14: ELECTRICAL

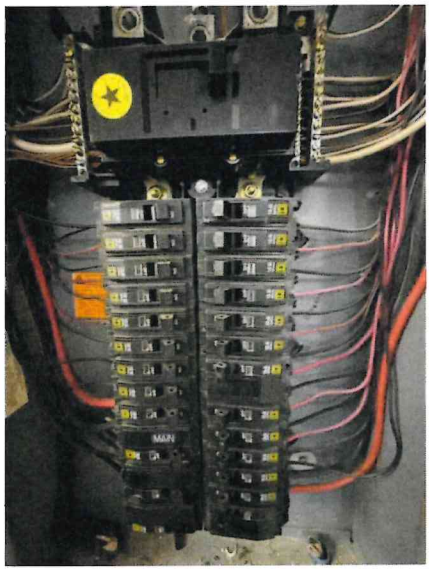
		IN	NI	NP	R
14.1	Main Panel	X			X
14.2	Sub Panel(s)	X			
14.3	Branch Wiring	X			

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

Information

Adequate Clearance To Panel(s)
Yes

Main Panel: Type
Circuit Breaker



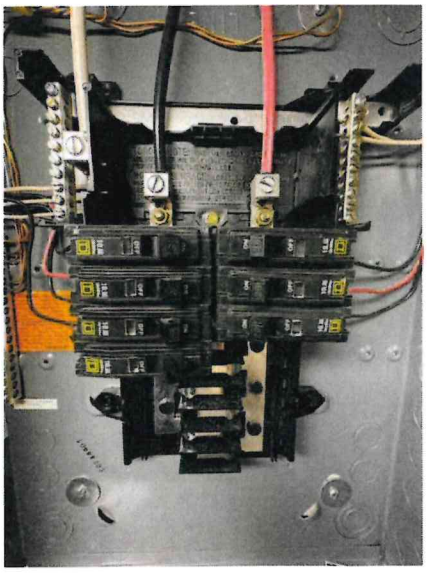
Main Panel: Appears Grounded
Main panel appears to be properly grounded.

Sub Panel(s): Capacity
Unknown

Sub Panel(s): Neutral / Ground Separated



Sub Panel(s): Type
Circuit Breaker



Main Panel / Sub Panel Location(s)

Basement

Inspection Limitation – Main Electrical Panel & Subpanel(s)

The inspection of the main electrical service panel and any subpanel(s) was limited to a basic visual, non-invasive evaluation of components that were readily accessible at the time of the inspection. Portions of the panel(s) and associated wiring may have been obstructed, concealed, or restricted by panel covers, fasteners, stored items, wall finishes, insulation, or installed equipment and therefore could not be fully evaluated.
The inspection did not include removal of sealed or secured components beyond the panel dead front if deemed safe and practical to remove at time of inspection.

Dismantling of electrical equipment, testing of individual circuits under load, verification of conductor sizing, confirmation of grounding and bonding integrity throughout the system, or evaluation of wiring concealed within walls, ceilings, or conduits was not performed during the home inspection.
Due to these limitations, hidden defects or unsafe conditions including but not limited to improper wiring practices, overheating, loose connections, improper grounding or bonding, double tapped breakers, aluminum branch wiring issues, or other code or safety concerns may exist but were not observable or noted at the time of inspection. The amperage is noted based on the main electrical breaker if visible. The amperage cannot be guaranteed to be correct as the main breaker may not aline with the service connections which need to be verified by an electrican or by the electrical provider.
If concerns exist or if additional assurance is desired by the client, further evaluation by a qualified licensed electrician is recommended prior to sale, which may include invasive inspection, load testing, or system upgrades as deemed necessary prior to sale.



Sub Panel Location(s) If Visible

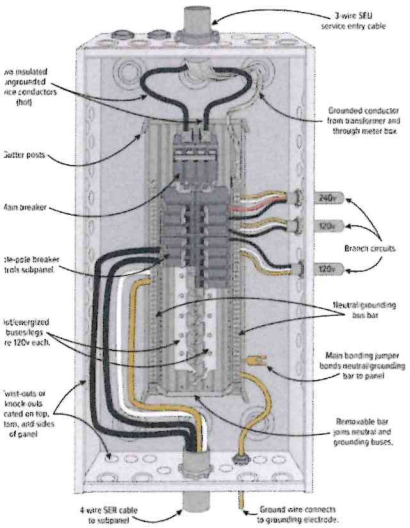
Basement

Please note that panels not directly visible at time of inspection can not be inspected. Panels may be present that could not be inspected. Absolutely no representation of any kind is made of panels, sub panels, or electrical defects that were not accessible and or visible or noted at time of inspection.

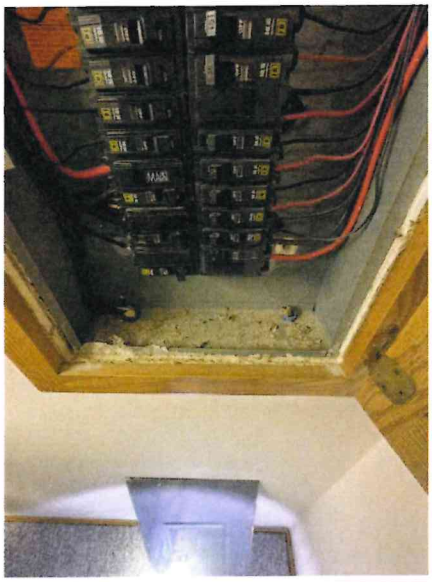


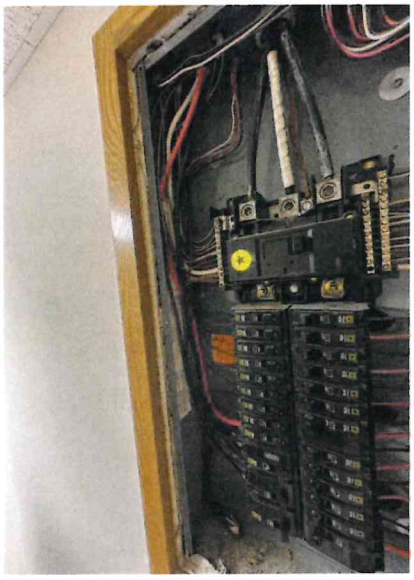
Main Panel: Manufacturer

Square D

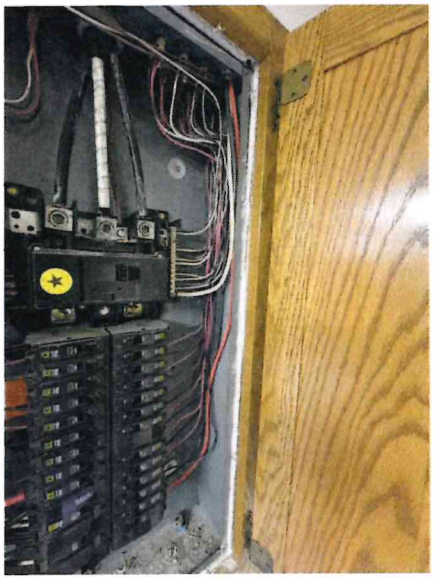








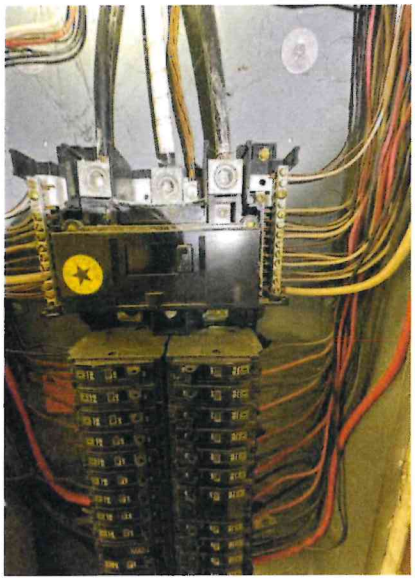




Main Panel: Capacity (Not Verified)

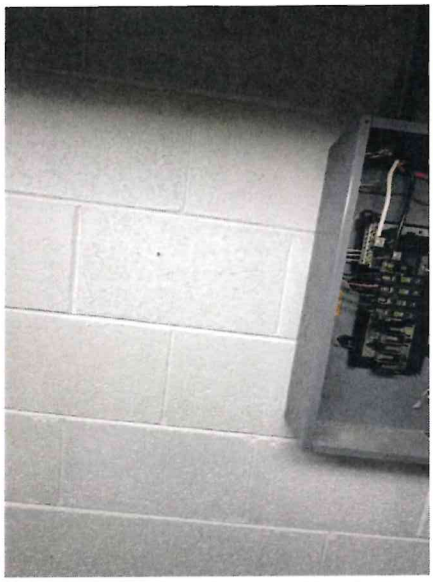
150 AMP

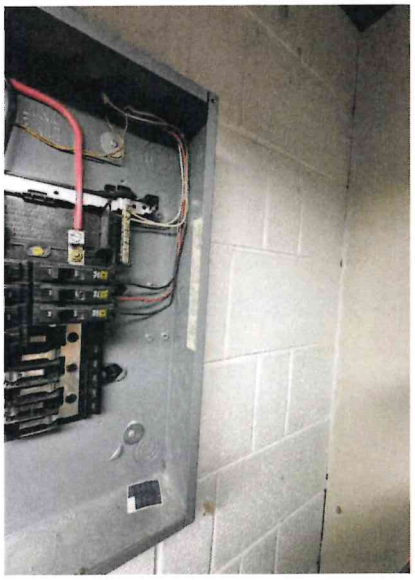
Recommended checking with the electrical company to confirm amperage. Please note, this is a general recommendation made to all home buyers.



Sub Panel(s): Manufacturer

Square D

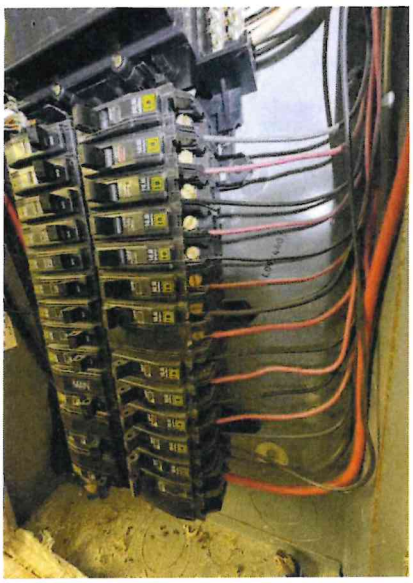
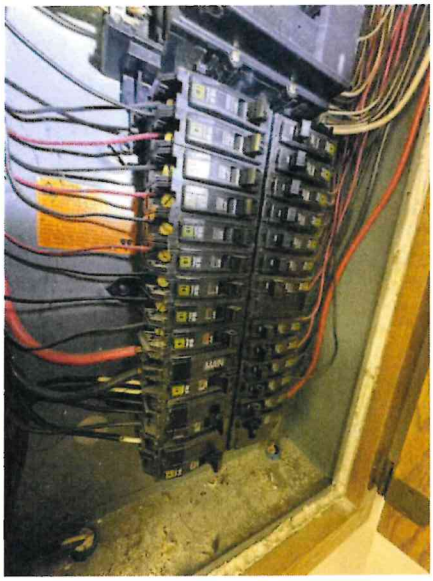






Branch Wiring: Material

Not 100% Visible / Inspected, Copper

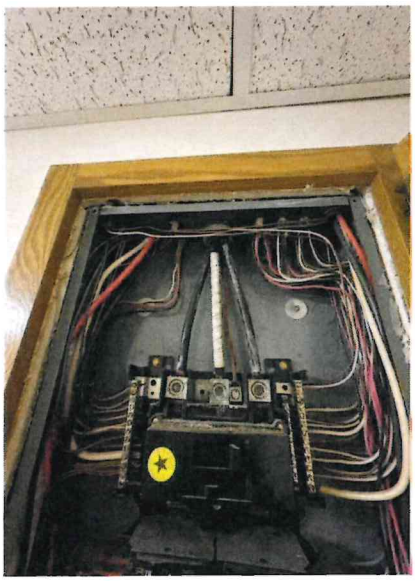
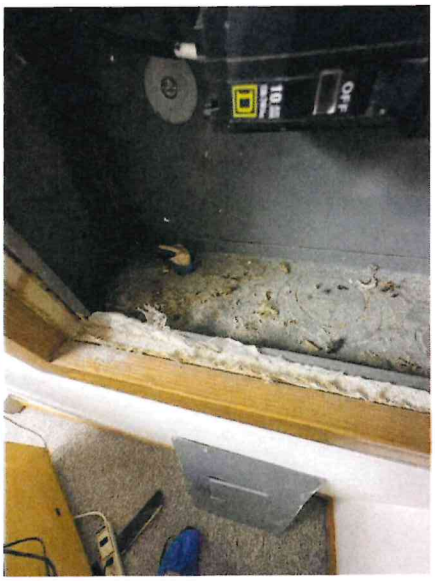
Not all wiring is visible at time of inspection. No representation can be made of wiring not visible at time of inspection.

Branch Wiring: Wiring Method

Romex, Not 100% Visible

Please Note: TCHI can not visibly see all wiring in the home. Knob and tube wiring or other unsafe wiring could exist in homes which was not visible at time of inspection. It is recommended that the seller check with the homeowner to see if knob and tube wiring is present that may not be visible. If the homeowner is unaware or does not know, and the home has been built prior to 1950 it is recommend that an electrician inspect the homes wiring for knob and tube wiring prior to sale.

Recommendations/defects

14.1.1 Main Panel

DOUBLE TAPPED ELECTRICAL BREAKER(S)

Possible Safety DEFECTS / Concerns

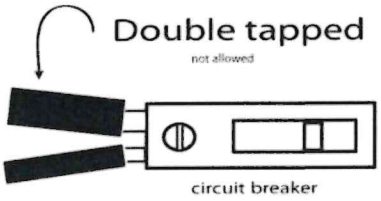
A double tapped electrical breaker or breakers were noted in main panel. Double tapped circuit breakers or lugs are one of the most common electrical defects found while performing a home inspection.

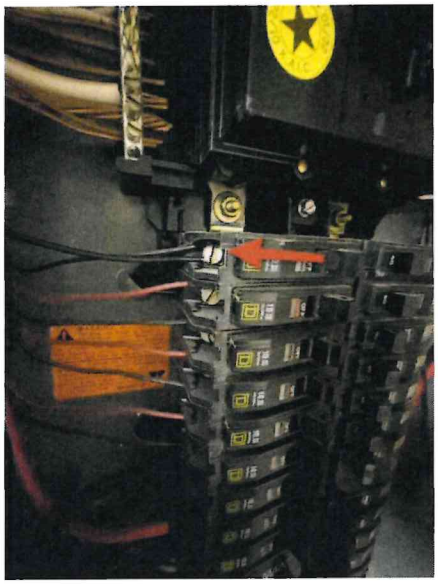
A double-tapped breaker means two conductors (wires) are connected to a single breaker terminal (electrical panel/sub panel). Most standard breakers are not designed to accommodate multiple conductors, which can result in loose connections and overheating.

Correction typically involves installing a breaker rated for two conductors (if applicable) or adding an additional breaker to properly distribute the wiring.

It is recommended an electrician evaluate the homes electrical making any necessary repairs as needed prior to sale as defects could be present that were not visible or noted at time of inspection.

For more information please CLICK HERE







15: PLUMBING

		IN	NI	NP	R
15.1	Water Distribution	X			
15.2	Drain, Waste, & Vent Systems	X			
15.3	Water Heater	X			
15.4	Vents, Flues, & Chimneys		X		
15.5	Sump Pumps			X	
15.6	Main Water Meter			X	
15.7	Gas Line	X			

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

Information

Main Water Shut-Off Device (Location)
Not Visible

Source
Well (Not Confirmed)
Public (Not Confirmed), Unknown

Water Distribution: Material
Copper, Not 100% Visible

Drain, Waste, & Vent Systems: Material

PVC, Not 100% Visible

Drain, Waste, & Vent Systems: Functional Drainage is Adequate (Unless Noted)

There were no signs of leaks, clogs or backups at the time of inspection.

Water Heater: Capacity

50 Gallon

Water Heater: Location

Basement

Filters / Reverse Osmosis / Water Softeners

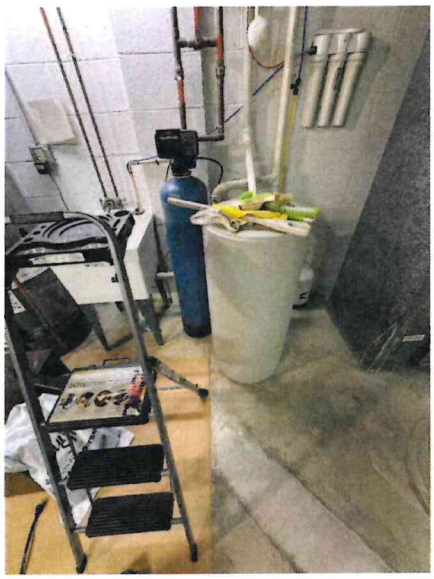
Water Softner (Not Tested)

Please note filter systems and water softeners are not tested during the home inspection as they would require testing outside of the scope of the home inspection.

No representation of any kind is made of these systems.



General Water Softener Information



Material - Water Supply Into Home

Unknown

Visable section of water supply going into the home. No representation can be made of the material piping not visible between the street and the house if water is supplied by a municipality. The home inspector can not determine the plumbing material between the city connection running underground to the home.

Water Distribution: Condition

Not 100% Visible, Corroded Areas

Please note plumbing leaks can develop between the home inspection and closing as well as throughout home ownership. Please also note the home inspection is not a code inspection. Since different communities adhere to different codes and codes are always changing, the homes plumbing inspection is an inspection of the functionally of the homes plumbing as it exists today.





Water Distribution: Functional Flow is Adequate

Several fixtures were run at the same time and the functional water flow was adequate.

Drain, Waste, & Vent Systems: Condition

Satisfactory, Not 100% Visible

Inspection Limitation – Plumbing

The plumbing inspection was limited to a visual, non invasive evaluation of readily accessible and observable plumbing components and fixtures at the time of the inspection. The inspection included operation of visible plumbing fixtures and components when reasonably accessible and when conditions permitted, but was not an exhaustive examination of the entire plumbing system.

Portions of the plumbing system, including supply piping, drain piping, waste piping, vent piping, shut-off valves, connections, fittings, and other components may be concealed within walls, floors, ceilings, cabinets, insulation, finished surfaces, underground areas, or other inaccessible locations and therefore were not directly visible or accessible for evaluation.

The inspection did not include destructive testing, removal of finishes, excavation, dismantling of plumbing components, or other invasive methods to expose concealed plumbing. Concealed defects or conditions may therefore exist that were not observable at the time of inspection, including concealed leaks, corrosion, deterioration, improper connections, damaged piping, inadequate support, or other deficiencies.

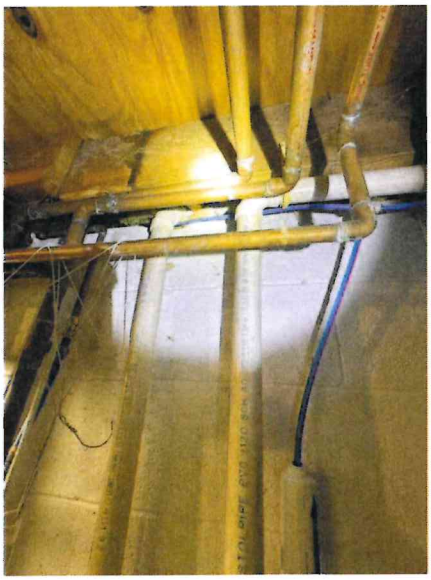
Plumbing systems are subject to conditions that can change after the inspection. Leaks, blockages, failures, or other plumbing deficiencies may develop or become apparent after the inspection, including during the period between the inspection and closing. The absence of visible leakage or other deficiencies at the time of inspection does not guarantee that the plumbing system is leak-free or that future plumbing problems will not occur.

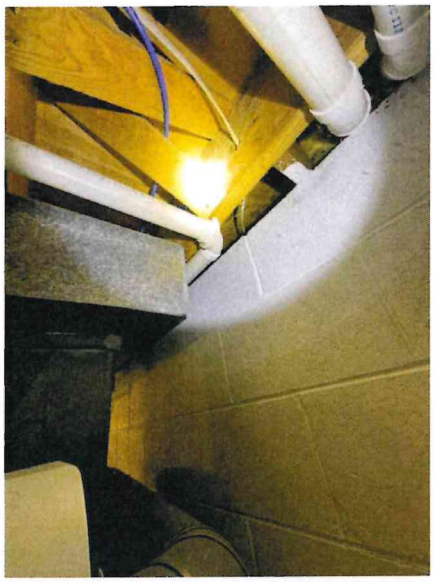
Water pressure, flow, drainage performance, and fixture operation can also be affected by conditions that were not readily observable during the inspection, including intermittent conditions, concealed piping defects, changes in water supply, simultaneous use of multiple fixtures, temperature, and other factors.

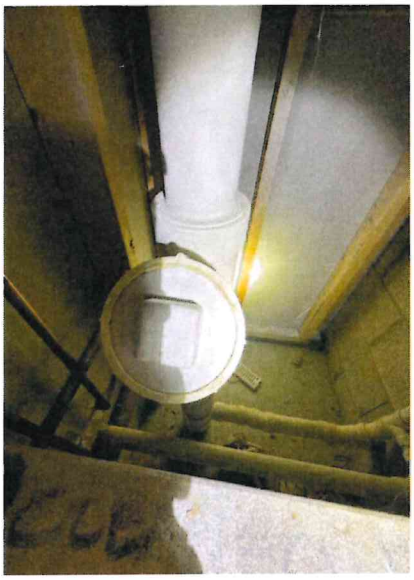
If plumbing concerns are identified or additional assurance regarding the condition of the plumbing system is desired, further evaluation by a plumbing contractor is highly recommended prior to closing or purchase.









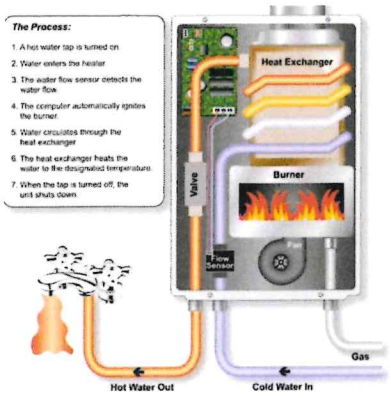


Water Heater: Manufacturer

Rheem, 2021

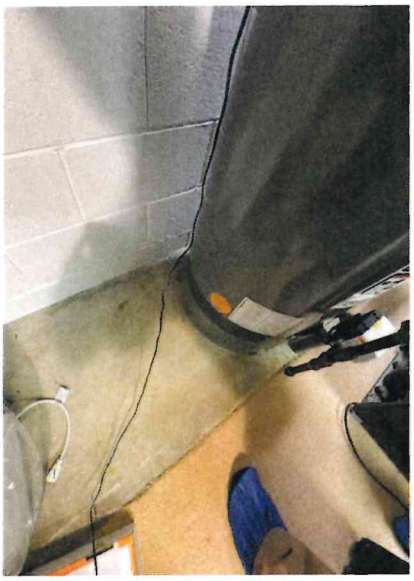
Please click on the below link for more information on water heaters and how they function:

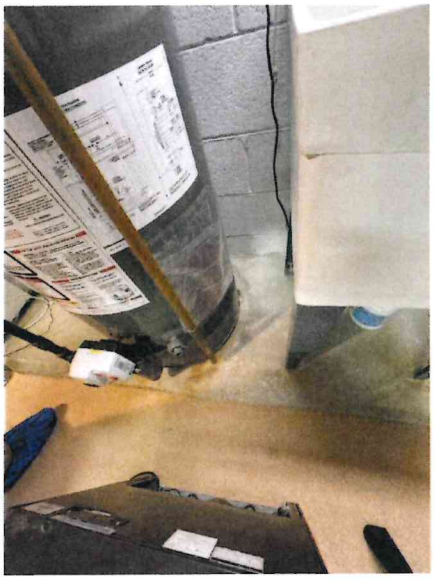
CLICK HERE FOR MORE INFORMATION



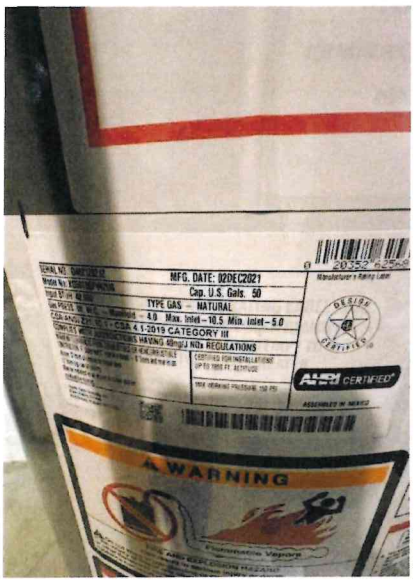












Water Heater: Power Source

Gas



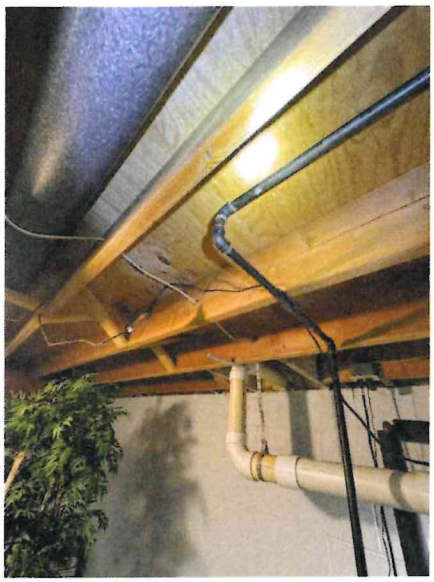
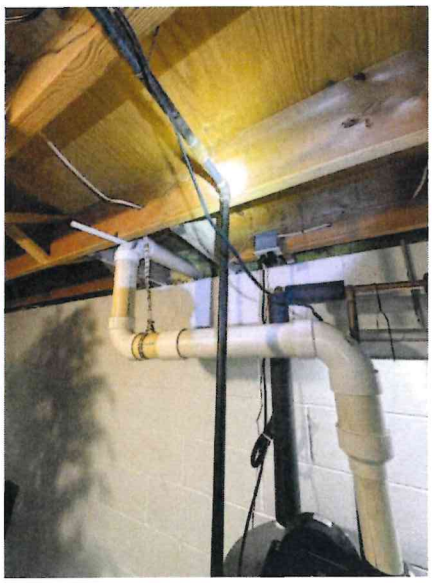


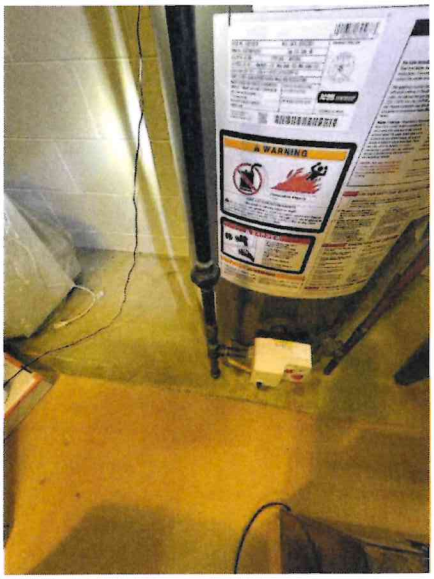
Gas Line: Material

Copper, Black Iron, Not 100% Visible

TCHI makes no representation to any gas line that is not bonded. Not all bonding can be visible during the home inspection and un bonded gas line may exist in the home that was not visible at time of inspection.



Gas Line: Inspected Where Visible (Limited)

Gas lines were inspected where visible. The majority of the homes gas lines/piping was not visible at time of inspection. No representation can be made of items that were not readily visible at time of inspection. Grounding of gas lines is not always visible at time of inspection.

Limitations

Vents, Flues, & Chimneys

NOT VISIBLE

The interior of the vents/chimney was not visible or had limited visibility at time of inspection. No representation can be made of areas that could not be inspected. It is a general recommendation that a homes chimney be inspected by a chimney professional prior to sale as well as annually.

Sump Pumps

NO PUMP NOTED

No sump pump noted. No past, present, or future representation of any kind is made of pumps that were not readily available for inspection or not inspected at time of inspection. If no pump is noted, recommend asking the homeowner if a sump pump or grinder pump is present in the home prior to closing.

Main Water Meter

MAIN METER LOCATION UNKNOWN

The main water meter could not be located. Typically the homes main water meter is located in the basement along the street facing wall. Recommend inquiring with the homeowner as to the location of the main water meter (if the home is not a well system) as well as the location of the main water shutoff valves.

16: HEATING

		IN	NI	NP	R
16.1	Heating Equipment	X			X
16.2	Distribution Systems	X			
16.3	Vents, Flues & Chimneys	X			

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

Information

Heating Equipment: Heat Type

Forced Air, Electric Baseboard

Heating Equipment: Manufacturer

Goodman, 2008

Please click on the below link for more information on general maintenance of your furnace.

CLICK HERE FOR MORE INFORMATION

Inspection Limitation – Furnace / Heating System

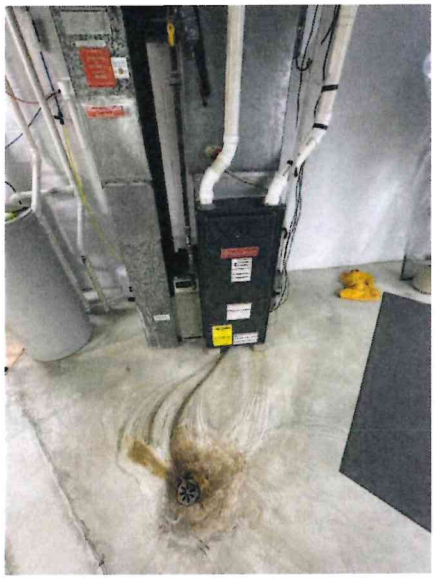
The basic furnace inspection was limited to a basic visual, non-invasive evaluation of components that were readily accessible at the time of inspection. The system was operated using normal operating controls only, when conditions permitted. The inspection did not include dismantling of equipment, heat exchanger inspection, combustion analysis, verification of system capacity, or evaluation of concealed components.

The inspection did not include determination of remaining service life, verification of manufacturer specifications, or evaluation of components located within walls, ceilings, or other concealed areas. Safety controls and internal components may not be fully testable during a home inspection.

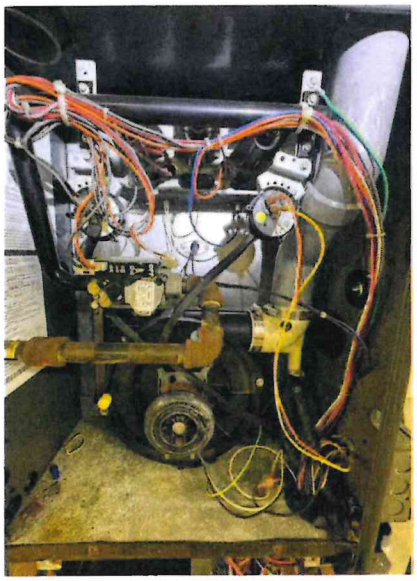
Due to these known limitations, hidden defects or unsafe conditions including heat exchanger failure, combustion or venting deficiencies, control malfunctions, or carbon monoxide risks may exist but were not observable or noted at the time of inspection.

If concerns exist or if additional assurance is desired, further evaluation and servicing by an HVAC contractor is recommended prior to closing.

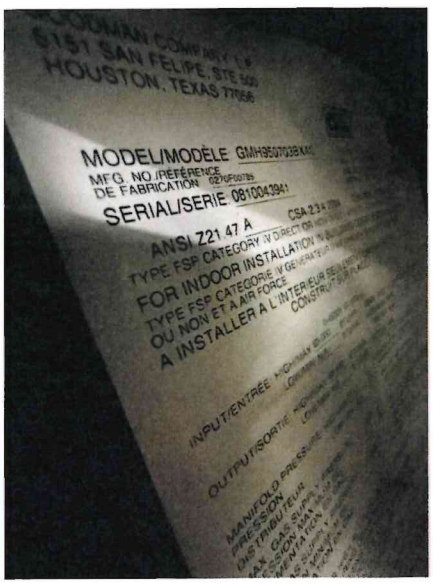












Heating Equipment: Energy Source

Natural Gas





Heating Equipment: Filter Type

Electronic Air Cleaner

It is highly recommended that the furnace filter be changed immediately after closing (as soon as you close on the house, change your furnace and whole house humidifier filter the same day, as well as every 1-3 months to ensure proper operation of the homes furnace.

The furnace and or boiler is a very limited visual only inspection. As most furnace components are not directly visible to the inspector having an HVAC technician service the unit prior to sale or immediately following sale (same day) to ensure proper operation and inspect components not visible or that are outside the inspection scope is highly recommended.

Please note, defects could be present that were not visible at time of inspection.



Distribution Systems: Ductwork

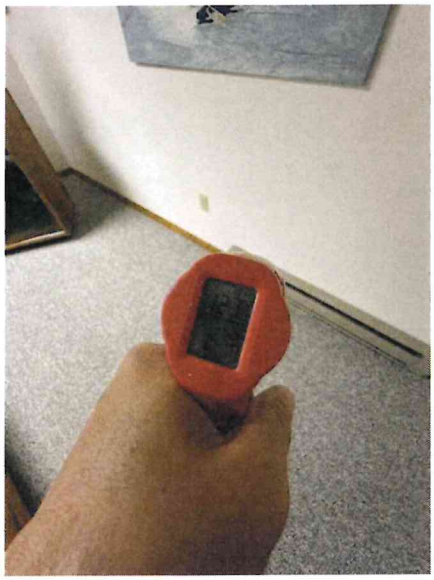
Electric Baseboards, Central

Only visible ductwork can be inspected.

Please note a large percentage of the homes ductwork could not be inspected as it is not visible and or accessible (covered by drywall, insulation, etc).

Defects in the homes ductwork may be present that was not present, noted, or visible at time of inspection.





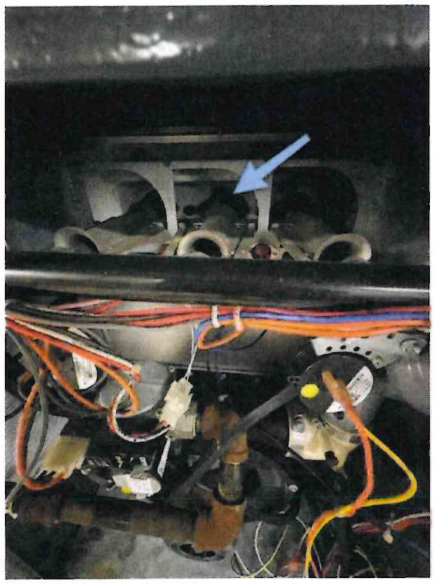
Recommendations/defects

Monitor Or Repair As Needed (Future Maintenance/Repair/Cosmetic)

16.1.1 Heating Equipment

CORROSION

Furnace was corroded in one or more areas. It is unknown if there was a prior leak or if a ware leak currently exists that was not visible at time of inspection. Recommend a HVAC contractor evaluate and repair as necessary prior to closing.



16.1.2 Components DEFECTIVE In Need Of Repair / Non Safety DEFECTS

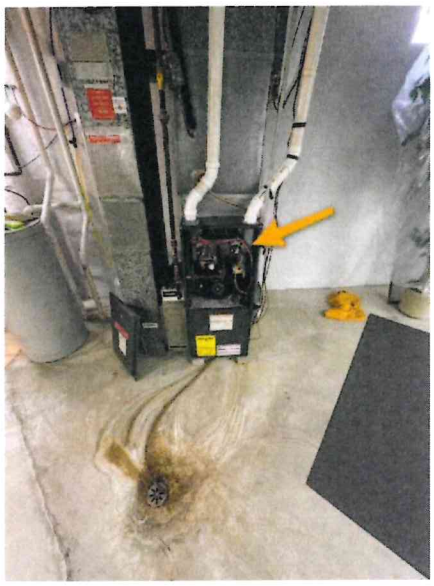
Heating Equipment

FURNACE NOT OPERATIONAL

The homes furnace was not operational at time of inspection.

The thermostat was turned to heat mode, temperature was brought up on the thermostat to above 80°, all breakers were checked and electrical appears to be active to the unit however the furnace did not start at time of inspection.

Recommend confirming operation with the homeowner and or making any necessary repairs as needed prior to sale.



17: DEFERRED COST ITEMS

		IN	NI	NP	R

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

Information

Deferred Cost Items

Furnace That Is 13+ Years, Air Conditioner That Is 7+ Years

Please note. Your inspector can not always determine the age of every appliances in the home at time of inspection. General maintenance will be necessary and failure requiring repairs will occur during ownership. TCHI makes absolutely no representation of the exact age of the homes appliances, roof, windows, etc but only a general estimate. It is highly recommended that the buyer check with the homeowner prior to close on the exact age of the appliances, building materials, specifically any appliances that will be included with sale. In general, please note that the age of an appliance is NOT a defect.

18: SCOPE OF THE INSPECTION

Information

The Scope of the Inspection

SCOPE OF THE PROPERTY INSPECTION

The inspection performed is a limited, non invasive, visual examination of the readily accessible systems and components of the property as they existed at the time of the inspection. This inspection is conducted in accordance with the **Wisconsin Administrative Code SPS 131** and the terms, conditions, limitations, exclusions, and disclaimers contained in the pre-inspection agreement executed by the client and inspector. In the event of any conflict between this report and the pre inspection agreement, the pre inspection agreement shall control.

In accordance with SPS 131, the inspection is not technically exhaustive and is limited to conditions that are readily observable without dismantling, destructive testing, specialized testing, excavation, or the use of specialized equipment. The inspector is not required to move personal property, furniture, stored items, debris, floor coverings, insulation, ceiling tiles, equipment, appliances, or any other obstruction; remove finishes; operate shut-off valves; dismantle equipment; enter unsafe areas; or take any action that may damage the property, void warranties, or create a safety risk.

The inspection is limited to conditions that are visible and readily accessible at the time of the inspection. Conditions may change at any time due to use, occupancy, weather, deferred maintenance, concealed defects, or other factors beyond the inspector's control. Any area, component, or condition that is concealed, obstructed, inaccessible, unsafe, not readily visible, or otherwise excluded by SPS 131 or the inspection agreement is outside the scope of the inspection. No representation, guarantee, certification, or warranty, express or implied, is made regarding the condition, performance, safety, adequacy, or future reliability of any such area or component.

This inspection does not include:

- Engineering analysis, calculations, or structural design evaluation
- Code compliance, regulatory compliance, zoning compliance, or permit verification
- Prediction of future conditions, failures, performance, or remaining service life
- Identification of latent, concealed, hidden, or intermittent defects
- Evaluation of systems or components not specifically required under SPS 131
- Mold, mildew, fungi, asbestos, radon, lead-based paint, lead, formaldehyde, indoor air quality, water quality, sewer line inspections, underground plumbing inspections, geological conditions, soil conditions, electromagnetic fields, environmental hazards, or hazardous materials testing unless specifically contracted for in writing as a separate service
- Determination of property value, marketability, insurability, or suitability for any particular use

Excluded items may include, but are not limited to, cosmetic conditions, low-voltage systems, communication systems, cable systems, internet systems, irrigation/sprinkler systems, private wells, septic systems, pools, spas, saunas, water treatment systems, outbuildings, retaining walls, seawalls, elevators, lifts, generators, solar systems, battery storage systems, underground tanks of any kind, security systems, detached structures, underground utilities, and any systems or components outside the applicable standard of practice and or not visible to the inspector at time of inspection.

Any opinions expressed are based solely upon conditions observed at the time of the inspection and are not intended to be, nor shall they be construed as, guarantees, warranties, certifications, insurance policies, or assurances of future performance. The inspection and report represent a snapshot in time of the visible condition of the property on the date of inspection only.

If there is any concern regarding a system, component, condition, or area not evaluated within this limited scope, it is the sole responsibility of the client to obtain further evaluation by an appropriately licensed or qualified specialist prior to the expiration of any inspection contingency, financing contingency, due diligence period, or closing date.

Clients are strongly encouraged to obtain estimates for any recommended repairs, replacements, upgrades, or further evaluations prior to the expiration of any contractual contingency periods as additional defects may be present during the repair not noted at time inspection.

CONVENTIONS USED IN THIS REPORT

SATISFACTORY
Indicates the component was observed to be performing its intended function at the time of inspection based upon a limited visual examination. This designation does not imply the item is free from defects, deficiencies, code violations, safety concerns, concealed conditions, or future failure, nor does it imply any specific remaining service life.

MARGINAL
Indicates the component is functional but exhibits conditions consistent with age, wear, deferred maintenance, deterioration, prior repairs, or minor deficiencies. Such components may require monitoring, maintenance, repair, upgrading, or replacement at any time without further notice.

POOR
Indicates a component is defective, significantly deteriorated, not functioning as intended, or is at or near the end of its expected service life. Repair or replacement is recommended. Additional defects or deficiencies may exist that were not visible or accessible at the time of inspection.

RECOMMENDATIONS
Reflect the inspector's professional opinion based solely upon observed conditions at the time of inspection. Recommendations may include monitoring, maintenance, repair, replacement, further evaluation, or consultation with a qualified specialist. Failure to follow recommendations may result in additional damage, increased repair costs, or safety concerns.

SAFETY HAZARD
Indicates a condition that, in the inspector's judgment, may present a risk of injury, illness, fire, shock, property damage,

or other adverse consequences. The inspector may limit, discontinue, or decline evaluation of any area or component deemed unsafe. Further evaluation and correction by a qualified contractor or specialist is recommended. Additional defects may be discovered during invasive or destructive evaluation.

DEFECT
A condition that, in the inspector's judgment at the time of inspection, significantly impairs the health or safety of occupants or adversely affects the expected performance or life of a component if not corrected, consistent with Wis. Stat. § 440.97(2m).

LIMITATIONS & CONDITIONS

This inspection does not identify all defects that may exist and is not intended to reveal every condition affecting the property. The inspector is not required to determine:

- The cause, origin, extent, or progression of any condition beyond what is visually apparent
- The adequacy of design, capacity, engineering, structural integrity, or load-bearing capability
- Compliance with building codes, ordinances, regulations, permits, manufacturer specifications, insurance requirements, or industry standards
- The presence of environmental hazards or hazardous materials unless specifically contracted for
- The cost of repairs, replacement, upgrades, maintenance, or future improvements
- The remaining service life of any component or system
- Whether repairs were performed properly, permitted, or by qualified individuals

No representation is made regarding systems or components that were not visible, were inaccessible, were not readily accessible, could not be safely inspected, or could not be operated at the time of inspection. This includes, but is not limited to, concealed wiring, concealed plumbing, concealed structural components, gas piping, underground utilities, underground drainage systems, underground tanks of any kind, sewer lines, foundation elements hidden by finishes or paint, and any areas obscured by snow, ice, water, vegetation, storage, furnishings, finishes, insulation, construction materials, personal belongings, or other obstructions.

The presence or absence of proper bonding for CSST (Corrugated Stainless Steel Tubing) may not be determinable during a visual inspection. The inspector does not guarantee identification of all CSST installations, bonding deficiencies, grounding deficiencies, or related safety concerns.

Knob-and-tube wiring may exist in structures and may be concealed within walls, ceilings, attics, crawlspaces, or other inaccessible areas. The absence of visible knob-and-tube wiring should not be construed as confirmation that such wiring does not exist. If its presence is a concern, further evaluation by a licensed electrician is recommended.

Any system identified as marginal, poor, defective, outdated, unsafe, or requiring further evaluation should be reviewed and repaired by a qualified contractor or specialist prior to closing whenever possible. Failure to obtain further evaluation may result in unforeseen repair costs or safety concerns.

CLIENT RESPONSIBILITY

By accepting this report, proceeding with the transaction, or relying upon the inspection, the client acknowledges and accepts the limited scope, exclusions, limitations, disclaimers, and conditions of this inspection. The client further acknowledges that the inspection is not a warranty, guarantee, insurance policy, or certification of any kind.

Any concerns regarding systems, components, conditions, or areas not evaluated should be addressed through further inspections and evaluations by appropriately qualified professionals prior to closing, occupancy, or completion of the transaction.

Additional defects, deficiencies, safety hazards, concealed conditions, and material issues may exist that were not visible, accessible, discoverable, or identifiable during the inspection. The client understands and accepts that no inspection can eliminate the risk of undiscovered conditions. The home inspection is a snapshot in time of the visible condition of the property on the date of inspection only.

Clients should retain qualified contractors and specialists to evaluate repair costs, obtain permits where required, verify the adequacy of repairs, determine code compliance, and confirm that all work is completed in a safe and workmanlike manner. The inspector assumes no responsibility for the quality, cost, completeness, permitting, or outcome of any repairs performed before or after the inspection.

CONTACT INFORMATION

For questions or clarification:

Office: 262-225-9668
Text: 262-716-8997

Or reply directly to the report delivery email.

TRI-COUNTY
INSPECTION & ENVIRONMENTAL

19: POST INSPECTION CHECK LIST

		IN	NI	NP	R

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

Limitations

General

OVEN TURNED OFF

Yes

General

DOORS LOCKED POST INSPECTION

Agent

General

WINDOWS CLOSED

Inspector Closed/Locked All Windows

Your inspector will make every attempt to leave the home in the condition it was left by the homeowner. However, your inspector may make a judgement decision to close windows following the inspection to prevent water damage or to properly secure the property. Windows may also be closed to allow for proper testing of radon post inspection.

General

WATER TURNED OFF AFTER INSPECTION AT MAIN SHUTOFF

NO

Your home inspector will typically leave the water on or off at the property as it was found at the start of the inspection. During the spring, winter, and fall months your inspector may make a judgment call to turn the main water shutoff (typically by the water meter) off in a vacant or vacation property.

General

HEATING CHECKED PRIOR TO LEAVING

AC TURNED ON

To prevent freezing damage during the fall, winter, and spring months we check the furnace operation after the furnace has been inspected and just prior to leaving the property to ensure heat delivery is being supplied throughout the house. You will see in the report the temperature of the heat supply has been recorded. This data was recorded following the furnace inspection.

We make every attempt to set the thermostat to the original temperature noted when we started the home inspection. In the event the heat is off and we predict cold weather your inspector may turn the heat on to prevent damage.