

Top Choice Home Inspections

Property Inspection Report



E6993 Cty. Rd. Y, Viroqua , WI 54665

Inspection prepared for: Garrick Olerud

Date of Inspection: 4/14/2026 Time: 9:00 a.m.

Age of Home: Older Size: Approximately 1,960 square feet

Weather: Relatively dry, approximately 60F at the beginning.

This inspection report is prepared exclusively for Garrick Olerud and is not transferable.

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Email us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time.

We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Functional – This item is performing its function, and its condition is expected for its age and/or use. Unless specifically mentioned (i.e. the windows were functional, but one had a crack, so it was specifically mentioned).



Repair/Replace - Items with this rating should be examined by a professional and repaired or replaced as needed.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be an inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor/Further Evaluation - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement or that it needs further evaluation by an expert.



Defect – Please see the full definition of defect according to the Standards of Practice of the State of Wisconsin, SPS 131.31 on another page.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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Inspection Details

1. Attendance

In Attendance: People were present throughout as an auction was being prepared for, but we all stayed to ourselves.

2. Home Type

Home Type: 2 Story • Single Family Home • 3 Car • Detached Garage

3. Occupancy

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

4. Recent Weather

Recent Weather: Heavy Rain

5. House Faces

Faces: For the purpose of the report, the highway/road side of the house faces. North



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Type:



Gravel driveway noted.

Concrete walkway noted.

Observations:

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



2. Grading Observations

Type: Level Grade • Grade sloped toward house • Grade sloped away from house

3. Vegetation Observations

Observations:



- Recommend tree branches and vegetation are kept trimmed away from the house. Vegetation can hold excess moisture against the house, possibly causing damage to the sheathing below the siding and/or making a pathway for insects. Tree branches can deposit debris on the roof which can shorten the roof covering life or cause physical damage to the roof. This will be a recurring maintenance item.



4. Main Gas Valve Condition

Valve Location: LP gas shutoff is located at the fuel tank. • West side.

Observations:

- The main shut off valve for an L.P. tank is under the lid. Care should be used when lifting the lid in warmer weather, as bees often build nests within the lid.





Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashings, trim, exterior doors, stoops, steps, porches, attached decks and balconies, including the railings. Eaves, soffits and facias accessible from ground level.

1. Siding Condition

Type: Metal Siding

2. Door Observations

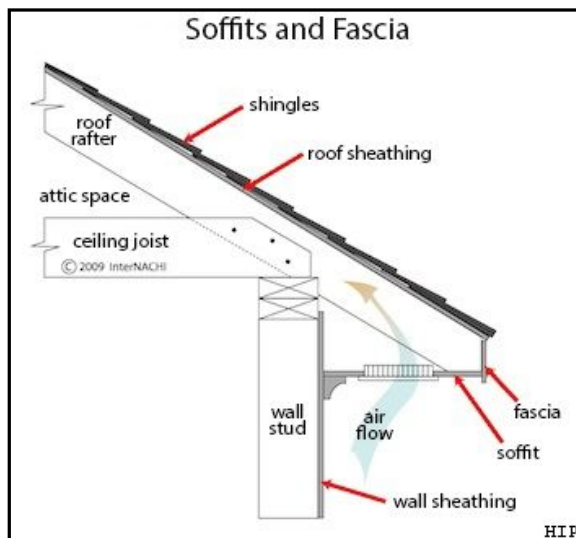
Type: Steel Exterior Door • Storm Door

3. Fascia and Soffit Observations

Type: Metal
Observations:



• The soffit/fascia was loose on the north side. Recommend reattaching to help prevent storm water intrusion.



4. Trim Observations

Type: Metal Covered

5. Step Observations

Type: Concrete



Roof

The roofing section includes roofing type, roof drainage systems, flashings, skylights, chimneys and roof penetrations. We look for signs of leakage or abnormal condensation. A home inspector shall describe the method used to observe the roof and while it is our preferred method, is not required to walk on the roofing. The home inspector shall also observe attached accessories, including, but not limited to solar systems, antennae and lightning arrestors. We do not walk on metal roofing which can be slippery and/or get damaged when walked on. Snow or ice will limit or even prevent observation and prevent safe access.

1. Roof Condition



Method: Inspected from a ladder at the eaves. • Observed from the ground with binoculars or zoom lens. • The roofing material was metal roofing. Metal roofing can be dangerous to walk on as any amount of moisture becomes very slippery. Also, unless installed directly to the decking (sheathing), walking on the roofing can cause damage to the roofing material. Therefore, the roofing was observed from a ladder at the eaves or from the ground with binoculars.

Materials: Metal roofing noted.

Observations:

- The first pictures show the general roof condition (a visual of what we saw the day of the inspection, if you will), and not necessarily highlighting any issue.
- Moss was noted on the roofing. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>. The moss can be from excess shade/exposure side, trees/vegetation too close or a combination. Recommend correcting as much as possible. Cleaning these areas may be a periodic maintenance item.





2. Flashings

Type: Metal Flashing. • Not Visible

3. Gutter Observations

Type: Metal • Above Grade • Leaf Guard Noted (leaf protection, brand unknown)

4. Chimney Observations

Type: Masonry Chimney

5. Other Roof Penetrations

Observations:
• Plumbing Vent



Garage

1. Roof Condition



Method: Observed from the ground with a zoom lens/binoculars.
Materials: Metal Roofing



2. Interior Observations

Materials: Studs

3. Floor Condition



Type: Concrete
Observations:

• Cracking was noted in the garage floor. Cracks more than 1/8th" could present a trip area. Recommend monitoring and repairing or replacing if ever needed.



4. Garage Door Condition

Type: Three, single car overhead garage doors. • Metal

5. Door Opener Type

Type:

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

6. Door Reverse Status

Observations:

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

7. Garage Exterior Observations

Materials: Vinyl siding noted.



Attic

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

1. Access Observations

Location: Attic access in the 2nd floor bedroom ceiling

Observations:

- The attic was inspected from the access opening.

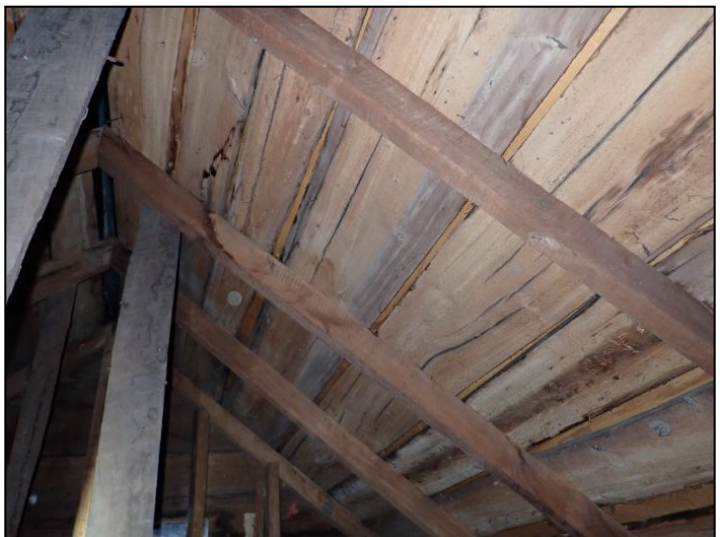


2. Structure Observation

Materials: Wooden Rafters • OSB (Oriented Strand Board) Sheathing • Spaced Plank Sheathing • Not Visible

Observations:

- The pictures show the general condition (a visual of what we saw the day of the inspection, if you will) of the under side of the roofing structure, and not necessarily highlighting any issue.



3. Insulation Condition



Area/Type: Exterior wall insulation was not visible. • Main Attic Insulation. • Loose fill insulation noted.

Depth: Insulation averages 3"- 4"

Observations:

- The pictures show the general condition (a visual of what we saw the day of the inspection, if you will) of the attic insulation, and not necessarily highlighting any issue.
- Recommend considering the addition of more insulation in the attic area. Check local standards for insulation requirements in new construction if interested, but standard energy efficiency is reported to be at least R-50 and high energy efficiency is reported to be at least R-60 in the attic.



4. Roof Venting Observations

Type: Ridge venting noted. • Gable vents noted.

5. Exhaust Observations

Type: Bathroom • Kitchen • Dryer

Observations:

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



Interior Areas

Interior areas usually consist of walls, ceilings, floors, stairways, railings and balconies. A random sample of doors and windows are operated. Within these areas, the inspector is performing a visual inspection and will report visual damage, wear and tear and moisture issues if noted. A home inspector is not required to observe paint, wallpaper, other cosmetic finishes, carpeting, draperies, window treatments or household appliances. Personal items in the structure may limit or prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials such as, but not limited to, asbestos or lead. A qualified expert should be consulted if you would like further testing.

1. Door Observations

Type: Hollow Core • Solid Wood • Sliding Door • Mirrored



2. Window Observations

Style: Double hung window noted.

Type: Double/Triple Pane



3. Wall Condition

Materials: Drywall/plaster • Paneling • Wall Paper

4. Ceiling Condition

Materials: Drywall/plaster • Suspended Tile • Tile Squares • Wood

5. Floor Observations

Type: Carpet • Vinyl/linoleum • Wood • Concrete

6. Ceiling Fan Observations

Location: A ceiling fan was noted in a bedroom

Observations:

- The ceiling fan appeared to operate properly when tested at the time of the inspection.



7. Railing and Handrail Observations

Observations:

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





8. Smoke & C.O. Observations



Type: Smoke Alarm/Detector

Power Source: Appears to be battery operated.

Observations:

- While at least one was present, recommend adding additional smoke alarms/detectors in all appropriate locations (especially in the bedrooms).
- Recommend adding carbon monoxide alarms/detectors in all appropriate locations (especially in the bedrooms).
- The smoke alarm/detectors on the 2nd floor did not operate when tested at the time of the inspection. Recommend repair or replacement as needed.

9. Counter and Cabinet Observations

Type: Laminate • Solid Surface

Type: Wood



Bathroom

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

1. Toilets

Observations:



- The toilet in the basement wasn't filling the tank. Recommend repair or replacement as desired/needed.



2. Exhaust Fan

Observations:



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



Electrical

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

1. Electrical Service Observations

Type: There is an overhead service drop noted.

Location: Main Breaker Location: • Main Panel

2. Electrical Panel

Location: The main electrical panel was located in the basement.

Location: No Sub Panels Were Located.



3. Main Shut Off Amp/Volt

Amp/Volt:

- 120 Volt and 240 Volt Power Was Noted
- 100 amp

4. Breakers in off position

Off:

- 0

5. Service Conductor Observations

Type: Aluminum

6. Breakers Observations

Type: Breakers

7. Distribution Wiring Observations



Type: Copper • Aluminum • Cloth Coated Romex • NM-B (Non-metallic) Sheathed Romex • Armored Cable

Observations:

- Any junction boxes should have properly fitted cover plates for added safety. The picture is from the garage.



8. Grounding Observations

Type: Aluminum

9. Outlet Observations



Condition: Grounded and ungrounded

Observations:

- Recommend any ungrounded outlets are repaired or replaced as needed. If it is just a few, or an entire room or floor, we try to isolate which ones are ungrounded, but if they are sporadic, it would be impractical to try to map out which ones are ungrounded. In that case, a simple, inexpensive plug in tester will easily show which are grounded and ungrounded. Sometimes a ground wire may be present, but disconnected and simply needs to be connected. Some areas will allow **GFCI** (Ground Fault Circuit Interrupter) outlets in place of the ungrounded outlet. Recommend consulting a licensed electrician to confirm this is an option in the house being inspected.

10. GFCI Observations

Location: Bathroom



Observations:

- Recommend GFCI (Ground Fault Circuit Interrupter) outlets in the kitchen.

11. Light Observations



Observations:

- The light near the water heater in the basement was inoperative at the time of the inspection. Sometimes the cause is as simple as a blown light bulb, but it is also possible the correct light switch was not found. Recommend consulting the current owner for more information and if needed, repairing as needed.





Heat/AC

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

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

1. Heating Condition

Location: Basement



Type: L.P. gas forced air. • Brand: Goodman • Serial Number: 2207301922 • Model Number: GM9C960803BNAA • Recorded Installation Date: 9-28-22

Observations:

- **Maintenance:** Annual service of the heating system by a qualified HVAC technician is recommended.
- The furnace was running throughout the time of the inspection and it appeared to run properly during that time.
- If the serial number is being deciphered correctly the furnace was manufactured in 2022 and the recorded installation date was 2022, making it approximately 4 years old.



2. Heat Distribution Observations

Method: Ducts

3. A/C Condition Observations



Type: Electric • Brands: Goodman • Serial Number: 220526537 • Model Number: GSX130241FA

Location: The outside unit is located on the west side.

Observations:

- **Maintenance:** Annual service of the air conditioning system by a qualified HVAC technician is recommended.
- If the serial number is being deciphered correctly the outside unit of the air conditioning system was manufactured in 2022, making it approximately 4 years old.
- The air conditioning system was not tested during the inspection as the room temperature was 64F and the cooling side of the thermostat would not go that low to be able to operate the system (not unusual or an issue). Recommend the current owner is consulted for confirmation the system operates properly.



4. Filters Observations



Location: Located inside the cold air return next to the furnace.

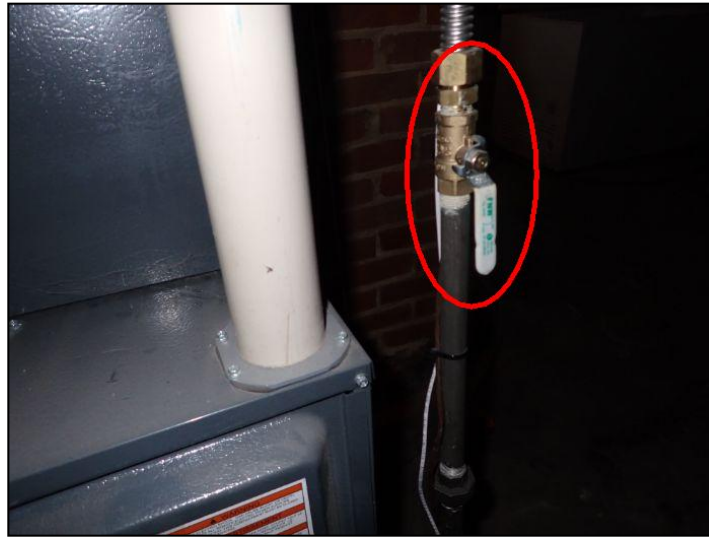
Observations:

- **MAINTENANCE:** The air filter should be inspected at least once per month and cleaned or replaced as needed. Remember that dirty filters can cause inadequate heating or cooling performance and can cause the furnace to shut down completely.
- Filter Size 20 x 25 x 5



5. Gas Observations

Shut off location: At the Furnace • L.P. Fuel Tank
Type: L.P. (Liquid Propane)



6. Thermostat Observations

Location: Dining Room
Type: Digital Type
Observations:



- The thermostat appeared functional at the time of the inspection.



7. Venting Observations

Type: **PVC**



Water Heater

1. Brands Observations



Materials: Brands: A.O. Smith • Serial Number: GE97 3593715 917 • Model Number: PEC52 917

Observations:

- If the serial number is being deciphered correctly, the water heater was manufactured in 1997, making it approximately 29 years old.
- Water heaters have a typical life expectancy of approximately 12 to 14 years. The existing unit appears to be approximately 29 years old. One cannot predict with certainty when replacement will become necessary.



2. Number Of Gallons

Capacity:

- 50 gallons

3. Water Heater Condition

Heater Type: Electric

Location: Basement

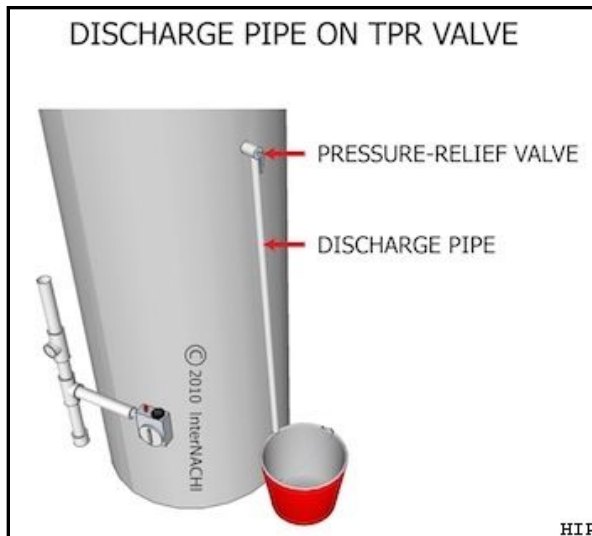
4. Extension Observations

Type: None

Observations:



- No relief valve extension was installed. Recommend adding the extension to terminate no more than 6" above the floor for added safety. Temperature and pressure relief valves are factory set to trip at 210 degrees F and could easily scald someone nearby.



5. TPRV

Observations:

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

Plumbing

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

1. Water Source Observations

Source: Private/Well

2. Service Observations

Type: Plastic

3. Main Water Valve Observations

Location: Basement East wall • At the pressure tank



4. Water System Observations

Materials: Copper • Pex Tubing • Steel • Not Visible

5. Drain/Waste/Vent Observations

Type: PVC • Cast Iron • Steel • Not Visible • Polybutylene

6. Water Pressure Observations

Pressure: Water pressure appeared typical/adequate at the time of the inspection.



7. Trap Observations

Type: **Visible Plumbing Traps Were** • P-traps

8. Other Component Observations

Components: Whole House Water Filter

Observations:

• **Maintenance:** The "spin down" water filter will need flushed periodically. Frequency will vary according to water usage and the amount of sediment in the water system. This type of filter contains a screen which is replaceable, but typically flushing the sediment from the filter is all that is needed.







Foundation/Structure

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

1. Structure Observations

Type: Basement

2. Foundation Wall Observations



Type: Concrete Block • Stone • Not Visible

Observations:

- The basement shows evidence of moisture penetration or seepage. Often, basement seepage is the result of storm water penetration and can be relatively common in an older stone foundation. Recommend ensuring proper grading and properly functioning gutters and downspouts exist as a first step. The grading should slope away from the house at a rate of 1 inch per foot for the first 10' (where possible) from the house and the downspouts should direct storm water at least 6' away from the house and should be clear of obstruction.
- Spray insulation was noted, so most of the foundation walls were not directly visible.



3. Floor Structure Observations

Type: Wood Joists

Size: 2" x 8"

4. Sub Flooring

Observations:

- Plank sub-floor noted.

5. Wall Structure Observation

Materials: Wood Framed • Not visible

6. Post and Beam Observations

Type: Wood • Stone Wall • Beam Material: Wood

7. Basement Floor Observations

Type: Concrete

Well

1. Well Observations



Type: Drilled Well

Observations:

- The Wisconsin DNR requires the inspector search for the original well construction report, but does not require it must be found. The well construction report was searched for, but not found. Since 1988, wells have been issued unique well numbers. The unique well numbering system made well construction reports easier to find, but the information must still be properly recorded and submitted to the DNR by the well driller. The system has improved greatly over the years and is quite reliable now, but especially before 1988, the well construction reports were not always filled out and/or filed properly. Just because a well construction report was not located, does not automatically indicate a non-conforming well. The more likely scenario is that the well driller was not good with record keeping and didn't file, filed the paperwork incorrectly (wrong address, property owner, etc.) or simply a matter of us not knowing the name of the person that originally had the well drilled.
- The sampling valve at the pressure tank should not have hose threads on the end and it should be replaced with a proper sampling valve.



2. Pump Observations

Type: Submersible Pump

Size: 3/4 H.P.

Observations:

- During the course of the well inspection, the well pump appeared to run as expected and no discernible deficiency was noted at that time.

3. Casing Observations

Height: 23" Above Grade

Casing Type & Size: Visible Portion Steel • 5"



4. Cap Observations

Type: Cast Iron Well Cap • Non-vermin Proof Well Cap

5. Amp. Draw Observations

Amps: 2.52 amps. measured during the inspection

6. Pressure Tank Observations

Press Tank: Hydro Pro V200



7. GPM (Gallons Per Minute) Observations

GPM: 13.40 GPM (gallons per minute) measured during the inspection

8. Age

Age: The well construction report was not found so the construction date is not known.

9. Water Treatment Equipment Observations

Type: Whole house water filter

Septic

1. Septic Tank Observation



Materials: Metal • Concrete Tank Cover

Size: Septic paperwork not on file at Zoning- tank size not known or available

Observations:

- It was noted that the septic tank appears to be metal. Most counties will allow metal tanks, but the tank needs to be water tight. A pumper would need to completely empty the tank and examine it empty, to determine if the tank is water tight.
- The liquid (effluent) level in the septic tank measured more than 1/3 solids so the tank needs pumped. The State of Wisconsin requires the tank to be checked by a professional a minimum of once every 3 years and when the solids level reaches 1/3, the tank is to be pumped. The measured solids level during the inspection was approximately 50%.
- The exposed septic tank lids need chains on each side, going through the handles and meeting in the middle with a lock joining the chains.



2. Septic System Observation



Type: Not Located

Observations:

• As mentioned in the written septic inspection report, a septic system inspection is not technically exhaustive. The visible observation appeared to show either no leach field or that a dry well is being used to distribute wastewater to the soil. County Zoning should be consulted, but properly functioning (properly distributes wastewater from the home without the use of an overflow pipe going to grade or other means to aid distribution and has a minimum of 3' of depth to limiting factor, i.e. groundwater, etc.) dry wells may be compliant.

During the inspection, no surface ponding was noted in the wooded area below the tanks, or in the ditch line.

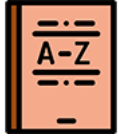
A septic system is not allowed to terminate on the surface (ground).

3. Age

Age: Since zoning reported that no papers were on file and it is an "unknown" or possibly a "pre-1969" system, the system age was not determined/confirmed.

4. Last Pumped Observations

Last pumped: According to Vernon County Zoning, the tank was last checked or pumped in 2024.



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves



Report Summary

The summary section consists of items to monitor, repair or replace, defects or safety issues.

The summary below consists of potentially significant findings. These findings can be a safety or health hazard, a deficiency requiring an expense to correct or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector, regarding visual components, on the day of the inspection. Please review all pages of the report, as the summary alone does not explain all items noted. All repairs should be done by a qualified, licensed professional. Obtaining a copy of all receipts, warranties and permits for the work done is recommended.

The client must read the ENTIRE report. The summary pages are provided as a convenience, not a substitute for reading the entire report and should not be relied upon as a complete list for the client's reference. Items in the report are not all in the summary.

For the purposes of this report, "Defect", as defined in section 440.97 (2m), Wis. Stats., means: **"A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement."** The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.

A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased. Therefore, the definition of defect for Home Inspectors differs from the definition for Realtors.

Exterior Areas		
Page 6 Item: 3	Fascia and Soffit Observations	• The soffit/fascia was loose on the north side. Recommend reattaching to help prevent storm water intrusion.
Attic		
Page 12 Item: 3	Insulation Condition	• Recommend considering the addition of more insulation in the attic area. Check local standards for insulation requirements in new construction if interested, but standard energy efficiency is reported to be at least R-50 and high energy efficiency is reported to be at least R-60 in the attic.
Interior Areas		
Page 13 Item: 7	Railing and Handrail Observations	• Recommend adding a proper, graspable handrail to the stairway for added safety.

Page 14 Item: 8	Smoke & C.O. Observations	• While at least one was present, recommend adding additional smoke alarms/detectors in all appropriate locations (especially in the bedrooms). • Recommend adding carbon monoxide alarms/detectors in all appropriate locations (especially in the bedrooms). • The smoke alarm/detectors on the 2nd floor did not operate when tested at the time of the inspection. Recommend repair or replacement as needed.
Electrical		
Page 17 Item: 7	Distribution Wiring Observations	• Any junction boxes should have properly fitted cover plates for added safety. The picture is from the garage.
Page 17 Item: 10	GFCI Observations	• Recommend GFCI (Ground Fault Circuit Interrupter) outlets in the kitchen.
Page 17 Item: 11	Light Observations	• The light near the water heater in the basement was inoperative at the time of the inspection. Sometimes the cause is as simple as a blown light bulb, but it is also possible the correct light switch was not found. Recommend consulting the current owner for more information and if needed, repairing as needed.
Water Heater		
Page 22 Item: 4	Extension Observations	• No relief valve extension was installed. Recommend adding the extension to terminate no more than 6" above the floor for added safety. Temperature and pressure relief valves are factory set to trip at 210 degrees F and could easily scald someone nearby.
Well		
Page 28 Item: 1	Well Observations	• The sampling valve at the pressure tank should not have hose threads on the end and it should be replaced with a proper sampling valve.
Septic		
Page 30 Item: 1	Septic Tank Observation	• The liquid (effluent) level in the septic tank measured more than 1/3 solids so the tank needs pumped. The State of Wisconsin requires the tank to be checked by a professional a minimum of once every 3 years and when the solids level reaches 1/3, the tank is to be pumped. The measured solids level during the inspection was approximately 50%. • The exposed septic tank lids need chains on each side, going through the handles and meeting in the middle with a lock joining the chains.

All components designated for inspection in the Wisconsin State Standards of Practice, Chapter SPS 131 are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

LIMITATIONS

A home inspector is not required to report on any of the following:

The life expectancy of an improvement to residential real property or a component of an improvement to residential real property.

The cause of the need for any major repair to an improvement to residential real property or a component of an improvement to residential real property.

The method of making any repair or correction, the materials needed for any repair or correction or the cost of any repair or correction.

The suitability for any specialized use of an improvement to residential real property.

Whether an improvement to residential real property or a component of an improvement to residential real property complies with applicable regulatory requirements.

The condition of any component of an improvement to residential real property that the home inspector was not required to inspect under the rules promulgated under s. 440.974 (1) (b)

A home inspector may not report, either in writing or verbally, on any of the following:

The market value or marketability of a property.

Whether a property should or should not be purchased.

A home inspector may not do any of the following:

Perform or offer to perform any act or service contrary to law.

Deliver a home inspection report to any person other than the client without the client's consent.

A home inspector is not required to report on any of the following:

The life expectancy of an improvement to residential real property or a component of an improvement to residential real property.

The cause of the need for any major repair to an improvement to residential real property or a component of an improvement to residential real property.

The method of making any repair or correction, the materials needed for any repair or correction or the cost of any repair or correction.

The suitability for any specialized use of an improvement to residential real property.

Whether an improvement to residential real property or a component of an improvement to residential real property complies with applicable regulatory requirements.

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

Offer a warranty or guarantee of any kind.

Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.

Enter any area or perform any procedure that may damage an improvement to residential real

property or a component of an improvement to residential real property, or enter any area or perform any procedure that may be dangerous to the home inspector or to other persons.

Operate any component of an improvement to residential real property that is inoperable.

Operate any component of an improvement to residential real property that does not respond to

normal operating controls.

Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris that obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.

Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.

Predict future conditions, including the failure of a component of an improvement to residential real property.

Project or estimate the operating costs of a component of an improvement to residential real property.

Evaluate acoustic characteristics of a component of an improvement to residential real property.

Inspect for the presence or absence of pests, including rodents, insects and wood-damaging organisms.

Inspect cosmetic items, underground items or items not permanently installed.

Inspect for the presence of any hazardous substances.

ROOFS

A home inspector is not required to do any of the following:

1. Walk on the roofing.
2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors.
3. Observe internal gutter and downspout systems and related underground drainage piping.

EXTERIORS

A home inspector is not required to observe the following:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.
2. Locks, latches or other security devices or systems.
3. Intercom systems.
4. Fences or privacy walls.
5. Insulation or vapor barriers in exterior walls.
6. Safety glazing.
7. Garage door operator remote control transmitters.
8. Geological or soil conditions.
9. Recreational facilities.
10. Out-buildings other than garages and carports.
11. Trees, shrubs and other vegetation.

PLUMBING SYSTEMS

A home inspector is not required to do any of the following:

1. State the effectiveness of anti-siphon devices.
2. Determine whether the water supply and waste disposal systems are public or private.
3. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches.
4. Operate any valve except water closet flush valves, fixture faucets and hose faucets.
5. Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas.
6. Observe the interior of flues, chimneys and vents, or solar water heating systems.
7. Observe any exterior plumbing components such as water mains or swimming pools.
8. Determine water temperature.
9. Determine the proper sizing, design or use of plumbing materials.

ELECTRICAL SYSTEMS

A home inspector is not required to do any of the following:

1. Insert any tool, probe or testing device inside the panels.
2. Test or operate any over current device except ground fault circuit interrupters.
3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.
4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.
5. Measure amperage, voltage or impedance.

INTERIORS

A home inspector is not required to observe any of the following:

1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.
2. Carpeting.
3. Draperies, blinds or other window treatments.
4. Household appliances.
5. Recreational facilities or another dwelling unit.

HEATING SYSTEMS

A home inspector is not required to do any of the following:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage.
2. Operate automatic safety controls.
3. Ignite or extinguish fuel fires.
4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.
5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

CENTRAL AIR CONDITIONING

A home inspector is not required to do any of the following:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.
2. Observe non-central air conditioners.
3. Observe the uniformity or adequacy of cool-air supply to the various rooms.
4. Operate electronic air filters.
5. Observe the pressure of the system coolant or determine the presence of leakage.
6. Test the electrical current drawn by the unit.

INSULATION AND VENTILATION

A home inspector is not required to observe any of the following:

1. Concealed insulation.
2. Venting equipment which is integrated with household appliances.