



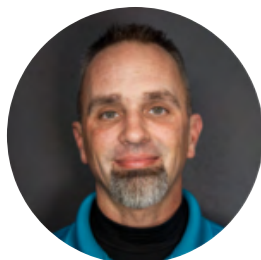
HOMESIGHT INC
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RESIDENTIAL REPORT

N67W25502 Vail Ln
Sussex, WI 53089

Russ Kloehn
10/10/2025



Inspector
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ITEMS ADDRESSED FROM HOME INSPECTION BY PREVIOUS SELLER IN 2025

N67W25502 Vail Ln Sussex, WI 53089
Home Inspection Report dated 10-10-2025 by HOMESIGHT, INC

List of items the buyers had requested the builder to address after the Home Inspection was completed:

Builder's Repairs After Home Inspection:

1. Repaired siding defects of damaged seams and face nailing areas as noted on the report.
2. Replaced the shingles that were affected from exposed nail heads on roof as noted on the report.
3. Repaired improperly pitched gutter at garage as indicated on the report.
4. Furnace was cleaned and the air filter was replaced.
5. Verified that the OTR microwave is vented to the outside.
6. Verified that the back retaining wall is the responsibility of the new homeowner. *(Buyer asked for Retaining Wall Maintenance Agreement to be drawn up and recorded for each of the lots/properties that the retaining wall extends onto those specific lots.)* – **See in MLS Docs**
7. Verified that there are control joints in garage and basement slabs – as a standard the Builder uses the **zip strip system** (see below).

Zip Strip System:

The Zip Strip is pressed into the surface of the wet concrete and then the concrete is then finished over the strip and the top part of the strip is pulled off, leaving the remainder embedded in the concrete. The strip creates a pre-determined line of weakness that encourages the concrete to crack along the line as it shrinks.

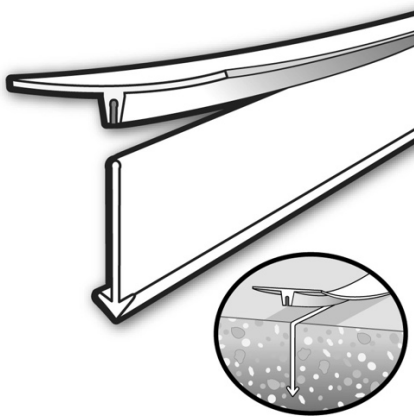


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1: INSPECTION DETAILS

Information

Current Weather Conditions

Cloudy, Rain at start

General Appearance

Satisfactory

Ground Cover

Wet

In Attendance

Inspector, Client's Agent

Main Entrance Faces

South

For the sake of the report

Occupancy

Vacant

Style

Single family

Temperature (approximate)

54 Degrees Fahrenheit (F)

The Following Items Have Been Excluded From The Inspection

Low voltage systems,
Underground electrical,
Phone/Cable systems, Storm
windows, ADA requirements,
Safety glass, Antenna(s)/Satellite
Dish(s), Common elements,
Common areas

Life Cycles and Cost Estimates

A guide to life cycles and cost estimates.

[Educational Link](#)

Definitions Used In This Report

Explained

Ratings and their definitions

The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31

Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of the inspection.

- **Defect / Needs Repair / Further Evaluation** – A condition of any component of an improvement that a home inspector determines, based on the home inspector's judgement on the day of an inspection, could significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced could significantly shorten or adversely affect the expected normal life of the component of the improvement.
- **Monitor / Maintenance** – Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement, upgrade and/or maintenance.
- **Safety Hazard** – An item that poses a safety issue to occupants of the property (house, grounds, etc.)

***Not all reasons for component category placement will be displayed in this report.**

****Pictures/Videos in report do NOT depict all concerns with that component. It is recommended the component be evaluated by a professional to find all defects related to the reported component before closing.**

Overview

Inspection Overview

Thank you for choosing HomesightT, Inc. home inspection service to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase.

Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind nor is it a code compliant inspection.

HomesightT, Inc. endeavors to perform all inspections in substantial compliance with the Wisconsin State Home Inspector Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. This report is effectively a snapshot of the property recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing. This report has been prepared for your exclusive use as our client. Use by third parties is not intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted and may not be used in whole or in part without HomesightT, Inc. express written permission. Again, thank you for the opportunity to conduct this home inspection. We are available to you throughout the entire real estate transaction. Should you have any questions, please call or email.

Phone: 414-321-1070
Clientcare@myhsight.com
www.mkehs.com

Permits

Buyers are advised to verify with the relevant city authorities that all updates and remodeling efforts have obtained the necessary permits, confirming that all improvements comply with building codes. It's important to note that home inspections do not equate to code compliance inspections. Since permits are attached to the building, the new owner assumes responsibility for all existing and historical permits upon purchase.

Protecting You

Your Inspection Includes FREE Warranties and Services

RecallCheck - The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous recalls with home appliances.

SewerGard - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.

MoldSafe - If you move into your new home and new mold growth is discovered, you're covered for remediation.

125 Day Warranty - We back all of our inspections with a 125 Day Limited Structural and Mechanical Warranty.

For a period of 125 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.

Platinum Roof Protection Plan - Handles the repair of leaks to your home's roof for a period of 5 years following the date of inspection

NXT Structural Warranty - FREE 1-year Structural Warranty with every home inspection.

Porch Home Assistant Gold - FREE membership for life with full home inspection and \$100 handyman coupons



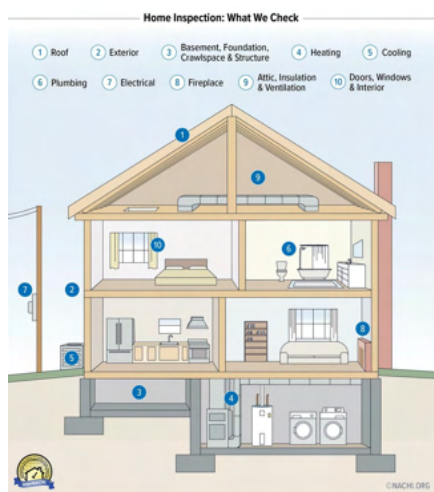
Scope of the Inspection

Scope of the Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.



Use Of Photos/Videos

Photos, Videos

Your report includes many photographs and/or short videos. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component as a whole at the time of the inspection. Some of the pictures may be of deficiencies or

problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Elevation pictures



What Really Matters in an Inspection

Building and grounds maintenance is a primary responsibility for every property owner, whether you've owned/occupies several properties of your own or have just purchased your first one. Staying on top of a seasonal maintenance schedule is important, and your Homesight, Inc. professional inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your inspection report is a great place to start. The written report, checklists, photos. Inspectors observations and comments onsite, as well as the sellers disclosure and things you may have noticed personally, can easily make the inspection and purchasing process overwhelming. However, in addition to pointing out certain major or minor imperfections, it is likely that your inspection report also includes many helpful maintenance recommendations, the life expedencies for the various mechanical systems and components in the property, and other property features and conditions it will be useful to be aware of.

The key issues that really matter after all recommended evaluations are complete fall into four categories:

1. Major defects, such as a structural failure.
2. Things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. Things that may hinder your ability to finance, legally occupy, or insure the property if not rectified immediately; and
4. Safety hazards, such as an exposed wires or a live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest in their own disclosures and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No property is perfect, so it is important to keep things in perspective as you move into your new place.

Property ownership is both a joyful experience and an important responsibility. Be sure to call on your Homesight, Inc. professional inspector to help you understand the kind of annual maintenance plan that will help keep everyone safe, and your property in good condition for years to come.

Home Set-up and Maintenance

2: GROUNDS / EXTERIOR

		IN	NI	NP	R
2.1	Flatwork	X			
2.2	Stoop / Step(s)	X			
2.3	Deck			X	
2.4	Basement Egress	X			
2.5	Retaining wall	X			X
2.6	Landscaping	X			X
2.7	Siding / Trim / Caulking	X			X
2.8	Exterior Door(s)	X			
2.9	General Remarks	X			X

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

Information

Flatwork: Material(s)

Concrete

Flatwork: General Observations

Common cracks

Stoop / Step(s): Material(s)

Concrete

Basement Egress: Material(s)

Metal

Basement Egress: General Observations

Anticipate leaks, Drains not inspected/tested

Basement Egress: Potential leak area

Common leak area - anticipate possible leaks - drain not tested/verified.



Retaining wall: Material(s)

Concrete

Retaining wall: General Observations

Ownership unknown, High retaining walls - caution!

Landscaping: General Observations

Recommend general grading improvements, Trees/Bushes not evaluated, Final grading not completed , Hill in yard

Siding / Trim / Caulking:
Siding/Trim Material(s)
Metal, Fiber-cement,
Engineered/Composite Wood

Siding / Trim / Caulking: General Observations
Damaged area(s) , Face nailing ,
Gaps appear to close , Common wavy area(s)

Siding / Trim / Caulking: Siding Layers
Unknown

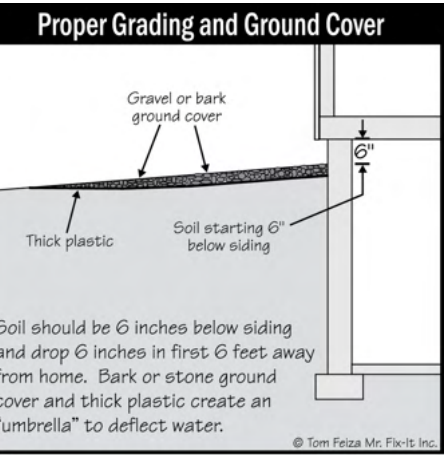
Material(s)
Not all visible, Wood framed

Flatwork: Monitor Water Flow

Monitor water flow on flat surfaces. Repair is recommended if water is being directed towards the structure. Repair as needed per professional.

Landscaping: Grading Recommendations

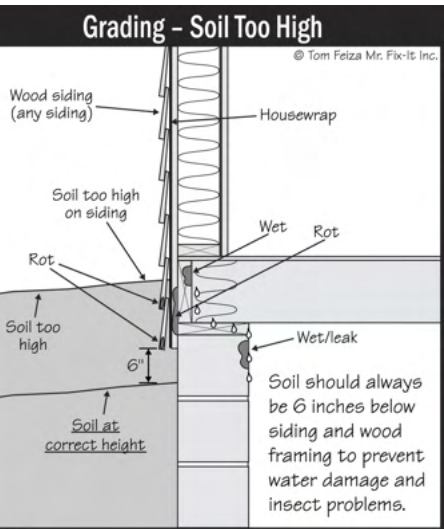
Generally, the grading should feature a pitch of a 1-inch drop per foot extending for 6 feet from the home and garage, ensuring there is no contact between siding and soil. Evaluation and repair should be conducted as necessary by a professional.



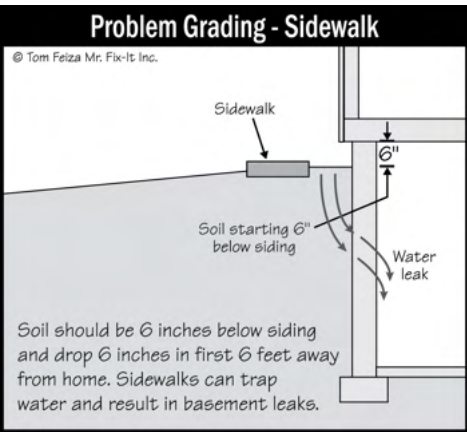
101

Landscaping: Improvements May Be Difficult to Correct

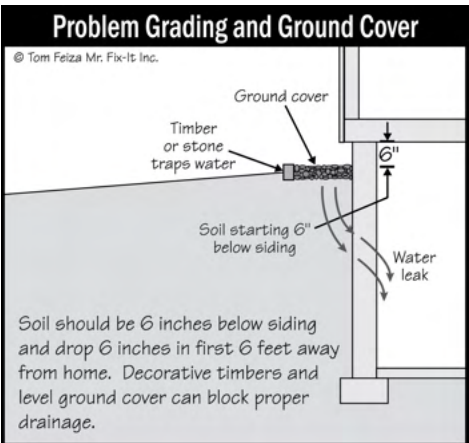
Certain grading enhancements can be challenging to implement correctly when space is limited (such as concrete or landscaping material near the structure) and/or when the grading is already near or against the siding. These factors may impact the assessment and repair of foundation drainage, which should be addressed as necessary by a professional.



060



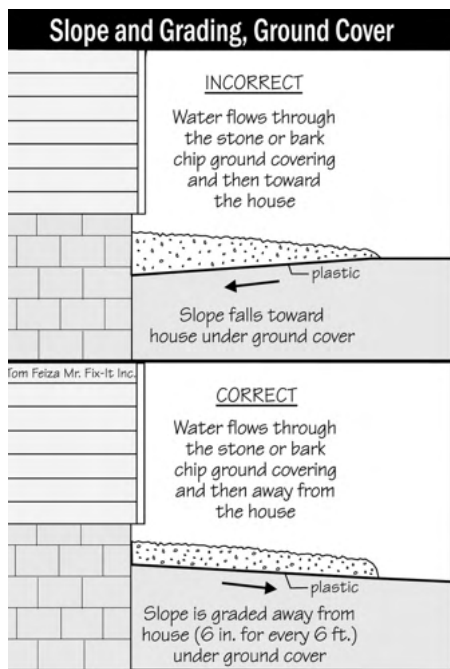
B103



B102

Landscaping: Not Grading Material

Landscaping materials like mulch or stone around a house are not suitable for grading and will not ensure proper water drainage away from the home unless the underlying grade is positive. This is commonly found however it is necessary to assess and repair the grading as needed, according to a professional's advice.



084

Siding / Trim / Caulking: Loose foundation cover

Commonly encountered loose exposed foundation cover at the lower grade area of the foundation is typically a cosmetic concern. Repair should be undertaken as necessary by a professional.



Siding / Trim / Caulking: Fiber Cement - Performance Issues

Certain fiber cement siding products are known to experience performance issues or recalls. It is advisable to consult a qualified professional for an evaluation and confirmation of the siding type, installation, and condition prior to finalizing any transactions.

Exterior Door(s): Leaking glass disclaimer

In general - signs of lost seals in thermal pane windows at exterior doors may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been visible at the time of the inspection. Windows are only checked for obvious fogging.

Limitations

Limitations

LIMITATIONS

Active rain

Deck

INSPECTION LIMITED BY:

Not installed - consult professional as needed

Exterior Wall Construction

INSPECTION LIMITED BY:

Finishings/Cladding

Recommendations

2.5.1 Retaining wall

**OWNERSHIP UNKNOWN / HIGH
RETAINING WALL**

Retaining wall ownership is unknown (consult seller) and is high - caution! Potential safety/fall hazard. - Consult professional on repair options as needed.

Recommendation

Contact a qualified professional.

 Safety Hazard



2.6.1 Landscaping

HILL

Monitor / Maintenance

Hill observed in the back yard - monitor water flow. Repair is recommended if water is being directed towards the structure. - Monitor and/or consult a professional for options as needed.

Recommendation

Contact a qualified landscaping contractor



2.6.2 Landscaping

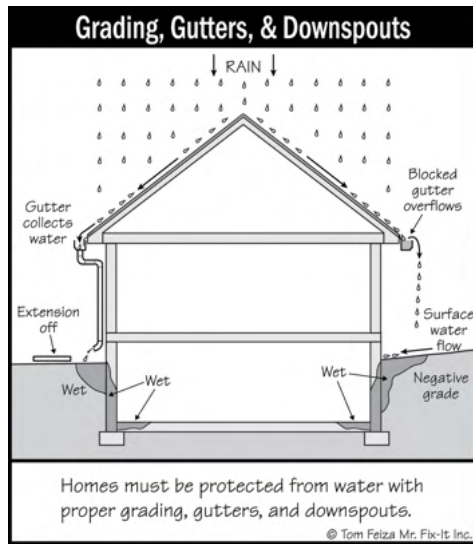
ROUGH GRADE STAGE - NEW CONSTRUCTION

Defect / Needs Repair / Further Evaluation

The landscape around the structure appears to be in the rough grade stage (common with new construction) - recommend final grade be pitched away from the structure. Downspout(s) not extended - recommend extending all downspouts to at least 6 feet from the home. If not extended water seepage/damage may result. In general grading should have a pitch of 1" drop per foot extended for 6' away from the home with no siding-to-dirt contact. - Consult seller/professional for final grading prior to closing.

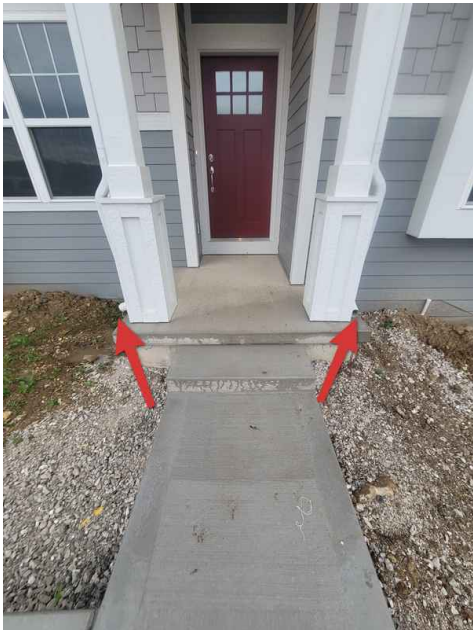
Recommendation

Contact a qualified landscaping contractor



X035





2.7.1 Siding / Trim / Caulking

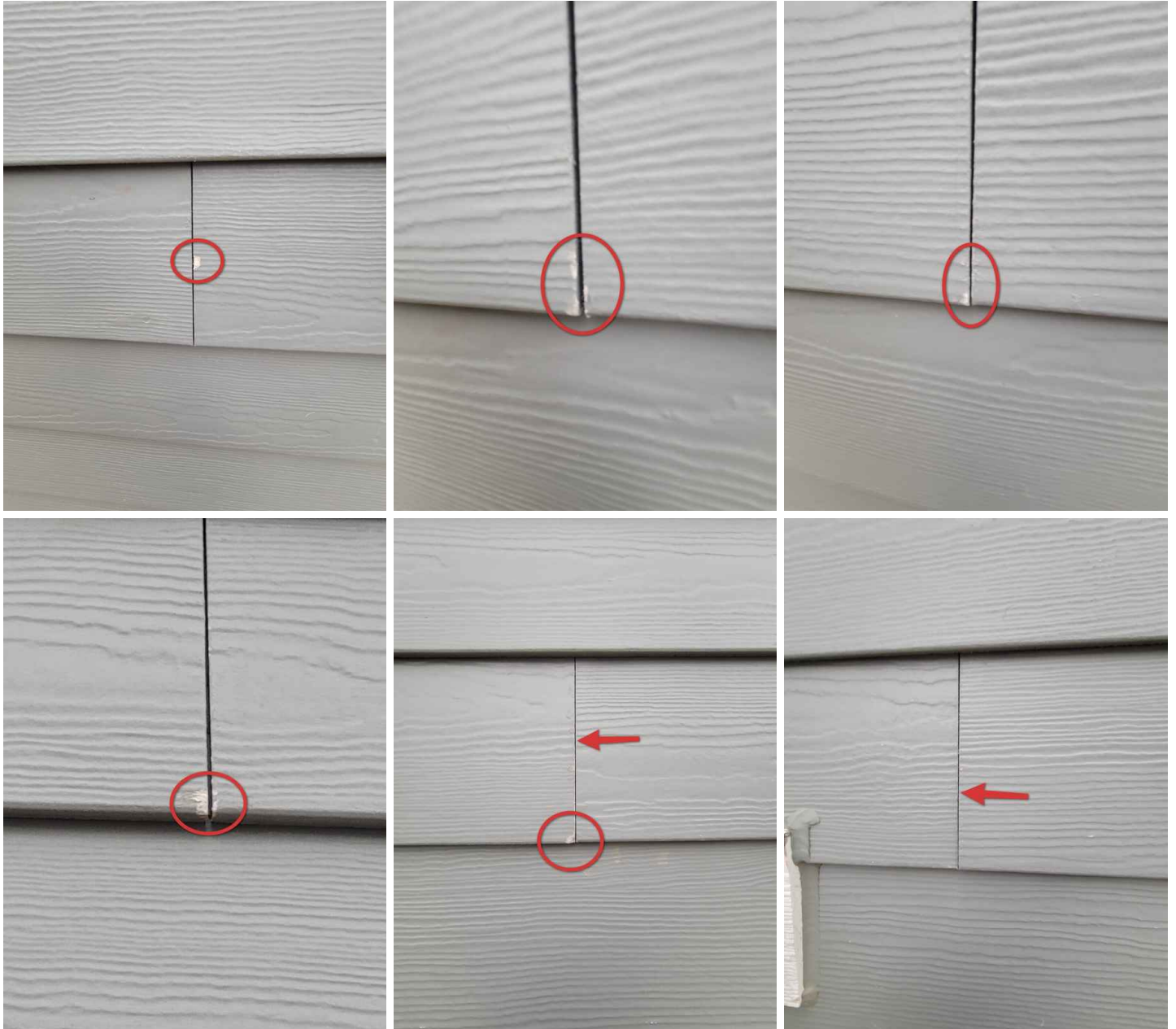
FIBER CEMENT CONCERNS

Defect / Needs Repair / Further Evaluation

Minor damaged area's observed today at seams, gaps at seams appear to be too close in area's (may not allow for proper expansion/contraction and spacer clips not installed) and face nailing area's observed (this is not recommended and may indicate installation that is not consistent with manufacturer recommendations). If not repaired the fiber cement cladding may not operate as intended. - Recommend professional evaluate further for any necessary repairs needed.

Recommendation

Contact a qualified siding specialist.





2.9.1 General Remarks



Defect / Needs Repair / Further Evaluation

**SUMP PUMP PIPES
NOT EXTENDED AWAY FROM HOUSE**

Recommend extending sump pump pipes a minimum of 6 feet away from the house. Two pipes present and 2nd pipe appears to be plumbed in for a battery back (battery back up not present). - Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified professional.



2.9.2 General Remarks



Monitor / Maintenance

CITY WATER SHUT OFF IN YARD

City water shut off in front yard (not at street) - FYI. - Use caution when doing yard work.

Recommendation

Recommend monitoring.



3: ROOF SYSTEM

		IN	NI	NP	R
3.1	Roof Covering(s)	X			X
3.2	Flashings	X			
3.3	Valley(s)	X			
3.4	Roof Drainage System(s)	X			X

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

Information

Roof Visibility

All

Inspection Method

Ground, Roof

Pitch

Medium

Roof Type/Style

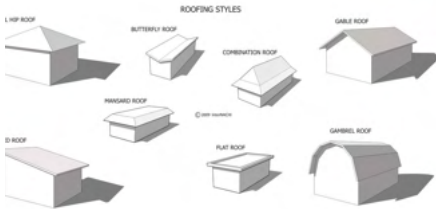
Gable

Estimated Layer(s)

Appears to be 1 layer

Estimated Age of Covering(s)

1-2 Years Old



Covering(s)

Composite

Flashings

Vinyl, Metal, Rubber

Valley(s)

Metal

Roof Covering(s): General Observations

Common granular loss , Exposed fasteners

Flashings: General Observations

Not all visible/verified

Roof Drainage System(s): Material(s)

Metal

Roof Drainage System(s): General Observations

Improper pitch, Missing area, Extension not installed - see grounds/exterior (landscaping) section

Picture(s)

**Roof Covering(s): Construction Grade Shingles Life Expectancy**

Typically, most composite construction-grade roofing systems have an expected lifespan of about 15 to 20 years - FYI.



Limitations

General
INSPECTION LIMITED BY:
Recent rain/moisture

General
WET CONDITIONS
Wet roofing materials can sometimes make evaluating/confirming age and identifying damage/defects difficult.



Recommendations

3.1.1 Roof Covering(s)

EXPOSED FASTENERS

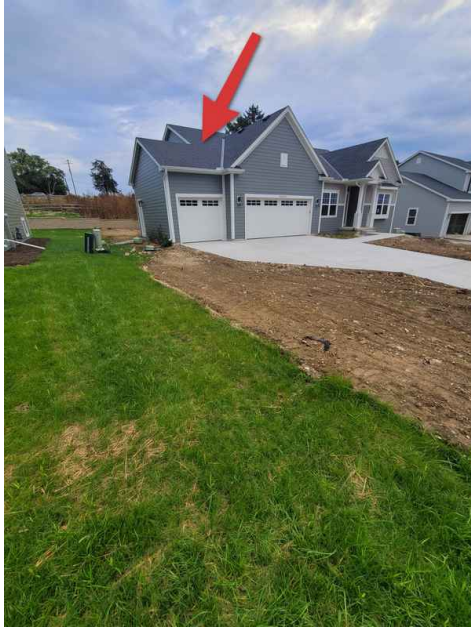
Exposed fasteners observed on roof area. If not repaired leaking may result. - Consult professional for corrective action.

Recommendation

Contact a qualified roofing professional.



Defect / Needs Repair / Further Evaluation



3.4.1 Roof Drainage System(s)



Defect / Needs Repair / Further Evaluation

MISSING AREA/IMPROPER PITCH AREA

Gutter/downspout not installed at small roof over front window and improperly pitched area at front of the home observed today (all gutters should pitch towards a downspout). If not corrected the gutters may not operate as intended. - Recommend repair per professional.

Recommendation

Contact a qualified gutter contractor



4: CHIMNEY

		IN	NI	NP	R
4.1	Chase	X			
4.2	Flue		X		

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

Information

Visibility
Percent

Inspection Method
Ground

Chase: Material(s)
Same as House

Flue: General Observations
Flue(s) not evaluated

Picture(s)



Limitations

General
INSPECTION LIMITED BY:
Height, Finishes

Flue
FLUE(S) NOT INSPECTED
Inspection of the chimney flue(s) is beyond the scope of a home inspection. Any reporting on this component is only performed as a courtesy and is not part of the home inspection per WI State Home Inspector Statutes.

5: ATTACHED GARAGE

		IN	NI	NP	R
5.1	Automatic Opener(s)	X			
5.2	Floor	X			X
5.3	Overhead Door(s)	X			
5.4	Service Door	X			
5.5	Firewall	X			
5.6	Fire Door	X			
5.7	Structure	X			

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

Information

Size 3 car	Automatic Opener(s): General Observations Key pads not tested/verified	Floor: Material(s) Concrete
Floor: General Observations Common cracks	Fire Door: General Observations Recommend self-closer (possible CO Hazard – caution!)	Structure: Material(s) Same as house
Structure: General Observations Not all visible		

Limitations

Type(s)
INSPECTION LIMITED BY:
Finishes



Recommendations

5.2.1 Floor

COMMON CRACKS

Common cracks observed (no expansion joints - common method). Monitor and if cracks change contact a professional at that time.

Recommendation

Recommend monitoring.

[Monitor / Maintenance](#)

6: KITCHEN / LAUNDRY

		IN	NI	NP	R
6.1	Countertops / Cabinets	X			
6.2	Oven / Stove top			X	
6.3	Refrigerator			X	
6.4	Dishwasher	X			
6.5	Disposal	X			
6.6	Exhaust fan	X			X
6.7	Microwave	X			
6.8	Washer / Dryer			X	
6.9	Dryer Ventilation	X			
6.10	General Remarks	X			

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

Information

Countertops / Cabinets: General Observations

Cabinetry weight limit not evaluated

Exhaust fan: General Observations

Same unit as microwave, No air felt , Termination is unknown

Dryer Ventilation: General Observations

Vent not tested

Dishwasher: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments, Rinse cycle operated

Microwave: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments

Dryer Ventilation: Termination

Wall, Floor

Disposal: General Observations

Appears to operate - SEE ALSO: General Remarks/Appliances Briefly Tested comments

Washer / Dryer: Additional Comments

Appliances not inspected/tested, Washer plumbing not operated

General Remarks: Water line not inspected

Water line was not inspected today. Consult owner as needed.

Picture(s)



General Remarks: Appliances Briefly Tested

Kitchen appliances tested were only tested briefly as a courtesy, to confirm gas/electric/water connections - not part of the home inspection per WI State Statutes.

Limitations

Washer / Dryer

INSPECTION LIMITED BY:

Dryer energy source not inspected or tested

Recommendations

6.6.1 Exhaust fan

TERMINATION UNKNOWN

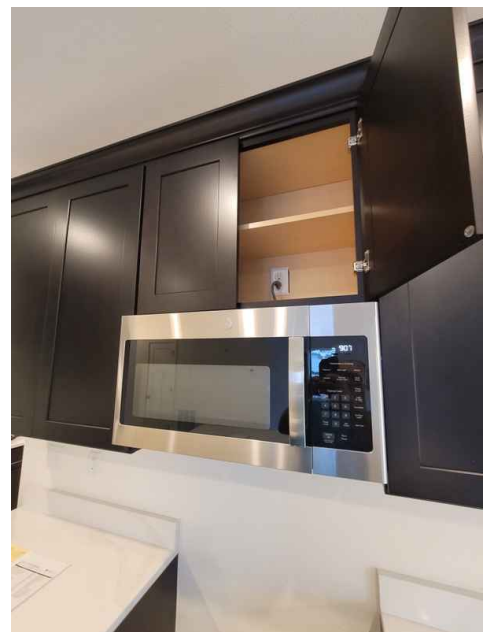
Termination of microwave exhaust fan was not confirmed (did not appear to be a recirculating type - no air felt). - Consult seller/builder for location.

Recommendation

Contact the seller for more info



Monitor / Maintenance



7: INTERIOR ROOMS

		IN	NI	NP	R
7.1	Walls and Ceilings	X			X
7.2	Windows (representative number)	X			
7.3	Interior Doors (representative number)	X			X
7.4	Floors	X			
7.5	Smoke/CO Detectors	X			

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Information

Walls and Ceilings: General Observations

Insulation inside walls not evaluated, Marked for touch ups

Windows (representative number): Material(s)

Vinyl

Windows (representative number): General Observations

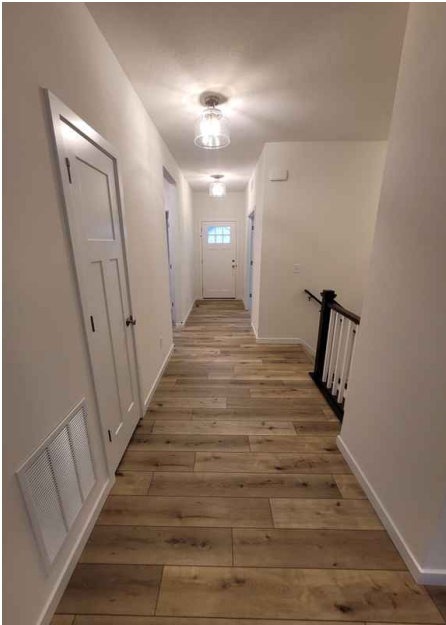
Representative number of windows operated

Interior Doors (representative number): General Observations

Missing hardware

Picture(s)





Windows (representative number): Leaking Glass Disclaimer

In general - signs of lost seals in thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been visible at the time of the inspection. Windows are only checked for obvious fogging.

Not a Lead/Asbestos Inspection

This is not a Lead/Asbestos inspection. If the property was built before 1978 it may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

Not a Mold Inspection

Mold inspection is beyond the scope of a home inspection. Any reporting on the presence of mold/microbial growth/substances is only performed as a courtesy, and is not part of the home inspection per WI State Statutes.

Not a Pest Inspection

Pest inspection is beyond the scope of a home inspection. Any reporting on the presence of pests is only performed as a courtesy not part of the home inspection per WI State Statutes.

New Construction

In general new construction homes are often dusty and dirty for a while after construction is completed. With the construction not completed at the time of inspection, it is recommended that you test all appliances and components

that were not previously completed during the punch walk through date and before closing to ensure proper operation.

Limitations

Limitations

LIMITATIONS

Finishes

Recommendations

7.1.1 Walls and Ceilings

MARKED FOR TOUCH UPS

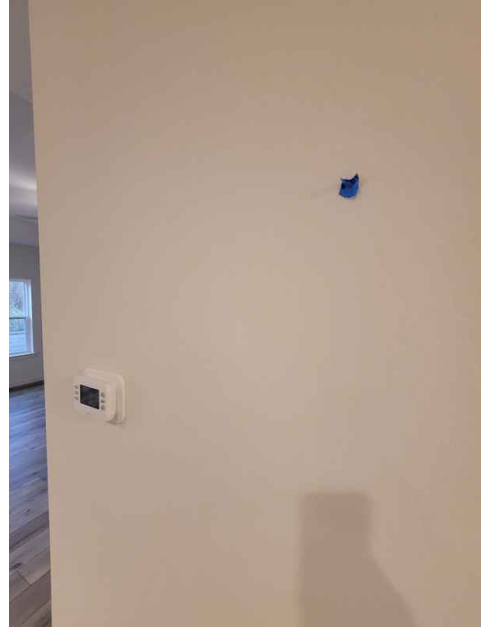
Interior walls/trim in are(s) are marked/taped for touch ups. - Recommend consulting seller/builder prior to closing that work has been completed.

Recommendation

Contact the seller for more info



Monitor / Maintenance





7.3.1 Interior Doors (representative number)

MISSING HARDWARE

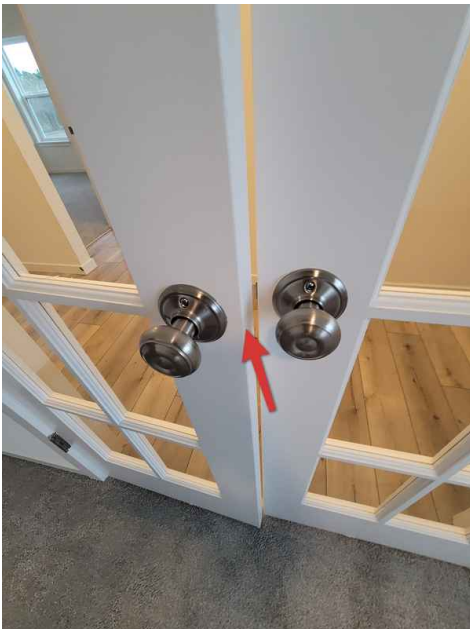
Missing hardware at flex room door(s) - if not repaired the door(s) may not operate/latch as intended. - Recommend repair per professional as needed.

Recommendation

Contact a qualified door repair/installation contractor.



Defect / Needs Repair / Further Evaluation



8: FIREPLACE

		IN	NI	NP	R
8.1	Fireplace	X			X

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

Information

Picture(s)



Material(s)

Pre-fabrication

Type(s)

Gas

Fireplace: General Observations

Flue(s) not evaluated, Gas appeared to operate, No visible blower, Gas line wall grommet/sleeve missing – consult professional as needed

Limitations

General Remarks

LIMITATIONS

Sealed unit

Recommendations

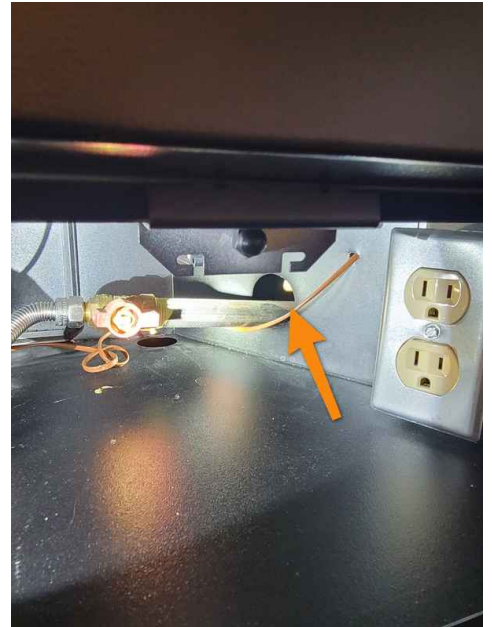
8.1.1 Fireplace

MISSING GAS LINE GROMMET/SLEEVE**Safety Hazard**

Gas line wall grommet/sleeve missing (gas line may be subject to damage from sharp metal edges of opening). This may be a common installation method for some construction types; however, we recommend consulting a qualified professional to ensure proper installation and/or repair.

Recommendation

Contact a qualified fireplace contractor.



9: BATHROOM(S)

		IN	NI	NP	R
9.1	Shower / Tub Surround(s)	X			
9.2	Shower Door	X			X
9.3	Vanities	X			
9.4	Exhaust Fan(s)	X			

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

Information

Shower / Tub Surround(s): Material(s)

Fiberglass/Plastic, Ceramic

Shower Door: General Observations

Safety glass not confirmed,
Creeps closed

Exhaust Fan(s): General Observations

Termination of all vent fans
could not be verified

Pictures



Recommendations

9.2.1 Shower Door



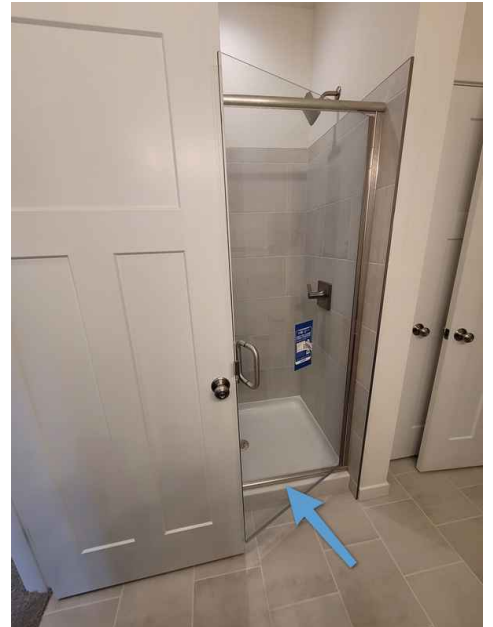
Monitor / Maintenance

CREEPS CLOSED

Shower door creeps closed. If not corrected it may not operate as intended. Consult professional for maintenance/adjustment as needed.

Recommendation

Contact a qualified professional.



10: ATTIC

		IN	NI	NP	R
10.1	Access	X			X
10.2	Insulation	X			
10.3	Vapor Barrier(s)	X			
10.4	Ventilation System	X			
10.5	Exhaust Fan(s)			X	
10.6	Roof Structure / Sheathing	X			

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

Information

Access: Location(s)

Garage

Access: Entrance(s)

Scuttlehole(s)

Access: Inspected From:

In the attic

Insulation: Type(s)

Loose fill, Cellulose

Insulation: Where Installed

Floor

Insulation: Approximate Amount

12"-13"

Insulation: Approximate R-Value

R36-R39

Insulation: General Observations

Insulation restricts general inspection view, No insulation over garage - common

Vapor Barrier(s): Type(s)

Plastic

Vapor Barrier(s): General Observations

Not all visible

Ventilation System: Type(s)

Soffit, Roof

Ventilation System: General Observations

No condensation issues visible today

Roof Structure / Sheathing: Sheathing Type

OSB

Roof Structure / Sheathing: Structure Type

Wood trusses/joists

Roof Structure / Sheathing: General Observations

Inspector can not predict future leaks, Inspector can not verify leak history, Not all visible

Access: Picture(s)



Limitations

Limitations

LIMITATIONS

Undisturbed Insulation

Exhaust Fan(s)

INSPECTION LIMITED BY:

Not visible - appears to terminate at soffits

Recommendations

10.1.1 Access

SAFETY CONCERN**Safety Hazard**

Access to the attic in the garage appears to have issues that may lead to potential safety hazards - scuttle is latch/hinged and is restricted by roof truss - will shut/latch when let go and someone may be stuck inside the attic - Recommend professional evaluate further for repair options.

Recommendation

Contact a qualified professional.



11: BASEMENT

		IN	NI	NP	R
11.1	Stairs	X			
11.2	Foundation Walls	X			X
11.3	Floor	X			
11.4	General Moisture Observations	X			X
11.5	Drain Tile		X		
11.6	Sump Pump / Crock		X		
11.7	Structure	X			X

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

Information

Foundation Walls: Material(s)

Poured concrete

Floor: General Observations

Floor drain(s) not tested,
Common cracks

Structure: Material(s)

Wood, Steel, Concrete

Pictures or Video

Inspection Restricted by: none

Foundation Walls: General Observations

Dry runs, Common cracks

General Moisture Observations: General Observations

Inspector cannot verify seepage history, Inspector cannot predict future seepage, See exterior grading recommendation at Grounds Section, Recommend maintaining a de-humidifier, Evidence of past moisture/water seepage

Structure: General Observations

Modifications , Not all visible

Floor: Material(s)

Concrete

Sump Pump / Crock: General Observations

Sump pumps have an approximate life expectancy of 5-10 years



Foundation Walls: Repairing Exterior Grading May Help Prevent Further Movement

Repairing all exterior grading concerns mentioned in this report may help prevent future wall movement.

General Moisture Observations: Repairing Exterior Grading May Help Prevent moisture intrusion

Repairing all exterior grading concerns mentioned in this report may help prevent moisture intrusion.

Drain Tile: Drain Tile Not Visible Disclaimer

Drain tile is a non-visible component of the home because it is buried under the ground, therefore the present of or effectiveness of the drain tile can not be physically determined. Consult owner to confirm a dry basement.

Limitations

Limitations

LIMITATIONS

Insulation in box sills, Mechanicals, Sealed sump pump crock

Drain Tile

INSPECTION LIMITED BY:

Component buried - normal installation

Drain Tile

DRAIN TILE NOT VISIBLE

Drain tile being buried beneath the ground, is an invisible component of a home making its presence or effectiveness undeterminable through physical means. It is advisable to consult with the homeowner to verify a dry basement.

Sump Pump / Crock

INSPECTION LIMITED BY:

Sealed crock

Sump Pump / Crock

PUMP NOT INSPECTED DUE TO SEALED LID

I was not able to inspect the sump pump/crock due to a sealed lid. Pump did appear to operate (double plug). - Further evaluation of pump is recommended.



Recommendations

11.2.1 Foundation Walls



Monitor / Maintenance

DRY RUNS AND/OR CRACKS - NO SEEPAGE

Common dry runs and/or cracks are noted today on the foundation wall(s). These are usually non-structural though may seep or leak (no evidence of seepage today). Monitor/Consult professional as needed.

Recommendation

Recommend monitoring.



11.4.1 General Moisture Observations



Monitor / Maintenance

EVIDENCE OF PAST/ACTIVE MOISTURE INTRUSION

Evidence today of past/active water seepage in the basement (commonly found) and although not confirmed this may have occurred during the construction process when the foundation was open to the weather. Consult owner on seepage history to confirm a dry basement. Recommend all exterior grading be pitch away from the home (1 per foot extended for 6 feet). Also ensure all gutters and downspouts are installed properly, clean and extended 6 feet away from the house. - Recommend monitoring and if seepage issues occur contact a professional at that time.

Recommendation

Recommend monitoring.



11.7.1 Structure

MODIFICATIONS - NO VISIBLE ISSUES

Modifications observed today - shimmed house girders, floor joists cut (appears to be for mechanicals) and reason for 2x4 at stairs is unknown. No visible structure issues visible today and modifications appear to be working. - Recommend monitoring and/or consult a seller/professional for proper code compliancy as needed.

Recommendation

Contact the seller for more info



Monitor / Maintenance



12: PLUMBING

		IN	NI	NP	R
12.1	Hose Bib(s)	X			
12.2	Tub(s) / Shower(s)	X			
12.3	Sink(s)	X			
12.4	Toilet(s)	X			
12.5	Water Entry Piping	X			
12.6	Water Heater	X			
12.7	Water Supply Lines	X			
12.8	Drain Pipes	X			
12.9	DWV Pipes	X			
12.10	Gas Supply Lines	X			

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

Information

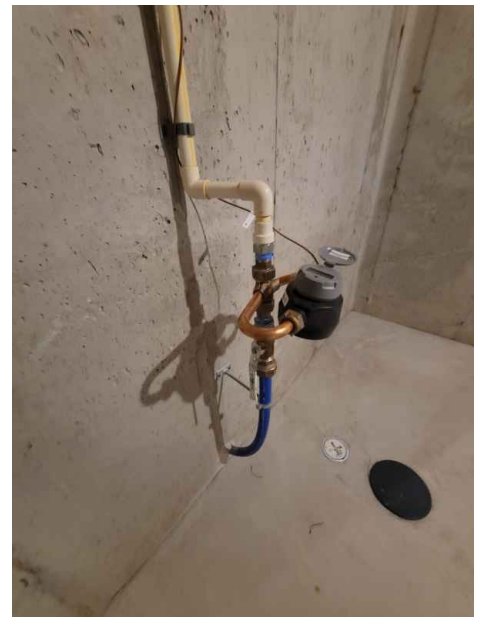
Hose Bib(s): Operates

Yes

Toilet(s): General Observations

Values were not operated

Water Entry Piping: Picture



Water Entry Piping: Location

Basement

Water Entry Piping: Material

Plastic/PB

Water Entry Piping: General Observations

Valve not operated

Water Heater: Picture

Water Heater: Type

Gas

Water Heater: Approximate Age(s)

0 Years Old



Water Heater: General Observations

Recommend yearly cleaning

Water Supply Lines: General Observations

Valves were not operated, Not all visible

DWV Pipes: Material(s)

Plastic

Water Heater: Gallon Capacity

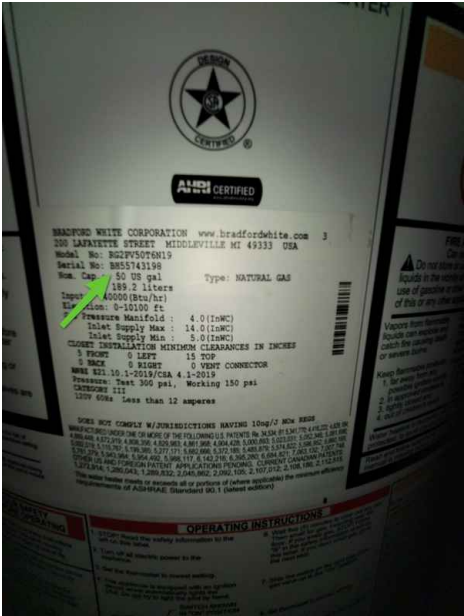
50

Drain Pipes: Material(s)

Plastic

DWV Pipes: General Observations

Not all visible



B=2025

Water Supply Lines: Material(s)

Copper, Plastic (CPVC/PEX)

Drain Pipes: General Observations

Not all visible

Gas Supply Lines: Picture



Gas Supply Lines: Main Fuel Shut-Off Location

Outside at meter

Gas Supply Lines: Type of Fuel

Gas

Gas Supply Lines: Material(s)

Black iron, CSST - Arc-Resistant

Gas Supply Lines: General Observations

Visual inspection only, Valves not operated, Not all visible, Grounding not visible/verified,

Common corrosion, Appliance
bonding/grounding not verified

New Construction

In general some new construction homes sit vacant for a while. There were no leaks noted at the time of the inspection however, as occupants more routinely use fixtures, new leaks may develop. It is recommended to routinely check all fixtures, fittings and valves for leaks for a period of time after occupancy.

Limitations

Limitations

LIMITATIONS

Appliances, Finishes

13: AIR CONDITIONING

		IN	NI	NP	R
13.1	Condenser / Compressor	X			
13.2	Evaporator Coil(s)	X			

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

Information

Condenser / Compressor: Picture



Condenser / Compressor:
Approximate Age(s)
0 Years Old



Condenser / Compressor:
Maximum Breaker/Fuse Amps
25

Condenser / Compressor: General
Observations
Unit appeared to operate

Evaporator Coil(s): Picture - Unit
is inside plenum



Evaporator Coil(s): Approximate
Age(s)
0 Years Old



Evaporator Coil(s): Operated / Operation Time
25 minutes

Evaporator Coil(s): Type
Air cooled

Evaporator Coil(s): Temperature Differential (Normal 14-22 Degrees)
16-17 Degrees

Evaporator Coil(s): General Observations
Not visible - common, Unit appeared to operate

AC Life Expectancy
Central air systems are expected to last approximately 15-20 years.

Condenser / Compressor: Vent close to compressor

A furnace vent pipe appears to be close to the exterior compressor unit - monitor. As is, the compressor may become rusted or damaged due to the exhaust of the vent coming in contact with the unit long term. Consult professional as needed.



Limitations

Limitations

LIMITATIONS

Sealed Plenum - Common, Finishes

14: FORCED AIR HEATING SYSTEM

		IN	NI	NP	R
14.1	Condition(s)	X			X
14.2	Distribution / Filter	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Picture(s)



Type

Forced air

Energy Source

Gas

Approximate Age

0 Years Old

Circulation

Direct drive

Condition(s): General

Observations

Dirty, Special functions at thermostat not evaluated, Unit appeared to operate

Condition(s): CO Reading at vent pipe (Normal Range 5-75 PPM)

62

Distribution / Filter: Type

Cold air returns, Supply ducts

Distribution / Filter: Material(s)

Metal ductwork, Insulated flex duct

Distribution / Filter: General

Observations

Proper air distribution/balancing not verified, Not all returns verified, Filter missing

Condition(s): Cleaning history

Cleaning/Service history unknown - In general, HVAC systems typically require regular (every 1-3 years) preventative/diagnostic maintenance to continue operating at peak efficiency - Consult owner to confirm cleaning/maintenance history.

Condition(s): Furnace flue pipe close to window

The furnace vent pipe at the exterior of the home may be too close to a window (commonly found) - caution! Potential CO hazard if the window is open while the furnace is operating. Repair per professional recommendations as needed.



Furnace Life Expectancy

A furnace that is properly installed and maintained has a life expectancy of approximately 15-20 years.

Limitations

General

INSPECTION LIMITED BY:

Finishes

Recommendations

14.1.1 Condition(s)

DIRTY

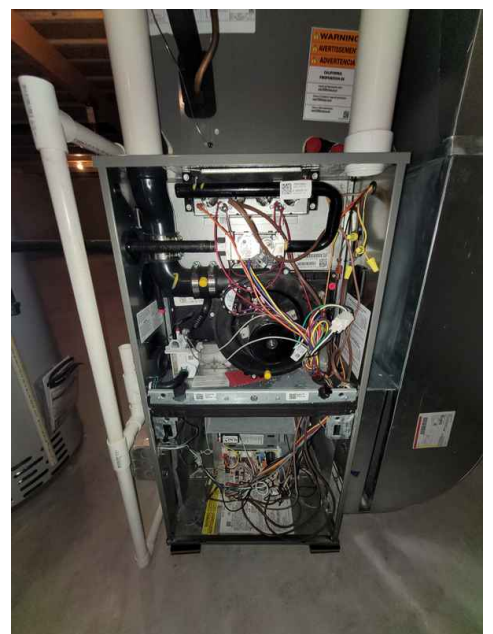
Furnace appears dirty today. If not maintained it may not operate as intended. - Recommend professional clean, evaluate and tune-up to ensure proper operation and safety.

Recommendation

Contact a qualified heating and cooling contractor



Monitor / Maintenance



14.2.1 Distribution / Filter



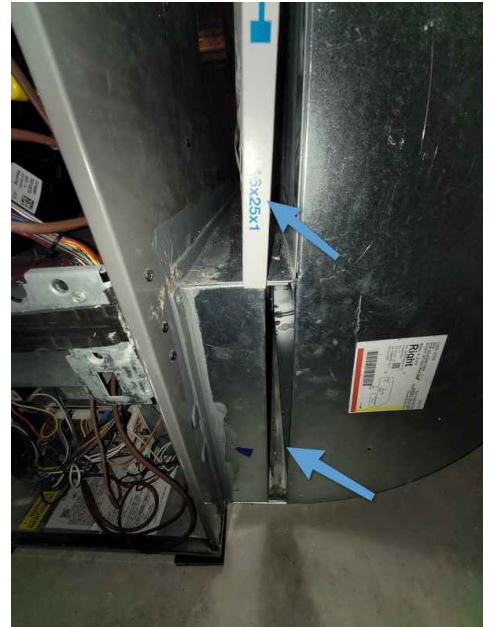
Monitor / Maintenance

MISSING FILTER

Filter not installed. If not corrected the unit will not be protected. -
Recommend replacement - consult professional as needed.

Recommendation

Recommended DIY Project



15: ELECTRICAL

		IN	NI	NP	R
15.1	Service Drop	X			
15.2	Main Panel	X			
15.3	Main Panel Conductors	X			
15.4	Branch Wire Conductors	X			
15.5	Outlets / Switches (Representative number)	X			
15.6	Fixtures (Representative number)	X			X

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

Information

Type

Breakers

Location

Basement

Size - Total Amps

200

Size - Volts

120/240

Service Drop: Picture



Service Drop: Type

Underground

Service Drop: General Observations

Meter rating not determined

Main Panel: Picture

Main Panel: Wire Chase

NM cable, Conduit



Main Panel: Grounding
Appears grounded

Main Panel: GFCI's/AFCI's
Yes

Main Panel: General Observations
Labeling not inspected/verified to be accurate

Main Panel Conductors: Main Wire Type
Copper

Branch Wire Conductors: Branch Wire Type
Copper

Branch Wire Conductors: General Observations
Circuits not traced for label accuracy, Circuits loads not evaluated

Outlets / Switches (Representative number): General Observations
Representative numbers of outlets were operated

Fixtures (Representative number): General Observations
Not all fixtures appeared to operate, Low fixture

Main Panel: Bonding
Appears bonded
In simple terms, grounding connects to the earth, whereas bonding is the connection established to maintain electrical continuity and conductivity. Both grounding and bonding are essential to maintain a building's electrical safety.

Main Panel: Bonding/Grounding Not All Visible/Verified
Proper bonding/grounding not verified at all plumbing/gas systems consult professional and repair/verify as needed.

Fixtures (Representative number): Not all exterior light fixtures verified to operated
Not all exterior light fixtures were verified to operate - examples pictures below (switches unknown and/or bulb/fixture issues and/or motion/dusk sensors). Consult owner/professional to ensure proper operation.



Limitations

Limitations

LIMITATIONS

Bulb issues, Finishes, Appliances

Recommendations

15.6.1 Fixtures (Representative number)

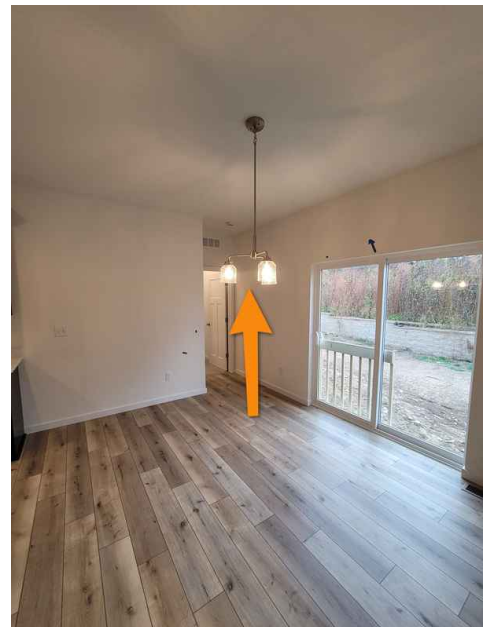
LIGHT FIXTURE LOW

Light fixture is installed lower - caution! If not repaired a safety hazard may occur. - Consult professional for repair.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



16: REFERENCE INFORMATION

Information

Appliances Educational Link	Cooling and Heat Pumps Educational Link	Electrical Educational Link
Exterior Educational Link	Heating Educational Link	Insulation Educational Link
Interior Educational Link	Life Cycles and Cost Estimates Educational Link	More About Home Inspections Educational Link
Plumbing Educational Link	Property Set-up and Maintenance Educational Link	Roof, Flashings and Chimneys Educational Link
Structure Educational Link	Supplementary Educational Link	How to Operate Your Home Guide Educational website

STANDARDS OF PRACTICE

Inspection Details

WI State Home Inspector Standards:

RL 134.02 General Requirements.

(1) A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. RL 134.03 to detect observable condition of an improvement to residential real property. A reasonable competent and diligent home inspection is not required to be technically exhaustive.

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

- (a) Offer a warranty or guarantee of any kind.
- (b) Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.
- (c) Enter any area or perform any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property or enter any area or perform any procedure that may be dangerous to the home inspector or to other persons.
- (d) Operate any component of an improvement to residential real property that is inoperable.
- (e) Operate any component of an improvement to residential real property that does not respond to normal operating controls.
- (f) Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.
- (g) Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.
- (h) Evaluate acoustic characteristics of a component of an improvement to residential real property.
- (i) Project or estimate the operating costs of a component of an improvement to residential real property.
- (j) Predict future conditions, including the failure of a component of an improvement to residential real property.
- (k) Inspect for the presence or absence of pests, including rodents, insects and wood-damaging organisms.
- (l) Inspect cosmetic items, underground items or items not permanently installed.
- (m) Inspect for the presence of any hazardous substances.
- (n) Disassemble any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of residential real property.

Grounds / Exterior

I. The inspector **shall** inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. 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:

1. the type of exterior wall-covering materials.

III. The inspector **shall** report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is **not** required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
3. inspect or identify geological, geotechnical, hydrological or soil conditions.
4. inspect recreational facilities or playground equipment.
5. inspect seawalls, breakwalls or docks.
6. inspect erosion-control or earth-stabilization measures.
7. inspect for safety-type glass.
8. inspect underground utilities.
9. inspect underground items.
10. inspect wells or springs.
11. inspect solar, wind or geothermal systems.
12. inspect swimming pools or spas.
13. inspect wastewater treatment systems, septic systems or cesspools.
14. inspect irrigation or sprinkler systems.
15. inspect drainfields or dry wells.
16. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof System

I. The inspector **shall** inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector **shall** describe:

1. the type of roof-covering materials.

III. The inspector **shall** report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is **not** required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

12. confirm if the roof system is insurable.
13. Inspect internal gutter systems.
14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

Chimney

I. The inspector **shall** inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector **shall** describe:

1. the type of roof-covering materials.

III. The inspector **shall** report as in need of correction:

1. observed indications of active roof leaks.

IV. The inspector is **not** required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
8. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.
12. confirm if the roof system is insurable.
13. Inspect internal gutter systems.
14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

Attached Garage

I. The inspector **shall** observe and describe the condition of the following:

1. garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing;
2. normal operating controls

II. The inspector **shall** operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

III. The inspector is **not** required to do any of the following:

1. Garage door operator remote control transmitters;

Interior Rooms**I. The inspector *shall* inspect:**

1. a representative number of doors and windows by opening and closing them;
2. floors, walls and ceilings;
3. stairs, steps, landings, stairways and ramps;
4. railings, guards and handrails; and
5. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector *shall* describe:

1. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector *shall* report as in need of correction:

1. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
2. photo-electric safety sensors that did not operate properly; and
3. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is *not required* to:

1. inspect paint, wallpaper, window treatments or finish treatments.
2. inspect floor coverings or carpeting.
3. inspect central vacuum systems.
4. inspect for safety glazing.
5. inspect security systems or components.
6. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
7. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
8. move suspended-ceiling tiles.
9. inspect or move any household appliances.
10. inspect or operate equipment housed in the garage, except as otherwise noted.
11. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
12. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
13. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
14. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
15. inspect microwave ovens or test leakage from microwave ovens.
16. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
17. inspect elevators.
18. inspect remote controls.
19. inspect appliances.
20. inspect items not permanently installed.
21. discover firewall compromises.
22. inspect pools, spas or fountains.
23. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
24. determine the structural integrity or leakage of pools or spas.

Fireplace**I. The inspector *shall* inspect:**

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and

4. cleanout doors and frames.

II. The inspector **shall** describe:

1. the type of fireplace.

III. The inspector **shall** report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is **not** required to:

1. inspect the flue or vent system;
2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels;
3. determine the need for a chimney sweep;
4. operate gas fireplace inserts;
5. light pilot flames;
6. determine the appropriateness of any installation;
7. inspect automatic fuel-fed devices;
8. inspect combustion and/or make-up air devices;
9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted;
10. ignite or extinguish fires;
11. determine the adequacy of drafts or draft characteristics;
12. move fireplace inserts, stoves or firebox contents;
13. perform a smoke test;
14. dismantle or remove any component;
15. perform a National Fire Protection Association (NFPA)-style inspection;
16. perform a Phase I fireplace and chimney inspection.

Attic

I. The inspector **shall** inspect:

1. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
2. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
3. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector **shall** describe:

1. the type of insulation observed; and
2. 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:

1. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is **not** required to:

1. 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.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

Basement

I. The inspector **shall** inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector **shall** describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector **shall** report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. 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:

1. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.

5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

Plumbing

I. The inspector **shall** inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector **shall** describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector **shall** report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. 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:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. 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.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. 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.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

Air Conditioning

I. The inspector **shall** observe and describe the condition of the following:

1. cooling and air handling equipment, including type and energy source;
2. normal operating controls;
3. the presence of an installed cooling source in each room;

II. The inspector **shall** observe the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

III. The 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;

Forced Air Heating System

I. The inspector **shall** inspect:

1. the heating system, using normal operating controls.

II. The inspector **shall** describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector **shall** report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

IV. The inspector is **not** required to:

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. 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.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Electrical

I. The inspector **shall** inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. 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;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector **shall** describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector **shall** report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. 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
5. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is **not** required to:

1. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
2. operate electrical systems that are shut down.
3. remove panel board cabinet covers or dead fronts.
4. operate or re-set over-current protection devices or overload devices.
5. operate or test smoke or carbon-monoxide detectors or alarms.
6. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
7. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
8. inspect ancillary wiring or remote-control devices.
9. activate any electrical systems or branch circuits that are not energized.
10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
11. verify the service ground.
12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
13. inspect spark or lightning arrestors.
14. inspect or test de-icing equipment.
15. conduct voltage-drop calculations.
16. determine the accuracy of labeling.
17. inspect exterior lighting.

Reference Information

The links connect you to a series of documents that will help you understand your property and how it works. These are in addition to links attached to specific items in the report