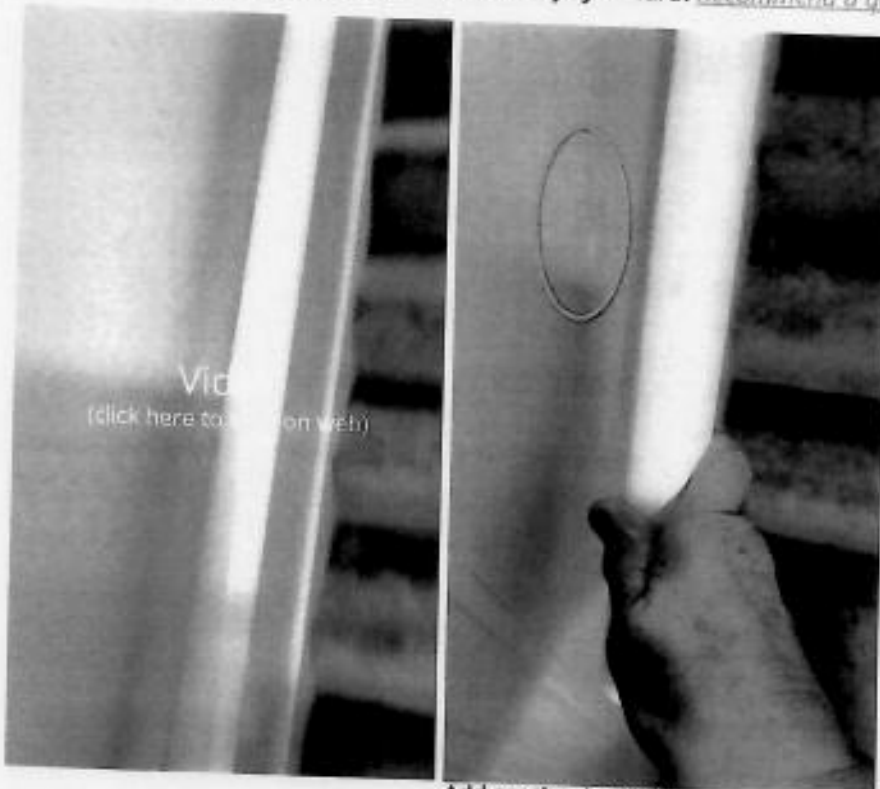


## 12.7.1 Steps, Stairways &amp; Railings

**HANDRAILS LOOSE / MISSING / RUSTED / DAMAGED**

## BASEMENT STEPS RAILING

**Staircase had a loose handrail. This is a safety hazard. *Recommend a qualified handyman fix as necessary.***

 Significant Defects

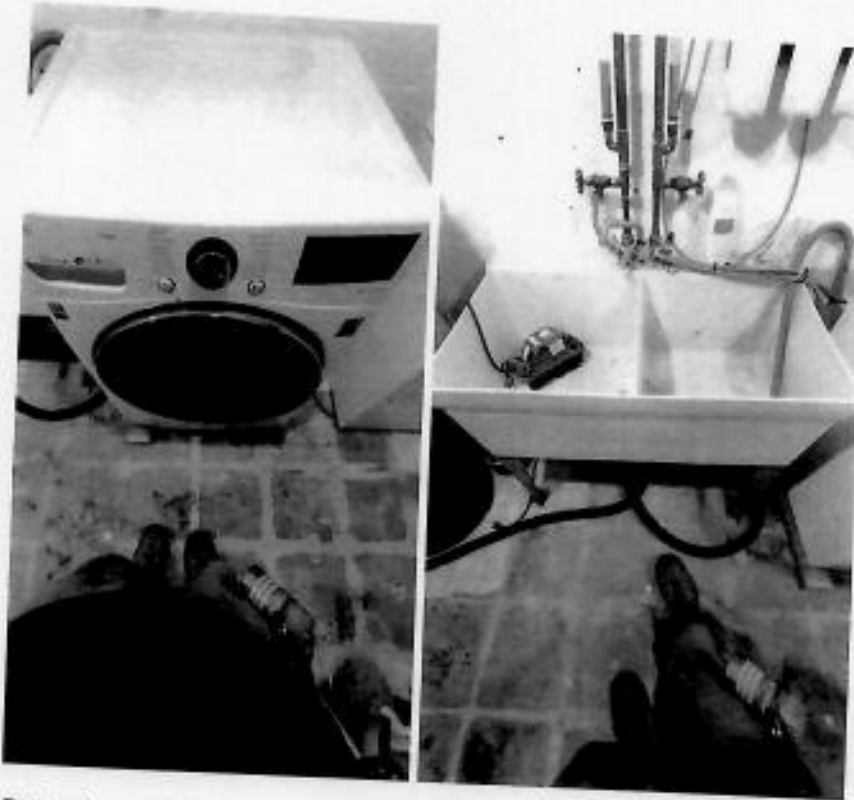
Video  
(click here to view on Web)

Add another bracket

## 13: LAUNDRY

Information

**Washer: Washer Present / Sink**  
Fiberglass Sink

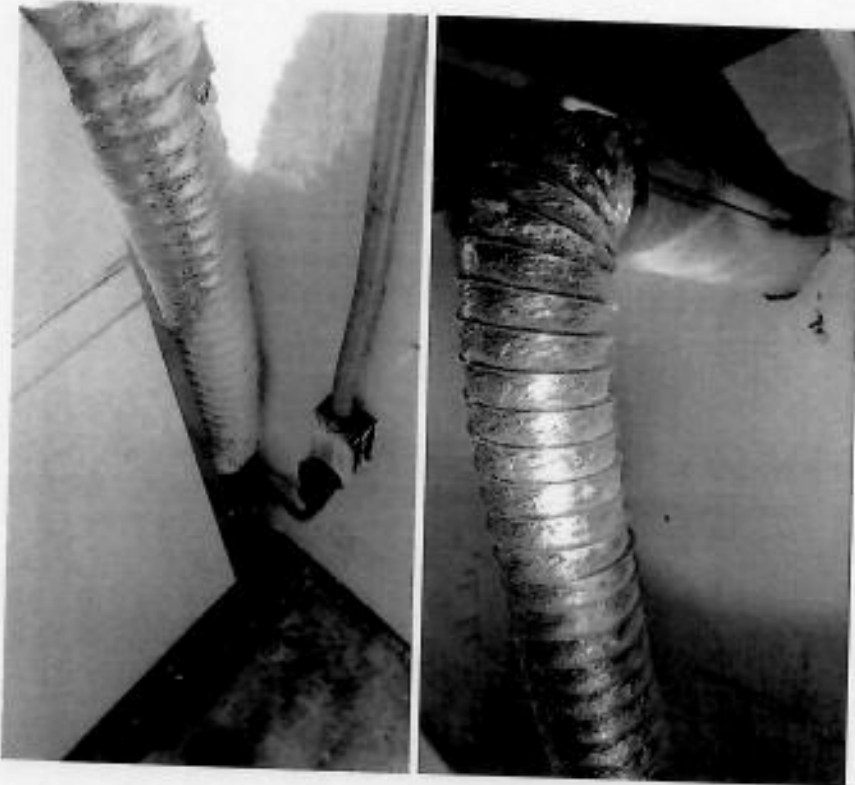


**Dryer: Dryer Power Source & Clothes Washer Discharge**  
Gas/Electric Hookup



**Dryer: Vent Visual Inspection**

*A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.*



## Limitations

Dryer

### **DRYER VENT: NOT VISIBLE**

**The transition ducting behind the dryer was not visible to inspect.** It should be verified that it meets UL2158A standard and the pipe to its termination be properly cleaned.

## 14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

**Foundation: Configuration**  
Basement

**Foundation: Basement Floor**  
No issues at time of inspection.

### **General: Structural and Foundation Inspection**

**A comprehensive structural and foundation inspection evaluates the home's structural integrity, including the foundation system, basement or crawlspace conditions, support beams, floor joists, and overall structural stability. This inspection identifies any signs of settlement, cracking, water intrusion, pest damage, or other conditions that may affect the home's safety and longevity.**



### **General: Basement and Foundation Structure**

*The basement and foundation serve as the structural support system for the home. This area includes the foundation walls, floor, support posts or beams, and the overall structural integrity of the basement space. Proper foundation condition is essential for the stability and longevity of the entire structure, and any significant issues should be evaluated by a qualified professional.*

### **General: Basement / For Your Information**

*Basement leakage refers to water intrusion into the basement space, typically occurring through foundation walls, floors, or joints. This can result from groundwater pressure, poor exterior drainage, cracks in the foundation, or*

*inadequate waterproofing. Understanding the source and extent of leakage is important for determining appropriate remediation.*

### Foundation: Material

Masonry Block

*At the time of inspection the foundation structure and material appeared to be in good condition. Any specific defects will be listed in the report.*

### Foundation Wall Structure: Structure Integrity

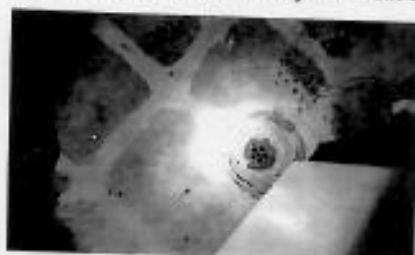
#### Foundation Walls / Information:

*Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.*

### Floor Drain Location: Location

Near laundry area

*Palmer valves were installed in houses between 1920 and 1950. A Palmer valve is a check valve for drain tile which drains into the floor drain that has no sump pump. You shine a flashlight down the floor drain and can see it. It is like a little round door over the end of the drain tile coming into the trap. This should be able to open freely*



## Observations

### 14.5.1 Floor Drain Location

#### CLEAN OUT COVER MISSING

##### BASEMENT

**Basement sewer clean out was missing a cover.** *Clean out had a plastic bag stuffed in the pipe. Plastic bag should be removed and a new cover should be added by qualified contractor.*

#### Recommendation

Contact a qualified plumbing contractor.



Significant Defects



## 15: HEATING

## Information

**Equipment: Brand**  
NTI Wall Hung Boiler

**Equipment: Model Number**  
TFTN110

**Equipment: Serial Number**  
2110142238207088

**An annual maintenance agreement that covers parts and labor is recommended.**



**Equipment: Year of Manufacture**  
2022

**Equipment: Energy Source**  
Gas

**Equipment: Heat Type**  
Packaged Wall Unit

**Distribution Systems: Ductwork**  
Copper Lines / baseboard

**Vents, Flues & Chimneys: Vents, Flue, Chimney Type**  
PVC, Pipe through side wall

### AFUE Rating

**AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.**

### Heating System Efficiency

**The U.S EPA sets minimum efficiency standards for appliances such as heating and cooling equipment. Many older furnaces still operating and functioning well have efficiencies between 70% and 75%. Furnaces installed after 1992 must have efficiency ratings above 78%. Modern, high-efficiency furnaces have ratings in the mid-90%. Heating systems with leaky, un-insulated ducts or which are improperly sized can reduce even a high-efficiency furnace to an efficiency of under 65%.**

## Carbon Monoxide

**Carbon monoxide is a colorless, odorless gas produced by heating systems, fireplaces, and combustion appliances when fuel is burned.** Exposure to elevated levels can cause serious health effects ranging from headaches and dizziness to loss of consciousness and death. Proper ventilation and regular maintenance of heating equipment are essential to prevent dangerous accumulation.

## Equipment: HVAC Section Introduction

**The heating system is the primary mechanism for maintaining comfortable indoor temperatures throughout the home.** Understanding the type, age, and condition of your heating equipment helps assess reliability, efficiency, and potential maintenance needs. Regular servicing and monitoring of heating systems ensure optimal performance and longevity.

## Equipment: Heat Exchanger

### Disclaim heat exchanger:

*The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Because of the age of the furnace, The Inspector recommends that you have it certified by a qualified HVAC contractor.*

## Combustion Air for Fossil Fuel Utilities: Combustion Air

### Sufficient

Combustion air is necessary for burning fuel such as gas, oil, and wood. For a furnace to work properly, it must have an adequate supply of combustion air. The rule of thumb is 50 cubic feet per 1000 BTU's of heat.

## Normal Operating Controls: Thermostat

### Programmable

The furnace and the air-conditioning were controlled by a wall thermostat. Heating and cooling costs can be reduced by having a programmable thermostat to raise and lower home temperatures at key times.



## Limitations

General

**HEATING**

**Adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems.**

**Observations**

15.1.1 Equipment

**INOPERABLE HEATING EQUIPMENT**

NTI BOILER- BASEMENT

**The heating equipment did not turn on when a call at the thermostat was made. This may require professional evaluation to determine the cause and necessary repairs. A qualified HVAC professional should inspect the system to diagnose the problem and recommend appropriate remediation.**



Significant Defects

15.5.1 Normal

Operating Controls



Minor Defects, Maintenance Item, or FYI Item

**CHANGE BATTERIES**

**The battery indicator was flashing on the thermostat face. New battery should be installed by owner or handyman.**

Recommendation

Recommended DIY Project

**16: PLUMBING****Information****Water Source**

Local Municipality

**Water Heater: Tank Capacity**

40 gallons

**Water Heater: Power Source/Type**

Indirect

**Water Supply, Distribution  
Systems & Fixtures: Water Supply**  
Material  
Copper

**Fuel Storage & Distribution  
Systems: Main Gas Shut-off**  
Location  
Gas Meter, Outside



### **Water Supply Filters**

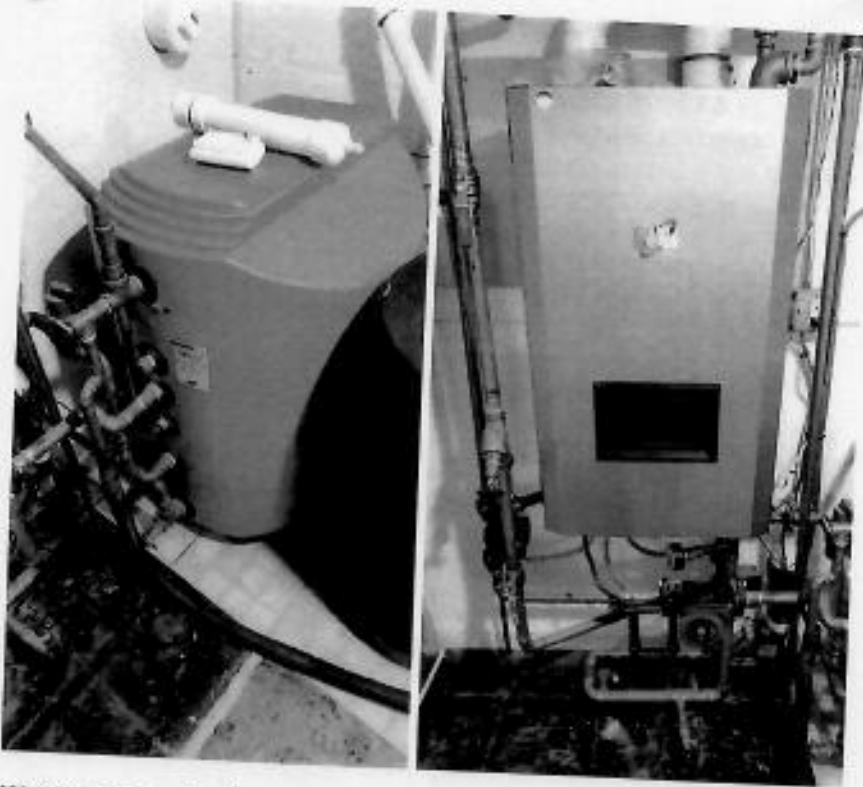
Reverse Osmosis System

**Water supply filters** are devices installed in plumbing systems to remove sediment, chlorine, and other contaminants from incoming water. Filters help protect appliances, improve water quality, and extend the life of plumbing fixtures. Depending on filter type and water quality, filters typically require replacement every 6 to 12 months to maintain effectiveness.

### **Water Heater: Manufacturer**

Bosch

An indirect storage tank water heater is a system that heats water indirectly through a heat exchanger connected to another heat source, such as a boiler or heat pump.



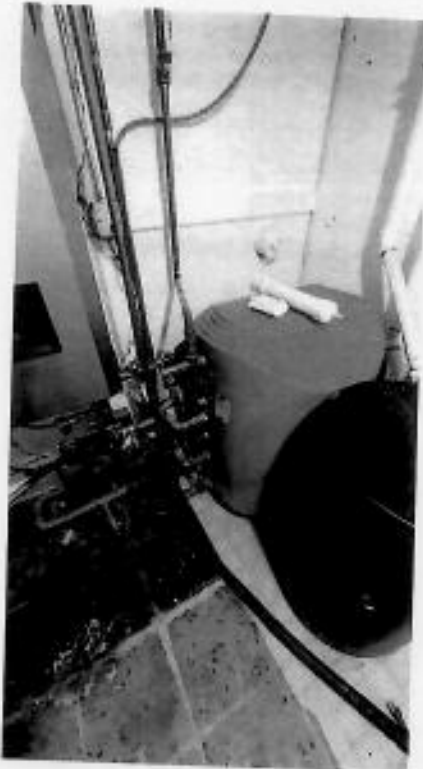
### Water Heater: Indirect Storage Tank System

Basement

*An indirect storage tank water heater is a system that heats water indirectly through a heat exchanger connected to another heat source, such as a boiler or heat pump. The water is stored in an insulated tank and gradually heated rather than being heated on demand. This type of system is commonly used in homes with combination heating and hot water systems, offering efficient water heating by utilizing existing heating infrastructure.*

### Water Heater: Water Storage Tank Age

Basement 2011





Indirect Storage tank

### **Water Supply, Distribution Systems & Fixtures: Distribution Material**

#### **Copper**

*At the time of inspection the water lines appeared to be in good condition. Any defects will be listed separately in the report.*

### **Drain, Waste, & Vent Systems: Material**

#### **PVC**

*At the time of inspection the drain, waste and venting systems seemed to be functioning adequately. Any specific defects will be listed in the report.*

### **Fuel Storage & Distribution Systems: Fuel Storage / Supply**

#### **Public Gas**

*The condition of the interior of gas lines, oil tanks and their supply lines, propane tanks and their supply lines or other forms of fuel storage and supply are not part of the home inspection and was not evaluated.*

### **Fuel Storage & Distribution Systems: Gas Piping**

#### **Black Iron Pipe**

*Gas piping is the network of metal tubing that safely delivers natural gas or propane from the main supply line to appliances throughout the home. Properly installed and maintained gas piping is essential for safe operation, as leaks or damage can create serious safety hazards. Regular inspection helps identify corrosion, loose connections, or other issues that may require professional attention.*

### **Fuel Storage & Distribution Systems: Flexible Appliance Connectors**

#### **No Issues**

*Flexible Appliance Connectors (FAC) are flexible hoses or tubing used to connect appliances such as washing machines, dishwashers, and water heaters to the main water supply lines. These connectors provide flexibility for installation and minor movement while delivering water to the appliance. They are commonly made of braided stainless steel, rubber, or vinyl materials and serve as an important component in preventing water damage by allowing secure, leak-resistant connections.*

### **Reverse Osmosis System: Water Drinking System**

**A reverse osmosis system** is typically installed under the sink, but you can install it where your water enters the house, so all your water is filtered for contaminants. RO filter cartridges provide the most effective filtration of any water purifiers. The membrane and filters remove up to 99 percent of contaminants such as arsenic, lead, ammonia, and chlorine, as well as toxic fluoride, sodium, nitrates and heavy metals.



## 17: ELECTRICAL

### Information

**Main & Subpanels, Service & Grounding: Panel Capacity**  
200 AMP

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**

Copper

**Service Entrance Conductors: Electrical Service Conductors**  
Below Ground, 220 Volts

**Electrical service conductors** are the large wires that carry power from the utility company's meter to the main electrical panel in the home. These conductors are typically made of copper or aluminum and are sized according to the home's electrical demand and service amperage rating. Proper installation and maintenance of service conductors are essential for safe and reliable electrical distribution throughout the property.

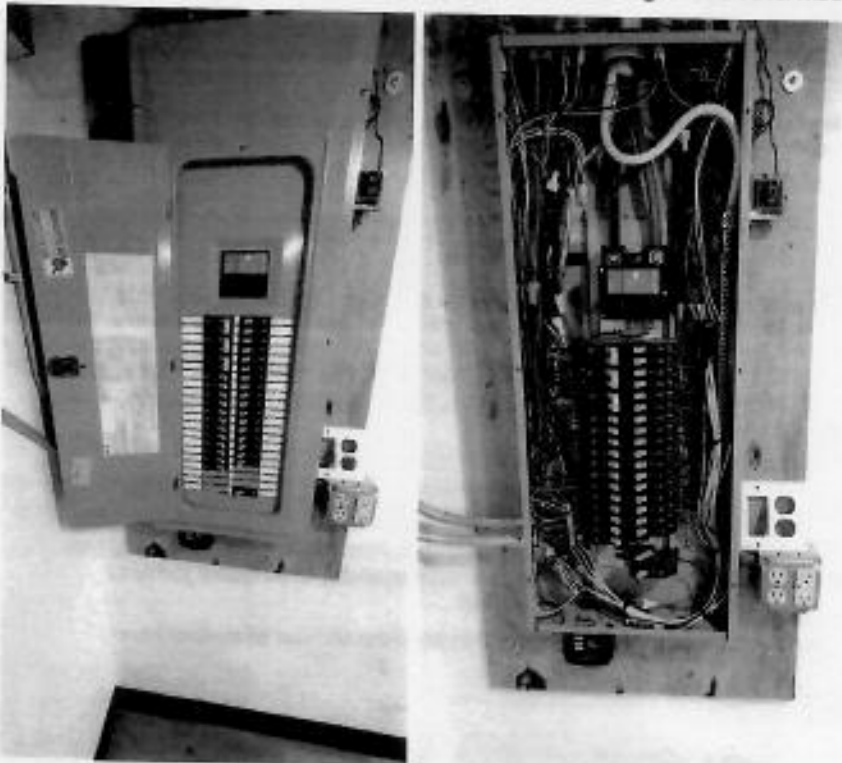
**Main & Subpanels, Service & Grounding: Panel Type**  
Circuit Breaker

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
BX, Romex

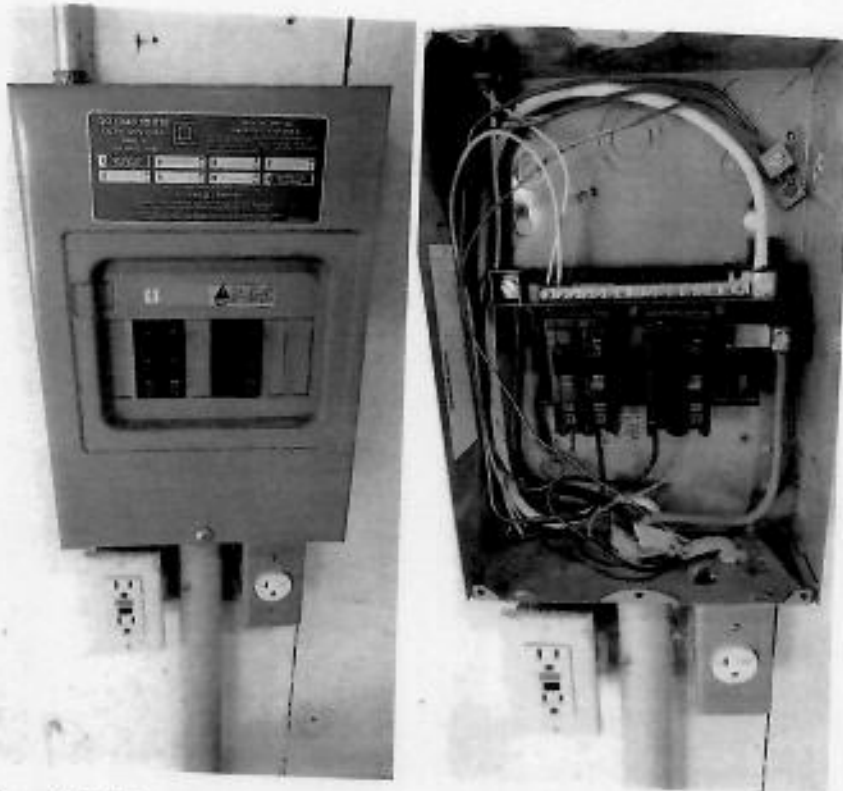


**Main & Subpanels, Service & Grounding: Panel Manufacturer**  
Eaton, Square D

Dead-front covers are removed for inspection of the wiring unless otherwise noted in this report.



**Main & Subpanels, Service & Grounding: Sub Panel Location**  
Garage



### Branch Wiring Circuits, Breakers & Fuses: Branch Wiring Discription

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

### GFCI & AFCI: GFCI Protection

At the time of my inspection, the home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

### GFCI & AFCI: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker, and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection at a time when personal belongings have been removed from the home.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here:  
<https://prohibit.com/gfci-protection/>

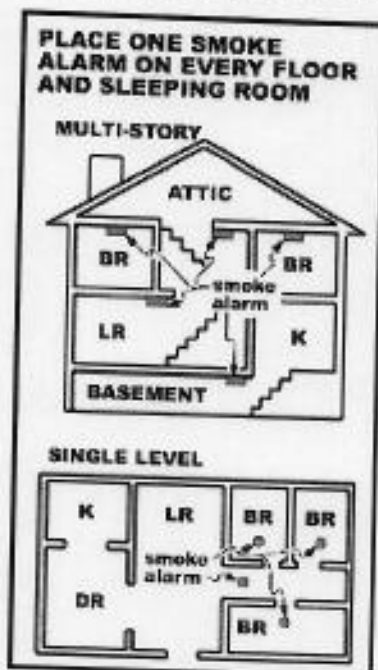
[illegible]

### Smoke Detectors: Smoke Detectors

No issues

**Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:**

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>



**Carbon Monoxide Detectors: Combination Smoke/CO Detector(s)**  
No issues

No issues

### CO Detectors: CO Alarm Information

Many smoke alarms now monitor both smoke and carbon monoxide. Smoke and carbon monoxide detectors that provide two-in-one protection can save you worry and money.

Since CO is colorless, tasteless and odorless (unlike smoke from a fire), detection and prevention of carbon monoxide poisoning in a home environment is impossible without a warning device. In North America, some state, provincial and municipal governments require installation of CO detectors in new units.

According to the 2005 edition of the carbon monoxide guidelines, NFPA 720, published by the National Fire Protection Association, sections 5.1.1.1 and 5.1.1.2, all CO detectors 'shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms,' and each detector 'shall be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.'

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. More information about CO detectors and their requirements can be found here:

<https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide>

## Limitations

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### General

#### **ELECTRICAL**

Load calculation are not performed to determine service capacity adequacy. The inspection does not involve any electrical stress tests on the system to determine if a breaker trips properly. Labeling of electric circuit locations on electrical panel are not checked for accuracy. Electrical components concealed behind finished surfaces are not visible to be inspected. Determination of the type of branch circuit wiring used in this home was made by inspection of the electric panels only. Inspection of the wiring in or at the receptacles, switches, fixtures, junction boxes, walls, ceiling, floors, etc., is beyond the scope of a home inspection and were not inspected. The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

### General

#### **SECURITY SYSTEMS**

Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.

## Observations

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## 17.2.1 Main &amp; Subpanels, Service &amp; Grounding

**MISSING LABELS ON PANEL**

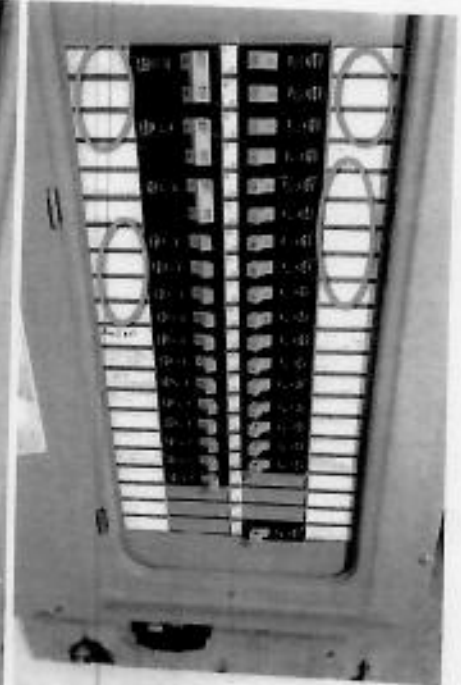
Significant Defect

**The circuit breakers in the electrical panel lack identification labels. This makes it difficult to quickly identify which breaker controls specific circuits during troubleshooting or emergencies. All breakers should be clearly labeled with their corresponding circuits or areas they serve. Contact a qualified electrician to add comprehensive labeling to the panel for safety and convenience.**



Video

(click here to view on web)



## 17.2.2 Main &amp; Subpanels, Service &amp; Grounding

**GROUND BAR SHOULD BE SEPARATED FROM THE NEUTRAL**

## GARAGE SUBPANEL

**On a sub panel ground bar should be separated from the neutral.**  
*In this example, the grounds may be separated, but they're all combined into one lug. Ground wires should be on a separate screw of their own.*

Recommend this be changed by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.



Significant Defects



Need separate ground bar and separated

## 17.5.1 Lighting Fixtures, Switches &amp; Receptacles

**OPEN GROUND / NEUTRAL / HOT / HOT-NEUTRAL REVERSED /  
REVERSE-POLARITY / NO POWER**

Significant Defects

**An electrical receptacle was found with reversed polarity or an open ground/neutral/hot condition during testing. This means the outlet's wiring is not properly configured according to standard electrical safety practices. Reversed polarity or open conductors create shock hazards and can damage sensitive equipment plugged into the outlet. A qualified electrician should inspect and correct the wiring to ensure proper grounding and conductor configuration.**

Recommendation

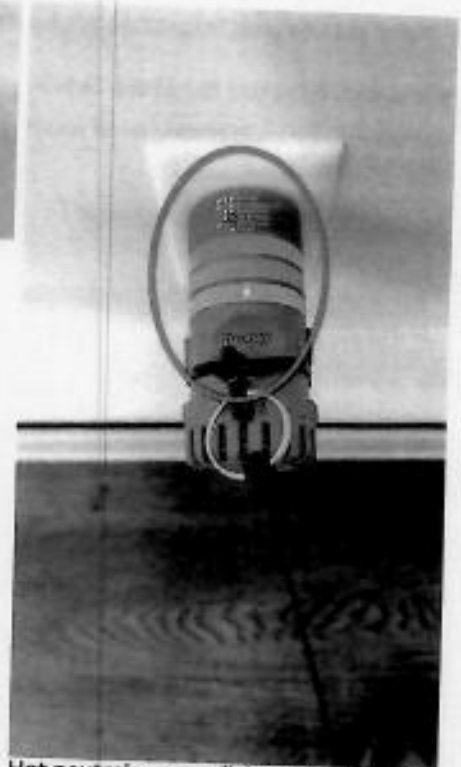
Contact a qualified electrical contractor.



Video  
(click here to view on web)



Video  
(click here to view on web)



Hot neutral reverse living room below window

## 18: ENVIRONMENTAL

## Information

## Exclusions

**This inspection is not required to include the following items:** Lead-based paint, Radon, Asbestos, Cockroaches, Rodents, Pesticides, Treated lumber, Fungus, Mercury, Carbon monoxide, or Other similar environmental hazards. In addition, the report is not required to address subterranean systems or system components (operational or nonoperational), including: Sewage disposal, Water supply, or Fuel storage or delivery.

*If there is readily visible evidence or a possibility that one of these items may be present, you may be advised to contact a specialist in the appropriate field for further investigation and to determine if corrective action is necessary.*

*If you have any specific concerns in regards to any of the items listed above (or any unmentioned environmental or health concerns), you should contact a specialist immediately so that you can have the appropriate inspections and testing performed, as they are not included in this inspection (unless otherwise agreed upon).*

### Pest / Insect: No Pest Inspection Performed

There was no pest inspection performed. Contact our office if you wish to have this service provided.

### Microbial Growth: No Mold Testing or Air Sampling Performed

There was no mold testing or air quality sampling performed as a part of this inspection. Contact our office if you wish to have this service provided.

### Radon: No Testing Performed

There was no radon testing performed as a part of this inspection. Contact our office if you wish to have this service provided.

### Radon Mitigation: Radon Mitigation Installed

Yes



### Asbestos Information: Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based. In accordance with the State of Wisconsin standards of practice lead based paint is not reported on, or tested for during a home inspection. ***If lead***

**based paint is a concern, you are advised to consult an environmental company prior to the end of your inspection contingency period and have additional inspections specializing in environmental hazards.** Here's a resource for information on lead paint / programs.

<https://www.epa.gov/lead/renovation-repair-and-painting-program-do-it-yourselfers>

### Asbestos Information: Asbestos Disclaimer

All homes built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tiles, tapes, insulation, etc). All homes can potentially contain ACM but older homes are at a much higher risk. We recommend that before any kind of demolition that you have a test performed for lead paint and asbestos in any areas that you plan to disturb.

If you think asbestos may be in your home, don't panic. Usually, the best thing to do is to leave asbestos material that is in good condition alone. Generally, material in good condition will not release asbestos fibers. There is no danger unless the asbestos is disturbed and fibers are released and then inhaled into the lungs. Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage, such as tears, abrasions or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing or handling it, or if it is exposed to extreme vibration or air flow. Sometimes, the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it. Discard damaged or worn asbestos gloves, stove-top pads and ironing board covers. Check with local health, environmental or other appropriate agencies to find out proper handling and disposal procedures. If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present.

**If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor prior to the end of your inspection contingency period.**

More information can be found at this link:

<https://www.epa.gov/asbestos/learn-about-asbestos>

## Observations

### 18.1.1-Pest / Insect

#### MOUSE DROPPINGS AND TRAPS PRESENT

##### BEHIND STOVE

**Mouse droppings were observed during the inspection, indicating active or recent rodent infestation. This suggests mice have accessed the interior of the property and may be nesting or foraging. Rodent presence poses health risks through contamination and potential disease transmission, and may indicate entry points or structural gaps that need sealing. A pest control professional should evaluate the extent of infestation, identify entry points, and implement comprehensive removal and exclusion measures.**

##### Recommendation

Contact a qualified pest control specialist.

— Marginal Defects



Behind stove

# 19: FOCUS ON ENERGY FREE STUFF

## Information

### Focus On Energy Free Stuff

**Click on the link below for your Free "Focus On Energy Packs"**

Choose between a Shower pack, Bath pack, Comfort pack, or Electronics pack.

<https://focusonenergymarketplace.com/free>

# 20: REPORT CONCLUSION & WALK-THROUGH

## Information

### General: Report Conclusion & Pre-Possession Walk-Through

#### Conclusion:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However we may not have tested every outlet and opened every window and door or identified every problem. Also because our inspection is essentially visual latent defects could exist. We cannot see behind walls. Therefore you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems and systems may fail without warning. We cannot predict future events. For these reasons you should keep a comprehensive insurance policy current.

This report was written exclusively for our client it is not transferable to other people the report is only supplemental to a sellers disclosure.

Thank you for taking the time to read this report and call us if you have any questions we are always attempting to improve the quality of our service and our report.

#### Pre-Closing Walk-Through:

The walkthrough prior to closing is the time for client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walkthrough. Defects or problems that were not found during the home inspection may be discovered during the walkthrough. Client should be thorough during the walkthrough.

Any defect or problem discovered during the walkthrough should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases **JPR home inspections LLC** of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre closing walkthrough of your new house. Consider hiring a certified home inspector to assist you.

- 1 Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walkthrough. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
- 2 Operate all appliances.
- 3 Run water at all fixtures and flush toilets. Look for plumbing leaks.
- 4 Operate all exterior doors windows and locks.

- 5 Test smoke and carbon monoxide detectors.
- 6 Ask for all remote controls to any garage door openers, fans, gas fireplaces etc.
- 7 Inspect areas that may have been restricted at the time of the inspection.
- 8 Ask seller questions about anything that was not covered during the home inspection.
- 9 Ask seller about prior infestation treatment and and warranties that may be transferable.
- 10 Read the sellers disclosure.



Best Regards,  
John Richter  
Jpr Home Inspections LLC

# STANDARDS OF PRACTICE

## Inspection/Property Details

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the Wisconsin State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

The inspection is limited to visible and accessible components and areas only. Due to insurance restrictions, we are not permitted to operate any main shutoff valves (water or gas) or switch on any circuit breakers that may be shut off. We also can not move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. We also cannot allow you, the buyer, to move any items or operate any shutoff valves or breakers in the home. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. Some items or areas may not be inspected if they are blocked by furniture or stored items. Please note that we cannot make phone calls or wait for someone to arrive while on site regarding any items that have not been properly prepared. The property was inspected regardless of limitations or hindrances. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

## Roofing

I. The Inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could

cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

### **Doors, Windows & Interior**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### **Basement, Foundation, Crawlspace & Structure**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

### **Heating**

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

### **Plumbing**

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire

sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close; safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

### Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.