Top Choice Home Inspections

Property Inspection Report



14502 Burrows Ln., Viola , WI 54664
Inspection prepared for: Bob and Diana Silva
Date of Inspection: 8/12/2026 Time: 9:00 a.m.
Age of Home: Built in approximately 1972 Size: 1,200 square feet
Weather: Cloudy, approximately 70F at the beginning.

This inspection report is prepared exclusively for Bob and Dianna Silva and is not transferable.

Inspector: John Allbaugh
1900 Snyder Dr., Richland Center, WI 53581-1025
Phone: 608-649-4663
Email: topchoice4663@gmail.com
www.topchoicehomeinspections.com

TOP CHOICE HOME INSPECTIONS

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: Bob and Dianna were present

2. Home Type

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

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

4. Recent Weather

Recent Weather: Recent Rain

5. House Faces

Faces: For the purpose of the report, the overhead garage door 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:

Gravel driveway noted.

Gravel walkway noted.

Observations:

• Gravel driveways need occasional maintenance. Monitor periodically and repair as needed.

2. Grading Observations

Type: Level Grade • Grade sloped away from house

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: No gas (L.P. or Natural) was noted

6. Outside Lawn Faucet Condition

Location: West side of home.
Observations:
- The outside lawn faucet was tested and appeared to work properly at that time.



7. Patio

Observations:
- Concrete



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: Wood siding.
Observations:
• Any exterior wood will require periodic maintenance. Recommend keeping all exterior wood well scraped and painted or stained. The maintenance should include repairing or replacing any damaged wood as needed.

2. Door Observations

Type: Steel Exterior Door • Wood Door • Storm Door

3. Fascia and Soffit Observations

Type: Metal

4. Trim Observations

Type: Vinyl Covered

5. Step Observations

Type: Wood

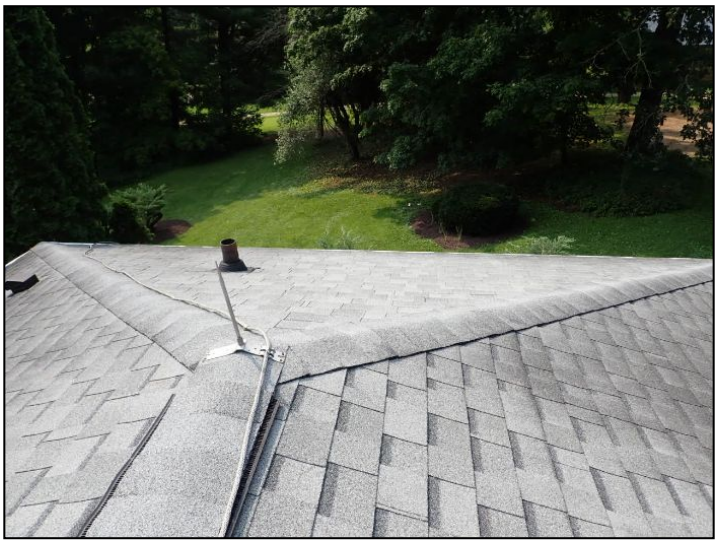
Roof

The roofing section includes roofing type, roof drainage systems, flashings, skylights, chimneys and roof penetrations. We look for signs of leakage or abnormal condensation. A home inspector shall describe the method used to observe the roof and while it is our prefered method, is not required to walk on the roofing. The home inspector shall also observe attached accessories, including, but not limited to solar systems, anntennae and lightening arrestors. We do not walk on meytal 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.



2. Flashings

Type: Metal Flashing. • Not Visible

3. Gutter Observations



Type: Metal • Above Grade • Underground • Leaf Guard Noted (leaf protection, brand unknown)
Observations:
• Any downspouts that discharge below grade level should be monitored to ensure they are working properly. If ever needed, they could be abandoned and discharged at least 6' away from the house, above grade.

4. Chimney Observations

Type: Metal Chimney • Metal chimney with metal chase.

5. Other Roof Penetrations

Observations:
• Plumbing Vent
• Exhaust Vent (likely dryer, bathroom, kitchen etc.)
• Lightening arrestor

Garage

1. Roof Condition

Method: Walked on the Roof
Materials: Asphalt/Fiberglass shingles noted.





2. Interior Observations

Materials: Studs • Poured Concrete • Paneling
Observations:
• A heater was noted in the garage, but it was turned off and was not run at the time inspection.



3. Floor Condition

Type: Concrete

4. Garage Door Condition

Type: One, two car overhead garage door. • Metal

5. Door Opener Type

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

6. Door Reverse Status

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

7. Garage Exterior Observations

Materials: Wood siding.
Observations:
- Any exterior wood will require periodic maintenance. Recommend keeping all exterior wood well scraped and painted or stained. The maintenance should include repairing or replacing any damaged wood as needed.

Attic

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

1. Access Observations

Location: Attic access in the garage wall (for garage and shop) • No attic access was noted in the house.
Observations:
• The attic was inspected from the access opening as insulation covered the joists/flooring, preventing safe entrance/maneuvering.

2. Structure Observation

Materials: Trusses • Plywood Sheathing • Not Visible
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. • Ridge venting noted. • Roof vents noted.

5. Exhaust Observations

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

Interior Areas

Interior areas usually consist of walls, ceilings, floors, stairways, railings and balconies. A random sample of doors and windows are operated. Within these areas, the inspector is performing a visual inspection and will report visual damage, wear and tear and moisture issues if noted. A home inspector is not required to observe paint, wallpaper, other cosmetic finishes, carpeting, draperies, window treatments or household appliances. Personal items in the structure may limit or prevent the inspector from viewing all areas on the interior.
The inspector does not usually test for mold or other hazardous materials such as, but not limited to, asbestos or lead. A qualified expert should be consulted if you would like further testing.

1. Door Observations

Type: Hollow Core • Sliding Door

2. Window Observations

Style: Sliding window noted. • Stationary(fixed) window noted.
Type: Double/Triple Pane

3. Wall Condition

Materials: Drywall • Paneling • Wood

4. Ceiling Condition

Materials: Drywall • Suspended Tile
Observations:
• Apparent water staining was noted above the fireplace in the living room. The area was tested at the time of the inspection and according to a moisture meter showed 28% moisture. Generally, a moisture meter reading above 20% moisture is considered an active leak. Recommend identifying the moisture source and repairing as needed. The flashing around the chimney above would be a likely starting point.





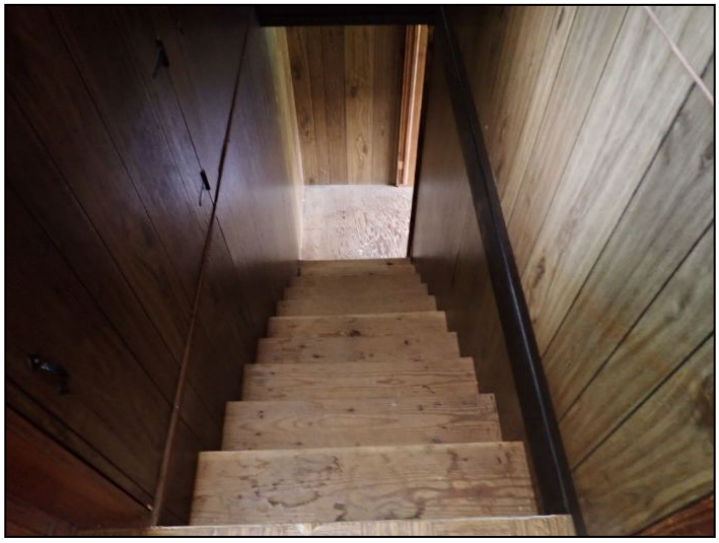
5. Floor Observations

Type: Vinyl/linoleum • Laminate • Concrete

6. Railing and Handrail Observations

Observations:

• Recommend adding a proper, graspable handrail to the stairway for added safety.



7. Smoke & C.O. Observations

Type: Smoke Alarm/Detector
Power Source: Appears to be battery operated.
Observations:

• Recommend adding smoke and carbon monoxide alarms/detectors in all appropriate locations (especially in the bedroom).

• The smoke alarm/detector in the main floor hallway did not operate when tested at the time of the inspection. Recommend repair or replacement as needed.



8. Counter and Cabinet Observations

Type: Laminate
Type: Wood

9. Fireplace/Stove Observations

Location: Living Room • Basement
Type: Freestanding stove. • Steel firebox. • Wood
Observations:
• A home inspector is not required to light a solid fuel burning appliance. The wood fireplace and wood stove were not burning at the time of the inspection so the units were not observed in operation. Recommend the units, including the chimney, are cleaned and inspected by a specialist before operation. Typically, a level 2 inspection is recommended.





Bathroom

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

1. Exhaust Fan

Observations:

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

Electrical

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

1. Electrical Service Observations

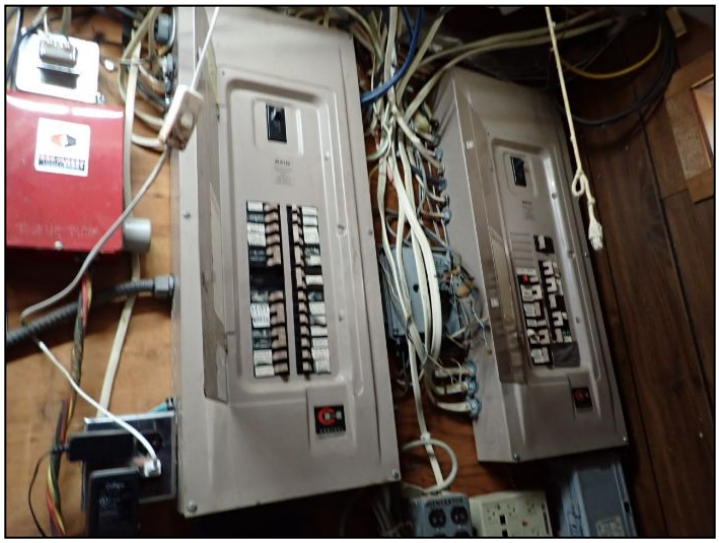
Type: There is an underground service lateral noted. • A backup generator was noted, but was not tested during the inspection.
Location: Main Breaker Location: • Main Panel
Observations:
• A back-up generator was noted. It would be difficult to learn safe, proper testing procedures of the numerous systems on the market, and/or to try to re-create a failure situation to cause the system to take over. Therefore, back up systems are not tested as part of a home inspection. Recommend consulting the current owner for information regarding proper operation and/or maintenance (if any) of the system.





2. Electrical Panel

Location: The main electrical panel was located in the basement.
Location: Sub-panel Location: • Near the main panel. • Detached shop/garage.







3. Main Shut Off Amp/Volt

Amp/Volt:
- 120 Volt and 240 Volt Power Was Noted
- 200 amp

4. Breakers in off position

Off:
- 0

5. Service Conductor Observations

Type: Copper

6. Breakers Observations

Type: Breakers

7. Distribution Wiring Observations

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

8. Grounding Observations

Type: Copper

9. Outlet Observations

Condition: Grounded

10. GFCI Observations

Location: Kitchen • Bathroom

Heat/AC

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

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

1. Heating Condition

Location: Living room • Family room
Type: Electric Wall and Baseboard Heaters • Split system heat pump (see air conditioning system for the model and serial number)
Observations:
• Maintenance: Annual service of the heating system by a qualified HVAC technician is recommended.
• The power was off to the electric heaters so they were not tested.



2. Heat Distribution Observations

Method: Electric Heaters • Individual wall units for each level

3. A/C Condition Observations

Type: Electric • Brands:Carrier • Serial Number: 1425V10172 • Model Number: 37MGRAQ24DA301 • Manufacture Date: 02/2025
Location: The outside unit is located on the north side.
Observations:
• Maintenance: Annual service of the air conditioning system by a qualified HVAC technician is recommended.
• The typical temperature differential (the difference between the plenum/duct at the furnace and room temperatures) in an air conditioning system of this type is approximately 14 to 24 degrees. The measured temperature differential at the time of the inspection was approximately 22 degrees and the system appeared to run properly during that time.
• The outside unit of the air conditioning/heating system was manufactured in 2025 making it approximately 1 year old.



4. Gas Observations

Type: Electricity

5. Thermostat Observations

Location: At Each Unit
Type: Digital Type
Observations:
• The thermostats appeared functional at the time of the inspection.

Water Heater

1. Brands Observations

Materials: Brands: A.O. Smith • Serial Number: ML97 0018952 917 • Model Number: PEC 66 917
Observations:
• If the serial number is being deciphered correctly, the water heater was manufactured in 1997, making it approximately 29 years old.
• Water heaters have a typical life expectancy of approximately 12 to 14 years. The existing unit appears to be approximately 29 years old. One cannot predict with certainty when replacement will become necessary.



2. Number Of Gallons

Capacity:
• 66 gallons

3. Water Heater Condition

Heater Type: Electric
Location: Basement

4. Extension Observations

Type: Copper

5. TPRV

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

Plumbing

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

1. Water Source Observations

Source: Private/Well

2. Service Observations

Type: Plastic

3. Main Water Valve Observations

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



4. Water System Observations

Materials: Copper • Not Visible

5. Drain/Waste/Vent Observations

Type: Cast Iron • 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:

• Culligan brand products can be rented or owned. Recommend consulting the current owner to determine ownership.

• 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.

• Maintenance: The whole house water filter will need changed periodically. Frequency will vary according to water usage and the amount of sediment in the water system.





Foundation/Structure

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

1. Structure Observations

Type: Basement

2. Foundation Wall Observations



Type: Poured Concrete • Not Visible
Observations:
• Finished areas in the basement limited or prevented observation all of the interior foundation walls, as well as much of the underside of the main level flooring system.

3. Floor Structure Observations

Type: Wood Joists • Not Visible
Size: 4" x 6"

4. Sub Flooring

Observations:
• Not Visible

5. Wall Structure Observation

Materials: Wood Framed • Not visible

6. Post and Beam Observations

Type: Not Visible • Beam Material: Wood

7. Basement Floor Observations

Type: Concrete • Vinyl/linoleum

Well

1. Well Observations

Type: Drilled Well • Unique Well Number- 8GK 407 (assumes the correct report was found and the information from the well driller is correct)
Observations:
• The valve next to the sampling valve at the pressure tank should have a proper vacuum breaker installed on it.

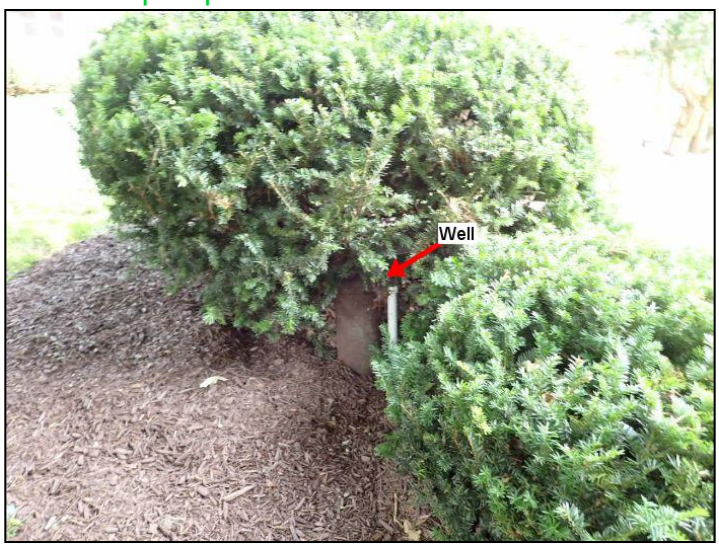


2. Pump Observations

Type: Submersible Pump
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: 16" Above Grade
Casing Type & Size: Well construction report shows steel. • 6"
Observations:
• Recommend clearing the vegetation from around the well for better circulation as the pump runs. This will be an occasional maintenance item.





4. Cap Observations

Type: Cast Iron Well Cap • Vermin Proof Well Cap

5. Amp. Draw Observations

Amps: 1.89 amps. measured during the inspection

6. Pressure Tank Observations

Press Tank: Well X Trol 203



7. GPM (Gallons Per Minute) Observations

GPM: 10.53 GPM (gallons per minute) measured during the inspection

8. Age

Age: According to the well construction report found (assumes the correct report was found and that the information on the report was correct), the well was constructed on 8-8-73.

9. Water Treatment Equipment Observations

Type: Water softener • Whole house water filter

Septic

1. Septic Tank Observation

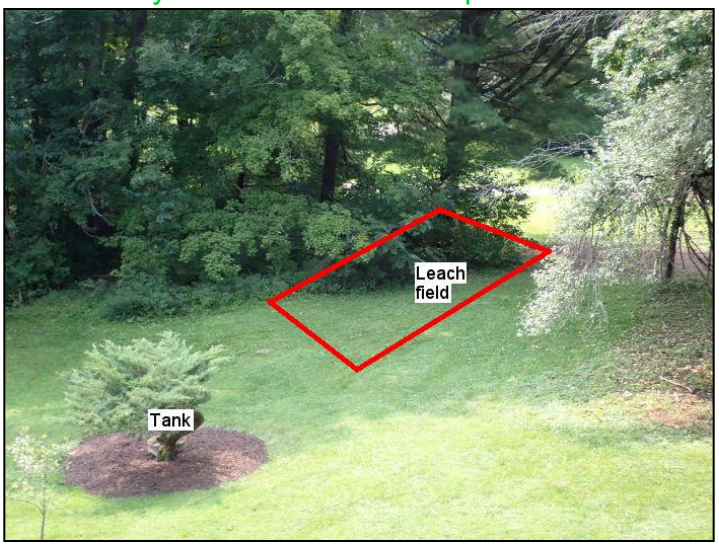
Materials: Concrete • Concrete Tank Cover
Size: The septic paperwork on file says 1,000 gallons • Approximately 2' of manhole riser.
Observations:
• Septic tank visibility was limited during the inspection, but the liquid (effluent) level was proper and the baffle was in place at the time of the inspection.
• 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 1/6th.



2. Septic System Observation

Type: Bed/Trench • Conventional System • Sanitary permit shows the system was sized for 2 bedrooms.
Observations:
• 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.







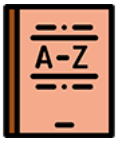


3. Age

Age: According to the sanitary permit on file with Zoning, the sanitary permit was issued on 5-4-72, but the actual date the septic system was installed was not shown. Usually the system is installed the same year the permit was issued, or the spring of the following year.

4. Last Pumped Observations

Last pumped: According to Richland County Zoning, the tank was last pumped on 5-7-24.



Glossary

Term	Definition
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 labled 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. Therfore, the definition of defect for Home Inspectors differs from the definition for Realtors.

Interior Areas		
Page 14 Item: 4	Ceiling Condition	• Apparent water staining was noted above the fireplace in the living room. The area was tested at the time of the inspection and according to a moisture meter showed 28% moisture. Generally, a moisture meter reading above 20% moisture is considered an active leak. Recommend identifying the moisture source and repairing as needed. The flashing around the chimney above would be a likely starting point.
Page 15 Item: 6	Railing and Handrail Observations	• Recommend adding a proper, graspable handrail to the stairway for added safety.
Page 15 Item: 7	Smoke & C.O. Observations	• Recommend adding smoke and carbon monoxide alarms/detectors in all appropriate locations (especially in the bedroom). • The smoke alarm/detector in the main floor hallway did not operate when tested at the time of the inspection. Recommend repair or replacement as needed.

Well		
Page 27 Item: 1	Well Observations	• The valve next to the sampling valve at the pressure tank should have a proper vacuum breaker installed on it.

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 com-plies 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 com-plies 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 per-form 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.