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RESIDENTIAL REPORT

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APRIL 20, 2024

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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent, Inspector

Occupancy
Occupied

Style
Single family

Ground Cover
Damp

General Appearance
Satisfactory

Main Entrance Faces
East

For the sake of the report

Temperature (approximate)
35 Fahrenheit (F)

Current Weather Conditions
Cloudy

The Following Items Have Been Excluded From The Inspection
Low voltage systems, Underground electrical, Phone/Cable systems, Storm windows, ADA requirements, Safety glass, Antenna(s)/Satellite Dish(s), Wall air conditioner (unplugged today), Antenna

Life Cycles and Cost Estimates

A guide to life cycles and cost estimates.

Educational Link

Elevation pictures




Overview

Inspection Overview

Thank you for choosing HomesighT, Inc. home inspection service to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. **Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind nor is it a code compliant inspection.** HomesighT, Inc. endeavors to perform all inspections in substantial compliance with the Wisconsin State Home Inspector Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. This report is effectively a snapshot of the property 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 for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing. This report has been prepared for your exclusive use as our client. Use by third parties is not intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted and may not be used in whole or in part without HomesighT, Inc. express written permission. Again, thank you for the opportunity to conduct this home inspection. We are available to you throughout the entire real estate transaction. Should you have any questions, please call or email.

Phone: 414-321-1070
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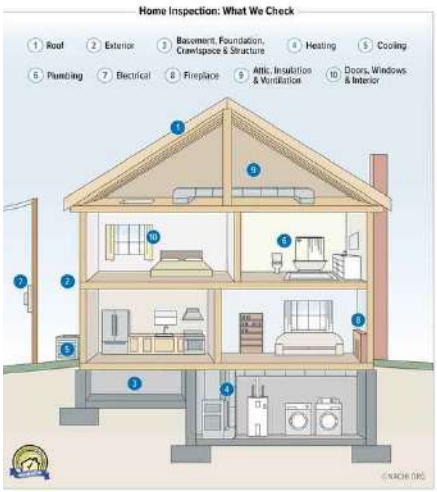
Scope of the Inspection

Scope of the Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.



Definitions Used In This Report

Explained

Ratings and their definitions

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.

- **Defect / Needs Repair / Further Evaluation** – A condition of any component of an improvement that a home inspector determines, based on the home inspector's judgement on the day of an inspection, could significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced could significantly shorten or adversely affect the expected normal life of the component of the improvement.
- **Monitor / Maintenance** – Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement, upgrade and/or maintenance.
- **Safety Hazard** – An item that poses a safety issue to occupants of the property (house, grounds, etc.)

Not all reasons for component category placement will be displayed in this report.

****Pictures/Videos in report do NOT depict all concerns with that component. It is recommended the component be evaluated by a professional to find all defects related to the reported component before closing.***

Use Of Photos/Videos

Photos, Videos

Your report includes many photographs and/or short videos. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component as a whole at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Protecting You

Your Inspection Includes FREE Warranties and Services

RecallCheck - The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous recalls with home appliances.

SewerGard - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.

MoldSafe - If you move in to your new home and new mold grow is discovered, your covered for remediation.

90 Day Warranty - We back all of our inspections with a 90 Day Limited Structural and Mechanical Warranty.

For a period of 90 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.

Platinum Roof Protection Plan - Handles the repair of leaks to your homes roof for a period of 5 years following the date of inspection

NXT Structural Warranty - FREE 1 year Structural Warranty with every home inspection.

[Porch Home Assistant Gold](#) - FREE membership for life with full home inspection and $100 handyman coupons

NXT Structural Warranty

RecallChek

Water-Sewer Line Protection

Roof Protection

Mold-Safe

90-Day Limited Warranty

What Really Matters in an Inspection

Building and grounds maintenance is a primary responsibility for every property owner, whether you've owned/occupies several properties of your own or have just purchased your first one. Staying on top of a seasonal maintenance schedule is important, and your HomesighT, Inc. professional inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your inspection report is a great place to start. The written report, checklists, photos. Inspectors observations and comments onsite, as well as the sellers disclosure and things you may have noticed personally, can easily make the inspection and purchasing process overwhelming. However, in addition to pointing out certain major or minor imperfections, it is likely that your inspection report also includes many helpful maintenance recommendations, the life expediencies for the various mechanical systems and components in the property, and other property features and conditions it will be useful to be aware of.

The key issues that really matter after all recommended evaluations are complete fall into four categories:

1. Major defects, such as a structural failure.
2. Things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. Things that may hinder your ability to finance, legally occupy, or insure the property if not rectified immediately; and
4. Safety hazards, such as an exposed wires or a live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest in their own disclosures and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No property is perfect, so it is important to keep things in perspective as you move into your new place.

Property ownership is both a joyful experience and an important responsibility. Be sure to call on your HomesighT, Inc. professional inspector to help you understand the kind of annual maintenance plan that will help keep everyone safe, and your property in good condition for years to come.

Home Set-up and Maintenance

2: GROUNDS

		IN	NI	NP	R
2.1	Flatwork	X			X
2.2	Bulkhead Entrance / Basement Egress	X			X
2.3	Porch(es) / Stoop(s) / Step(s)	X			
2.4	Fencing	X			
2.5	Landscaping	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Flatwork: Material(s)
Concrete, Pavers

Bulkhead Entrance / Basement Egress: Material(s)
Poured concrete

Bulkhead Entrance / Basement Egress: General Observations
Floor drain not tested

Porch(es) / Stoop(s) / Step(s): Material(s)
Concrete

Porch(es) / Stoop(s) / Step(s): General Observations
Sub-Standard size step(s) – caution!

Fencing: Material(s)
Wood

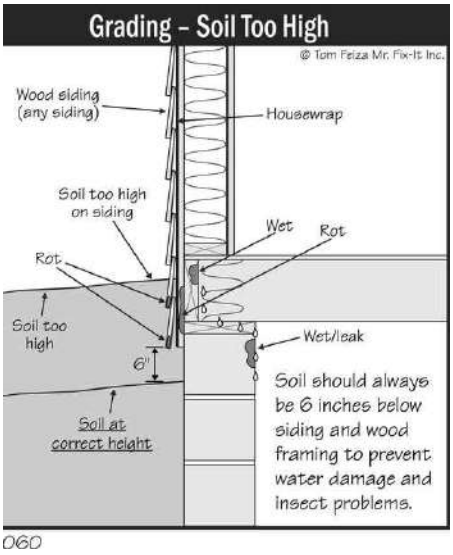
Fencing: General Observations
Moss, Damaged areas, Loose areas

Landscaping: General Observations
Recommend general grading improvements, Trim back trees/shrubberies, Trees/Bushes not evaluated

Flatwork: General Observations
Water may pond – common (possible safety hazard in winter), Sub-Standard size step(s) – caution!, Public walkway(s) not inspected, Not all visible, Cracks/Settling/Trip hazards, DIY installations - Pavers

Landscaping: Siding-To-Dirt Contact

The siding is in contact with the soil. Proper clearance should be maintained to prevent damage and moisture/pest related issues from forming. This may be difficult to correct. Contact a qualified professional to correct.



Landscaping: Large Trees

Large trees close to home and/or garage may affect house and/or garage (ex: insects, plumbing, drainage, structural) today we look for the obvious though we recommend consulting the owner on any adverse history.

Educational Link

Limitations

Limitations

LIMITATIONS

Storage, Auto(s), Leaves

Recommendations

2.1.1 Flatwork

Defect / Needs Repair / Further Evaluation

SUB-STANDARD REPAIRS

Evidence of substandard repairs (water may seep into the garage). If not corrected moisture damage may result. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.

2.2.1 Bulkhead Entrance / Basement Egress

Safety Hazard

RECOMMEND RAILING/BALUSTERS

Recommend installing railing and balusters at the steps and top of retaining wall. If not installed a fall hazard exists. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.

2.5.1 Landscaping

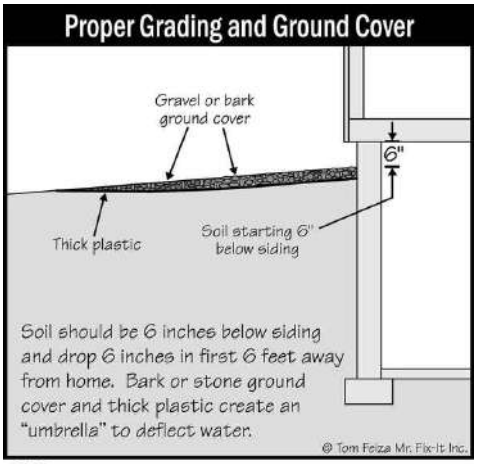
RECOMMEND GRADING IMPROVEMENTS

Monitor / Maintenance

The grading around the structures could use improvement (common with most homes). If not maintained water seepage/damage may result. In general - grading should have a pitch of 1" drop per foot extended for 6' away from the structure with no siding-to-dirt contact. Recommend evaluate/repair per professional.

Recommendation

Contact a qualified landscaping contractor



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3: EXTERIOR

		IN	NI	NP	R
3.1	Siding / Trim / Caulking	X			X
3.2	Exterior Door(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Siding / Trim / Caulking: Siding/Trim Material(s)
Brick, Metal, Vinyl

Exterior Door(s): General Observations
Loose/Damaged weatherstripping

Siding / Trim / Caulking: Siding Layers
Unknown

Material(s)
Not all visible, Wood framed

Siding / Trim / Caulking: General Observations
Moss

Lead/Asbestos 1978

In general, due to age, the exterior of this house/garage may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

Limitations

Exterior Wall Construction

INSPECTION LIMITED BY:

Finishings/Cladding

Recommendations

3.1.1 Siding / Trim / Caulking

Defect / Needs Repair / Further Evaluation

PURPOSE UNKNOWN

Loose metal flashing observed at the west side of the home at grade level - purpose unknown. Consult owner/professional as needed and repair/remove as needed.

Recommendation

Contact a qualified professional.

3.2.1 Exterior Door(s)

Defect / Needs Repair / Further Evaluation

EXTERIOR DOORS NEED REPAIR

The exterior doors appear to need repairs. If not repaired the doors may not operate as intended. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified door repair/installation contractor.

Corroded storm door - lower-level entrance

Corroded storm door - lower-level entrance

Door does not lock - lower level door

4: ROOF SYSTEM(S)

		IN	NI	NP	R
4.1	Roof Covering(s)	X			X
4.2	Flashings	X			
4.3	Roof Drainage System(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

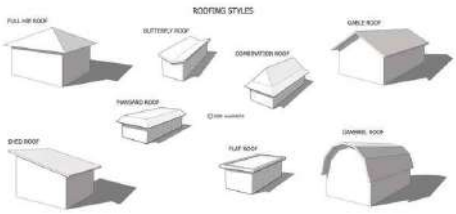
Roof Visibility
All

Inspection Method
Roof

Estimated Age of Covering(s)
15-20 years

Estimated Layer(s)
Appears to be 1 layer

Roof Type/Style
Hip



Pitch
Medium

Covering(s)
Composite

Flashings
Metal

Roof Covering(s): General Observations
Nail popping, Granular loss, Moss, Soft spots

Roof Drainage System(s): Material(s)
Metal

Roof Drainage System(s): General Observations
Common dents/damage

Picture(s)

Roof Covering(s): Composite Roof Systems Life Expectancy

In general - composite roof systems with 1 layer of shingles are expected to last approximately 20-25 years.

Flashings: General Observations

Sub-Standard sealing, Not all visible/verified

Substandard sealing - monitor


Limitations

General

INSPECTION LIMITED BY:

Moss, Gutter guards

Recommendations

4.1.1 Roof Covering(s)

Defect / Needs Repair / Further Evaluation

EVIDENCE OF HAIL DAMAGE

The roof appears to have hail damage. If not repaired the roof may not last its average life expectancy. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified roofing professional.






4.3.1 Roof Drainage System(s)

Monitor / Maintenance

GUTTERS/DOWNSPOUTS NEED TO BE CLEANED

Gutters/Downspouts need to be cleaned. If not corrected the gutters system may not operate as intended. Consult professional as needed.

Recommendation

Contact a qualified professional.

5: CHIMNEY(S) / VENT(S)

		IN	NI	NP	R
5.1	Chase(s)	X			
5.2	Flue(s)		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Visibility
Percent

Inspection Method
Roof, In Attic, In Basement

Chase(s): Material(s)
Metal

Chase(s): General Observations
Recommend clearing insulation from vent - in attic

Flue(s): General Observations
Flue(s) not evaluated

Picture(s)


Roof


Attic

Limitations

General

INSPECTION LIMITED BY:
Finishings, Insulation

Flue(s)

INSPECTION LIMITED BY:

Not accessible

Flue(s)

FLUE(S) NOT INSPECTED

Inspection of the chimney flue(s) is beyond the scope of a home inspection. Any reporting on this component is only performed as a courtesy and is not part of the home inspection per WI State Home Inspector Statutes.

6: ATTACHED GARAGE

		IN	NI	NP	R
6.1	Automatic Opener(s)	X			
6.2	Floor	X			
6.3	Overhead Door(s)	X			
6.4	Service Door	X			X
6.5	Window(s)	X			X
6.6	Structure	X			
6.7	Firewall	X			X
6.8	Fire Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Size
2 car

Automatic Opener(s): General Observations
Remotes/Key pads not tested

Floor: Material(s)
Concrete

Floor: General Observations
Spalling, Cracks/Settling/Trip hazards, Not all visible

Overhead Door(s): Material(s)
Metal

Overhead Door(s): General Observations
Aged springs, Damaged seal(s), Gaps under door

Service Door: General Observations
Corroded, Damaged weather stripping

Window(s): Material(s)
Vinyl

Structure: Material(s)
Wood

Structure: General Observations
Not all visible, Common moisture stains

Fire Door: General Observations
Recommend self-closer (possible CO Hazard – caution!)

In General - Moisture Stains On Sheathing (dry)

In general - moisture stain(s) noted at roof sheathing appear old and randomly read dry today with meter possible past/active leak (source not confirmed). Consult owner/professional as needed.

Evidence of pests

Evidence of past/active pests in garage (feces/seeds) - commonly found. Recommend consulting owner/pest professional as needed.

Limitations

Type(s)

INSPECTION LIMITED BY:

Finishings, Storage, Cabinetry



Recommendations

6.4.1 Service Door

Defect / Needs Repair / Further Evaluation

FOGGY GLASS

The service door window has a potential insulated glass leak (foggy glass). A window with an insulated glass leak still operates as intended, but it loses insulation value and may fog up. Contact a door professional to evaluate and repair as needed.

Recommendation

Contact a qualified professional.

6.5.1 Window(s)

Defect / Needs Repair / Further Evaluation

FOGGY GLASS

The garage window has a potential insulated glass leak (foggy glass). A window with an insulated glass leak still operates as intended, but it loses insulation value and may fog up. Contact a door professional to evaluate and repair as needed.

Recommendation

Contact a qualified professional.

6.7.1 Firewall

Safety Hazard

COULD NOT CONFIRM FIREWALL

The material between the house and garage should be fire rated. This could not be confirmed today - appears to be a paneling. Recommend professional evaluate further, and repair as needed.

Recommendation

Contact a qualified professional.

6.8.1 Fire Door

Safety Hazard

LOW HEAD CLEARANCE

Low head clearance observed at the house entrance - caution! Repair as needed per professional.

Recommendation

Contact a qualified professional.

7: KITCHEN(S) / LAUNDRY

		IN	NI	NP	R
7.1	Countertops / Cabinets	X			
7.2	Disposal	X			
7.3	Range / Oven / Stove top	X			
7.4	Dishwasher	X			X
7.5	Exhaust fan	X			
7.6	Microwave	X			
7.7	Refrigerator	X			X
7.8	Washer / Dryer		X		
7.9	Dryer Ventilation	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Picture

Countertops / Cabinets: General Observations

Recommend caulk around sink, Splashback is simulated, Loose hardware

Peeling

Range / Oven / Stove top: General Observations

Dirty, Drawer difficult to operate

Exhaust fan: General Observations

Same as microwave

Microwave: General Observations

Door hinge hits wall when opening

Refrigerator: General Observations

Water line not inspected

Washer / Dryer: Additional Comments

Dryer Ventilation: General Observations

Vent not tested

Dryer Ventilation: Termination

Wall

Appliances not inspected/tested,
Washer plumbing not operated

Exhaust fan: Termination Unknown

Termination of exhaust fan(s) was not confirmed. Consult owner/professional and repair as needed. All vent fans should have their owner exit out of the home.

Refrigerator: Ice Makers Not Verified To Operate

Proper operation and installation of water lines was not verified on this inspection. Consult owner/professional as needed.

Dryer Ventilation: Cleaning History Unknown

Dryer vent cleaning history unknown consult owner and clean as needed per professional.

Appliances Briefly Tested

Appliances tested were only tested briefly as a courtesy, to confirm gas/electric/water connections - not part of the home inspection per WI State Statutes.

Limitations

Limitations
LIMITATIONS
Storage, Appliances

Washer / Dryer
CONFIRM PROPER OPERATION
The washer and dryer were not inspected (not part of home inspection). Confirm with owner and/or professional before closing to ensure proper operation and installation.

Recommendations

7.4.1 Dishwasher

Defect / Needs Repair / Further Evaluation

DIY DISHWASHER INSTALLATION
Dishwasher appears to operate though shows DIY installation - common. Confirm installation permits and/or have professional evaluate further and install per code.

Recommendation
Contact a qualified plumbing contractor.


Drain goes to disposal and there is not air gap device

7.7.1 Refrigerator

DAMAGED

Defect / Needs Repair / Further Evaluation

Refrigerator shows damage in area(s). If not corrected it may not operate as intended. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified appliance repair professional.

7.9.1 Dryer Ventilation

VENT HOOD DIRTY AT EXTERIOR

Safety Hazard

Dryer vent hood is dirty at exterior. This may indicate a dirty vent pipe which can result in improper dry ventilation. Recommend cleaning per professional.

Recommendation

Contact a qualified professional.

8: BATHROOM(S)

		IN	NI	NP	R
8.1	Shower / Tub Surround(s)	X			
8.2	Vanities / Pedestal(s)	X			
8.3	Exhaust Fan(s)			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Shower / Tub Surround(s):

Material(s)

Fiberglass/Plastic

Pictures


Shower / Tub Surround(s): Protect Window

Protect window from shower water or future repairs/maintenance may be needed - monitor.

Limitations

Limitations

LIMITATIONS

Storage

9: INTERIOR ROOMS

		IN	NI	NP	R
9.1	Stairs	X			
9.2	Walls and Ceilings	X			X
9.3	Windows (representative number)	X			X
9.4	Interior Doors (representative number)	X			X
9.5	Floors	X			X
9.6	Smoke/CO Detectors	X			X
9.7	General Remarks	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows (representative number): Material(s)

Vinyl

Windows (representative number): General Observations

Representative number of windows operated, Window treatments not inspected, Moisture stains on windowsills appear to be from water plants - consult owner to confirm

Moisture stains on windowsills appear to be from water plants - consult owner to confirm

Floors: General Observations

Gaps, DIY installations

Gaps

Smoke/CO Detectors: General Observations

Recommend maintaining working smoke and CO detectors on all floors including the basement. Consult professional for recommended/specific locations

Pictures





Walls and Ceilings: General Observations

Insulation inside walls not evaluated, Peeling paint, Spot painting, Patching


Peeling paint - ceiling (near exterior basement entrance)


Patching

Spot painting areas

Windows (representative number): Leaking Glass Disclaimer

In general - signs of lost seals in thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been visible at the time of the inspection. Windows are only checked for obvious fogging.

Interior Doors (representative number): General Observations

Door(s) removed, Door(s) won't latch/lock


Doors removed


Bath door does not latch/lock

General Remarks: Not a Mold Inspection

Mold inspection is beyond the scope of a home inspection. Any reporting on the presence of mold/microbial growth/substances is only performed as a courtesy, and is not part of the home inspection per WI State Statutes.

General Remarks: Not a Pest Inspection

Pest inspection is beyond the scope of a home inspection. Any reporting on the presence of pests is only performed as a courtesy not part of the home inspection per WI State Statutes.

General Remarks: Not a Lead/Asbestos Inspection

This is not a Lead/Asbestos inspection. If the property wash built before 1978 it may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

General Remarks: In General - Storage/Furniture Limits Inspection

In general rugs, storage, furniture, window treatments and/or carpeting restricts interior inspection common when house is occupied.

General Remarks: Lead/Asbestos 1978

In general, due to age, the interior of this house/garage may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

General Remarks: Storage in Closets Limit Inspection

Storage in closets and/or cabinetry restricts todays view/inspection (common).

Limitations

Limitations

LIMITATIONS

Storage, Finishes, Window finishes, Furniture, Carpet

Recommendations

9.2.1 Walls and Ceilings

Defect / Needs Repair / Further Evaluation

EVIDENCE OF MOISTURE DAMAGE

Evidence today of past moisture damage at lower-level basement entrance (may be from past seepage at basement entrance - though not confirmed). Consult owner on history and professional as needed for corrective action.

Recommendation

Contact a qualified professional.



9.3.1 Windows (representative number)

Defect / Needs Repair / Further Evaluation

FOGGY GLASS

The windows appeared to be difficult to lock/operate There were also many windows in the home with potential insulated glass leaks (foggy glass). A window with a an insulated glass leak still operates as intended, but it loses insulation value and may fog up. Signs of lost seals in thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been visible at the time of the inspection. Contact a window professional to evaluate all windows and repair/replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.








9.4.1 Interior Doors (representative number)

Defect / Needs Repair / Further Evaluation

DAMAGED DOOR(S)

Damaged bedroom door observed today. If not corrected the door may not operate as intended. Consult professional for corrective action.

Recommendation

Contact a qualified door repair/installation contractor.

9.5.1 Floors

Safety Hazard

TRIP HAZARD(S)

The full bath flooring is loose at the threshold. If not corrected a trip hazard exists. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.

9.6.1 Smoke/CO Detectors

Safety Hazard

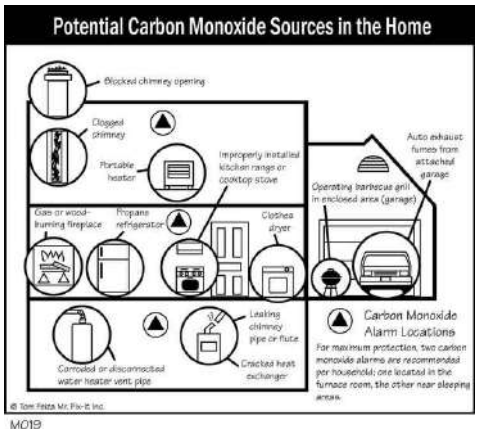
RECOMMEND SMOKE/CO DETECTORS

Recommend smoke and CO detectors on all floors including basement. If not installed properly a safety hazard exists. Consult professional on recommended locations.

Recommendation

Contact a qualified professional.

E116



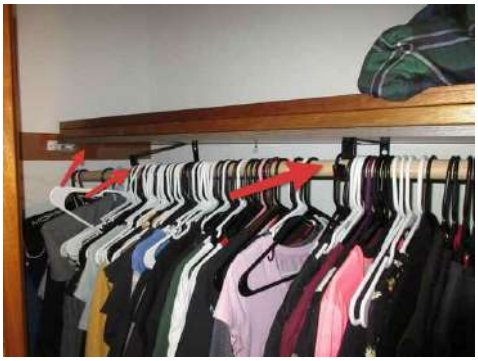
M019

9.7.1 General Remarks

Defect / Needs Repair / Further Evaluation

DAMAGED CLOSET SHELVING

The closet shelving is damaged in the bedroom. If not corrected additional damage may result. Consult professional for evaluation and corrective action.



Recommendation

Contact a qualified professional.

10: ATTIC

		IN	NI	NP	R
10.1	Access	X			
10.2	Insulation	X			
10.3	Vapor Barrier(s)	X			
10.4	Ventilation System	X			
10.5	Roof Structure / Sheathing	X			
10.6	Exhaust Fan(s)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Access: Entrance(s)
Scuttlehole(s)

Access: Location(s)
Bedroom closet

Access: Inspected From:
Access panel

Insulation: Type(s)
Fiberglass, Loose fill

Insulation: Where Installed
Floor

Insulation: Approximate R-Value
30

Insulation: Approximate amount
13"

Insulation: General Observations
Insulation restricts general inspection view, Recommend additional insulation - consult professional, At least R-38 recommended

Vapor Barrier(s): Type(s)
Kraft faced

Vapor Barrier(s): General Observations
Not visible

Ventilation System: Type(s)
Soffit, Roof

Roof Structure / Sheathing: Sheathing Type
Plywood, OSB, Appears to be redecked

Roof Structure / Sheathing: Structure Type
Wood trusses/joists

Roof Structure / Sheathing: General Observations
Not all visible, Inspector can not verifiy leak history, Inspector can not predict future leaks, Common moistures stains

Exhaust Fan(s): General Observations
None visible

Access: Picture(s)




Limitations

Limitations

LIMITATIONS

Insulation, Difficult access location

11: BASEMENT

		IN	NI	NP	R
11.1	Stairs	X			
11.2	Foundation Walls	X			
11.3	Floor	X			
11.4	General Moisture Observations	X			
11.5	Drain Tile		X		
11.6	Sump Pump(s) / Crock(s)			X	
11.7	Structure		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Foundation Walls: Material(s)
Poured concrete

Foundation Walls: General Observations
Walls only visible in the laundry room

Floor: Material(s)
Concrete

Floor: General Observations
Floor drain(s) not tested, Not all visible

General Moisture Observations: General Observations
Inspector cannot verify seepage history, Inspector cannot predict future seepage, See exterior grading recommendation at Grounds Section, Recommend maintaining a de-humidifier, Consult owner to confirm a dry basement, See Floor Section in report

Sump Pump(s) / Crock(s): General Observations
Sump pumps have an approximate life expectancy of 5-10 years

Drain Tile: Drain Tile Not Visible Disclaimer

Drain tile is a non-visible component of the home because it is buried under the ground, therefore the present of or effectiveness of the drain tile can not be physically determined. Consult owner to confirm a dry basement.

Limitations

Limitations

LIMITATIONS

Storage, Finishes, Appliances, Furniture, Mechanicals, Paint, No visibility under the basement stairs

Storage under basement stairs

Storage under basement stairs

Drain Tile

INSPECTION LIMITED BY:

Component buried - normal installation

Drain Tile

DRAIN TILE NOT VISIBLE

Drain tile is a non-visible component of the home because it is buried under the ground, therefore the present of or effectiveness of the drain tile can not be physically determined. Consult owner to confirm a dry basement.

Structure

INSPECTION LIMITED BY:

Finishings

12: PLUMBING

		IN	NI	NP	R
12.1	Hose Bib(s)	X			
12.2	Sink(s)	X			
12.3	Tub(s) / Shower(s)	X			
12.4	Toilet(s)	X			
12.5	Water Entry Piping	X			
12.6	Drain Pipes	X			X
12.7	Water Supply Lines	X			
12.8	DWV Pipes		X		
12.9	Gas Supply Lines	X			
12.10	Water Heater(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Hose Bib(s): Operates
Yes

Tub(s) / Shower(s): General Observations
Drain stopper missing/does not operate

Toilet(s): General Observations
Aged toilet(s), Stained

Water Entry Piping: Picture

Water Entry Piping: Material
Copper/Galvanized

Water Entry Piping: General Observations
Corrosion, Evidence of past leaks, Valve not operated

Water Entry Piping: Location
Basement

Drain Pipes: Material(s)
Plastic

Drain Pipes: General Observations
Updates – review permits, DIY plumbing, Evidence of past leaks, Not all visible

Water Supply Lines: Material(s)
Copper

Water Supply Lines: General Observations
Valves were not operated, Most not visible

DWV Pipes: General Observations
Not all visible

Gas Supply Lines: Picture

Gas Supply Lines: Main Fuel Shut-Off Location
Outside at meter

Gas Supply Lines: Type of Fuel
Gas

Gas Supply Lines: Material(s)
Black iron

Gas Supply Lines: General Observations
Visual inspection only, Valves not operated, Most not visible

Water Heater(s): Picture

Water Heater(s): Type
Gas

Water Heater(s): Approximate Age(s)
2010

Water Heater(s): Gallon Capacity
40

Hooked Up
Yes

General Observations
Unit not evaluated (beyond scope per WI State Statutes)

Limitations

Limitations

LIMITATIONS

Storage, Finishes, Appliances

DWV Pipes

INSPECTION LIMITED BY:

Not visible

Water Softener

NOT PART OF HOME INSPECTION

Inspecting water softeners is beyond the scope of any home inspection. Consult owner/professional to confirm proper operation/installation.

Recommendations

12.6.1 Drain Pipes

Monitor / Maintenance

SUB-STANDARD PLUMBING

Sub-Standard plumbing observed in the home today. Although this plumbing may operate today flex type plumbing (commonly found) usually indicates a DIY installation and may not be installed per professional recommendations. Recommend professional evaluate further and repair as needed.

Recommendation

Contact a qualified plumbing contractor.

Lower bath

Kitchen - recommend disposal have its own trap

12.6.2 Drain Pipes

Defect / Needs Repair / Further Evaluation

IMPROPER DRAIN ASSEMBLY

The drain at the laundry sink appears to be improper. If not corrected moisture damage may result. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified plumbing contractor.

Open drain

Open drain for laundry sink and washer drain - not recommended

12.10.1 Water Heater(s)

Monitor / Maintenance

NEARING LIFE EXPECTANCY

The national average life expectancy of a water heater is 12-15 years. It is difficult to determine how long a water heater will last, but this unit is nearing its life cycle. Recommend budgeting for replacement.

Recommendation

Contact a qualified plumbing contractor.

13: HEAT PUMP

		IN	NI	NP	R
13.1	Condenser(s) / Compressor(s)	X			X
13.2	Evaporator Coil(s)	X			
13.3	Distribution / Filter(s)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Condenser(s) / Compressor(s): Picture

Condenser(s) / Compressor(s): Approximate Age(s)
2018

Condenser(s) / Compressor(s): Maximum Breaker/Fuse Amps
20

Condenser(s) / Compressor(s): General Observations
Noisy operation, Recommend cleaning filters

Evaporator Coil(s): Picture

Evaporator Coil(s): Approximate Age(s)
2018

Evaporator Coil(s): Type
Heat pump

Evaporator Coil(s): Operated / Operation Time
15 minutes

Distribution / Filter(s): Material(s)
None

Distribution / Filter(s): Not all rooms appear to have a cooling source

Not all rooms in the home have a permanent cooling source. Consult professional for evaluation/installation as needed.

Heat Pump Life Expectancy

Heat pumps typically last around 10 to 15 years, but some experts claim a well-maintained heat pump can last closer as long as 20 to 25 years. The lifetime of a heat pump largely depends on the model and how the system is maintained through the years.

Recommendations

13.1.1 Condenser(s) / Compressor(s)

Monitor / Maintenance

DIRTY COOLING FINS

Unit has dirty cooling fins. If not properly cleaned/combed the unit may not operate as intended. Recommend professional evaluate/clean as needed.

Recommendation

Contact a qualified professional.

14: BOILER HEATING SYSTEM

		IN	NI	NP	R
14.1	Distribution	X			X
14.2	Condition(s)	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Picture(s)

Approximate Age
1991

Energy Source
Gas

Distribution: Material
Copper

Distribution: Type
Hot water, Baseboard

Distribution: Circulation
Pump

Distribution: General Observations
Valves not operated, Proper water distribution not verified, Not all visible

Damaged/Loose heat register(s)

Condition(s): General Observations
Dirty, Recommend professional cleaning/tune-up/evaluation, Batteries low at thermostat

Boiler Life Expectancy
A Boilers life expectancy is approximately 25-30 years.

Limitations

General

INSPECTION LIMITED BY:
Distribution pipes in concrete

Recommendations

14.1.1 Distribution

Defect / Needs Repair / Further Evaluation

CORRODED DISTRIBUTION SUPPLY LINES/VALVES

Boiler distribution lines/valves show corrosion in area with missing shut-off handles. If not corrected the plumbing may not operate as intended. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified plumbing contractor.



14.2.1 Condition(s)

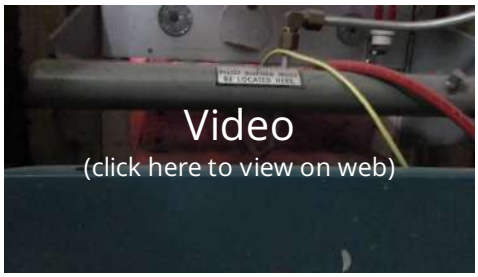
Monitor / Maintenance

UNIT IS NEAR/PAST ITS LIFE EXPECTANCY

The national average life expectancy of a boiler is 25-30 years and this unit is near or past its average life cycle. Recommend budgeting for repairs and/or replacement. It is recommended to have the unit re-evaluated by an HVAC professional due to the boiler's age.

Recommendation

Contact a qualified heating and cooling contractor

15: ELECTRICAL

		IN	NI	NP	R
15.1	Service Drop	X			
15.2	Main Panel	X			X
15.3	Main Panel Conductors	X			
15.4	Branch Wire Conductors	X			X
15.5	Outlets / Switches (Representative number)	X			X
15.6	Fixtures (Representative number)	X			
15.7	General Remarks	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Location
Garage

Size - Total Amps
100

Size - Volts
120/240

Type
Breakers

Service Drop: Picture

Service Drop: Type
Underground

Service Drop: General Observations
Meter rating not determined, Peeling paint at conduit

Main Panel: Picture

Main Panel: General Observations
Labeling not inspected/verified to be accurate, Panel is almost full

Main Panel: Wire Chase
NM cable, BX cable, Conduit, Not all visible

Main Panel: Grounding
Appears grounded

Main Panel: Bonding
Appears bonded

Main Panel: GFCI's/AFCI's
No

Main Panel Conductors: Main Wire Type
Not visible

Branch Wire Conductors: General Observations
Circuits not traced for label accuracy, Circuits loads not evaluated

Branch Wire Conductors: Branch Wire Type
Copper

Fixtures (Representative number): General Observations
Globes missing, Corroded fixture(s)

Main Panel: Bonding/Grounding Not All Visible/Verified
Proper bonding/grounding not verified at all plumbing/gas systems consult professional and repair/verify as needed.

Limitations

Limitations
LIMITATIONS
Finishes, Appliances, Furniture, Outlets being used, Mechanicals, Much storage

Recommendations

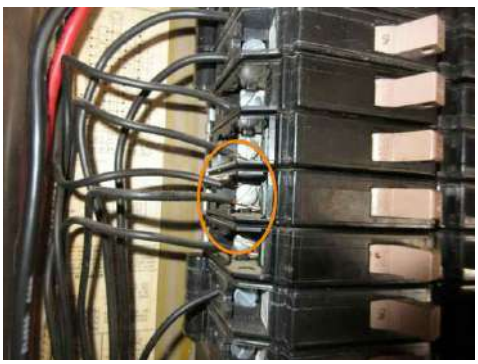
15.2.1 Main Panel
Safety Hazard
IMPROPER FASTENERS IN PANEL COVER
Improper fasteners noted in main panel cover (sharp screws could damage wires while inserting). Recommend replacing with proper fasteners.

Recommendation
Contact a qualified electrical contractor.

15.4.1 Branch Wire Conductors
Safety Hazard
MULTI-TAPPING
There is multi tapping of circuit breakers present in the electric panel - commonly found. Multi tapping is when two or more wires are connected to one circuit breaker. Modern standards do not allow for two wires to be connected to one circuit breaker. This is considered a safety hazard that must be corrected. Contact a qualified electrical contractor to correct double tapping in electrical panel.

Educational link

Recommendation
Contact a qualified electrical contractor.



15.5.1 Outlets / Switches (Representative number)

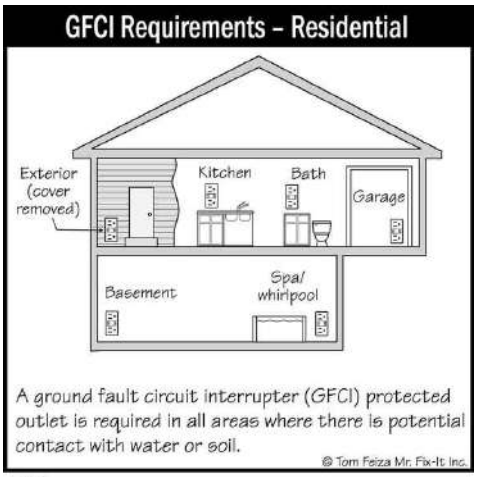
Safety Hazard

RECOMMEND GFCI PROTECTION

The outlets appear typical for the age of the home and garage however it is now recommended that ALL outlets near a water source be GFCI protected - consider updating (example pictures below). Consult professional for suggested installation locations.

Recommendation

Contact a qualified electrical contractor.



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Exterior

Garage

Full bath

15.7.1 General Remarks

Safety Hazard

SUB-STANDARD INSTALLATION(S)

There appears to be areas of sub-standard wiring in the garage (commonly found) which may present common safety hazards. Recommend professional evaluate further for corrective action.

Recommendation

Contact a qualified electrical contractor.




16: REFERENCE INFORMATION

Information

Roof, Flashings and Chimneys
Educational Link

Exterior
Educational Link

Structure
Educational Link

Electrical
Educational Link

Heating
Educational Link

Cooling and Heat Pumps
Educational Link

Insulation
Educational Link

Plumbing
Educational Link

Interior
Educational Link

Life Cycles and Cost Estimates
Educational Link

Supplementary
Educational Link

Property Set-up and Maintenance
Educational Link

More About Home Inspections
Educational Link

How to Operate Your Home Guide
Educational website

STANDARDS OF PRACTICE

Inspection Details
WI State Home Inspector Standards:

RL 134.02 General Requirements.

(1) A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. RL 134.03 to detected observable condition of an improvement to residential real property. A reasonable competent and diligent home inspection is not required to be technically exhaustive.

(2) This section does not require a home inspector to do any of the following:
(a) Offer a warranty or guarantee of any kind.
(b) Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.
(c) Enter any area or perform any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property or enter any area or perform any procedure that may be dangerous to the home inspector or to other persons.
(d) Operate any component of an improvement to residential real property that is inoperable.
(e) Operate any component of an improvement to residential real property that does not respond to normal operating controls.
(f) Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.
(g) Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.
(h) Evaluate acoustic characteristics of a component of an improvement to residential real property.
(i) Project or estimate the operating costs of a component of an improvement to residential real property.
(j) Predict future conditions, including the failure of a component of an improvement to residential real property.
(k) Inspect for the presents or absence of pests, including rodents, insects and wood-damaging organisms.
(l) Inspect cosmetic items, underground items or items not permanently installed.
(m) Inspect for the presence of any hazardous substances.
(n) Disassemble any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of residential real property.

Grounds
I. The inspector ***shall*** inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector ***shall*** describe:

1. the type of exterior wall-covering materials.

III. The inspector ***shall*** report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is ***not*** required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Exterior

I. The inspector ***shall*** inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector ***shall*** describe:

1. the type of exterior wall-covering materials.

III. The inspector ***shall*** report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is ***not*** required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.

6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof System(s)

I. The inspector ***shall*** inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector ***shall*** describe:

1. the type of roof-covering materials.

III. The inspector ***shall*** report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is ***not*** required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.
12. confirm if the roof system is insurable.
13. Inspect internal gutter systems.
14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

Chimney(s) / Vent(s)

I. The inspector ***shall*** inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector ***shall*** describe:

1. the type of roof-covering materials.

III. The inspector ***shall*** report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is ***not*** required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.
12. confirm if the roof system is insurable.
13. Inspect internal gutter systems.
14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

Attached Garage
I. The inspector ***shall*** observe and describe the condition of the following:

1. garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing;
2. normal operating controls;
3. the presence of an installed cooling source in each room;

II. The inspector ***shall*** operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

III. The inspector is ***not*** required to do any of the following:

1. Garage door operator remote control transmitters;

Interior Rooms
I. The inspector ***shall*** inspect:

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector ***shall*** describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector ***shall*** report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is ***not required*** to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Attic

I. The inspector ***shall*** inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector ***shall*** describe:

1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector ***shall*** report as in need of correction:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is ***not*** required to:

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Basement
I. The inspector ***shall*** inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector ***shall*** describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector ***shall*** report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is ***not*** required to:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Plumbing
I. The inspector ***shall*** inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector ***shall*** describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector ***shall*** report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is ***not*** required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Heat Pump

I. The inspector ***shall*** observe and describe the condition of the following:

1. cooling and air handling equipment, including type and energy source;
2. normal operating controls;
3. the presence of an installed cooling source in each room;

II. The inspector ***shall*** observe the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

III. The inspector is ***not*** required to do any of the following:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage;
2. Observe non-central air conditioners;
3. Observe the uniformity or adequacy of cool-air supply to the various rooms;
4. Operate electronic air filters;
5. Observe the pressure of the system coolant or determine the presence of leakage;
6. Test the electrical current drawn by the unit;

Boiler Heating System
I. The inspector ***shall*** inspect:

1. the heating system, using normal operating controls.

II. The inspector ***shall*** describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector ***shall*** report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is ***not*** required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Electrical
I. The inspector ***shall*** inspect:

1. the service drop;

2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector ***shall*** describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector ***shall*** report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is ***not*** required to:

1. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panel board cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

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