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RESIDENTIAL REPORT

W130N11907 Harvest Ridge
Germantown, WI 53022

Amy Krier
09/04/2026



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1: INSPECTION DETAILS

Information

Current Weather Conditions
Heavy Rain

General Appearance
Satisfactory

Ground Cover
Wet

In Attendance
Client, Inspector

Main Entrance Faces
East

For the sake of the report

Occupancy
Occupied

Style
Single family

Temperature (approximate)
68 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), Private septic system, Irrigation system, Hot tub and associated equipment, Private well, Sauna, Outdoor lighting, Central vacuum, Water filtering systems, Water softeners, Generator, Awnings, Radon reduction system, RO system

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.

- **Needs Repair / Further Evaluation / Defect** – 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 HomesighT, 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.** HomesighT, 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 HomesighT, 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
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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.

Drone Inspection Disclaimer

For safety or accessibility reasons, a drone may be used to inspect components on the roof or other elevated areas. Drone use is beyond the scope of a standard home inspection and is performed solely at the discretion and courtesy of Homesight Inc.

Please note the following limitations and conditions regarding drone observations:

- FAA Compliance: Drone operations are strictly subject to Federal Aviation Administration (FAA) regulations, including restricted airspace, temporary flight restrictions, and proximity to airports or crowds.
- Visual Only: Assessment is limited strictly to visual data collection.
- No Physical Contact: Issues requiring physical contact with surfaces cannot be evaluated.
- Weather & Obstructions: Operations are weather-dependent. Surfaces covered by ice, sleet, snow, tarps, or other obstructions are exempt from inspection.
- Inspector Discretion: The inspector determines if site conditions, weather, and legal airspace permit safe drone operation.

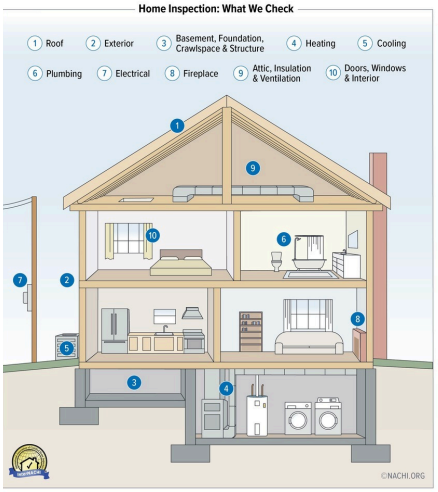
Scope of the Inspection

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.

Protecting You - Built-In Coverage & Peace of Mind

You're not just getting a report - you're getting added protection long after the inspection is complete. Your inspection includes FREE warranties and services designed to safeguard your home and your investment.

5 Year Roof Leak Protection Plan - The warranty offers extended roof protection with 5-year coverage options on your inspected roof for any new leaks. Coverage is applicable for all standard roof types.

6 Month SewerGard+ - SewerGard protection is offered for a period of 180 days following the date of the inspection, or 22 days after closing, whichever comes later. If you received a sewer scope, this policy is extended to 12 months from the date of the inspection, or 22 days from closing, whichever comes later.

6 Month MoldSafe - MoldSafe protection is offered for a period of 180 days following the date of the inspection, or 22 days after closing, whichever comes later.

Radon + Protection Plan - This policy is offered for a period of 120 days following the completed radon test, or 22 days after closing, whichever comes later. If an active mitigation system is installed in the home at the time of the home inspection and the results come back under 4.0 PCi/L, this policy is offered for a period of 1 year following the full home inspection.

 180 Day + Warranty - We back all of our inspections with a 6 month Limited Mechanical and Structural Warranty including: Plumbing, Electrical, Appliances, HVAC systems, Foundation Walls, Roofs and more listed in your inspection report.

✓ **RecallChek** - 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.

Porch Home Assistant Gold - FREE membership for life with full home inspection. Think of Home Assistant as your 24/7 personal support team for your home.

Link to Porch video: **https://youtu.be/nRiggPVI8Z4**

Need to file a claim? Click the link below:

File a Claim

Have more warranty questions? Contact Us:

claimsupport@inspectorservicesgroup.com

833-521-7901

5 YEAR ROOF LEAK PROTECTION PLAN

SewerGard+

MoldSafe

RADON+ PROTECTION PLAN

180DAY+ WARRANTY

RecallChek®

Powered by Porch

SubmitYourClaim.net

Extended Peace of Mind: The 18-Month Warranty

The **18-Month Warranty** has the absolute broadest coverage for the longest term on the market today and is the least expensive option on a per month basis. Get the best coverage available and request the 18-Month Warranty for your real estate transaction.

Link to purchase 18-month warranty: https://www.homewarrantywisconsin.net

RESIDENTIAL WARRANTY SERVICES

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 expediencies 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

Elevation pictures







2: GROUNDS / EXTERIOR

		IN	NI	NP	R
2.1	Landscaping	X			X
2.2	Flatwork	X			
2.3	Porch(es) / Stoop(s) / Step(s)	X			X
2.4	Siding / Trim / Caulk	X			X
2.5	Deck(s) / Balconies	X			
2.6	Exterior Door(s)	X			
2.7	Fencing / Privacy Wall(s)	X			
2.8	Retaining wall(s) / Planter(s)	X			
2.9	General Remarks	X			X

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

Information

Limitations
Stone, Hot tub, Deck furniture

Landscaping: General Observations
Recommend general grading improvements, Trees/Bushes not evaluated

Flatwork: Material(s)
Concrete

Flatwork: General Observations
Common cracks/settling/trip hazards

Porch(es) / Stoop(s) / Step(s): Material(s)
Concrete, Same as house

Porch(es) / Stoop(s) / Step(s): General Observations
Sub-Standard size step(s) – caution!

Siding / Trim / Caulk: Siding/Trim Material(s)
Fiber-cement, Stone, Engineered/Composite Wood

Deck(s) / Balconies: Material(s)
Wood, Composite

Deck(s) / Balconies: General Observations
May be slippery when wet – caution!, Moss, Weight limits not determined, Warpped column - monitor



Exterior Door(s): General Observations
Common dents/damage

Fencing / Privacy Wall(s) : Material(s)
Metal

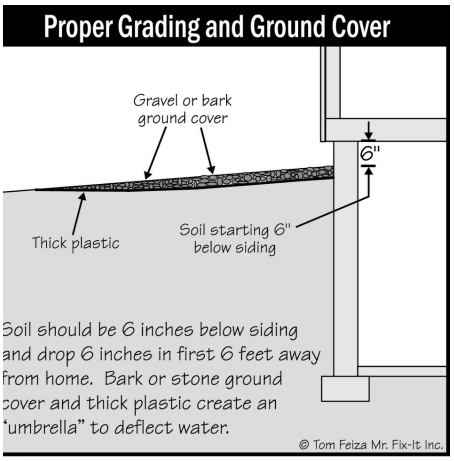
Retaining wall(s) / Planter(s): Material(s)
Stone

Material(s)

Not all visible, Wood framed

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.



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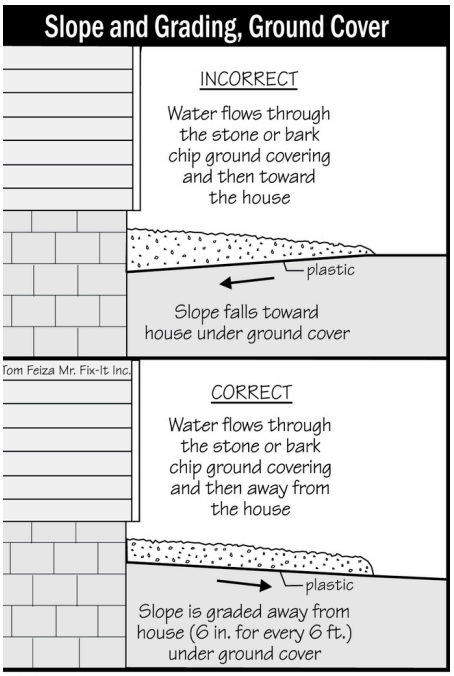
Landscaping: Large Trees

Large trees close to buildings can cause issues like attracting insects, damaging plumbing, affecting drainage, or even compromising structural integrity. While today's inspection covers visible concerns, it's a good idea to check with the property owner about any past problems and bring in a professional arborist if needed.

Educational Link

Landscaping: Not Grading Material

Landscaping materials like 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.

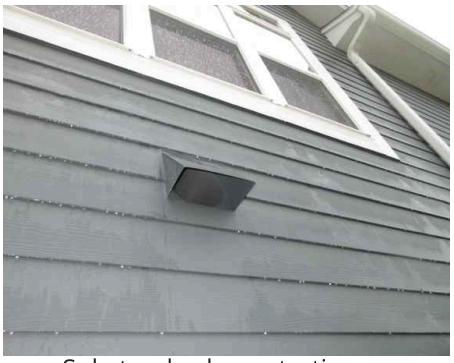


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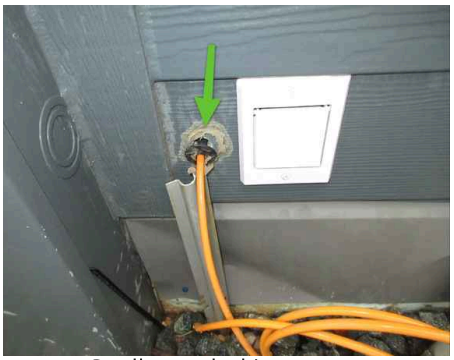
Siding / Trim / Caulk: General Observations

Stains, Substandard penetrations, Wavy area(s), Crack(s), Caulk needed, Weep holes not visible/verified - stone siding, Cracks, Holes


Substandard penetrations


Wavy area(s)


Cracks


Caulk needed in areas

Siding / Trim / Caulk: Manufactured Stone Veneer Disclosure

Manufactured stone veneer siding, a specialized product, is sometimes installed incorrectly, leading to issues such as inadequate weep hole drainage, leaks, and structural damage. This damage may not be immediately apparent. While no evident signs of trouble were noted today, it could be wise to consult a third-party manufactured stone veneer expert for a thorough evaluation to ensure proper manufacturing, installation, and condition.

Limitations

Exterior Wall Construction

INSPECTION LIMITED BY:

Finishings/Cladding

Recommendations

2.1.1 Landscaping

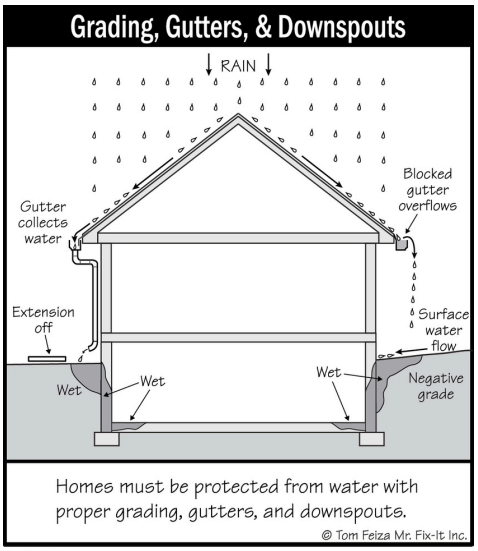
Monitor / Maintenance

NEGATIVE GRADING

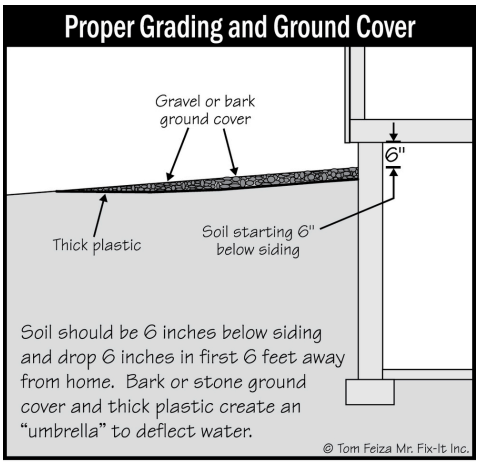
Grading is pitched/settled towards the structure (commonly found) which can direct water towards the structure resulting in potential moisture seepage/damage. In general - all grading should have a pitch of 1" drop per foot extended for 6' away from the structure with no siding-to-dirt contact. - Recommend monitoring and if seepage issues occur contact a qualified professional to evaluate further at that time.

Recommendation

Contact a qualified landscaping contractor



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B101



General Information





2.3.1 Porch(es) / Stoop(s) / Step(s)

Safety Hazard

RECOMMEND HANDRAIL

Recommend installing a handrail at the steps. If not installed the steps pose a fall hazard. Consult professional for corrective action.

Recommendation

Contact a qualified professional.



2.4.1 Siding / Trim / Caulk

Needs Repair / Further Evaluation / Defect

SUBSTANDARD SIDING REPAIR

SOUTH

A repair to the siding has been completed in a manner that may not meet standard quality or durability expectations. if not repaired properly damaged mat result. Recommend professional evaluate further for corrective action.

Recommendation

Contact a qualified siding specialist.









2.9.1 General Remarks

Monitor / Maintenance

UNDERGROUND SUMP PUMP EXTENSION PULLING

The underground sump pump extension has shifted away from the discharge tube. If left unaddressed, water could flow toward the property and cause seepage. A professional should be consulted for repairs.



Recommendation

Contact a qualified professional.

3: ROOF SYSTEM(S)

		IN	NI	NP	R
3.1	Roof Covering(s)	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

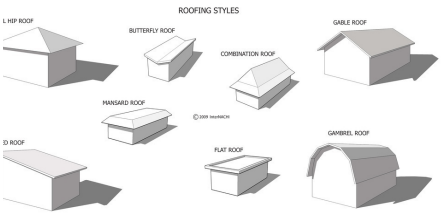
Inspection Method
Ground, Drone, Ladder at some eaves

Pitch
Medium

Roof Type/Style
Gable, Hip

Estimated Layer(s)
1 Layer

Estimated Age of Covering(s)
1-5 Years Old



Covering(s)
Composite

Flashings
Metal, Plastic

Valley(s)
Metal

Roof Covering(s): General Observations
Nail popping, Granular loss

Flashings: General Observations
Not all visible/verified

Roof Drainage System(s): Material(s)
Metal

Picture(s)












Roof Covering(s): **Composite Roof Systems Life Expectancy**

Generally, composite roofing systems installed properly with a single layer of shingles on a well pitched roof have an expected lifespan of about 20 to 25 years.

Limitations

General

INSPECTION LIMITED BY:

Wet shingles/tabs, Installation

General

WET CONDITIONS

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

Recommendations

3.4.1 Roof Drainage System(s)

Monitor / Maintenance

UNDERGROUND DOWNSPOUT EXTENSIONS PULLING

One or more underground downspout extensions have shifted away from the downspout(s). If left unaddressed, water could flow toward the property and cause seepage. A professional should be consulted for repairs.

Recommendation

Contact a qualified professional.








3.4.2 Roof Drainage System(s)

Monitor / Maintenance

MISSING DOWNSPOUT

SW

The roof drainage system appears to lack a downspout. Without proper downspout installation, water runoff from the roof cannot be effectively directed away from the foundation. This can lead to water pooling around the base of the structure, potentially causing foundation damage, basement flooding, and soil erosion. A qualified professional should install a downspout system to safely convey roof drainage to an appropriate discharge point at least 4-6 feet from the foundation.



Recommendation

Contact a qualified gutter contractor

4: ATTACHED GARAGE

		IN	NI	NP	R
4.1	Automatic Opener(s)	X			
4.2	Floor	X			
4.3	Overhead Door(s)	X			
4.4	Service Door	X			
4.5	Window(s)	X			
4.6	Firewall	X			
4.7	Fire Door	X			
4.8	General Remarks	X			X

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

Information

Size
3 car

Automatic Opener(s): General Observations
Remotes/Key pads not tested

Floor: Material(s)
Concrete

Floor: General Observations
Common spalling

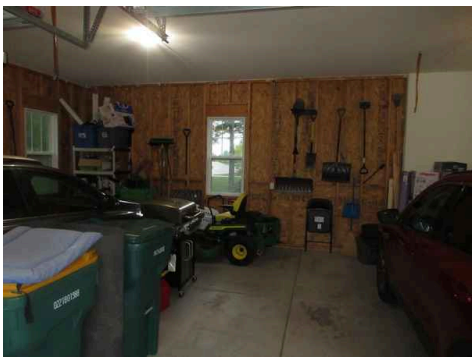
Overhead Door(s): Material(s)
Metal

Window(s): Material(s)
Vinyl

Firewall: General Observations
Common cracks

Fire Door: General Observations
Recommend self-closer (possible CO Hazard – caution!)

Pictures


Firewall: Central vacuum port may breach fire rating

Central vacuum port may breach fire rating (commonly found). The drywall in the garage is intended to act as a firewall to retard the spread of fire. Therefore, it is important that there are no openings in the drywall between the home and garage Recommend professional evaluate further and repair as needed.



Limitations

Limitations

LIMITATIONS

Finishings, Storage, Auto(s)

Recommendations

4.8.1 General Remarks

SHARP FASTENERS

Safety Hazard

Exposed Fasteners: Numerous sharp fastener points associated with the exterior installation protrude through the wall sheathing and are exposed within the garage. Although this condition may occur as a result of the masonry veneer attachment method, the exposed sharp points present a potential injury hazard where accessible. Recommend protecting or otherwise addressing accessible sharp fasteners as appropriate.

Recommendation

Contact a qualified professional.





5: KITCHEN / LAUNDRY

		IN	NI	NP	R
5.1	Countertops / Cabinets	X			
5.2	Range / Oven	X			
5.3	Refrigerator	X			
5.4	Dishwasher	X			
5.5	Exhaust fan	X			
5.6	Disposal	X			
5.7	Microwave	X			
5.8	Washer / Dryer		X		
5.9	Dryer Ventilation	X			X

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

Information

Limitations
Storage, Finishes, Appliances, Cabinetry, Cabinet weight limit not evaluated

Countertops / Cabinets: General Observations
Cabinetry weight limit not evaluated

Dryer Ventilation: General Observations
Vent not tested

Dryer Ventilation: Termination
Wall, Floor

Picture(s)





Refrigerator: Ice Makers Not Verified To Operate

Ice makers and water lines are not inspected or verified to operate today. Consult owner/professional as needed to ensure proper operation.

Disposal: Disposal Switch Is Lower

Garbage disposal switch lower caution! Possible safety hazard with children.

Disposal: Garbage Disposal With Septic

Garbage disposal not recommended with private septic system unless system is designed for one consult owner/professional and repair as needed.

Dryer Ventilation: Cleaning History Unknown

Dryer vent cleaning history unknown consult owner and clean as needed per professional. Recommend annual cleaning of dryer vent system to prevent potential hazards in the future.

Appliances Briefly Tested

Kitchen appliances were briefly tested as a courtesy, just to confirm gas, electric, and water connections. This was not part of the home inspection, in accordance with WI State Statutes.

Water line not inspected

Water line and ice maker for refrigerator was not inspected today. Consult owner as needed to confirm proper operation.

Limitations

Washer / Dryer

INSPECTION LIMITED BY:

Washer and dryer hook ups not verified or inspected, Not part of home inspection per WI State Statutes, Dryer energy source not inspected or tested

Washer / Dryer

CONFIRM PROPER OPERATION

The washer and dryer were not inspected (not part of home inspection). Confirm with owner and/or professional before closing to ensure proper operation and installation.

Recommendations

5.9.1 Dryer Ventilation

Monitor / Maintenance

DIRTY DRYER VENT HOOD

The exterior dryer vent hood is dirty with lint and debris accumulation. This restricts airflow and reduces dryer efficiency. The vent hood should be cleaned and inspected to ensure proper operation and reduce fire risk.

Recommendation

Contact a qualified professional.



6: INTERIOR ROOMS

		IN	NI	NP	R
6.1	Built-In Cabinetry	X			
6.2	Walls and Ceilings	X			
6.3	Windows (representative number)	X			
6.4	Interior Doors (representative number)	X			
6.5	Floors	X			
6.6	Smoke/CO Detectors	X			

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Information

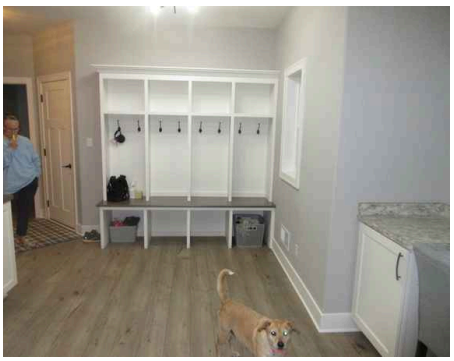
Limitations
Finishes, Appliances, Window finishes, Furniture, Cabinetry

Windows (representative number): General Observations
Representative number of windows operated, Window treatments not inspected

Walls and Ceilings: General Observations
Common cracks/nail pops

Windows (representative number): Material(s)
Vinyl

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.

In General - Storage/Furniture Limits Inspection

In general rugs, storage, furniture, window treatments and/or carpeting restricts interior inspection common when house is occupied.

Not a Lead/Asbestos Inspection

This is not a lead or asbestos inspection. If the property was built before 1978, it may contain asbestos materials and/or lead-based paint. It's recommended to have a professional evaluate further if needed. Any reporting on the presence of asbestos or lead-based paint is provided only as a courtesy and is 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.

Storage in Closets Limit Inspection

Storage in closets and cabinets limits today's view or inspection, which is common.

7: FIREPLACE(S)

		IN	NI	NP	R
7.1	Fireplace(s)	X			

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

Information

Picture(s)



Limitations

Sealed unit

Material(s)

Pre-fabrication

Type(s)

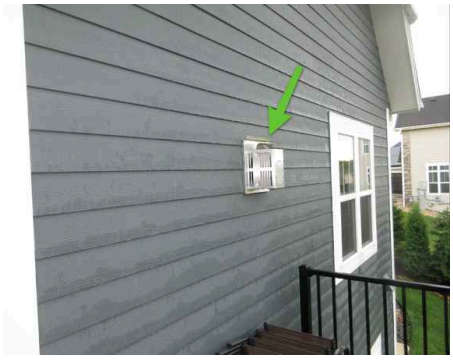
Gas

Fireplace(s): General Observations

Flue(s) not evaluated

Fireplace vent gets hot

Gas fireplace vent gets hot to the touch when operated - potential safety hazard. Exercise caution when in use.



8: BATHROOM(S)

		IN	NI	NP	R
8.1	Shower / Tub Surround(s)	X			
8.2	Shower Door(s)	X			
8.3	Vanities / Pedestal(s)	X			
8.4	Exhaust Fan(s)	X			

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

Information

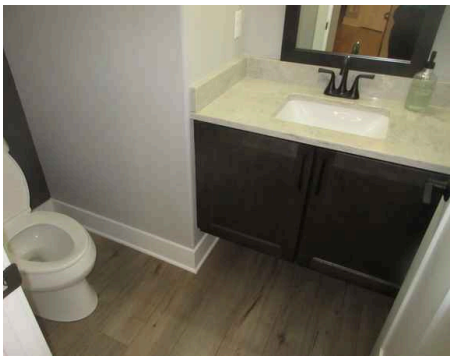
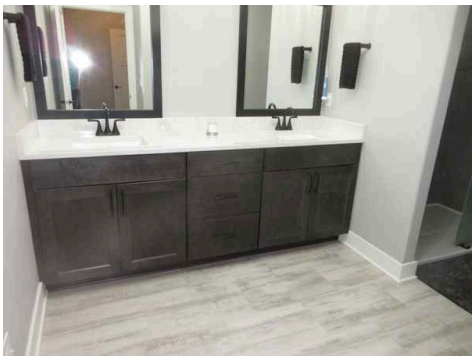
Limitations
Storage, Finishes, Cabinetry

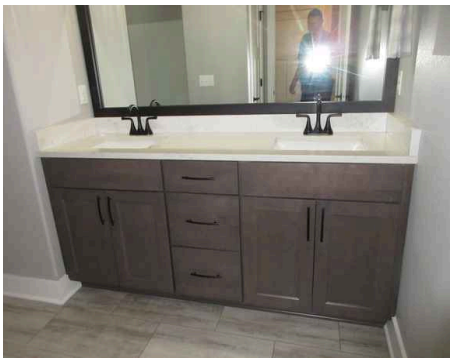
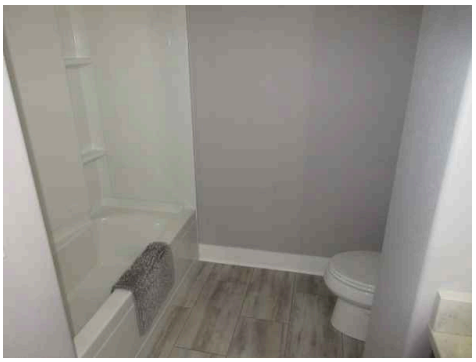
Shower / Tub Surround(s): Material(s)
Fiberglass/Plastic, Ceramic

Shower Door(s): General Observations
Safety glass not confirmed

Exhaust Fan(s): General Observations
Termination of all vent fans could not be verified, Recommend fans have their own exit out of the home - consult owner/professional as needed

Pictures


9: ATTIC(S)

		IN	NI	NP	R
9.1	Access	X			
9.2	Roof Structure / Sheathing	X			
9.3	Insulation	X			
9.4	Vapor Barrier(s)	X			
9.5	Ventilation System	X			
9.6	Exhaust Fan(s)	X			

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

Information

Limitations
Insulation, Undisturbed
Insulation, Alcoves not entered/inspected

Access: Location(s)
Garage

Access: Entrance(s)
Scuttlehole(s)

Access: Inspected From:
In the attic

Roof Structure / Sheathing: Sheathing Type
OSB

Roof Structure / Sheathing: Structure Type
Wood trusses/joists

Roof Structure / Sheathing: General Observations
Not all visible

Insulation: Type(s)
Fiberglass, Loose fill

Insulation: Where Installed
Floor

Insulation: Approximate Amount
18"+

Insulation: Approximate R-Value
R-38+

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

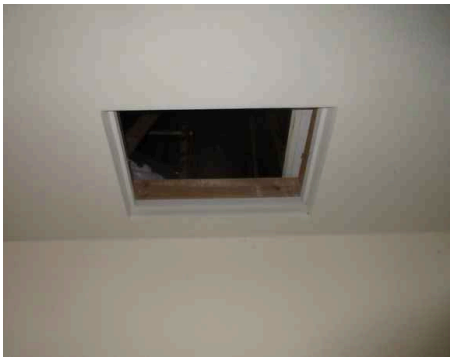
Vapor Barrier(s): Type(s)
Plastic

Vapor Barrier(s): General Observations
Not visible

Ventilation System: Type(s)
Soffit, Roof

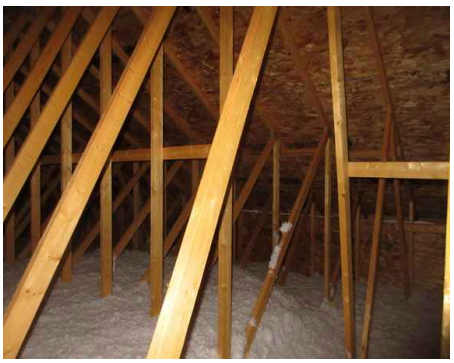
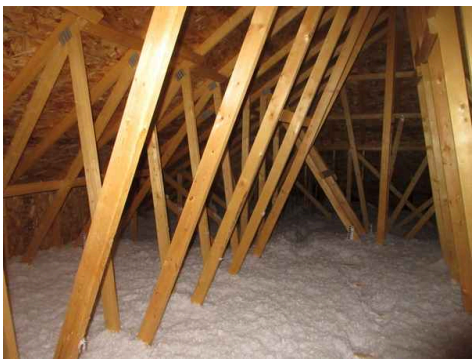
Exhaust Fan(s): General Observations
Not all visible

Access: Picture(s)







Insulation: Past Traffic

Evidence of past traffic in attic (insulation disturbed) - reason unknown. Consult owner as needed on attic entry history and/or repairs. Also recommend fluffing insulation back to its original condition to gain its intended R-valve.



10: BASEMENT

		IN	NI	NP	R
10.1	Foundation Walls	X			
10.2	Floor	X			
10.3	General Moisture Observations	X			
10.4	Drain Tile		X		
10.5	Sump Pump(s) / Crock(s)	X			
10.6	Structure	X			
10.7	Stairs	X			

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

Information

Limitations
Storage, Finishes, Appliances, Furniture, Mechanicals, Foam sealing in box sills, Cabinetry, HVAC ductwork, Sealed sump pump crock

Foundation Walls: Material(s)
Concrete block

Floor: Material(s)
Concrete

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, Consult owner to confirm a dry basement, Common moisture stains

Sump Pump(s) / Crock(s): Picture

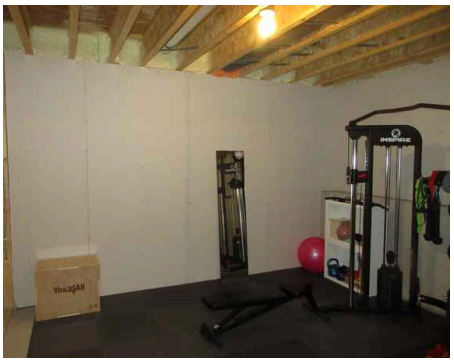


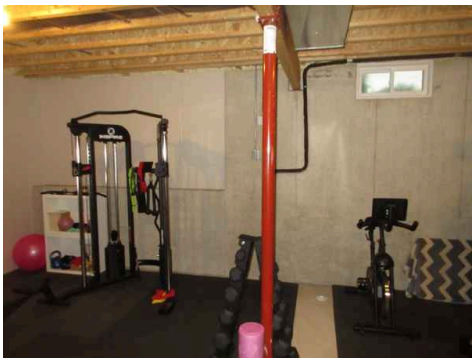
Sump Pump(s) / Crock(s): General Observations
Sump pumps have an approximate life expectancy of 5-10 years, Pump not tested - sealed crock

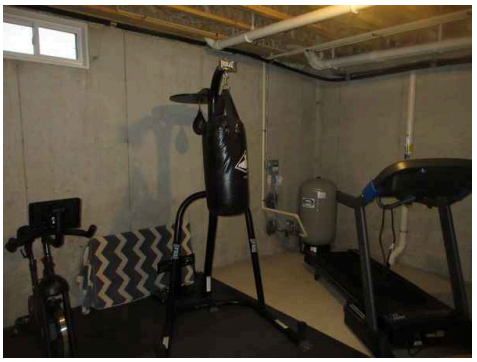
Structure: Material(s)
Wood, Steel

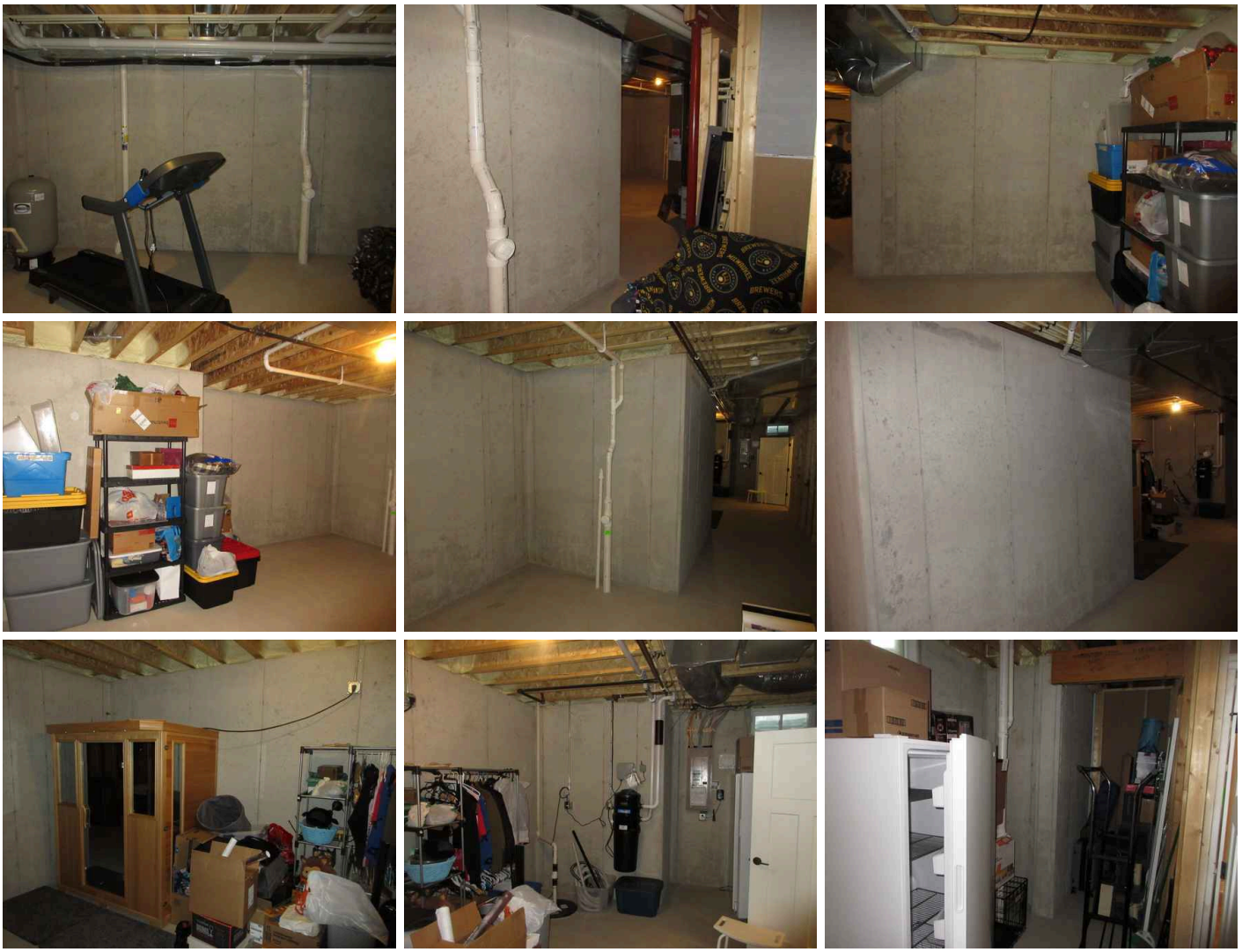
Structure: General Observations
Not all visible

Pictures or Video
Inspection Restricted by:









Foundation Walls: General Observations

Common cracks, Not all visible, Dryruns



Dryrun



Common crack(s)

Floor: General Observations

Common cracks, Floor drain(s) not tested, Not all visible




Limitations

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.

11: PLUMBING

		IN	NI	NP	R
11.1	Hose Bib(s)	X			
11.2	Tub(s) / Shower(s)	X			
11.3	Sink(s)	X			
11.4	Toilet(s)	X			
11.5	Water Entry Piping	X			
11.6	Water Heater(s)	X			X
11.7	Water Supply Lines	X			
11.8	Drain Pipes	X			
11.9	DWV Pipes	X			
11.10	Gas Supply Lines	X			
11.11	Pressure Tank	X			

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

Information

Limitations
Finishes, Appliances, Insulation, Cabinetry, Mechanicals

Hose Bib(s): Operates
Yes

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(s): Picture



Water Heater(s): Type
Gas

Water Heater(s): Approximate Age(s)
2021 Manufacture Date

Water Heater(s): General Observations
Recommend yearly cleaning

Water Heater(s): Gallon Capacity
50

Water Supply Lines: Material(s)
Copper, Plastic

Water Supply Lines: General Observations
Valves were not operated, Not all visible

Drain Pipes: Material(s)
Plastic

Drain Pipes: General Observations
Not all visible

DWV Pipes: Material(s)
Plastic

DWV 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

Type
Submersible

General Observations
Pump appeared to operate, Not inspected - beyond home inspection scope

Test Water for Bacteria
Recommend water test for bacteria consult professional as needed.

Well Pumps Life Expectancy
Well pumps are expected to last approximately 15-20 years.

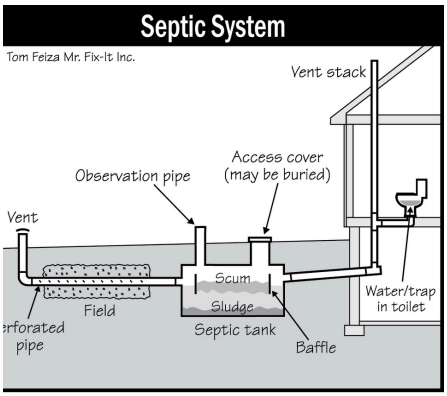
Pressure Tank: General Observations
Appears serviceable



General Observations
Not inspected - beyond home inspection scope, Septic alarms not verified/tested/inspected

General Observations
Unit not evaluated (beyond scope per WI State Statutes)

Hooked Up
Yes



Water Heater(s): Water heater's life expectancy

A water heaters average life expectancy is 10-15 years. Budget for repairs/replacements as needed.

Water Heater(s): Size may be too small

Size of water heater may be too small for a family living in a home this size. If not corrected hot water may not meet the needs of all the occupants. Consult professional for evaluation and corrective action as needed.

Well System Not Inspected

Well system not inspected - beyond scope per WI State home inspector Statutes.

Well Water Results Explained

Once you have your well water results, it may be difficult to understand what they mean. Clink on the link below for a toll to help.

Click here



Consult Owner on Records

Consult owner on records to ensure proper past maintenance of septic system.

Septic Systems Not Inspected

Septic system not inspected beyond home inspection scope per WI State Statutes.

Limitations

Private Sewer System

INSPECTION LIMITED BY:

Beyond home inspection scope

Recommendations

11.6.1 Water Heater(s)

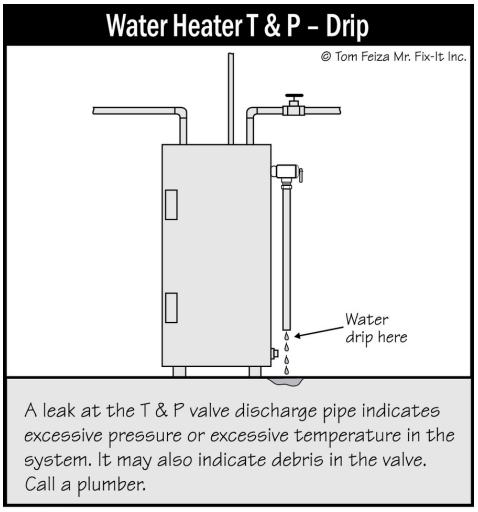
Needs Repair / Further Evaluation / Defect

PRV LEAKING

Pressure Relief Valve (PRV) shows evidence of past/active dripping. If not corrected additional leaking and damage may result. Recommend professional evaluate further.

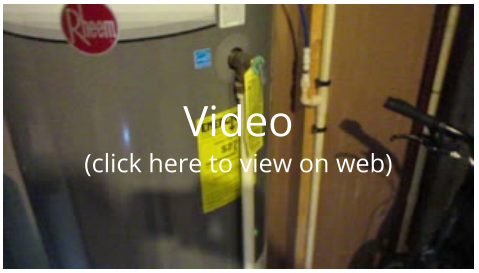
Recommendation

Contact a qualified plumbing contractor.



WO24





12: AIR CONDITIONING

		IN	NI	NP	R
12.1	Condenser / Compressor	X			
12.2	Evaporator Coil	X			X

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

Information

Limitations
Sealed Plenum - Common

Condenser / Compressor: Picture



Condenser / Compressor: Approximate Age(s)
2021 Manufacture Date

Condenser / Compressor: Maximum Breaker/Fuse Amps
30

Evaporator Coil: Picture - Unit is inside plenum



Evaporator Coil: Approximate Age(s)
2020 Manufacture Date

Evaporator Coil: Operated / Operation Time
Yes, 30+ Minutes

Evaporator Coil: Type
Air cooled

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

Evaporator Coil: General Observations
Not visible - common

Same as Furnace
Same as house forced Air Heating System(s).

AC Life Expectancy

Central air systems are expected to last approximately 15-20 years. Anticipate future repair and/or replacement if the A/C unit is at or past this age.

Recommendations

12.2.1 Evaporator Coil

Needs Repair / Further Evaluation / Defect

ACTIVE LEAKS AT PLENUM

Active leaks were observed at the evaporator coil plenum during inspection. This indicates water is escaping from the air conditioning system, which can lead to water damage, mold growth, and reduced system efficiency. The source of the leak should be identified and repaired by a qualified HVAC professional to prevent further damage.

Recommendation

Contact a qualified heating and cooling contractor





13: FORCED AIR HEATING SYSTEM(S)

		IN	NI	NP	R
13.1	Furnace	X			
13.2	Distribution / Filter	X			
13.3	General Remarks	X			

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

Information

Type
Forced air

Circulation
Direct drive

Distribution / Filter: Material(s)
Metal ductwork, Insulated flex duct

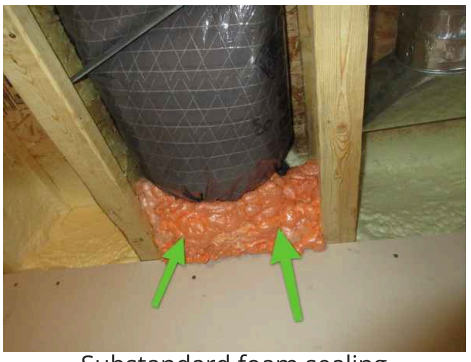
Energy Source
Gas

Furnace: CO Reading at register (Normal Range 0 PPM)
0

Distribution / Filter: General Observations
Proper air distribution/balancing not verified, Multiple zones - not all tested/inspected, Substandard foam sealing (basement), Consider changing filter soon

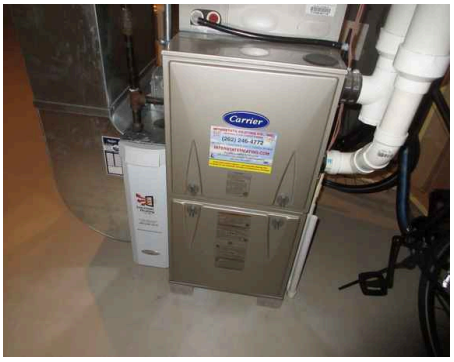
Approximate Age
2020 Manufacture date

Furnace: CO Reading at vent pipe (Normal Range 5-75 PPM)
41



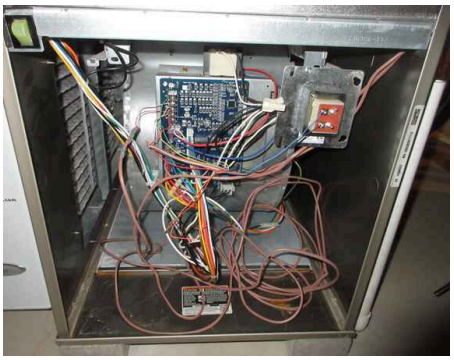
Substandard foam sealing (basement)

Picture(s)





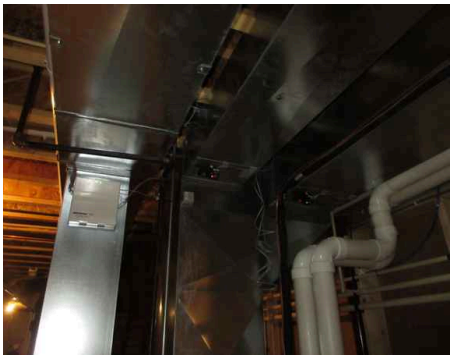






Distribution / Filter: Type

Cold air returns, Supply ducts





General Remarks: 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:

Sealed unit, No heat exchanger access

14: ELECTRICAL

		IN	NI	NP	R
14.1	Service Drop	X			
14.2	Main Panel(s)	X			
14.3	Main Panel Conductors	X			
14.4	Branch Wire Conductors	X			
14.5	Sub-Panel(s)	X			
14.6	Outlets / Switches (Representative number)	X			
14.7	Fixtures (Representative number)	X			
14.8	General Remarks	X			X

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

Information

Limitations
Finishes, Appliances, Furniture, Insulation, Outlets being used, Mechanicals

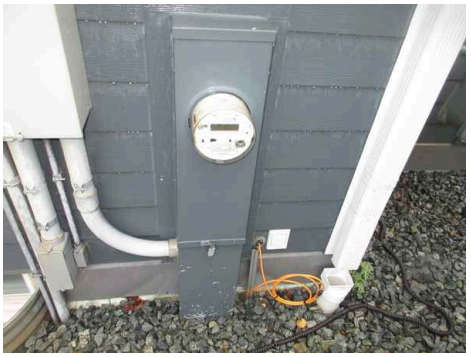
Type
Breakers

Location
Exterior

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(s): Wire Chase
NM cable, BX cable, Conduit

Main Panel(s): Grounding
Appears grounded

Main Panel(s): GFCI's/AFCI's
No

Main Panel(s): General Observations
Modified for permanent generator

Main Panel Conductors: Main Wire Type
Multi strand aluminum

Branch Wire Conductors: Branch Wire Type
Copper, Multi strand aluminum

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

Sub-Panel(s): Location
Basement

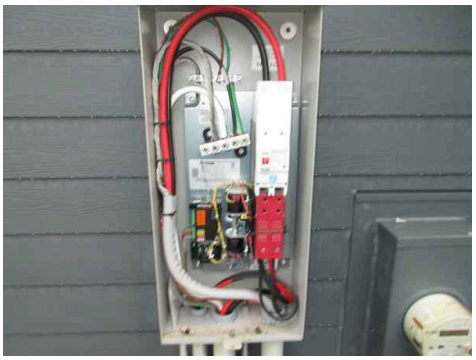
Sub-Panel(s): Type
Breakers

Sub-Panel(s): Branch Wire Type
Copper, Multi strand aluminum

Sub-Panel(s): General Observations

Circuits not traced for label accuracy, Circuits loads not evaluated, Confirm installation permits, Modified for permanent generator

Main Panel(s): Picture

Main Panel(s): 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(s): Bonding/Grounding Not All Visible/Verified

Proper bonding/grounding not verified at all plumbing/gas systems consult professional and repair/verify as needed.

Sub-Panel(s): Picture(s)





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 all fixtures operate properly.

Fixtures (Representative number): Not all interior fixtures verified to operate

Not all interior light fixtures were verified to operate (switches/remotes unknown and/or bulb/fixture issues). Consult owner/professional to ensure all fixtures operate properly.

Recommendations

14.8.1 General Remarks

Safety Hazard

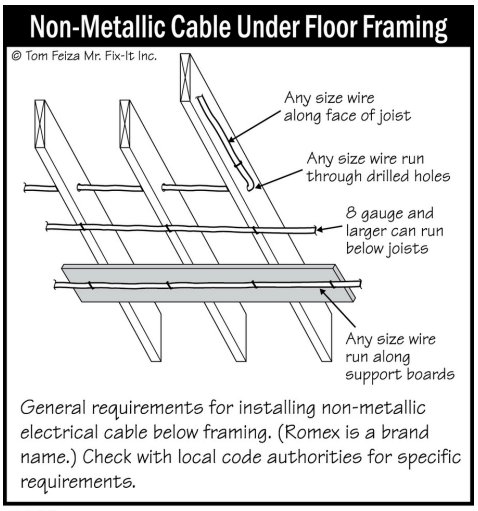
NM WIRING ON TOP OF FLOOR JOISTS

BASEMENT

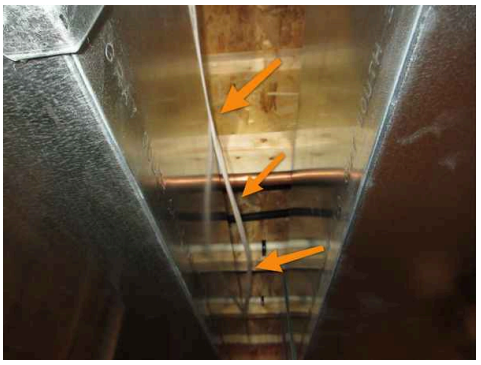
NM wiring was installed on top of the floor joists today - commonly found. However this is an indication that the wiring was not installed per a professional. All NM wiring should go through the floor joists when installed. Confirm permits and/or consult professional to ensure wiring is installed properly.

Recommendation

Contact a qualified electrical contractor.



E093



15: 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

16: FINAL WALKTHROUGH

Information

Attic insulation picked up
Yes

Panels secured
Yes

Fireplace off
Yes

Lights and fans off
Yes

Doors locked
Owner was home

Furniture/Storage put back
Yes

Whirlpool tub cleaned up
N/A

Furnace blower door installed properly
Yes

Thermostat at original settings
Yes

Payment received
Flex pay

GFCI's reset
Yes

Appliances off
Yes

Water fixtures off
Yes

Garage closed
Owner was home

17: FREE OFFERS

Information

Get offer!

A free offer related to ADT security services. These promotional offers typically provide potential homeowners or residents with an opportunity to explore home security options at no initial cost. Such offers can include free equipment, installation, or trial periods for home security systems.



18: RECOMMENDED LICENSED CONTRACTORS

Information

MoldAway LLC

Southeastern Wisconsin's Experts for Mold Remediation. We provide free estimates!

https://www.moldawayllc.com
Contact: 414-251-4951

Smoke Stacks

Smoke Stacks, Inc. Has been proudly servicing Southeastern Wisconsin homes since 1998. From CSIA certified inspectors to expert masons and installers, we specialize in long-term solutions to keep your home and family safe.

http://www.smokestacks.net
Contact: 262-797-8181

Camo Crew

Camo Crew is a veteran owned junk removal company focused on delivering respectful, professional service while making a positive impact on the community and environment. The company goes beyond basic hauling by working to reduce landfill waste, diverting up to 80 percent of collected materials through careful sorting, recycling, repurposing, and donation. Built on a service first mindset rooted in military values, Camo Crew approaches each job with care and understands that many clients are going through major life transitions. By combining reliable, customer focused service with environmentally responsible practices, Camo Crew helps remove not just unwanted items, but also stress, while creating a meaningful impact on people, communities, and the planet.

http://www.camocrew.us

Contact: 414-420-2266

Sewer Ninjas

Sewer Ninjas specializes in cost-effective, trenchless technology to repair sewer lines without the mess of excavation. With 15+ years of local expertise, they provide cutting-edge sewer scopes and "no-dig" pipe lining to save you time and money.

https://www.sewerninjas.com

Contact: 262-230-2939

Milwaukee Radon

Milwaukee Radon Mitigation is a locally owned company serving Southeast Wisconsin, specializing in radon testing and mitigation. Owned and operated by Brian Thompson, who brings nearly a decade of experience, every project is handled directly to ensure quality and accountability. The company is licensed, insured, and known for effectively reducing radon levels with customized, reliable solutions and a strong reputation for expertise and honest service.

https://milwaukeeradonhome.com

Contact: 414-455-7279

Walkowiak Electric

Walkowiak Electric, is a veteran-owned, Family run full-service electrical contractor proudly serving Milwaukee and the surrounding communities since 1996. We provide residential, commercial, industrial, and multi-family electrical services, specializing in electrical repairs, service upgrades, remodels,

Our team is committed to delivering safe, reliable, and code-compliant electrical solutions with a strong focus on customer service, quality workmanship, and long-term value. Whether it's a small repair, a complex commercial project, or a complete electrical system upgrade, we approach every job with professionalism, integrity, and attention to detail. At Walkowiak Electric, we believe in building lasting relationships with our customers by providing honest communication, dependable service, and electrical solutions tailored to their needs.

https://www.walkowiakelectric.com/

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GSI Foundations provides expert waterproofing and foundation repair. But who we are and what we stand for are what's most important to us.

These communities are where we live and work and raise our families. And our mission is to use our professional expertise to ensure our friends, neighbors and clients enjoy peace of mind as we restore structural integrity to their homes.

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GSI FOUNDATIONS
WATERPROOFING

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 detected 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 presents 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(s)
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(s)
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(s)
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(s)
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

Final Walkthrough
The inspector will perform a final walk-through to ensure all appliances are turned off, lights are off, the thermostat was turned back to original settings, water fixtures are off, panel covers are secured, and windows are secured shut prior to leaving the property.