

# INSPECTION REPORT



For the Property at:  
**123 STONE WAY**  
GERMANTOWN, WI 53022

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Prepared for: PAUL VAN ENGEN  
Inspection Date: Monday, March 16, 2020  
Prepared by: Paul VanEngen



Inspect The Best WI - 3324-106  
N112W16298 Mequon Rd MB#128  
Germantown, WI 53022  
262-665-9990

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



May 4, 2020

Dear PAUL VAN ENGEN,

RE: Report No. 1003, v.0  
123 Stone Way  
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  
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# SUMMARY

123 Stone Way, Germantown, WI March 16, 2020

Report No. 1003, v.0

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

SITE INFO

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](#)

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

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## Description

**General:** • Single layer of asphalt shingles.  
Roof and flashings all appear to be original to home (10yrs).

**The home is considered to face:** • North

**Sloped roofing material:** • Asphalt shingles

**Sloped roof flashing material:** • Metal

## Limitations

**Inspection performed:** • By walking on roof

# EXTERIOR

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## 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

**Garage:**

• Attached

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

# STRUCTURE

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## Description

### Configuration:

- Basement

90% of basement was finished limiting observation of distribution systems.

**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.

## Limitations

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

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

**Crawlspace:** • No crawlspace present

# ELECTRICAL

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## Description

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box type and location:** • Breakers

**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

# HEATING

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## Description

**System type:** • Furnace

**Fuel/energy source:** • Gas

**Heat distribution:** • Ducts and registers

**Fireplace/stove:** • Gas fireplace

## Limitations

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

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

**Fireplace/wood stove:** • Access restricted

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



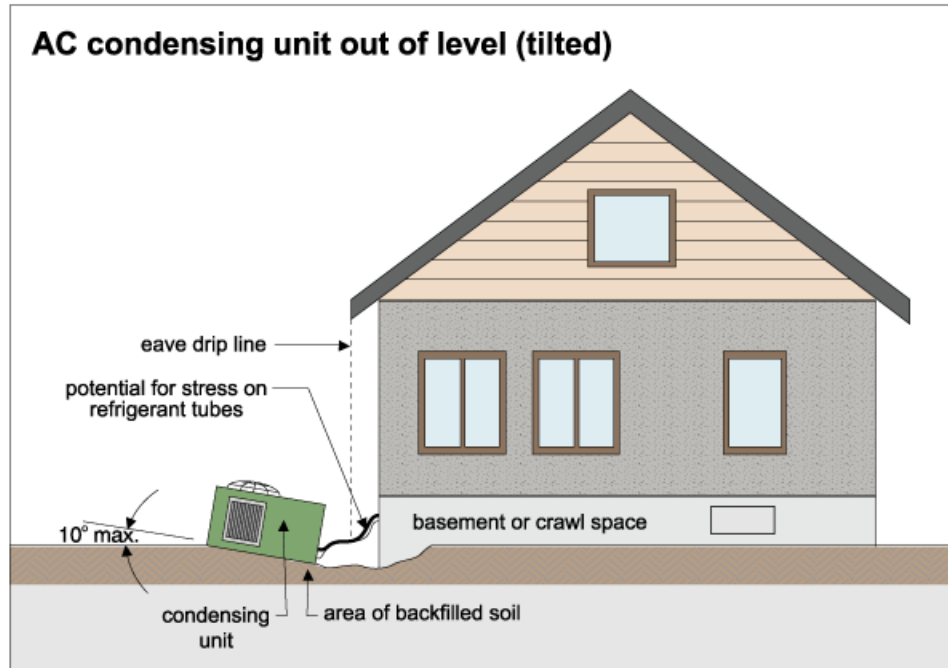
## Recommendations

### AIR CONDITIONING \ Compressor

**Condition:** • Out of level

**Implication(s):** Reduced system life expectancy | Damage to equipment

**Task:** Improve



# INSULATION AND VENTILATION

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## Description

**Attic/roof insulation material:** • Cellulose

**Attic/roof air/vapor barrier:** • Plastic

**Attic/roof ventilation:** • Roof and soffit vents

## Limitations

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

# PLUMBING

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## Description

**Service piping into building:** • Copper

**Supply piping in building:** • PEX (cross-linked Polyethylene)

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## Description

**Weather:** • Partly cloudy • There was snow on the ground.

**Approximate temperature:** • 34°

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

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

**Number of stories:** • 2

**Number of bedrooms:** • 5

**Number of bathrooms:** • 4

**Below grade area:** • Basement

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

**END OF REPORT**