

Top Choice Home Inspections

Property Inspection Report



E8871 Reo Ave., Westby , WI 54667

Inspection prepared for: Garrick Olerud

Date of Inspection: 6/19/2026 Time: 9:00 a.m.

Age of Home: Built in approximately 2007 Size: Approximately 3,600 square feet

Weather: Relatively dry, approximately 60F at the beginning.

This inspection report is prepared exclusively for Garrick Olerud and is not transferable.

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Email us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time.

We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Functional – This item is performing its function, and its condition is expected for its age and/or use. Unless specifically mentioned (i.e. the windows were functional, but one had a crack, so it was specifically mentioned).



Repair/Replace - Items with this rating should be examined by a professional and repaired or replaced as needed.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be an inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor/Further Evaluation - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement or that it needs further evaluation by an expert.



Defect – Please see the full definition of defect according to the Standards of Practice of the State of Wisconsin, SPS 131.31 on another page.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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Inspection Details

1. Attendance

In Attendance: The seller was present

2. Home Type

Home Type: 1Story • Single Family Home • Finished Basement • 2 Car • Attached Garage

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection.

4. Recent Weather

Recent Weather: Recent Rain

5. House Faces

Faces: For the purpose of the report the house faces north



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Type:



Asphalt driveway noted.

Concrete walkway noted.

Observations:

- Asphalt driveways need occasional maintenance. Monitor periodically and repair as needed.



2. Grading Observations

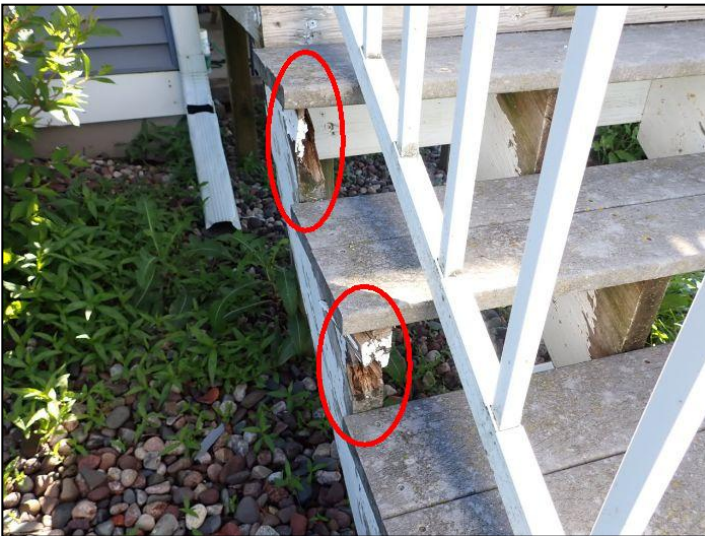
Type: Level Grade

3. Deck/Porch/Balcony



Observations:

- **MAINTENANCE:** Whether treated or not it is important to keep a wooden deck or porch free of all forms of fungal growth and/or debris that retains moisture and could promote rot. Recommend cleaning when needed and sealing/staining or painting the deck as needed, possibly annually.
- Rot/deterioration was noted, especially on the steps. Recommend identifying and eliminating any moisture source and repairing or replacing any damaged areas and sealing or staining as needed.

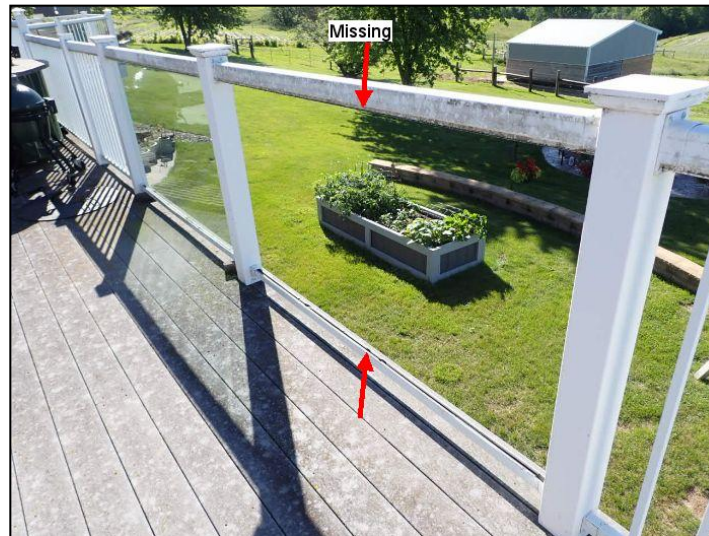


4. Stairs/Railing/Handrail

Observations:



- A section of the deck railing was broken. The damage was reported to have been part of the storm damage. Recommend repair as needed for added safety.



5. Vegetation Observations



Observations:

- Recommend tree branches and vegetation are kept trimmed away from the house. Vegetation can hold excess moisture against the house, possibly causing damage to the sheathing below the siding and/or making a pathway for insects. Tree branches can deposit debris on the roof which can shorten the roof covering life or cause physical damage to the roof. This will be a recurring maintenance item.



6. Main Gas Valve Condition



Valve Location: LP gas shutoff is located at the fuel tank. • East side. • Buried Fuel Tank

Observations:

- The main shut off valve for an L.P. tank is under the lid. Care should be used when lifting the lid in warmer weather, as bees often build nests within the lid.



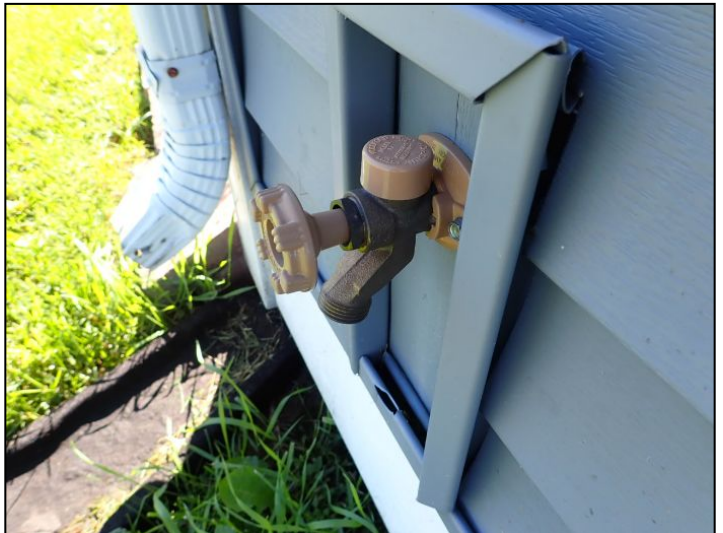
7. Outside Lawn Faucet Condition

Location: North side of home. • South side of home. • East side of home.



Observations:

- The outside lawn faucets were tested and appeared to work properly at that time.



8. Retaining Wall Observations

Type: Block



9. Patio

Observations:

- Concrete
- Pavers





Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashings, trim, exterior doors, stoops, steps, porches, attached decks and balconies, including the railings. Eaves, soffits and facias accessible from ground level.

1. Siding Condition



Type: Vinyl siding was noted. • Brick
Observations:

• Damage was noted in the vinyl siding. Sometimes the damage is from a trimmer getting too close or a mower throwing rocks, but the damage was reported to have been part of the storm damage.



2. Door Observations

Type: Steel Exterior Door • Solid Wood Door • Storm Door • Sliding Glass • French Door

3. Fascia and Soffit Observations

Type: Metal

4. Trim Observations

Type: Vinyl Covered

5. Step Observations

Type: Wood



Roof

The roofing section includes roofing type, roof drainage systems, flashings, skylights, chimneys and roof penetrations. We look for signs of leakage or abnormal condensation. A home inspector shall describe the method used to observe the roof and while it is our preferred method, is not required to walk on the roofing. The home inspector shall also observe attached accessories, including, but not limited to solar systems, antennae and lightening arrestors. We do not walk on metal roofing which can be slippery and/or get damaged when walked on. Snow or ice will limit or even prevent observation and prevent safe access.

1. Roof Condition



Method: Walked on the Roof

Materials: Asphalt/Fiberglass shingles noted.

Observations:

• The pictures show the general roof condition (a visual of what we saw the day of the inspection, if you will), and not necessarily highlighting any issue.

• On A significant hail storm moved through Westby recently and significant damage was noted. The deep dimpling noted (not all circled) in the pictures (in the shingles and other items) appear be from the hail storm. It was reported that along with other areas, the damage is being repaired.





2. Flashings

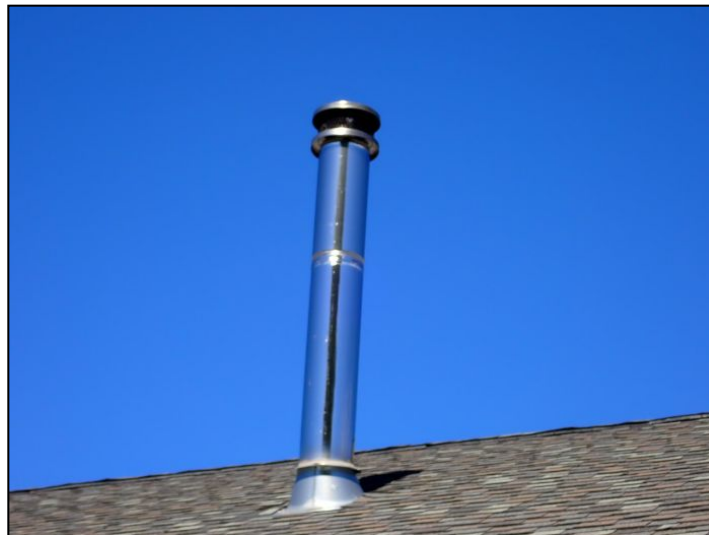
Type: Metal Flashing. • Not Visible

3. Gutter Observations

Type: Metal • Above Grade

4. Chimney Observations

Type: Metal Chimney



5. Other Roof Penetrations

Observations:
• Plumbing Vent



Garage

1. Roof Condition

Method: Walked on the Roof • Roofing is the same as the main structure.
Materials: Asphalt/Fiberglass shingles noted.



2. Interior Observations

Materials: Drywall

3. Fire separation

Observations:

• While a home inspection is not a code inspection and often, confirmation of the fire separation (drywall type, thickness, etc.) is not possible without causing damage to the home which is not allowed during a typical home inspection, the fire separation wall or walls (the wall between the garage and living area) appeared intact.

4. Floor Condition

Type: Concrete

5. Garage Door Condition

Type: Two, single car overhead garage doors. • Metal

6. Door Opener Type

Type:

- Overhead Garage Door Opener Noted
- Chain drive opener noted.

7. Door Reverse Status

Observations:

• The photo eye and pressure safety reverse systems were both present and appeared to operate properly when tested at the time of the inspection.

8. Garage Exterior Observations

Materials: Vinyl siding noted.



Attic

This report describes accessible insulation and ventilation used in unfinished spaces when readily accessible. The home inspector is not required to report on concealed insulation or venting equipment that is integrated with household appliances.

1. Access Observations

Location: Attic access in the garage ceiling.

Observations:

- The attic area was not accessible because of the items below the access (pull down stairs).



2. Structure Observation

Materials: Not Visible

3. Insulation Condition

Area/Type: Exterior wall insulation was not visible. • Main Attic Insulation Not Visible

4. Roof Venting Observations

Type: Ridge venting noted. • Roof vents noted.

5. Exhaust Observations

Type: Bathroom • Kitchen • Dryer

Observations:

- The placement of the exhaust vents in the attic section, does not mean all exhaust vents go through or into the attic. Many vents are within walls, covered with insulation, terminate at the roof soffit, etc. Positively identifying where each vent terminates is often not possible during the course of a home inspection.



Interior Areas

Interior areas usually consist of walls, ceilings, floors, stairways, railings and balconies. A random sample of doors and windows are operated. Within these areas, the inspector is performing a visual inspection and will report visual damage, wear and tear and moisture issues if noted. A home inspector is not required to observe paint, wallpaper, other cosmetic finishes, carpeting, draperies, window treatments or household appliances. Personal items in the structure may limit or prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials such as, but not limited to, asbestos or lead. A qualified expert should be consulted if you would like further testing.

1. Door Observations

Type: Solid Wood • Pocket Door • Sliding Door



2. Window Observations



Style: Double hung window noted. • Sliding window noted. • Stationary(fixed) window noted. • Casement windows noted.

Type: Double/Triple Pane

Observations:

• Some screens were missing at the time of the inspection. While not uncommon to remove screens on key windows for less obstructed viewing, consulting the current owner regarding any screens that may be in storage is recommended.

• At least one torn or damaged screen was noted (the picture is from the main floor N.W. bedroom). Repair may not be a priority. Repair as desired.



3. Wall Condition

Materials: Drywall

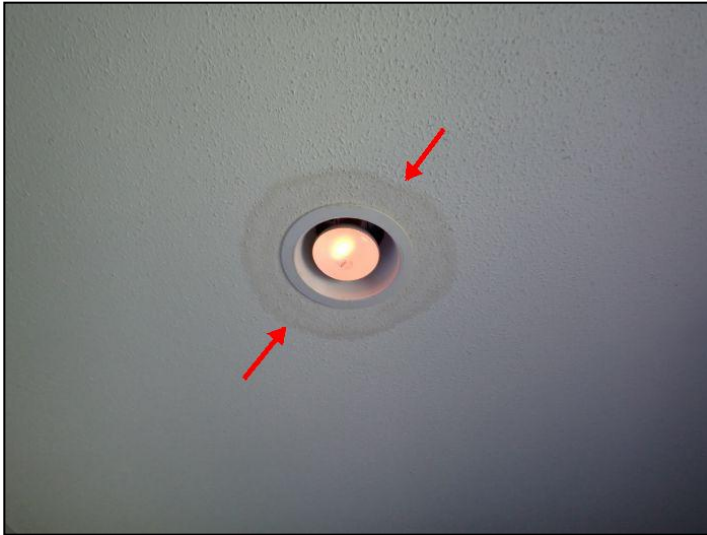
4. Ceiling Condition



Materials: Drywall

Observations:

• Apparent water staining was noted (main floor laundry and basement). The areas appeared dry at the time of the inspection and the laundry room ceiling was right below an area of the roof hit especially hard by hail. Recommend consulting the current owner for information regarding the stains. Recommend monitoring and if any active leakage is noted, repairing as needed.



5. Floor Observations

Type: Carpet • Wood • Tile • Concrete

6. Ceiling Fan Observations

Location: Multiple ceiling fans were noted.

Observations:

- The ceiling fans appeared to operate properly when tested at the time of the inspection.

7. Smoke & C.O. Observations

Type: Smoke Alarm/Detector

Power Source: Appears to be a combination of hard-wired and battery operated.

8. Counter and Cabinet Observations

Type: Stone • Solid Surface

Type: Wood

9. Fireplace/Stove Observations

Location: Living Room

Type: Freestanding stove. • Wood

Observations:

- A home inspector is not required to light a solid fuel burning appliance. The wood stove was not burning at the time of the inspection so the unit was not observed in operation. Recommend the unit, including the chimney, is cleaned and inspected by a specialist before operation. Typically, a level 2 inspection is recommended.







Bathroom

Bathrooms can consist of many features. The inspector is to operate plumbing fixtures (flush toilets, etc.) including their faucets and accessible exterior faucets attached to the home, as long as the water is on. Because of the numerous sources of water and the moisture generated in a bathroom, hidden damage, not detectable during a typical home inspection is possible.

1. Exhaust Fan



Observations:

- The bathroom exhaust fans were operated during the inspection, and they appeared to run properly during that time, but fully testing with a hot steamy shower is not practical during a home inspection.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Service Observations

Type: There is an underground service lateral noted.

Location: Main Breaker Location: • Main Panel

2. Electrical Panel

Location: The main electrical panel was located in the basement.

Location: Sub-panel Location: • Near the main panel and near forced air furnace.



3. Main Shut Off Amp/Volt

Amp/Volt:

- 120 Volt and 240 Volt Power Was Noted
- 200 amp

4. Breakers in off position

Off:

- 0

5. Service Conductor Observations

Type: Aluminum

6. Breakers Observations

Type: Breakers

7. Distribution Wiring Observations

Type: Copper • NM-B (Non-metalic) Sheathed Romex

8. Grounding Observations

Type: Copper

9. Outlet Observations

Condition: Grounded

10. GFCI Observations

Location: Garage • Kitchen • Bathroom



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls (outdoor temperature permitting). For a more thorough investigation of the systems please contact a qualified, licensed HVAC technician.

1. Heating Condition



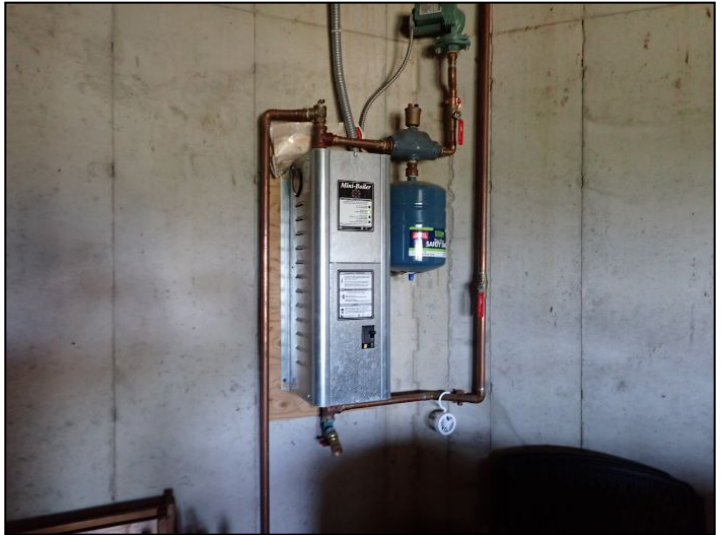
Location: Basement

Type: L.P. gas forced air. • Hot Water Boiler • Brand: Thermolec • Serial Number: 194287 001 • Model Number: B 10U • Brands: Goodman • Serial Number: 250301974 • Model Number: GR9T961004CNAA • Brands: Mini Boiler • Serial Number: 9405 • Model Number: EMB S 9 • Manufacture Date: • In-floor system

Observations:

- Maintenance: Annual service of the heating system by a qualified HVAC technician is recommended.
- The outside temperature was warmer and heat was not needed, but the furnace was run briefly for the purpose of the inspection and it appeared to run properly during that time.
- If the serial numbers are being deciphered correctly the Goodman furnace was manufactured in 2025 making it approximately 1 year old, the Thermotec boiler was manufactured in 2019, making it approximately 6 years old and the Mini Boiler was manufactured in 2005, making it approximately 21 years old.





2. Heat Distribution Observations

Method: Ducts • In-floor tubing

3. A/C Condition Observations



Type: Electric • Brands: Goodman • Serial Number: 070640210 • Model Number: GSX130481AF

Location: The outside unit is located on the south side.

Observations:

- Maintenance: Annual service of the air conditioning system by a qualified HVAC technician is recommended.
- The typical temperature differential (the difference between the plenum/duct at the furnace and room temperatures) in an air conditioning system of this type is approximately 14 to 24 degrees. The measured temperature differential at the time of the inspection was approximately 19 degrees and the system appeared to run properly during that time.
- If the serial number is being deciphered correctly the outside unit of the air conditioning system was manufactured in 2007, making it approximately 19 years old.



4. Other Observations



Component: Humidifier

Observations:

- **Maintenance:** The humidifier has a pad or panel that should be replaced periodically (often annually).
- During a typical home inspection, it is not confirmed whether the humidifier is working. Very specific conditions are needed to observe the humidifier in operation.



5. Filters Observations



Location: Located inside the cold air return next to the furnace.

Observations:

- **MAINTENANCE:** The air filter should be inspected at least once per month and cleaned or replaced as needed. Remember that dirty filters can cause inadequate heating or cooling performance and can cause the furnace to shut down completely.
- Filter Size 20 x 25 x 4

6. Gas Observations

Shut off location: At the Furnace • L.P. Fuel Tank

Type: L.P. (Liquid Propane) • Electricity

7. Thermostat Observations

Location: Main Floor Hallway • Basement

Type: Digital Type

Observations:

- The thermostats appeared functional at the time of the inspection.



8. Venting Observations

Type: **PVC**



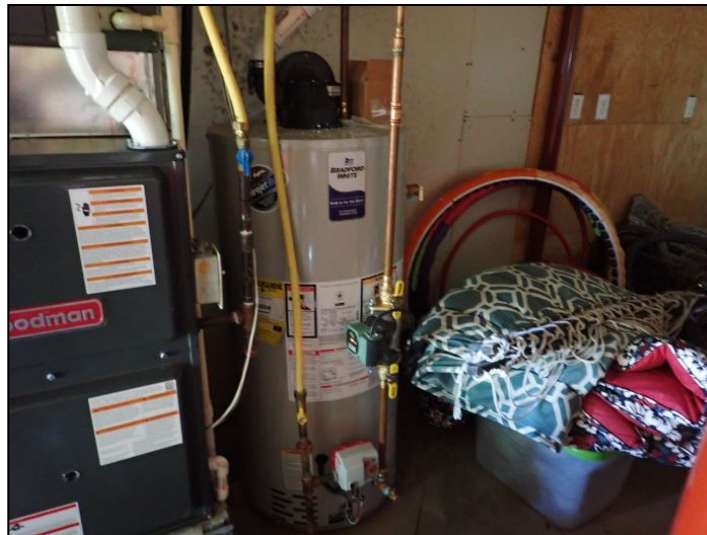
Water Heater

1. Brands Observations

Materials: Brands: Bradford White • Serial Number: ZF51690884 • Model Number: RG1PV50S6X19

Observations:

• While a quality brand, Bradford White uses a recurring date code that repeats every 20 years. Therefore, as an easy example, a water heater's serial number starting with a certain letter (the 1st letter of the serial number represents the year and the second letter the month of the year) could be manufactured in either 2000 or 2020. While one may think there should be a visual difference between water heaters manufactured 20 years apart, in a clean basement, this is not always an easy judgement. Recommend consulting the current owner for more information regarding the water heater age as it could have been manufactured in either 2003 or 2023, making it either 23 or 3 years old.



2. Number Of Gallons

Capacity:

• 50 gallons

3. Water Heater Condition



Heater Type: L.P. Gas

Location: Basement

Observations:

• The maximum recommended hot water temperature is 120 degrees F. The measured hot water temperature during the inspection was 134 degrees F. Recommend lowering the hot water temperature to at or below the recommended maximum.

4. Vent Observations

Type: PVC pipe

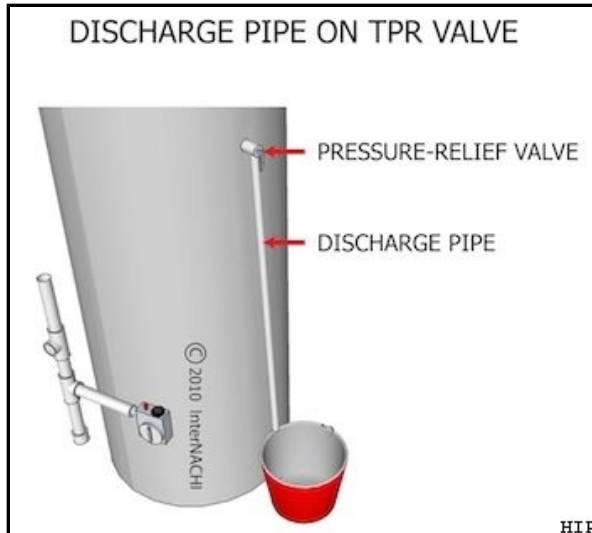
5. Extension Observations



Type: None

Observations:

- No relief valve extension was installed. Recommend adding the extension to terminate no more than 6" above the floor for added safety. Temperature and pressure relief valves are factory set to trip at 210 degrees F and could easily scald someone nearby.



6. TPRV

Observations:

- A TPR (temperature & pressure relief) valve was present on the water heater. The **TPR valve** is a safety device that is designed to trip and relieve excess pressure from the water heater in the event of excessive temperature and/or excessive pressure. Typically, the valve will release for excess temperature. The valves are designed to trip at approximately 210 degrees F (water begins to turn to water vapor (steam) at 212 degrees F).

Plumbing

Plumbing includes the interior water supply and distribution systems including piping materials, faucets and functional flow. Interior drain, waste and vent (DWV) system including traps, piping and drainage.

1. Water Source Observations

Source: Private/Well

2. Service Observations

Type: Plastic

3. Main Water Valve Observations

Location: Basement • Beside water softener • At the pressure tank

4. Water System Observations

Materials: Copper • Pex Tubing • Not Visible

5. Drain/Waste/Vent Observations

Type: PVC • Not Visible

6. Water Pressure Observations

Pressure: Water pressure appeared typical/adequate at the time of the inspection.



7. Trap Observations

Type: **Visible Plumbing Traps Were** • P-traps

8. Other Component Observations

Components: Water Softener

Observations:

• Water softeners are not tested as part of a home inspection (see limitations). If the softener has not been turned on and contains proper levels of salt, the unit cannot be accurately tested. Plus, a hardness test would be needed to determine the effectiveness of the softener. Water softeners need salt added occasionally. Frequency depends on water usage and salt type is a personal preference.





Foundation/Structure

This report describes the foundation type as well as floor and roof structures (when visible). Inspectors observe and report the structural components of the home including the foundation, floor and roof structures. Inspectors are not required to offer a warranty or guarantee of any kind or calculate the strength, adequacy or efficiency of any structural system or component or provide architectural, engineering or structural analysis of future performance of any kind.

1. Structure Observations

Type: Basement

2. Foundation Wall Observations

Type: Poured Concrete • Not Visible • ICF (Insulated Concrete Forms)

Observations:

• Finished areas in the basement limited or prevented observation of much of the interior foundation walls, as well as the underside of the main level flooring system.

3. Floor Structure Observations

Type: Wood Joists • Not Visible

Size: 2" x 8" • 2" x 10"

4. Sub Flooring

Observations:

- OSB (Oriented Strand Board) sheathing sub-floor
- Plank sub-floor noted.
- Not Visible

5. Wall Structure Observation

Materials: Wood Framed • Not visible

6. Post and Beam Observations

Type: Steel • Stud Wall • Not Visible • Beam Material: Wood

7. Basement Floor Observations

Type: Concrete • Laminate

Well

1. Well Observations



Type: Drilled Well • Unique Well Number- UF 165 (assumes the correct report was found and the information from the well driller is correct)

Observations:

- The sampling valve at the pressure tank should not have hose threads on the end and it should be replaced with a proper sampling valve.



2. Pump Observations

Type: Submersible Pump

Size: 1/1.5 H.P.

Observations:

- During the course of the well inspection, the well pump appeared to run as expected and no discernible deficiency was noted at that time.

3. Casing Observations

Height: 18" Above Grade

Casing Type & Size: Well construction report shows steel. • 6"



4. Cap Observations

Type: Aluminum Well Cap • Vermin Proof Well Cap

5. Amp. Draw Observations

Amps: 5.62 amps. measured during the inspection

6. Pressure Tank Observations

Press Tank: Hydro Pro V140



7. GPM (Gallons Per Minute) Observations

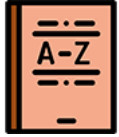
GPM: 12.43 GPM (gallons per minute) measured during the inspection

8. Age

Age: According to the well construction report found (assumes the correct report was found and that the information on the report was correct), the well was constructed on 8-3-2007

9. Water Treatment Equipment Observations

Type: Water softener



Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves



Report Summary

The summary section consists of items to monitor, repair or replace, defects or safety issues.

The summary below consists of potentially significant findings. These findings can be a safety or health hazard, a deficiency requiring an expense to correct or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector, regarding visual components, on the day of the inspection. Please review all pages of the report, as the summary alone does not explain all items noted. All repairs should be done by a qualified, licensed professional. Obtaining a copy of all receipts, warranties and permits for the work done is recommended.

The client must read the ENTIRE report. The summary pages are provided as a convenience, not a substitute for reading the entire report and should not be relied upon as a complete list for the client's reference. Items in the report are not all in the summary.

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

A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased. Therefore, the definition of defect for Home Inspectors differs from the definition for Realtors.

Grounds		
Page 4 Item: 3	Deck/Porch/Balcony	• Rot/deterioration was noted, especially on the steps. Recommend identifying and eliminating any moisture source and repairing or replacing any damaged areas and sealing or staining as needed.
Page 5 Item: 4	Stairs/Railing/Hand rail	• A section of the deck railing was broken. The damage was reported to have been part of the storm damage. Recommend repair as needed for added safety.
Exterior Areas		
Page 9 Item: 1	Siding Condition	• Damage was noted in the vinyl siding. Sometimes the damage is from a trimmer getting too close or a mower throwing rocks, but the damage was reported to have been part of the storm damage.
Roof		
Page 10 Item: 1	Roof Condition	• On A significant hail storm moved through Westby recently and significant damage was noted. The deep dimpling noted (not all circled) in the pictures (in the shingles and other items) appear be from the hail storm. It was reported that along with other areas, the damage is being repaired.

Interior Areas		
Page 14 Item: 2	Window Observations	• At least one torn or damaged screen was noted (the picture is from the main floor N.W. bedroom). Repair may not be a priority. Repair as desired.
Water Heater		
Page 24 Item: 3	Water Heater Condition	• The maximum recommended hot water temperature is 120 degrees F. The measured hot water temperature during the inspection was 134 degrees F. Recommend lowering the hot water temperature to at or below the recommended maximum.
Page 25 Item: 5	Extension Observations	• No relief valve extension was installed. Recommend adding the extension to terminate no more than 6" above the floor for added safety. Temperature and pressure relief valves are factory set to trip at 210 degrees F and could easily scald someone nearby.
Well		
Page 28 Item: 1	Well Observations	• The sampling valve at the pressure tank should not have hose threads on the end and it should be replaced with a proper sampling valve.

All components designated for inspection in the Wisconsin State Standards of Practice, Chapter SPS 131 are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

LIMITATIONS

A home inspector is not required to report on any of the following:

The life expectancy of an improvement to residential real property or a component of an improvement to residential real property.

The cause of the need for any major repair to an improvement to residential real property or a component of an improvement to residential real property.

The method of making any repair or correction, the materials needed for any repair or correction or the cost of any repair or correction.

The suitability for any specialized use of an improvement to residential real property.

Whether an improvement to residential real property or a component of an improvement to residential real property complies with applicable regulatory requirements.

The condition of any component of an improvement to residential real property that the home inspector was not required to inspect under the rules promulgated under s. 440.974 (1) (b)

A home inspector may not report, either in writing or verbally, on any of the following:

The market value or marketability of a property.

Whether a property should or should not be purchased.

A home inspector may not do any of the following:

Perform or offer to perform any act or service contrary to law.

Deliver a home inspection report to any person other than the client without the client's consent.

A home inspector is not required to report on any of the following:

The life expectancy of an improvement to residential real property or a component of an improvement to residential real property.

The cause of the need for any major repair to an improvement to residential real property or a component of an improvement to residential real property.

The method of making any repair or correction, the materials needed for any repair or correction or the cost of any repair or correction.

The suitability for any specialized use of an improvement to residential real property.

Whether an improvement to residential real property or a component of an improvement to residential real property complies with applicable regulatory requirements.

This section does not require a home inspector to do any of the following:

Offer a warranty or guarantee of any kind.

Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.

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.

Operate any component of an improvement to residential real property that is inoperable.

Operate any component of an improvement to residential real property that does not respond to

normal operating controls.

Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris that obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.

Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.

Predict future conditions, including the failure of a component of an improvement to residential real property.

Project or estimate the operating costs of a component of an improvement to residential real property.

Evaluate acoustic characteristics of a component of an improvement to residential real property.

Inspect for the presence or absence of pests, including rodents, insects and wood-damaging organisms.

Inspect cosmetic items, underground items or items not permanently installed.

Inspect for the presence of any hazardous substances.

ROOFS

A home inspector is not required to do any of the following:

1. Walk on the roofing.
2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors.
3. Observe internal gutter and downspout systems and related underground drainage piping.

EXTERIORS

A home inspector is not required to observe the following:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.
2. Locks, latches or other security devices or systems.
3. Intercom systems.
4. Fences or privacy walls.
5. Insulation or vapor barriers in exterior walls.
6. Safety glazing.
7. Garage door operator remote control transmitters.
8. Geological or soil conditions.
9. Recreational facilities.
10. Out-buildings other than garages and carports.
11. Trees, shrubs and other vegetation.

PLUMBING SYSTEMS

A home inspector is not required to do any of the following:

1. State the effectiveness of anti-siphon devices.
2. Determine whether the water supply and waste disposal systems are public or private.
3. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches.
4. Operate any valve except water closet flush valves, fixture faucets and hose faucets.
5. Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas.
6. Observe the interior of flues, chimneys and vents, or solar water heating systems.
7. Observe any exterior plumbing components such as water mains or swimming pools.
8. Determine water temperature.
9. Determine the proper sizing, design or use of plumbing materials.

ELECTRICAL SYSTEMS

A home inspector is not required to do any of the following:

1. Insert any tool, probe or testing device inside the panels.
2. Test or operate any over current device except ground fault circuit interrupters.
3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.
4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.
5. Measure amperage, voltage or impedance.

INTERIORS

A home inspector is not required to observe any of the following:

1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.
2. Carpeting.
3. Draperies, blinds or other window treatments.
4. Household appliances.
5. Recreational facilities or another dwelling unit.

HEATING SYSTEMS

A home inspector is not required to do any of the following:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage.
2. Operate automatic safety controls.
3. Ignite or extinguish fuel fires.
4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.
5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

CENTRAL AIR CONDITIONING

A home 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.

INSULATION AND VENTILATION

A home inspector is not required to observe any of the following:

1. Concealed insulation.
2. Venting equipment which is integrated with household appliances.