evidence of**  Holes in metal  Cracked chimney cap  Loose mortar joints  Flaking  Loose brick  Rust  
 No apparent defects
- Flue**  Tile  Metal  Unlined  Not Visible
- Evidence of**  Scaling  Cracks  Creosote  Not evaluated  Have flue(s) cleaned and re-evaluated  
 Recommend Cricket/Saddle/Flashing  No apparent defects
- Condition**  Satisfactory  Marginal  Poor  Recommend Repair

**Comments**  
**Photos**



## Gutters/Scuppers/Eavestrough

- None
- Condition**  Satisfactory  Marginal  Poor  Rusting  Downspouts needed  Recommend repair/replace  
 Needs to be cleaned
- Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum Other:
- Leaking**  Corners  Joints  Hole in main run  No apparent leaks
- Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory
- Extension needed**  North  South  East  West  N/A

## Siding

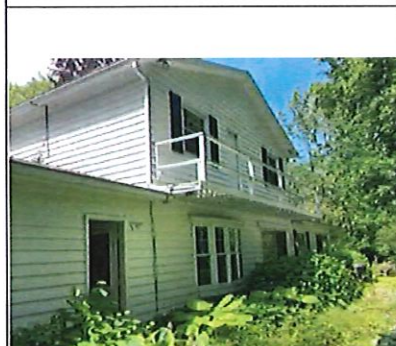
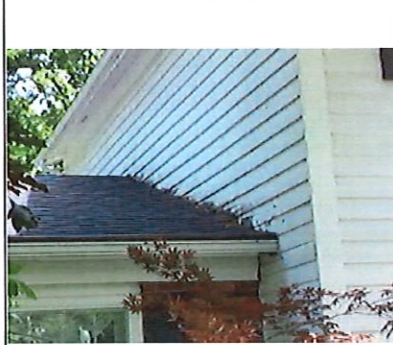
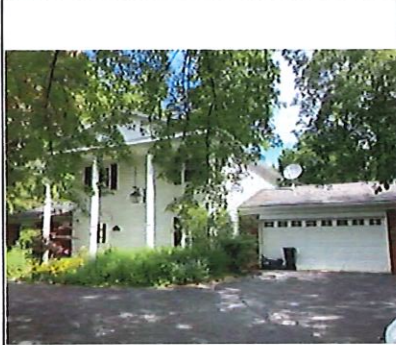
- Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal/Vinyl Other:  Typical cracks  Peeling paint  Monitor  Wood rot  
 Loose/Missing/Holes



# Exterior

**Siding cont.**

**Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting  
**Comments** Siding had some damage, recommend repairing/replacing damaged sections  
**Photos**



**Trim**

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:  
**Condition**  Satisfactory  Marginal  Poor  
**Comments**

**Soffit**

**Material**  None  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:  
**Condition**  Satisfactory  Marginal  Poor  
**Comments**

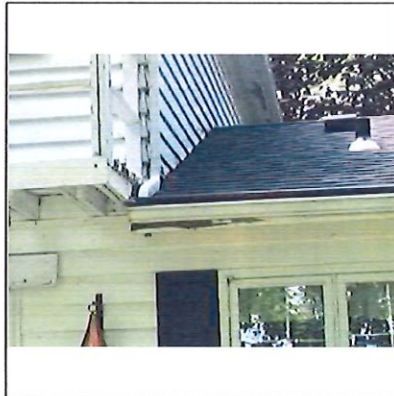


**Photos**



**Fascia**

- Material**  None  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:
- Condition**  Satisfactory  Marginal  Poor
- Comments**
- Photos**



**Flashing**

- Material**  None  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:
- Condition**  Satisfactory  Marginal  Poor
- Comments**

**Caulking**

- Condition**  None  Satisfactory  Marginal  Poor  
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
- Comments**

**Windows/Screens**

- Condition**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting  
 Recommend repair/replace damaged screens  Failed/fogged insulated glass
- Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad
- Screens**  Torn  Bent  Not installed  Satisfactory
- Comments**

**Storms Windows**

- Condition**  None  Not installed  Satisfactory  Broken/cracked  Wood rot  Recommend repair/painting

# Exterior

## Storms Windows cont.

Material  Wood  Clad comb.  Wood/Metal comb.  Metal  
 Putty  Satisfactory  Needed  N/A  
 Comments

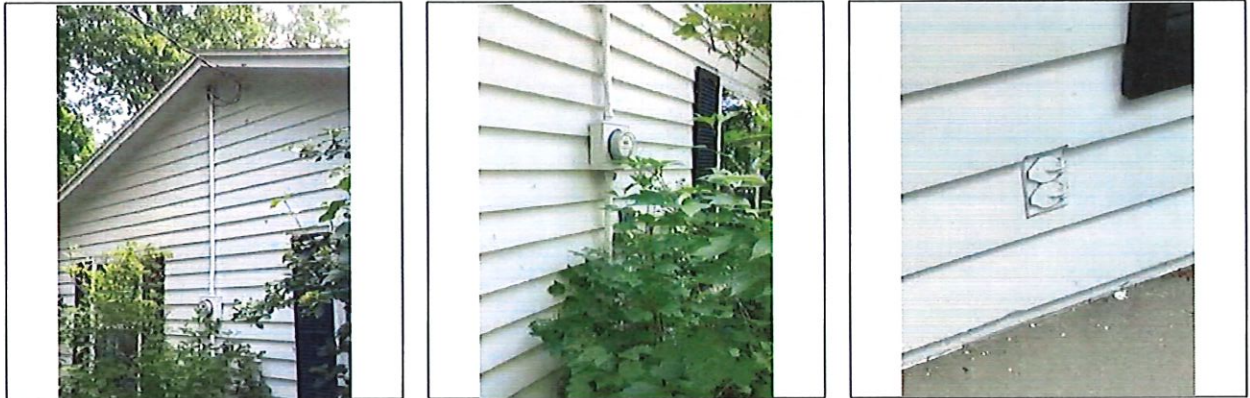
## Slab-On-Grade/Foundation

Foundation Wall  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible Other:  
 Condition  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated  
 Concrete Slab  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated  
 Comments

## Service Entry

Location  Underground  Overhead  
 Condition  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low  
 Exterior receptacles  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor  
 GFCI present  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles  
 Comments EXTERIOR-suggest GFCI exterior outlets-

## Photos



## Building(s) Exterior Wall Construction

Type  Not Visible  Framed  Masonry Other:  
 Condition  Not Visible  Satisfactory  Marginal  Poor  
 Comments

## Exterior Doors

Main Entrance  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
 Patio  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
 Rear door  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
 Other door  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
 Comments

## Exterior A/C - Heat pump #1

Unit #1  N/A  
 Location: West  
 Brand: Carrier  
 Model #: Unknown  
 Serial #:  
 Approximate Age: Unknown

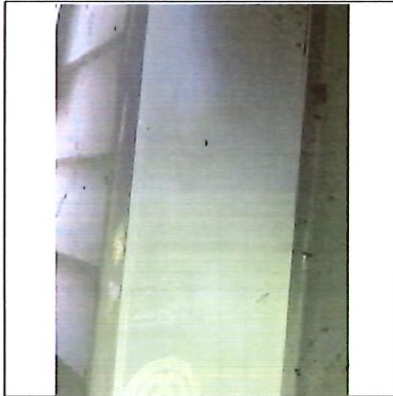


# Exterior

## Exterior A/C - Heat pump #1 cont.

Condition  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
Energy source  Electric  Gas Other:  
Unit type  Air cooled  Water cooled  Geothermal  Heat pump  
Outside Disconnect  Yes  No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):  
 Improperly sized fuses/breakers  
Level  Yes  No  Recommend re-level unit  
Condenser Fins  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory  
Insulation  Yes  No  Replace  
Improper Clearance (air flow)  Yes  No  
Comments Suggest servicing AC unit-

### Photos



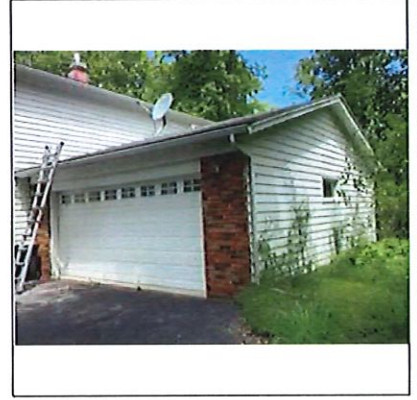
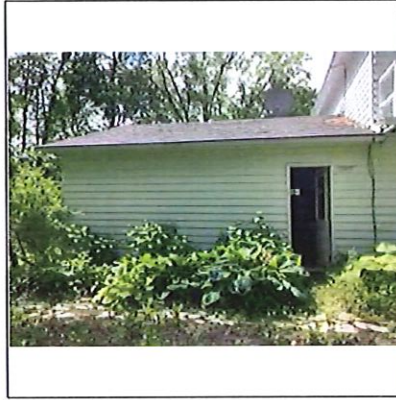
# Garage

## Type

Type  None  Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport

Comments

Photos



## Automatic Opener

Operation  None  N/A  Operable  Inoperable

Comments

## Safety Reverse

Operation  None  N/A  Operable  Not Operable  Need(s) adjusting  Safety hazard  
 Photo eyes and pressure reverse tested

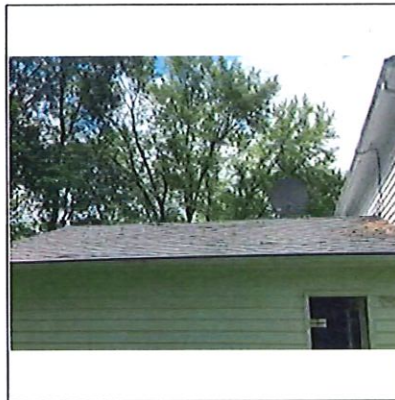
Comments

## Roofing

Material  Same as house  
Type:Asphalt  
Approx. age:    Approx. layers:

Comments

Photos



## Gutters/Eavestrough

Condition  Satisfactory  Marginal  Poor  Same as house

Comments



# Garage

## Siding

N/A  
**Material**  Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting  
**Comments**

## Trim

N/A  
**Material**  Same as house  Wood  Aluminum  Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting  
**Comments**

## Floor

**Material**  Concrete  Gravel  Asphalt  Dirt Other:  
**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  
 Safety hazard

**Source of Ignition within 18" of the floor**  N/A  Yes  No

**Comments**

**Photos**



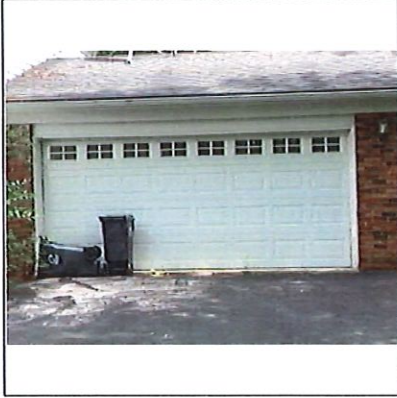
## Sill Plates

None  Not Visible  
**Type**  Floor level  Elevated  
**Condition**  Rotted/Damaged  Recommend repair  
**Comments**

## Overhead Door(s)

N/A  
**Material**  Wood  Fiberglass  Masonite  Metal  Recommend repair  
**Condition**  Satisfactory  Marginal  Poor  Hardware loose  Safety Cable Recommended  
 Weatherstripping missing/damaged  Loose/missing  
**Recommend Priming/Painting Inside & Edges**  Yes  No  
**Comments**

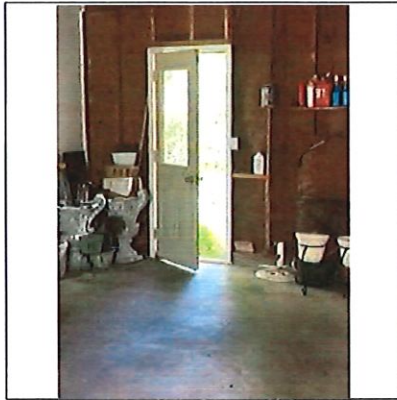
Photos



Exterior Service Door

- None
- Satisfactory
- Marginal
- Poor
- Damaged/Rusted

Condition  
Comments  
Photos



Electrical Receptacles

- Yes  No  Not Visible Operable:  Yes  No

Reverse polarity  Yes  No

Open ground  Yes  No  Safety Hazard

GFCI Present  Yes  No Operable:  Yes  No  Handyman/extension cord wiring

Recommend GFCI Receptacles

Comments GARAGE-suggest GFCI outlets-

Photos



Fire Separation Walls & Ceiling

- N/A  Present  Missing  Recommend repair



# Garage

## Fire Separation Walls & Ceiling cont.

Condition  Satisfactory  Recommend repair  Holes walls/ceiling  Safety hazard(s)

Moisture Stains Present  Yes  No

Typical Cracks  Yes  No

Fire door  Not verifiable  Not a fire door  Needs repair  Satisfactory

Self closure  N/A  Satisfactory  Inoperative  Missing

Comments GARAGE-suggest proper fire rats door no window to house & drywall to the peak-

Photos

