

HEATING

117 Judge Dr, Saukville, WI September 12, 2025

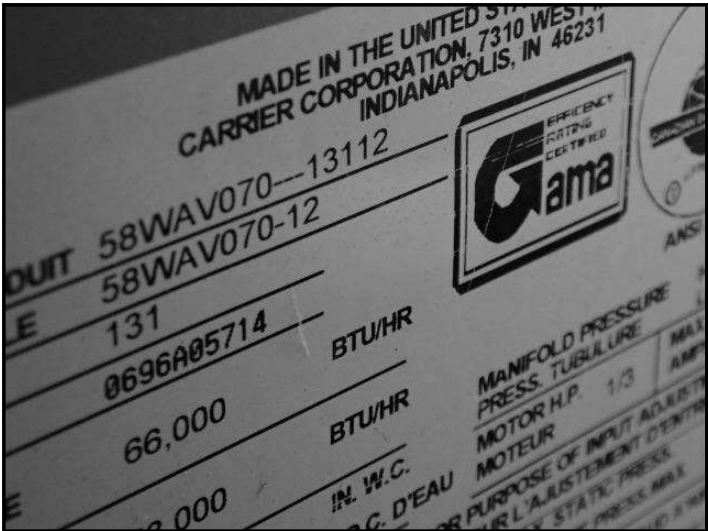
Report No. 7402

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



205. Cracks, holes or rust



206. Cracks, holes or rust

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INTERIOR

REFERENCE

- Carrier



SERIAL 0696E15296

PROD 38TUA018---301--

MODEL 38TUA018301

PISTON 55 CO N/A
FACTORY CHARGED R-1

4.25 LBS

INDOOR TXV SUBCOOLING

POWER SUPPLY 208/230 PH

1 PERMISSIBLE VOLTAGE AT UNIT

253 MAX SUITABLE FOR CL COMPRT

VOLTS AC 1 FLA

10.7 TAN MOTD

MOLTB AC 208 TALK

HP 1772 PW

SEASON TEST PW

RI PSI 300

LO PSI 150

MAXIMUM CURRENT AMPS

MAX FURT 20 MAX ODT

CHGR TYPE PER REC

UL LISTED SEE LISTING FOR APPROVED USE

VERIFIED FOR ENERGY CONFORMANCE

ENERGY STAR

REGISTERED TRADE MARK OF THE U.S. DEPARTMENT OF COMMERCE

DESIGNED AND MANUFACTURED IN MEXICO

SERIAL	0696E15296		
PROD	38TUA018---301--		
MODEL	38TUA018301		DO N/A
PISTON	ID	55	R-22
	FACTORY CHARGED		1.93 Kg
	LBS	10	F
INDOOR TXV SUBCOOLING	4.25	VOLTS	
POWER SUPPLY	208/230	60	HZ
	PH	PERMISSIBLE VOLTAGE AT UNIT	
	1	187 W	
	253	MAX	
	SUITABLE FOR OUTDOOR USE		
	COMPRESSOR		
	208/230		
VOLTS AC		PH	
	1	HLA	
	10.7	FAN MOTOR	
		208/230	
		HLA	
VOLTS AC	1/12	PH	
HP	1	DISCHARGE PRESSURE	
	20	SPR	

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COOLING & HEAT PUMP

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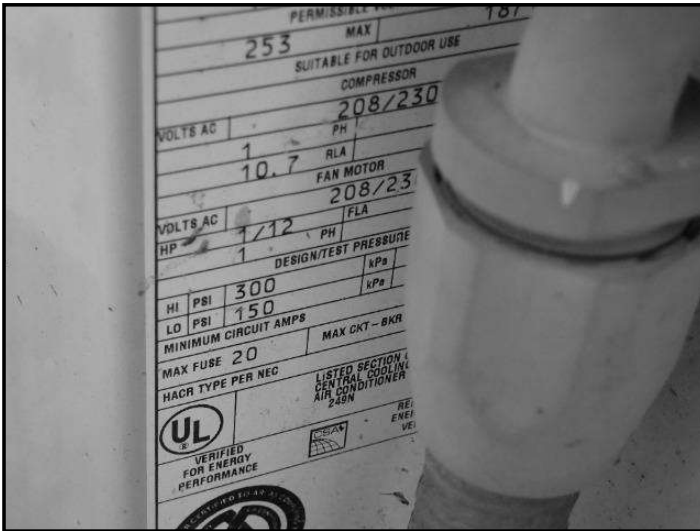
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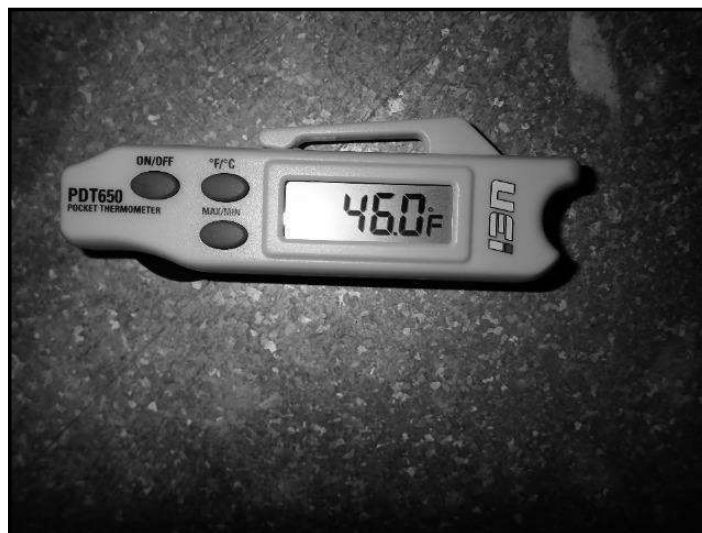
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211. Carrier



212. Carrier



213. Carrier

Cooling capacity: • 18,000 BTU/hr

Compressor approximate age: • 29 years

Typical life expectancy: • 12 to 15 years

Failure probability:

• High

Due to age, manufacturers listed life expectancy, and condition. The unit did operate as expected during the inspection.

Supply temperature: • 45°

Return temperature: • 70°

Temperature difference across cooling coil: • 21° • This suggests good performance.

Recommendations

AIR CONDITIONING \ Refrigerant lines

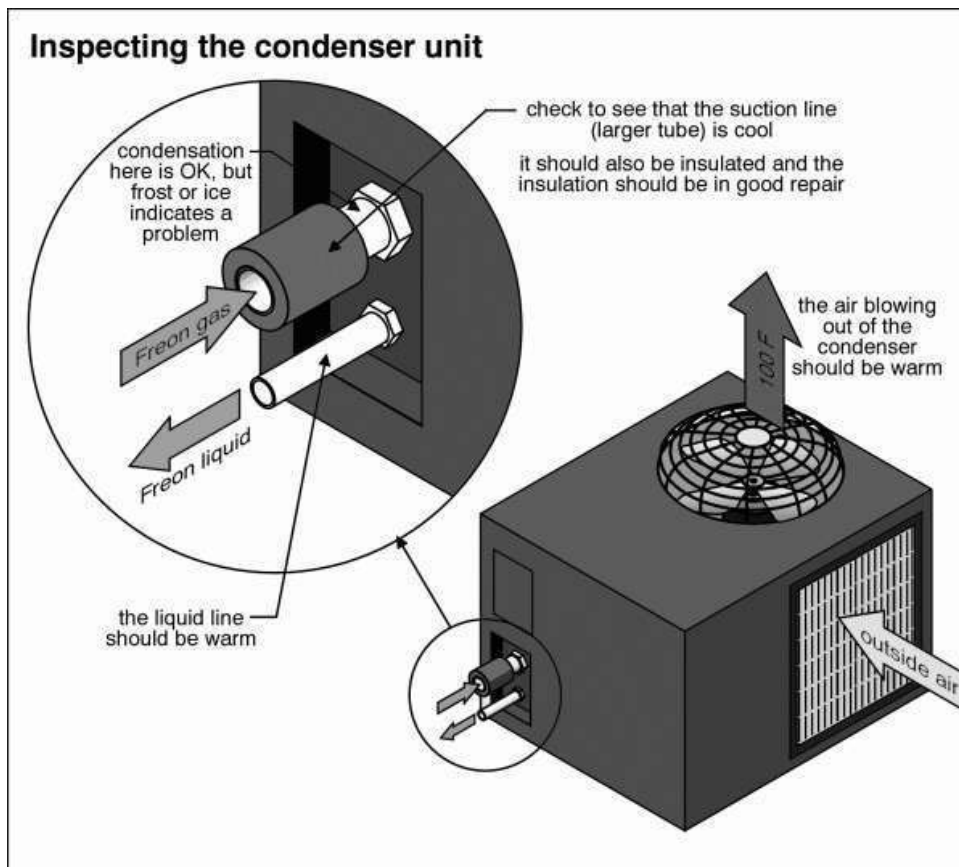
36. Condition: • Insulation - missing

The insulation on the refrigerant line to the A/C unit should be replaced. It should be continuous from the exterior unit to the furnace.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Exterior

Task: Improve Correct



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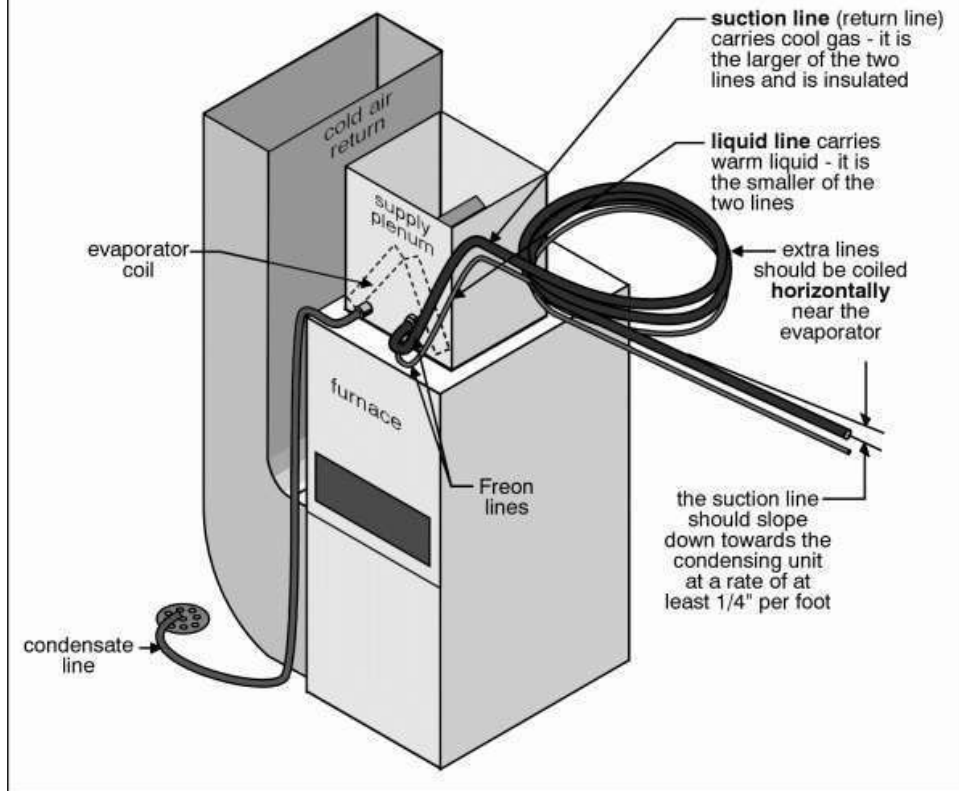
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Refrigerant lines



214. Insulation - missing

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Cellulose



215. Cellulose



216. Cellulose



217. Cellulose



218. Cellulose

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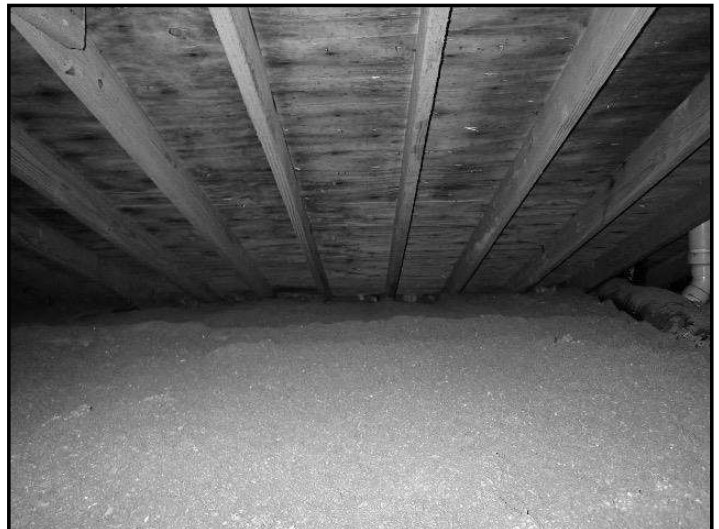
219. Cellulose



220. Cellulose



221. Cellulose



222. Cellulose

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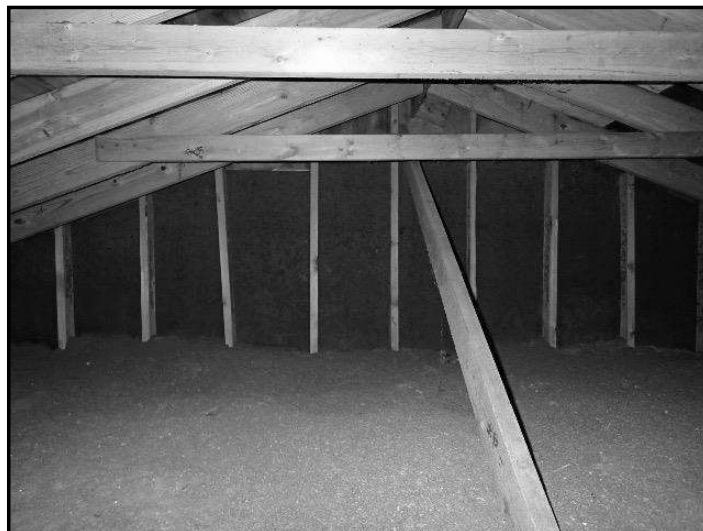
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223. Cellulose



224. Cellulose



225. Cellulose

- Not visible
Above the garage

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226. Not visible



227. Not visible



228. Not visible



229. Not visible

Attic/roof air/vapor barrier: • Not determined • Not visible

Attic/roof ventilation:

• Soffit vent

Could not verify the venting continuity due to lack of access. Ventilation calculations were not performed as a part of the home inspection.

• Ridge vent

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Limitations

Attic inspection performed: • Due to safety concerns and to prevent property damage the attic was viewed from the access hatch.

Recommendations

ATTIC/ROOF \ Insulation

37. Condition: • Amount less than current standards

The amount of insulation in some areas of the home does not meet current minimum expectations for a house in the state of Wisconsin and should be improved to provide an R-Value rating above R-30 consistently throughout.

Helpful video:

<https://www.youtube.com/watch?v=ghH5un9P7z>

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Provide Improve Correct



230. Amount less than current standards



231. Amount less than current standards

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:

- Basement
- Meter



232. Meter



233. Meter

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater manufacturer:

- Bradford White

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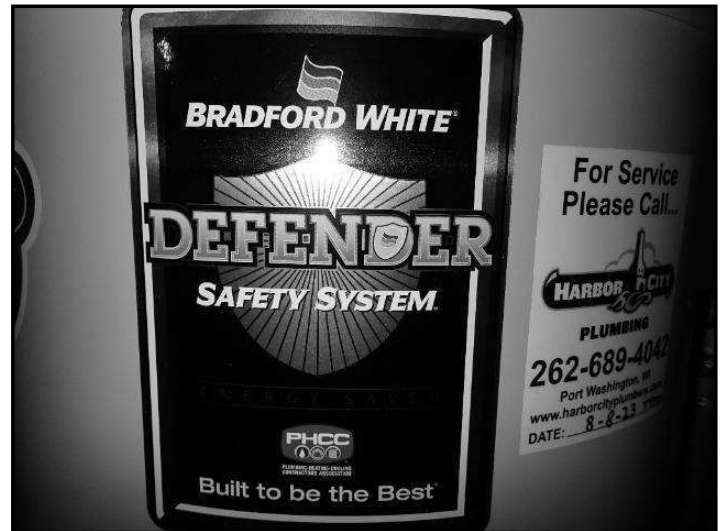
234. Bradford White



235. Bradford White



236. Bradford White



237. Bradford White

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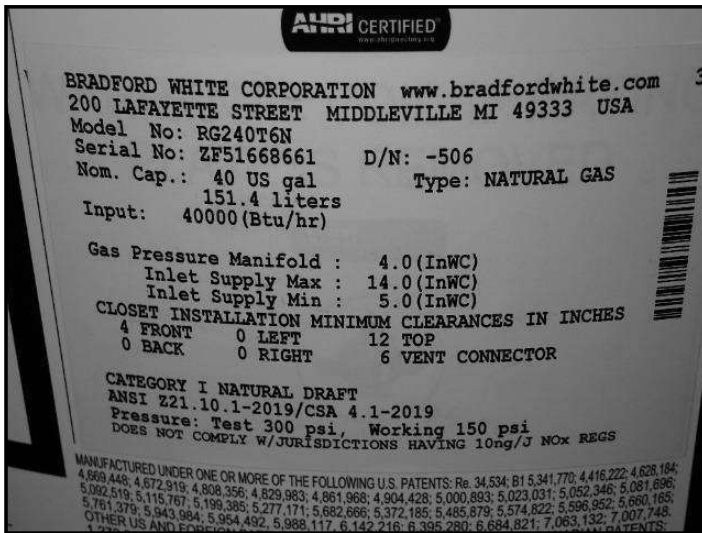
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238. Bradford White

239. Bradford White

Water heater tank capacity: • 40 gallons

Water heater approximate age: • 2 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • Low

Waste and vent piping in building: • PVC plastic • Cast iron

Pumps:

• Sump pump



240. Sump pump



241. Sump pump



242. Sump pump



243. Sump pump

Water treatment system:

- Water softener



244. Water softener



245. Water softener



246. Water softener



247. Water softener



248. Water softener

Exterior hose bibb (outdoor faucet):

- Present

The exterior hose bib's should be upgraded to frost free Silcocks. Some were not functional at the time of the inspection and likely are just off.



249. Present

Limitations

General: • The sewer/septic lateral is not visible during a home inspection without using a sewer scope (an expensive camera). If you did not have this done as a part of your home inspection it is recommended that you have it done during your inspection contingency window as if it is damaged it can be very expensive to repair or replace and can be damaged without showing any signs within the home at the time of the inspection. The sewer/septic lateral is the discharge pipe between the house and the septic/sewer system and is the home owners responsibility.

Items excluded from a building inspection: • Water treatment equipment can only be tested through water testing which is not a part of this home inspection.

Recommendations

SUPPLY PLUMBING \ Water supply piping in building

38. Condition: • Leak

There are a few leaking/corroded plumbing joints in the that need to be repaired.

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

Location: Various Basement

Task: Repair or replace Improve Correct

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250. Leak

WASTE PLUMBING \ Drain piping - installation

39. Condition: • Nonstandard materials and patches

DEFECT - There is some poor drain waste and vent piping in the home that needs to be corrected by a qualified plumber. There are a few improper sections and pieces that need to be replaced for consistent performance in waste movement and venting. This work was not professionally done, and there may be further issues that were not demoed or observed.

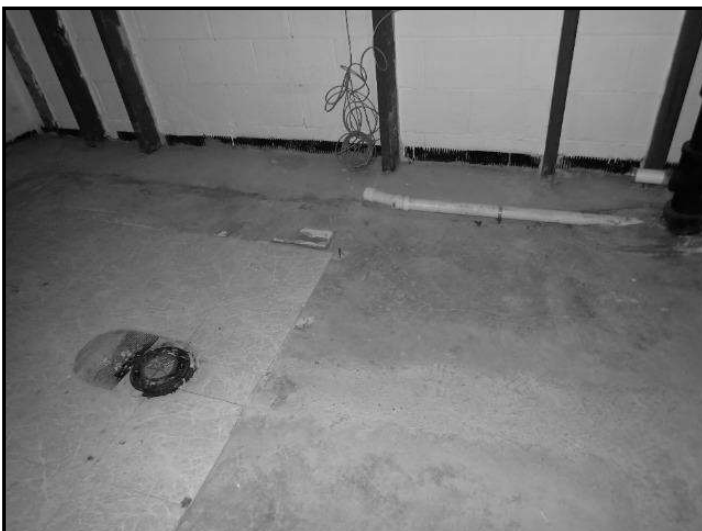
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Various Basement

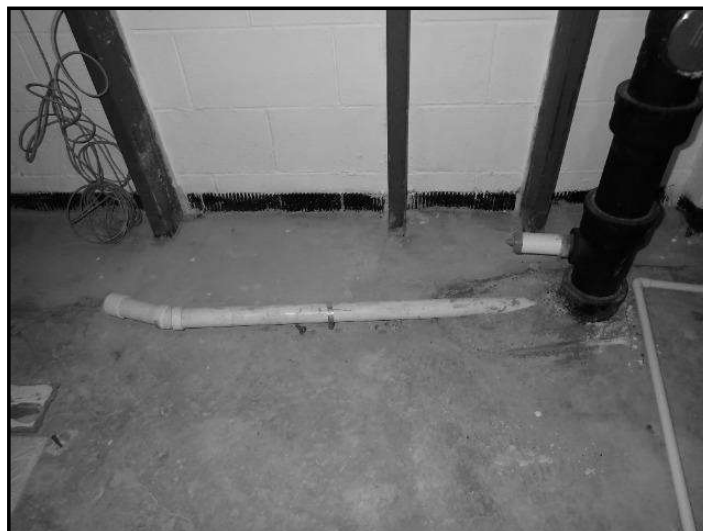
Task: Further evaluation Improve Correct

Time: Immediate

Cost: Major



251. Nonstandard materials and patches



252. Nonstandard materials and patches

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253. The sewer lateral appears to be made of cas...



254. Nonstandard materials and patches



255. Nonstandard materials and patches



256. Nonstandard materials and patches

40. Condition: • The sewer lateral appears to be made of cast iron and it is very aged. The lateral should be evaluated by a qualified professional as it may be damaged or deteriorated. Some parts of the cast iron drain lines are showing signs of rot/damage within the home.

Location: Basement Exterior

Task: Repair or replace Further evaluation Improve Correct

Time: Immediate



257. The sewer lateral appears to be made of cas...



258. The sewer lateral appears to be made of cas...

FIXTURES AND FAUCETS \ Shower stall enclosure

41. Condition: • Leak

The tile shower pans showed no signs of leaking, but will eventually and will require regular maintenance.

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

Location: First Floor Master Bathroom

Task: Improve Monitor

Time: Ongoing Regular maintenance



259. Leak

Description

Major floor finishes: • Laminate • Vinyl

Major wall finishes: • Plaster/drywall

Windows: • Fixed • Single/double hung • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged

Doors: • Inspected

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave/Exhaust Fan Combo

Stairs and railings: • Inspected

Recommendations

WALLS \ Masonry or concrete

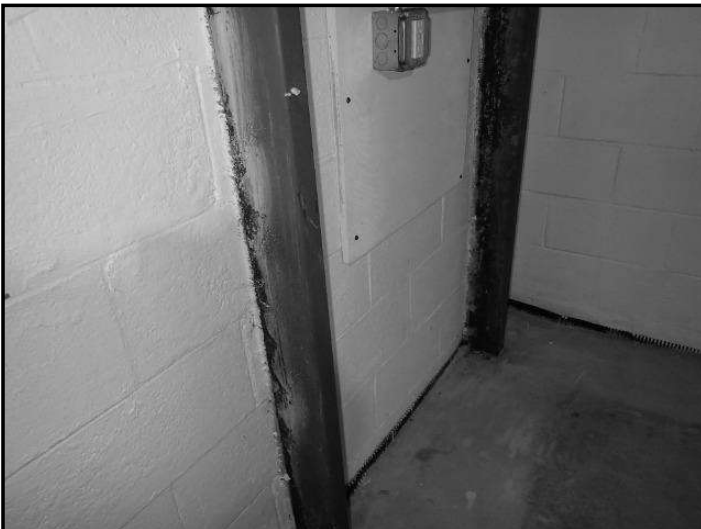
42. Condition: • Efflorescence

DEFECT - The basement is showing signs of efflorescence and moisture intrusion. The walls and floor were dry at the time of the inspection. These conditions are usually addressed by improving your grading, gutters, and downspouts. If the moisture persists there may be a need for a drain tile improvement/system. The moisture appears to be a continuing issue.

Location: Various Basement

Task: Further evaluation Improve Correct

Time: Immediate



260. *Efflorescence*

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261. Efflorescence



262. Efflorescence



263. Efflorescence

FLOORS \ General notes

43. Condition: • Mechanical damage

There are a few areas where the floors are unlevel/uneven. The cause for the condition was not identified nor visible at the time of the inspection and would require further evaluation.

Implication(s): Trip or fall hazard

Location: First Floor

Task: Improve Correct

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264. Mechanical damage

FLOORS \ Wood/laminate floors

44. Condition: • There are a few areas where the flooring is damaged and needs to be repaired.

Location: Various Basement First Floor

Task: Repair Improve Correct



265.



266.

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267.



268.

DOORS \ Doors and frames

45. Condition: • Stiff

There are a few doors that are stiff to operate, or don't latch properly and likely just need to be adjusted/repaired to function properly.

Implication(s): Reduced operability

Location: Various

Task: Improve Correct



269. *Stiff*



270. *Stiff*

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271. Stiff

CARPENTRY \ Cabinets

46. Condition: • The cabinetry is damaged in a few areas we need to be repaired.

Location: Various

Task: Improve Correct



272.

CARPENTRY \ Trim

47. Condition: • Missing

The interior trim is missing or damaged in a few areas and needs to be repaired/replaced.

Implication(s): Nuisance

Location: Various First Floor

Task: Repair or replace Improve Correct

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273. Missing



274. Missing



275. Missing



276. Missing

EXHAUST FANS \ General notes

48. Condition: • Inadequate air movement

The bathroom fans are not functioning as expected in and need to be repaired or replaced.

Implication(s): Chance of condensation damage to finishes and/or structure

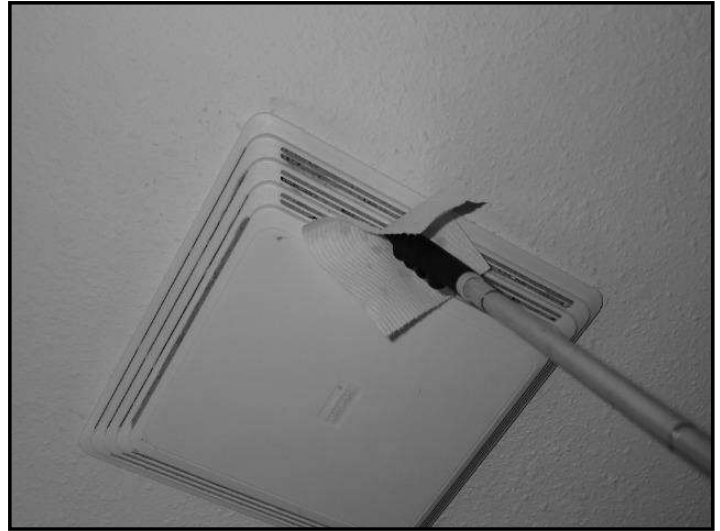
Location: Various First Floor Bathroom Master Bathroom

Task: Further evaluation Improve Correct

Time: Immediate



277. Inadequate air movement



278. Inadequate air movement

APPLIANCES \ Refrigerator

49. Condition: • There is a long piece of tubing in the back of the refrigerator for which a purpose was not ascertained.

Location: First Floor

Task: Further evaluation



279.

APPLIANCES \ Microwave oven

50. Condition: • Microwave is too close to the cooktop and could be damaged due to excessive heat. The unit should be raised or consider a low profile Microwave that will have all the same features.

Helpful Video:

Location: First Floor Kitchen

Task: Improve Correct

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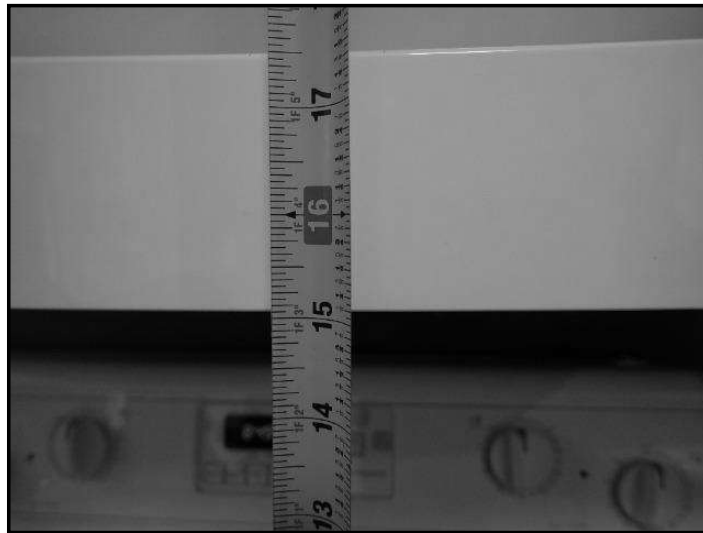
Time: Discretionary



280. Microwave is to close to the cooktop and...



281. Microwave is to close to the cooktop and...



282. Microwave is to close to the cooktop and...

APPLIANCES \ Dryer

51. Condition: • Plastic dryer vent

DEFECT - The dryer duct is made of plastic/aluminum foil and should be replaced as the plastic is flammable. I recommend a smooth walled or flexible metal dryer vent to reduce maintenance and also reduce the risk of fire.

Video: <https://www.youtube.com/watch?v=vfExQ3mwBH8>

Implication(s): Equipment ineffective | Fire hazard

Location: Basement

Task: Improve Correct



283. *Plastic dryer vent*

END OF REPORT