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Inspected By: Brian Wert



Home Inspection Report

Prepared For:

Curtis Graff

Property Address:

1434

105th Ave

Amery, WI 54001

Inspected on Wed, Apr 22 2026 at 8:47AM

Table of Contents

General	3
Exterior	3
Roofing	8
Structure	14
Electrical	15
Heating	20
Cooling	22
Plumbing	23
Interior	25
Appliances	32
Report Summary	34

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Door Faces:	North
People Present:	Selling Agent



Comment 1:
The i in the blue circle is for information.



Comment 2:
The ! In the yellow triangle is for a deficiency.

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Aluminum
Exterior Trim Material:	Wood, Aluminum
Walking Surface Types:	Walks, Porches, Decks
Walking Surface Materials:	Concrete, Brick, Synthetic
Chimney Type:	Not Present

(Exterior continued)



Comment 3:
Grade does not slope away from foundation.
Siding should be a minimum of 6" above grade.



Figure 3-1



Comment 4:
Siding has minor damage.

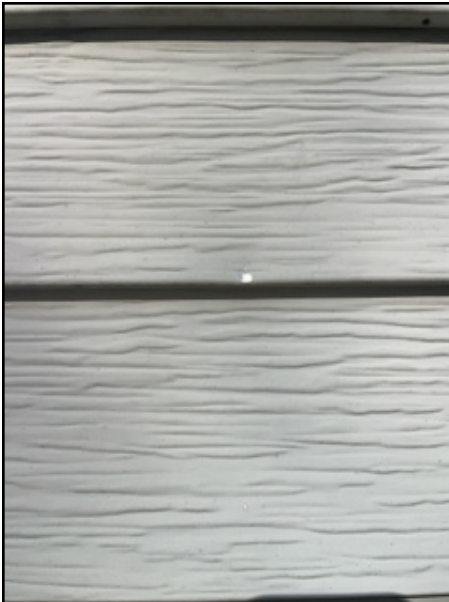


Figure 4-1



Figure 4-2

(Exterior continued)



Comment 5:
Air intake should be cleaned.



Figure 5-1



Figure 5-2



Comment 6:
Dryer vent.
Second picture is old vent



Figure 6-1



Figure 6-2

(Exterior continued)



Comment 7:
Siding is loose by faucet.



Figure 7-1



Comment 8:
Minor damage on patio screen.



Figure 8-1

(Exterior continued)



Comment 9:
Front sidewalk has sunk a little .



Figure 9-1



Comment 10:
Weatherstripping on front door is in poor condition .

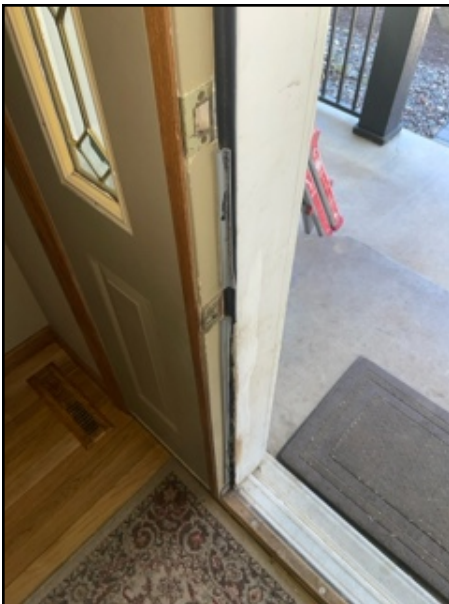


Figure 10-1

(Exterior continued)



Comment 11:

Handle on screen in master bedroom is backwards.



Figure 11-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Arms Length, From Ground With Binoculars

Roofing Material:

3 Tab Shingle

Ventilation Present:

Roof, Soffit

Gutter Material:

Metal

(Roofing continued)



Comment 12:
No kick out flashing.



Figure 12-1



Figure 12-2



Comment 13:
Flat area is 35" wide.

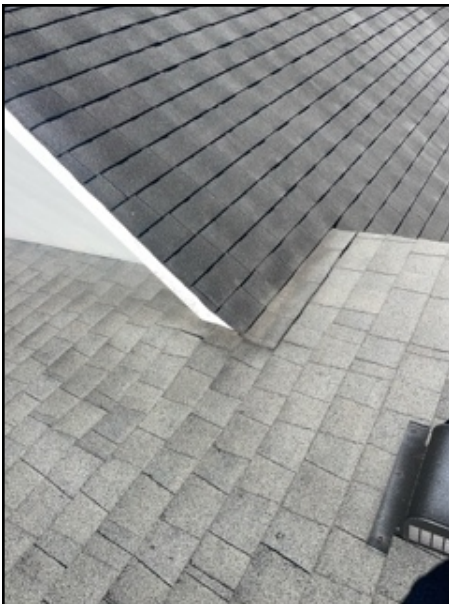


Figure 13-1

(Roofing continued)



Comment 14:
The roof is in fair condition.

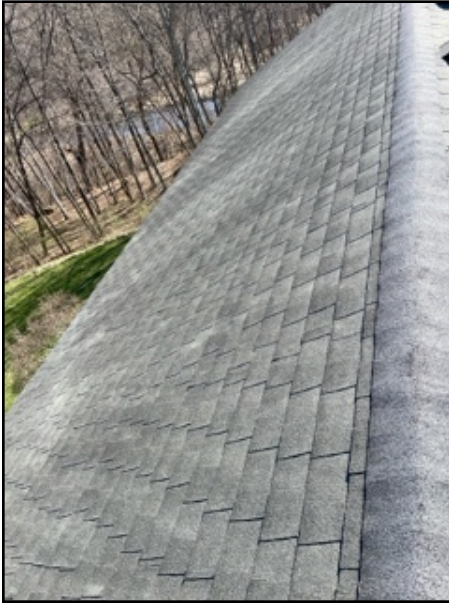


Figure 14-1



Figure 14-2

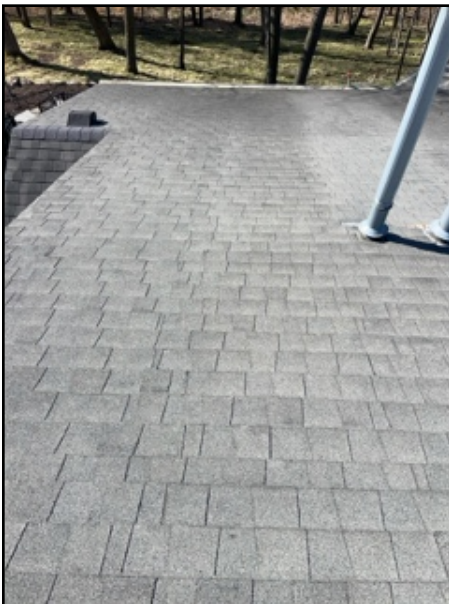


Figure 14-3



Figure 14-4

(Roofing continued)



Figure 14-5

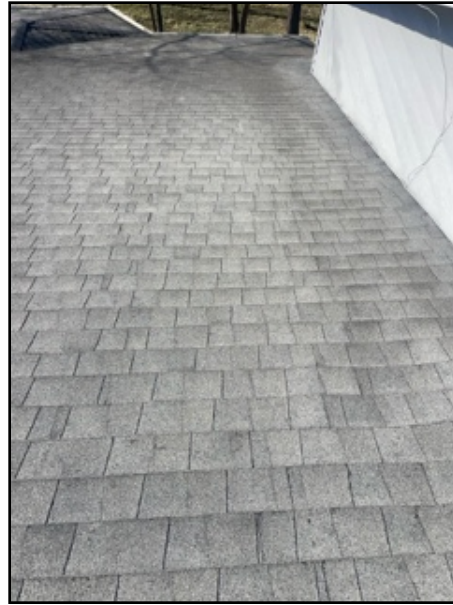


Figure 14-6

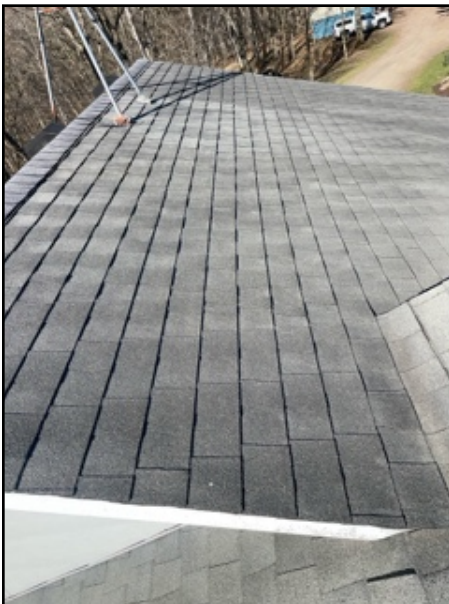


Figure 14-7



Figure 14-8

(Roofing continued)

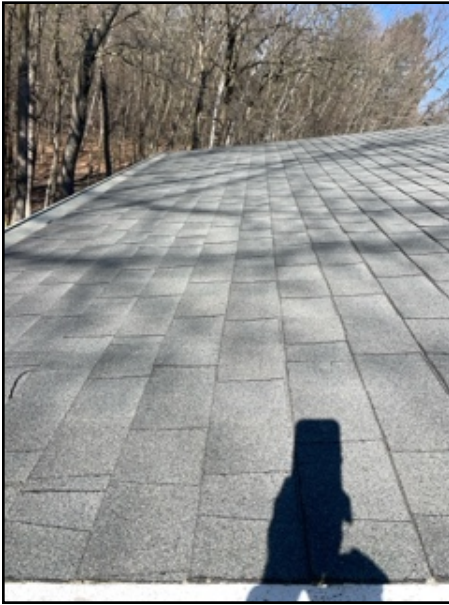


Figure 14-9

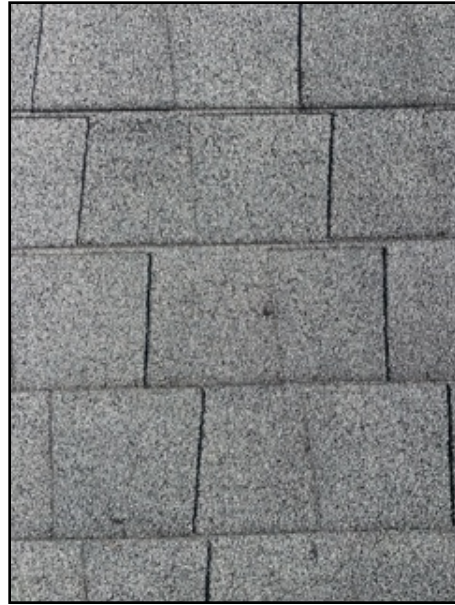


Figure 14-10

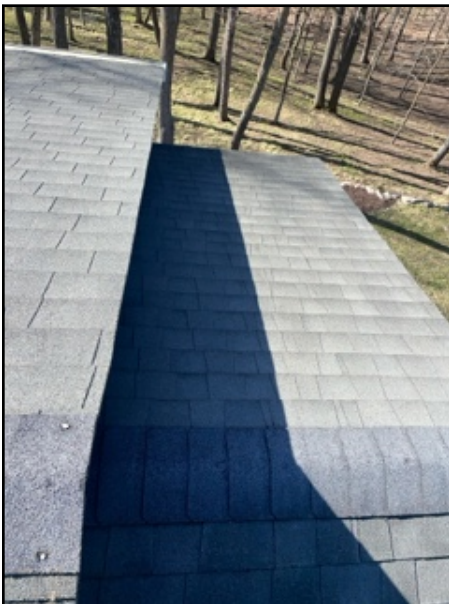


Figure 14-11

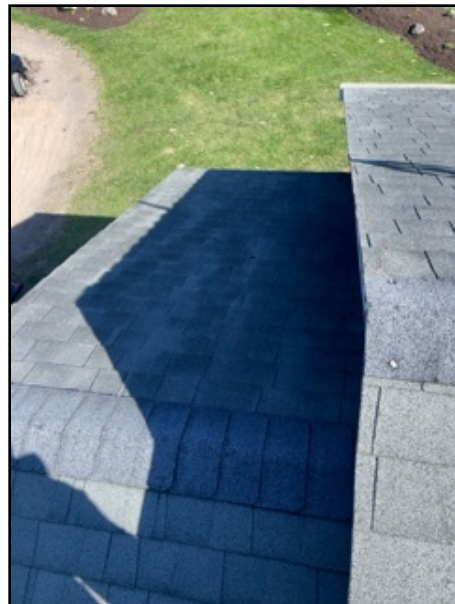


Figure 14-12

(Roofing continued)



Figure 14-13



Figure 14-14



Comment 15:

There are a few exposed nails.



Figure 15-1



Figure 15-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss
Inspection Method:	From Access
Attic Insulation:	Loose Fill



Comment 16:
12" of blown fiberglass.



Figure 16-1

(Attic continued)



Comment 17:

For better energy efficiency the batt insulation should be cut to fit the access and access should be caulked or weatherstripped.

Water stain caused by no insulation above attic access where vapor condensation gathered



Figure 17-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Underground

(Electrical continued)

Service Panel Location:

Garage



Service Voltage:

240 volts

Service Amperage:

200 amps

Over Current Devices:

Breakers

Main Disconnect Location:

Service Panel

Subpanel Locations:

Garage, Shed



Wiring Method:

Copper

(Electrical continued)

Smoke Detectors Present: No



Comment 18:
Not all exterior outlets are GFCI protected
Outlets in garage are not GFCI protected .



Comment 19:
Several wires share a common neutral
The breaker's should be tied together .

(Electrical continued)



Figure 19-1



Comment 20:

Need a working smoke detector and carbon monoxide alarm on each floor level. They should be replaced if they are more than 10 years old.

(Electrical continued)



Comment 21:

Outlet boxes should be extended through the wainscoting/tile/paneling/cabinet.



Figure 21-1



Figure 21-2



Comment 22:

Outlet left of kitchen sink is loose .



Figure 22-1

(Electrical continued)



Comment 23:

Not all outlets in the kitchen are GFCI protected .

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Propane

Type of Equipment:

Forced Air



Type of Distribution:

Metal Ducting, Flexible Ducting

(Heating continued)



Comment 24:

Check with manufacturer of garage heater for clearances.



Figure 24-1



Comment 25:

The filters in the air exchanger should be cleaned annually.



Figure 25-1

(Heating continued)



Comment 26:

I did not operate the small fireplace in the basement .



Figure 26-1

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
Type of Distribution:	Metal Ducting, Flexible Ducting



Comment 27:

Too cold to operate AC.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material: Plastic
Supply Pipe Material: Plastic, Copper
Location of Water Shutoff: Basement



Location of Fuel Shutoff: At Tank
Water Heater Fuel: Gas
Water Heater Capacity: Tankless



Comment 28:
Second floor main bathroom
Shower diverter does not divert all of the water
Sink stopper is not connected .

(Plumbing continued)



Figure 28-1



Figure 28-2



Comment 29:

There should be air hammer arresters for the washer.



Figure 29-1



Comment 30:

There is no sump basket. No drain tile system.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Casement
Window Materials:	Wood, Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Metal, Vinyl
Fireplace/Stove Type:	Manufactured



Comment 31:
Dryer vent pipe infringes on the stairway.



Figure 31-1

(Interior continued)



Comment 32:

Master bathroom door does not close.

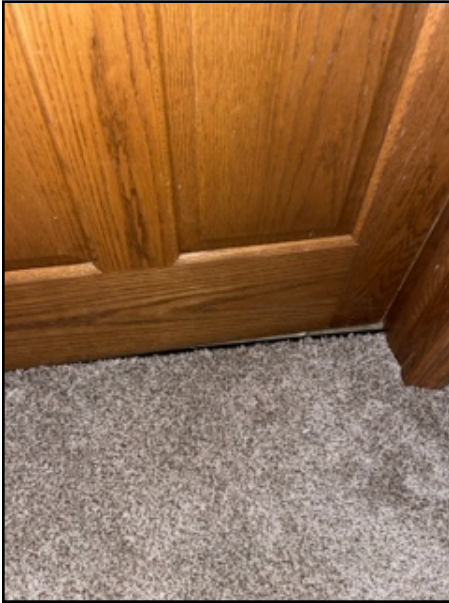


Figure 32-1



Comment 33:

Master bathroom cabinet is missing a screw.



Figure 33-1

(Interior continued)



Comment 34:

Bedroom closet needs to be adjusted .



Figure 34-1



Comment 35:

Some minor cracks in walls and ceilings.



Figure 35-1

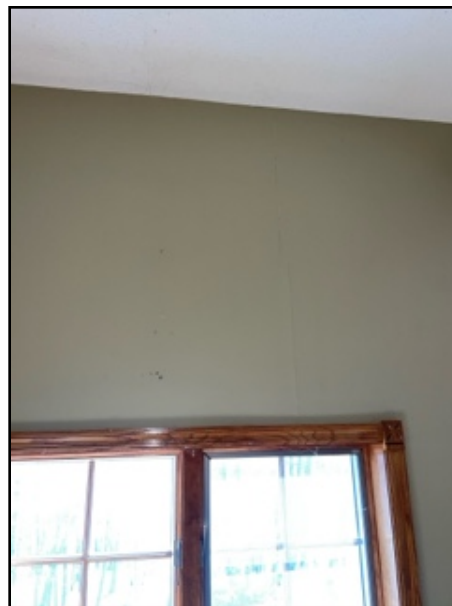


Figure 35-2

(Interior continued)



Figure 35-3



Comment 36:

Closet door by garage entry needs to be adjusted .



Figure 36-1

(Interior continued)



Comment 37:
Some doors do not latch.
Laundry room



Comment 38:
Handle missing on appliance garage .



Figure 38-1

(Interior continued)



Comment 39:

Drawer on island does not open and close properly .



Figure 39-1



Comment 40:

I could not get the left side of the French door to open
Right side was difficult to open and close .



Figure 40-1

(Interior continued)



Comment 41:
Basement window is off its hinge .



Figure 41-1

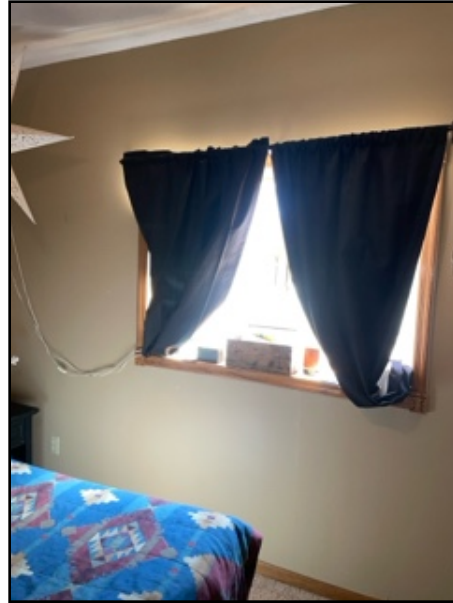


Figure 41-2



Comment 42:
Basement bedroom closet is missing some hardware .



Figure 42-1

(Interior continued)



Comment 43:

I did not open this closet in the basement .



Figure 43-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Dishwasher, Range, Range Vent, Refrigerator
Range Fuel:	Gas
Ventilation Type:	Exhaust



Comment 44:

When the downdraft fan is on and the gas burners are on low the flame will go out causing a gas leak.

(Appliances continued)



Figure 44-1

Report Summary

General

1) The ! In the yellow triangle is for a deficiency.

Exterior

2) Siding is loose by faucet.



Figure 7-1

(Report Summary continued)

Roofing

3) There are a few exposed nails.



Figure 15-1



Figure 15-2

Electrical

4) Need a working smoke detector and carbon monoxide alarm on each floor level. They should be replaced if they are more than 10 years old.

5) Not all outlets in the kitchen are GFCI protected .

(Report Summary continued)

Interior

6) Master bathroom door does not close.

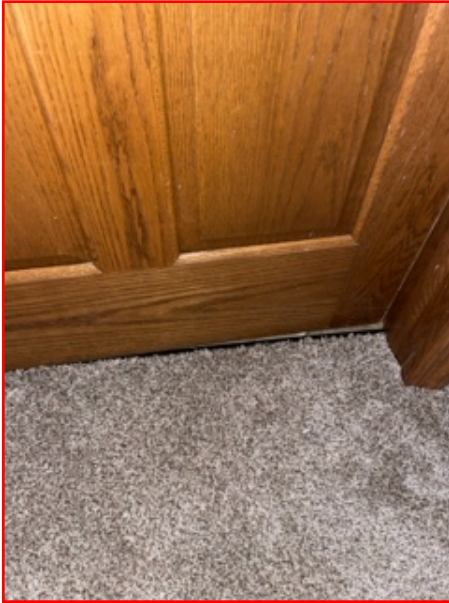


Figure 32-1

7) Basement window is off its hinge .



Figure 41-1

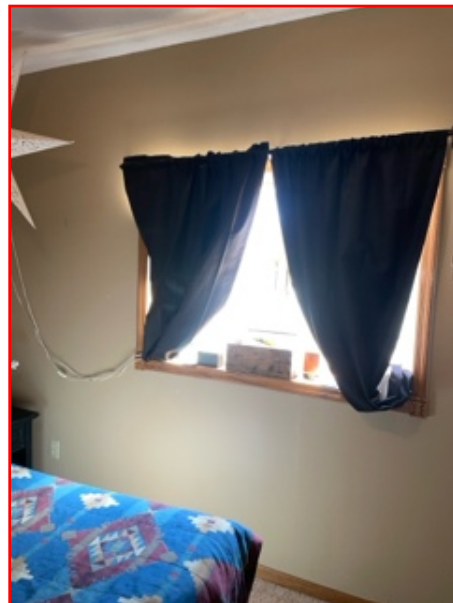


Figure 41-2