

Top Choice Home Inspections

Property Inspection Report



E10978 State Hwy. 82, La Farge , WI 54639

Inspection prepared for: Garrick Olerud

Date of Inspection: 9/1/2026 Time: 9:00 a.m.

Age of Home: Older Size: Approximately 2,000 square feet

Weather: Relatively dry, approximately 75F 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, daughter and granddaughter were present

2. Home Type

Home Type: 2 Story • Single Family Home • 1 Car • Detached Garage

3. Occupancy

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

4. Recent Weather

Recent Weather: Relatively Dry • Hot

5. House Faces

Faces: For the purpose of the report, the highway/road side of the house faces.
South



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

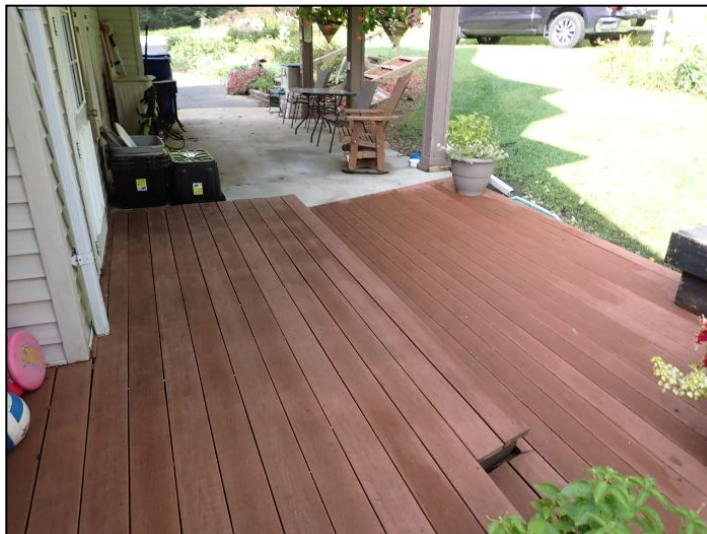
Type: Level Grade

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.



4. 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.



5. Main Gas Valve Condition



Valve Location: LP gas shutoff is located at the fuel tank. • North side.

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.

6. Outside Lawn Faucet Condition



Location: North side of home.

Observations:

- The outside lawn faucet was tested and appeared to work properly at that time.



Lawn faucet

7. Retaining Wall Observations

Type: Block

8. 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. • Vinyl veneer brick

2. Door Observations



Type: Steel Exterior Door • Solid Wood Door • Storm Door
Observations:

- The back exterior door had a crack in the window. Recommend repair as desired.



3. Fascia and Soffit Observations

Type: Metal

4. Trim Observations

Type: Vinyl Covered • Metal 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 lightning 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

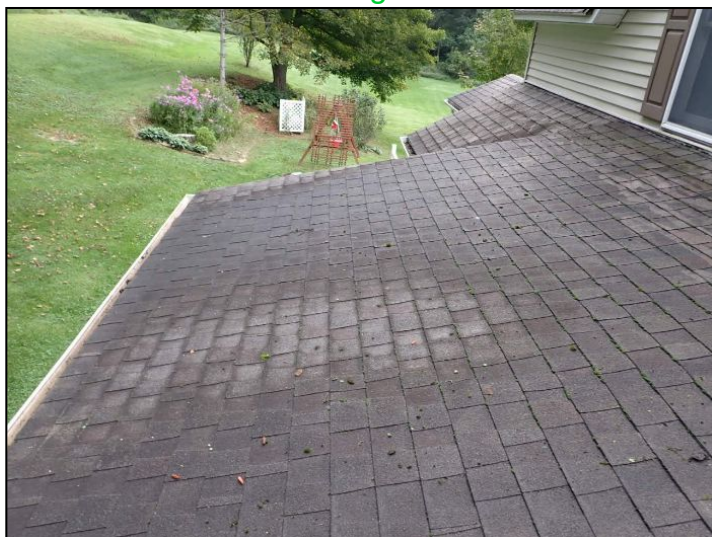


Method: Walked on the Roof

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.
- The roofing was wet at the time of the inspection.





2. Flashings

Type: Metal Flashing. • Not Visible

3. Gutter Observations



Type: Metal • None

Observations:

• Partial gutters or downspouts were noted. Recommend installing gutters and downspouts in all appropriate locations. The downspouts should direct storm water at least 6' away from the building.

4. Chimney Observations

Type: Masonry Chimney

5. Other Roof Penetrations

Observations:

• Plumbing Vent



Garage

1. Roof Condition



Method: Observed from the ground. • Observed from the house roof.
Materials: Metal Roofing



2. Interior Observations



Materials: Studs • Concrete Block

Observations:

• The garage was in some amount of disrepair. Recommend the garage at least remains water tight (roof, walls, etc.).



3. Floor Condition

Type: Concrete

4. Garage Door Condition

Type: Wood • Sliding door noted.

5. Door Opener Type

Type:
• None

6. Garage Exterior Observations



Materials: Wood siding. • Concrete Block

Observations:

- Recommend tree branches and vegetation are kept trimmed away from the garage. Vegetation can hold excess moisture against the building, 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.
- Movement was noted. The amount of movement cannot be determined in a one-time visit. Recommend monitoring for changes or evidence of additional movement.





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 2nd floor hallway. • Pull Down Ladder

Observations:

- The attic area was entered.



2. Structure Observation

Materials: Wooden Rafters • Spaced Plank Sheathing

Observations:

- The pictures show the general condition (a visual of what we saw the day of the inspection, if you will) of the under side of the roofing structure, and not necessarily highlighting any issue.



3. Insulation Condition

Area/Type: Exterior wall insulation was not visible. • Main Attic Insulation. • Loose fill insulation noted.

Depth: Insulation averages approximately 6"- 8"

Observations:

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



4. Roof Venting Observations

Type: Soffit venting (baffles, "proper" venting) was noted from the attic access. • Roof vents noted. • Turbine Vents noted.

5. Exhaust Observations

Type: 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 • Hinged

2. Window Observations



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

Type: Double/Triple Pane • Single Pane with Storm Window

3. Wall Condition

Materials: Drywall/plaster

4. Ceiling Condition

Materials: Drywall/plaster • Suspended Tile

5. Floor Observations

Type: Vinyl/linoleum • Laminate • 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 battery operated.

8. Counter and Cabinet Observations

Type: Laminate • Solid Surface

Type: Wood



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

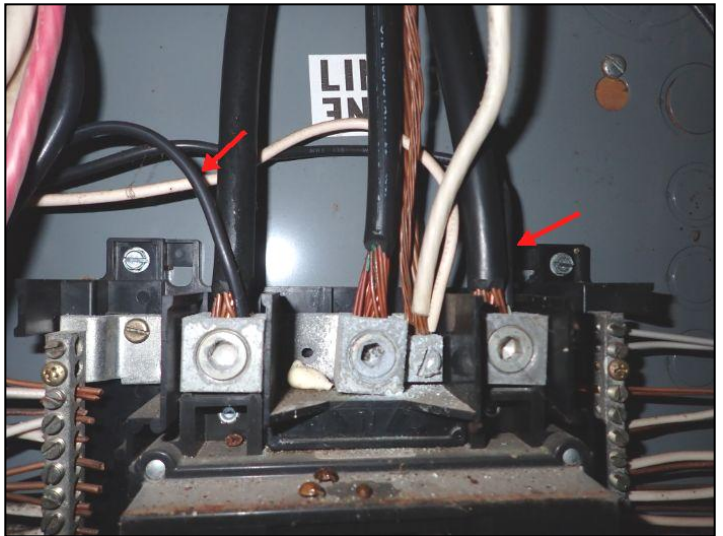
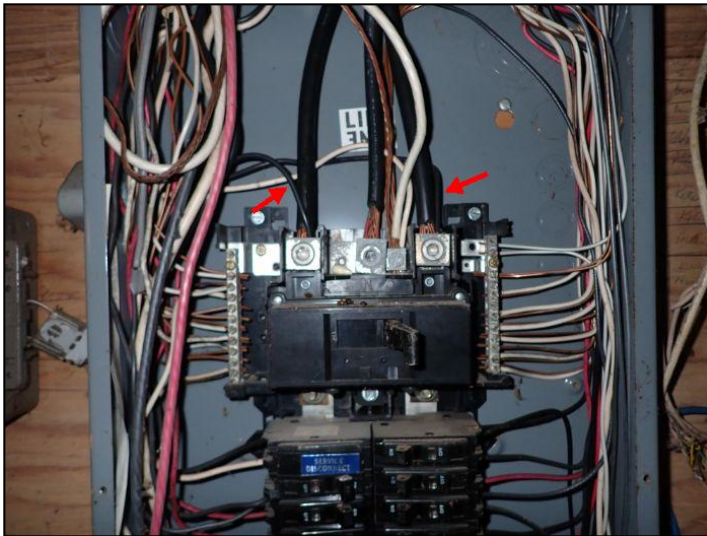


Type: There is an underground service lateral noted.

Location: Main Breaker Location: • Main Panel

Observations:

- Wires tapped onto the main breaker should be removed. Recommend correction by a qualified, licensed electrician.



2. Electrical Panel

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

Location: Sub-panel Location: • Garage. • Second floor bedroom.



3. Main Shut Off Amp/Volt

Amp/Volt:

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

4. Breakers in off position

Off:

- 0

5. Service Conductor Observations

Type: Copper

6. Breakers Observations

Type: Breakers • Fuses

7. Distribution Wiring Observations

Type: Copper • Aluminum • Cloth Coated Romex • NM-B (Non-metallic) Sheathed Romex

Observations:

- Any junction boxes should have properly fitted cover plates for added safety.
- Improper electrical connections should be repaired. Recommend a proper junction box with a fitted cover for added safety.





8. Grounding Observations

Type: Copper

9. Outlet Observations



Condition: Grounded and ungrounded

Observations:

- Recommend any ungrounded outlets are repaired or replaced as needed. If it is just a few, or an entire room or floor, we try to isolate which ones are ungrounded, but if they are sporadic, it would be impractical to try to map out which ones are ungrounded. In that case, a simple, inexpensive plug in tester will easily show which are grounded and ungrounded. Sometimes a ground wire may be present, but disconnected and simply needs to be connected. Some areas will allow **GFCI** (Ground Fault Circuit Interrupter) outlets in place of the ungrounded outlet. Recommend consulting a licensed electrician to confirm this is an option in the house being inspected.

10. GFCI Observations



Location: None Found

Observations:

- Recommend GFCI (Ground Fault Circuit Interrupter) outlets in the kitchen and bathroom.

11. Fuse Observations



Observations:

- At least one open fuse block was noted. Recommend a qualified, licensed electrician correct as needed for added safety.





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. • Brand: Goodman • Serial Number: 2402159190 • Model Number: GM9S960603BNAB • Recorded Installation Date: 11-19-25

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 number is being deciphered correctly the furnace was manufactured in 2024 and the recorded installation date was 2025, making it approximately 1 year old.



2. Heat Distribution Observations

Method: Ducts

3. 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 16 x 20 x 1



4. Gas Observations

Shut off location: At the Furnace • L.P. Fuel Tank
Type: L.P. (Liquid Propane)



5. Thermostat Observations

Location: Dining Room
Type: Digital Type
Observations:



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



6. Venting Observations

Type: **PVC**

7. Window A/C Observations

Location: Living Room • Bedroom





Water Heater

1. Brands Observations



Materials: Brands: Bradford White • Serial Number: FK12462339 • Model Number: M250T6DS-1NCWW

Observations:

- If the serial number is being deciphered correctly, the water heater was manufactured in 2009, making it approximately 17 years old.



2. Number Of Gallons

Capacity:

- 50 gallons

3. Water Heater Condition

Heater Type: Electric

Location: Basement

4. Extension Observations

Type: PVC

5. TPRV

Observations:

- A TPR (temperature & pressure relief) valve was present on the water heater. The **IPR 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: Center of Basement • 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 • Whole House Water Filter

Observations:

- **Maintenance:** The "spin down" water filter will need flushed periodically. Frequency will vary according to water usage and the amount of sediment in the water system. This type of filter contains a screen which is replaceable, but typically flushing the sediment from the filter is all that is needed.
- 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
Observations:

- The basement shows evidence of moisture penetration or seepage. It is not possible to determine the severity in a one-time visit. Further monitoring is recommended. Often, basement seepage is the result of storm water penetration and can be relatively common in an older home. Recommend ensuring proper grading and properly functioning gutters and downspouts exist as a first step. The grading should slope away from the house at a rate of 1 inch per foot for the first 10' (where possible) from the house and the downspouts should direct storm water at least 6' away from the house and should be clear of obstruction.
- Cracking was observed in the foundation walls. Smaller vertical or mostly vertical cracks, especially if less than 1/16", can often be typical. Recommend monitoring for any signs of additional movement or seepage.



3. Floor Structure Observations

Type: Wood Joists
Size: 2" x 8"

4. Sub Flooring

Observations:

- Diagonal plank sub-floor noted.

5. Wall Structure Observation

Materials: Wood Framed • Not visible

6. Post and Beam Observations

Type: Steel • Concrete wall • Beam Material: Wood

7. Basement Floor Observations

Type: Concrete

Well

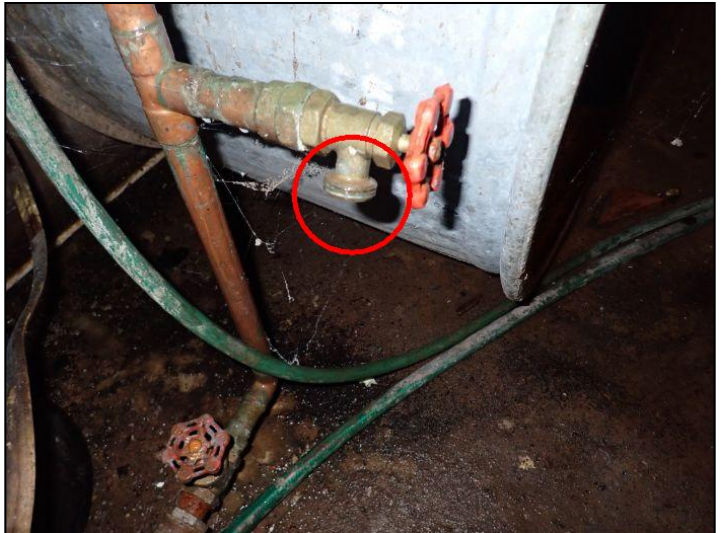
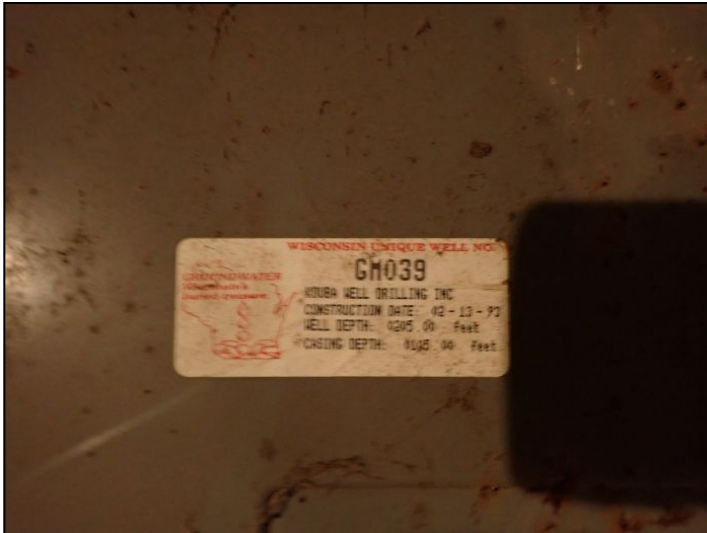
1. Well Observations



Type: Drilled Well • Unique Well Number- GM 039 (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: 3/4 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: 12" Above Grade

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



4. Cap Observations

Type: Cast Iron Well Cap • Vermin Proof Well Cap

5. Amp. Draw Observations

Amps: 6.98 amps. measured during the inspection

6. Pressure Tank Observations

Press Tank: Aqua-Air V80



7. GPM (Gallons Per Minute) Observations

GPM: 12.71 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 2-13-93.

9. Water Treatment Equipment Observations

Type: Water softener • Whole house water filter

Septic

1. Septic Tank Observation



Materials: Concrete • Concrete Tank Cover

Size: Approximately 1' of manhole riser. • Septic paperwork not on file at Zoning- tank size not known or available

Observations:

- Septic tank visibility was limited during the inspection, but the liquid (effluent) level was proper and the baffle was in place at the time of the inspection.
- The State of Wisconsin states that when the solids level within the septic tank reaches 1/3 of the effluent (liquid) level, the tank needs to be pumped. A common effluent level is 3', so simple math shows that once there is 1' of solids (in this example), the tank needs pumped. During the inspection the measured solids level was approximately 1/9th.
- The exposed septic tank lids need chains on each side, going through the handles and meeting in the middle with a lock joining the chains.



2. Septic System Observation

Type: Bed/Trench • Conventional System

Observations:

- County Zoning was contacted with a request for the original septic paperwork. The paperwork usually consists of all or part of the following: The original sanitary permit, Zoning inspection report from the day of installation and the system design. Zoning reported that no papers were on file and it is an "unknown" or "pre-1969" system.
- Recommend continuing to mow the leach field regularly during the growing season.
- The observation/vent pipe in the leach field was dry at the time of the inspection.

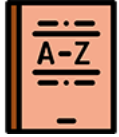


3. Age

Age: Since zoning reported that no papers were on file and it is an "unknown" or possibly a "pre-1969" system, the system age was not determined/confirmed.

4. Last Pumped Observations

Last pumped: According to Vernon County Zoning, the tank was last pumped on 7-31-25.



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
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.

Roof		
Page 9 Item: 3	Gutter Observations	• Partial gutters or downspouts were noted. Recommend installing gutters and downspouts in all appropriate locations. The downspouts should direct storm water at least 6' away from the building.
Electrical		
Page 15 Item: 1	Electrical Service Observations	• Wires tapped onto the main breaker should be removed. Recommend correction by a qualified, licensed electrician.
Page 16 Item: 7	Distribution Wiring Observations	• Any junction boxes should have properly fitted cover plates for added safety. • Improper electrical connections should be repaired. Recommend a proper junction box with a fitted cover for added safety.
Page 17 Item: 10	GFCI Observations	• Recommend GFCI (Ground Fault Circuit Interrupter) outlets in the kitchen and bathroom.
Page 18 Item: 11	Fuse Observations	• At least one open fuse block was noted. Recommend a qualified, licensed electrician correct as needed for added safety.

Well		
Page 27 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.
Septic		
Page 29 Item: 1	Septic Tank Observation	• The exposed septic tank lids need chains on each side, going through the handles and meeting in the middle with a lock joining the chains.

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.