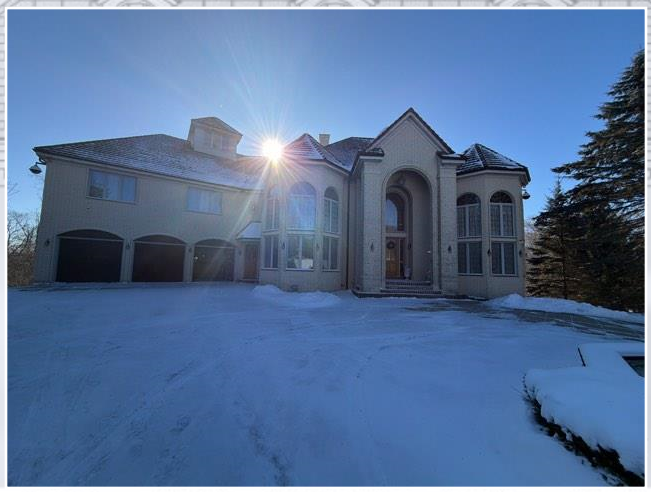


Your Inspection Report

N78W13031 Country Club Ct
Menomonee Falls, WI 53051



PREPARED FOR:
MICHELLE ZELOF

INSPECTION DATE:
Monday, January 19, 2026

PREPARED BY:
Kelly Kuchta

EXTENSIVE HOME INSPECTIONS

Extensive Home Inspections
4502 North 68th Street, Suite 123
Milwaukee, WI 53218

414-651-1613
www.extensivehomeinspections.com
Info@extensivehomeinspections.com

January 19, 2026

Dear Michelle Zelof,

RE: Report No. 4437
N78W13031 Country Club Ct
Menomonee Falls, WI
53051

Thank you very much for choosing Extensive Home Inspections to perform your home inspection. Every effort has been made to provide you with useful information concerning the safety, function, performance and maintenance of your property.

Our focus is to identify defects that may affect the typical person's decision. While looking for defects, we also identify items needing repairs, further evaluation, monitor and maintenance items.

The report is effectively a snapshot of the house, 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.

Please feel free to contact us with questions about the report or the home itself anytime. Our telephone consulting service is available at no cost to you for as long as you own the home.

Please visit our website at your convenience - www.extensivehomeinspections.com

Thank you again for allowing us to work with you. We sincerely hope you will see fit to recommend us to others.

Sincerely,

Kelly Kuchta
on behalf of
Extensive Home Inspections

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SUMMARY

N78W13031 Country Club Ct, Menomonee Falls, WI January 19, 2026

NOTE: This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

For the purposes of the 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 judgment 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.

The entire report includes all of the text and reference materials. The reference materials include the web links to more information or related articles. They are only available on the Internet version of the report. All links are in BLUE and are "clickable" when access to the Internet is provided.

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THE FOLLOWING LISTED AS DEFECTS ARE THOSE DEEMED MOST SIGNIFICANT OVERALL AND SHOULD BE CONSIDERED PRIORITIES. THESE, AS WELL AS ALL OTHERS, NEEDING REPAIRS, FURTHER EVALUATION, MONITOR AND MAINTENCE ITEMS ARE INCLUDED UNDER THEIR APPROPRIATE HEADINGS. YOU WILL FIND THE PHOTOGRAPHS THERE AS WELL.

****

Priority Maintenance Items

Electrical

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)
Condition: • Old
Smoke detectors need to be replaced 10 years from their date of manufacture. Recommend testing the batteries on your smoke detectors at least once a month and replacing them every year
Location: All levels in the home
Task: Defect: Replace as necessary

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)
Condition: • None
Recommend adding carbon monoxide detectors to every level of the home. One by bedrooms and one by the furnace/water heater is optimal
Location: All levels of the home
Task: Defect: Install carbon monoxide detectors as necessary

Plumbing

WATER HEATER \ Temperature/pressure relief (TPR) valve
Condition: • Missing
Location: Basement near water heater in basement in mechanical room
Task: Defect: Repair as necessary

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump
Condition: • Inoperative
Location: 2nd floor West bathroom jetted tub
Task: Defect: repair as necessary by qualified contractor

Interior

WINDOWS \ Sashes
Condition: • Inoperable
Window would not open at time of inspection.
Location: Dining room windows, 2nd floor NE bedroom on North wall
Task: Defect: Repair as necessary by qualified contractor

Garage

GARAGE \ Vehicle door operators
Condition: • Missing sensors
Location: Interior of garage near rails on farthest West door
Task: Defect: Repair as necessary by qualified contractor

This concludes the Summary section.

CONVENTIONS USED IN THIS REPORT:

SATISFACTORY-Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL-Indicates the component will probably require repair or replacement anytime within five years.

POOR-Indicates the component will need repair or replacement now or in the very near future.

SCOPE OF INSPECTION:

It is the goal of the inspection to put a homebuyer 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.

All components designated for inspection in the WI Statute SPS 131 standard of practice are inspected, except as may be noted in the limitations of inspection sections within the report.

A copy of these documents is provided in the appendix at the end of the report and is also available on the website at, https://docs.legis.wisconsin.gov/code/admin_code/sps/professional_services/131/131

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

Home Improvement - ballpark costs

Description

The home is considered to face: • North

Sloped roofing material: • Satisfactory • Concrete tile • Because of the Snow/Ice/Frost condition of roof cannot be ascertained

Sloped roof flashing material: • Because of the Snow/Ice/Frost condition of roof cannot be ascertained

Flat roofing material: • Because of the Snow/Ice/Frost condition of roof cannot be ascertained

Roof Shape: • Gable

Inspection Methods & Limitations

General: • Our inspection of the roof system included a visual examination of roof coverings, including type, roof drainage systems, flashing, skylights, chimneys and roof penetrations and signs of leaks or abnormal condensation on building components

Inspection limited/prevented by: • Snow/ice/frost • Our Inspection of the roof system included a visual examination of the readily accessible roof coverings, drainage systems, flashing's, skylights, chimneys roof penetrations and any signs of leaks or abnormal condensation on building components. The roof is walked on only when it is safe to do so and is not likely to damage the roof materials.

Inspection performed: • From the ground

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys

Observations & Recommendations

OPTIONAL \ Exterior

1. Condition: • Peeling paint

Location: A few areas around the home

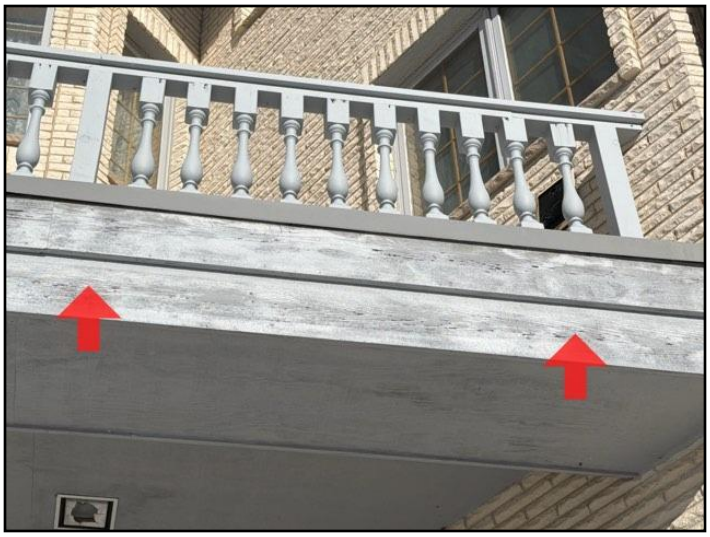
Task: Maintenance item: Repair as necessary



1. *Peeling paint*



2. *Peeling paint*



3. *Peeling paint*

2. Condition: • Speakers are not properly secured to walls

Location: Rear of home

Task: Repair: as necessary



4.



5.

ROOF DRAINAGE \ Downspouts

3. Condition: • Connections loose

Location: North side of home

Task: Repair: as necessary



6. *Connections loose*

WALLS \ Flashings and caulking

4. Condition: • Caulking missing or ineffective

Recommend keeping all exterior window frames, doors/masonry ledges/corners caulked or seal properly against moisture

Location: A few area around the home

Task: Maintenance item: Repair as necessary



7. *Caulking missing or ineffective*



8. *Caulking missing or ineffective*

WALLS \ Masonry (brick, stone) and concrete

5. Condition: • Cracked bricks and open or loose mortar joints

Location: Exterior NW corner of home



9.

DOORS \ General notes

6. Condition: • Storm door screen is torn

Location: Rear of home

Task: Repair: as necessary



10.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

7. Condition: • Open or loose mortar joists

Location: A few areas on front porch area

Task: Repair: as necessary



11.

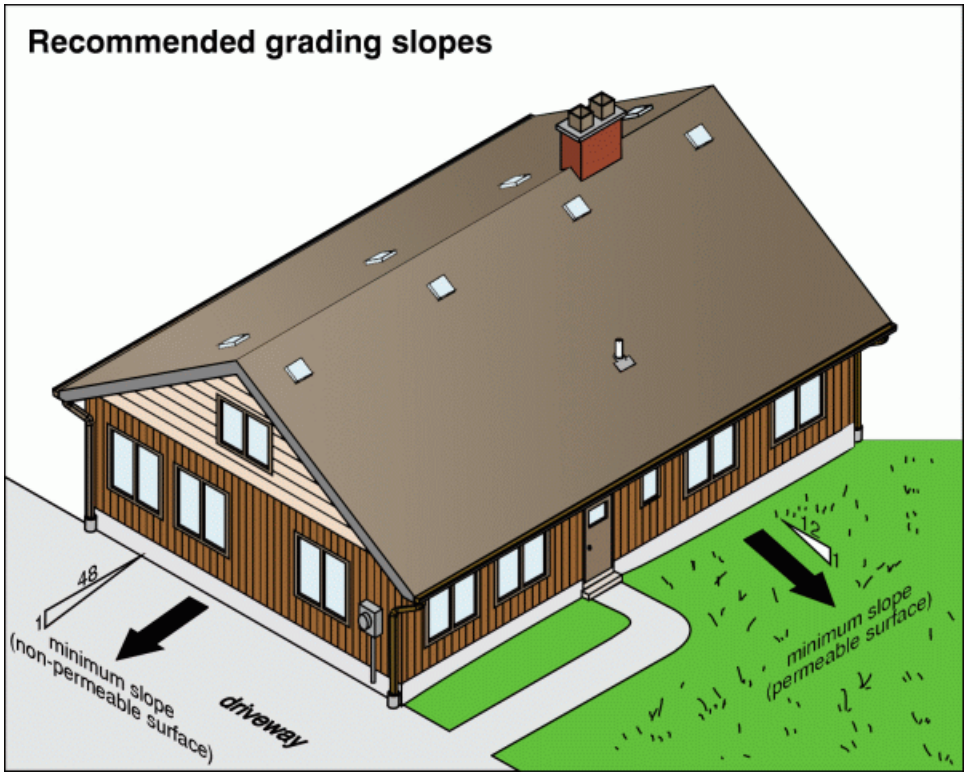
LANDSCAPING \ Lot grading

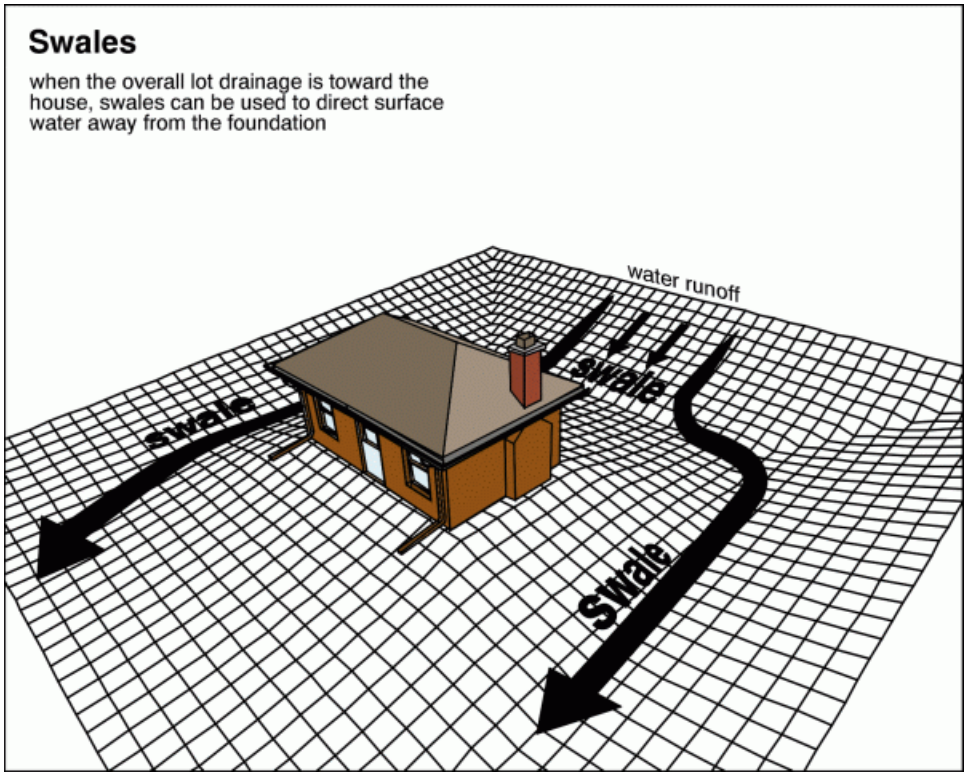
8. Condition: • Improper slope or drainage

Exterior grade has low spots. Recommend improving to ensure surface water flows away from the foundation.

Location: A few areas around the home

Task: Maintenance item: Repair as necessary


Recommended grading slopes
48
1
minimum slope
(non-permeable surface)
driveway
12
1
minimum slope
(permeable surface)


Swales
when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation
water runoff
swale
swale
Swale



12. *Improper slope or drainage*

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Satisfactory • Eave mounted

Gutter & downspout discharge: • Satisfactory • Below grade • Because of the Snow/Ice/Frost condition of roof cannot be ascertained

Lot slope: • Satisfactory • Marginal • Towards building • Flat • Because of the Snow/Ice/Frost condition of grading cannot be ascertained

Soffit (underside of eaves) and fascia (front edge of eaves): • Satisfactory • Wood

Wall surfaces and trim: • Satisfactory • Marginal • Brick • Wood

Retaining wall: • N/A

Driveway: • Because of the Snow/Ice/Frost condition of Driveway cannot be ascertained • Concrete

Walkway: • Because of the Snow/Ice/Frost condition of Walkway cannot be ascertained • Concrete

Deck: • N/A

Porch: • Satisfactory • Marginal • Brick

Exterior steps: • Satisfactory • Because of the Snow/Ice/Frost condition of Exterior steps cannot be ascertained • Concrete • Brick

Balcony: • Because of the Snow/Ice/Frost condition of Balcony cannot be ascertained

Patio: • N/A

Fence: • N/A

Inspection Methods & Limitations

General: • Our inspection of the exterior system included a visual examination of the exterior wall covering(s), flashing and trim; all doors; attached or adjacent decks, balconies, stoops, steps, porches and their associates railings; the eaves, soffits and fascias where accessible from the ground level; grading surfacing drainage on the property; walkways, patios and driveways; attached or adjacent landscaping structures; primary garage or carport; garage doors and garage door operators.

No or limited access to: • Area below steps, deck, porches

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures • Insulation or vapor barriers in exterior walls, safety glazing, garage door operator remote control transmitters, geological or soil conditions, recreational facilities, out-building other than garages and carports, trees, shrubs and other vegetation

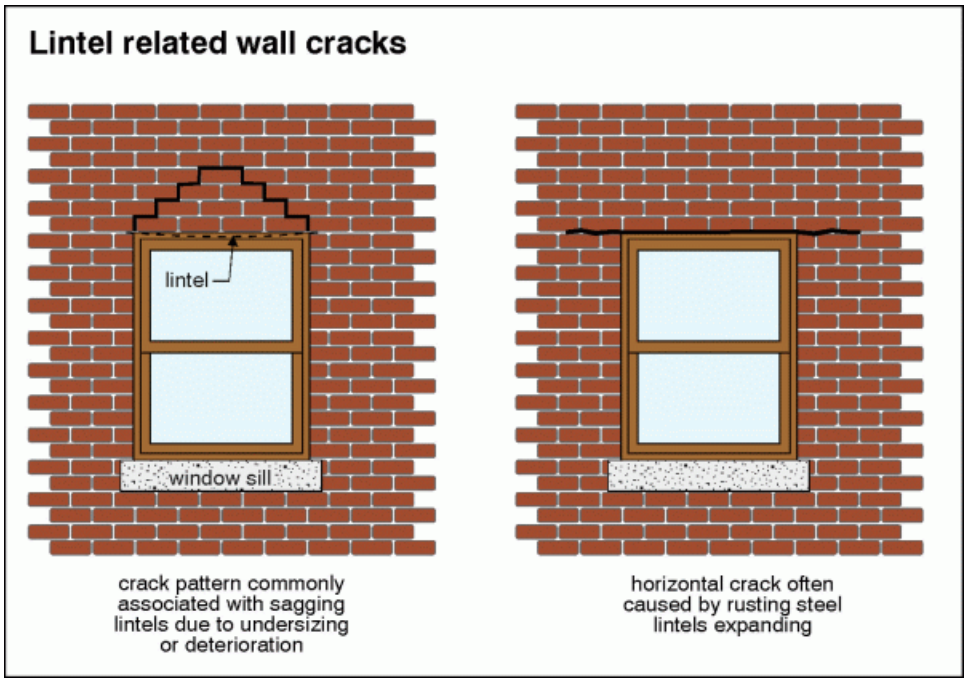
Observations & Recommendations

WALLS \ Solid masonry walls

9. Condition: • Lintels rusting

Location: A few areas around the home above windows

Task: Repair: and paint as necessary and monitor





13. *Lintels rusting*



14. *Lintels rusting*

Description

Configuration: • Basement

Foundation material: • Satisfactory • Poured concrete • Not visible

Floor construction: • Satisfactory • Wood I-joists • Not visible

Roof and ceiling framing: • Satisfactory • Trusses • Plywood sheathing

Inspection Methods & Limitations

General: • Our inspection of the structure system included is a visual examination of foundations. A home inspector shall observe and describe the type and condition of the foundation.Columns, a home inspector shall observe and describe the type and condition of columns COLUMNS. Flooring systems, a home inspector shall observe and describe the type and condition of flooring systems.

Inspection limited/prevented by:

• Ceiling, wall and floor coverings



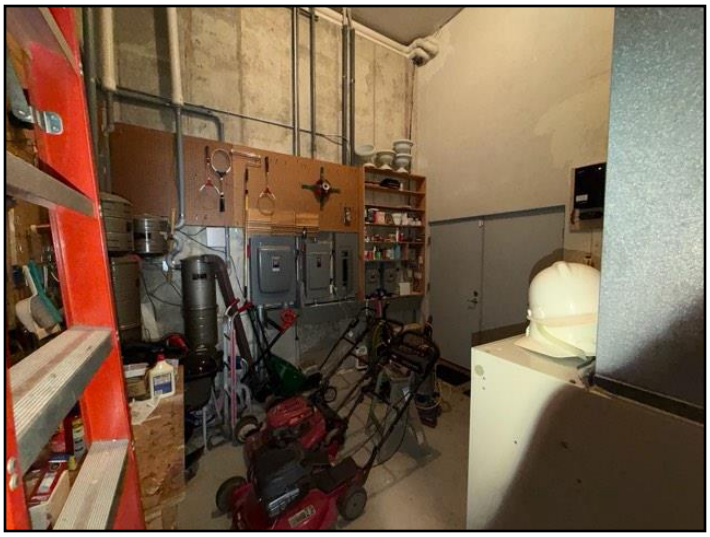
15. *Ceiling, wall and floor coverings*



16. *Ceiling, wall and floor coverings*



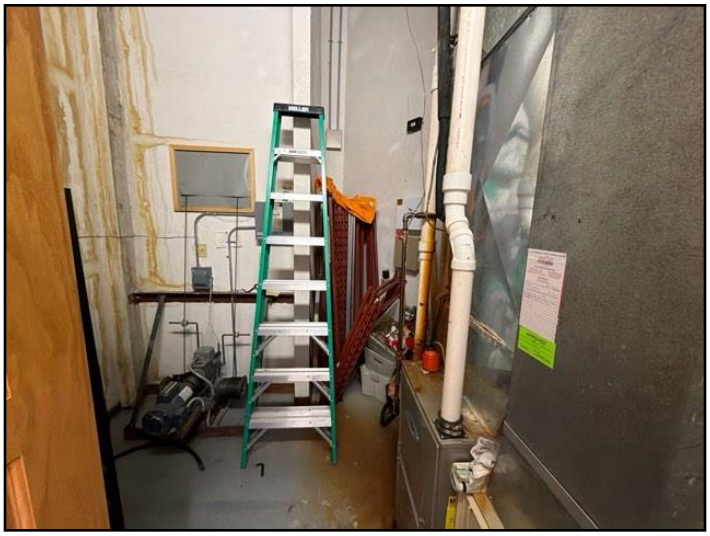
17. *Ceiling, wall and floor coverings*



18. *Ceiling, wall and floor coverings*



19. *Ceiling, wall and floor coverings*



20. *Ceiling, wall and floor coverings*



21. *Ceiling, wall and floor coverings*

Not included as part of a building inspection: • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

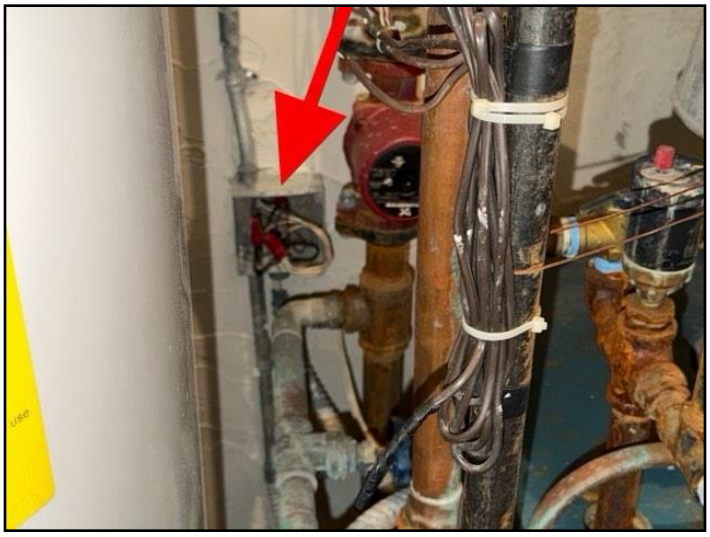
Observations & Recommendations

DISTRIBUTION SYSTEM \ Cover plates

10. Condition: • For junction box is missing

Location: Basement near boiler

Task: Repair: as necessary



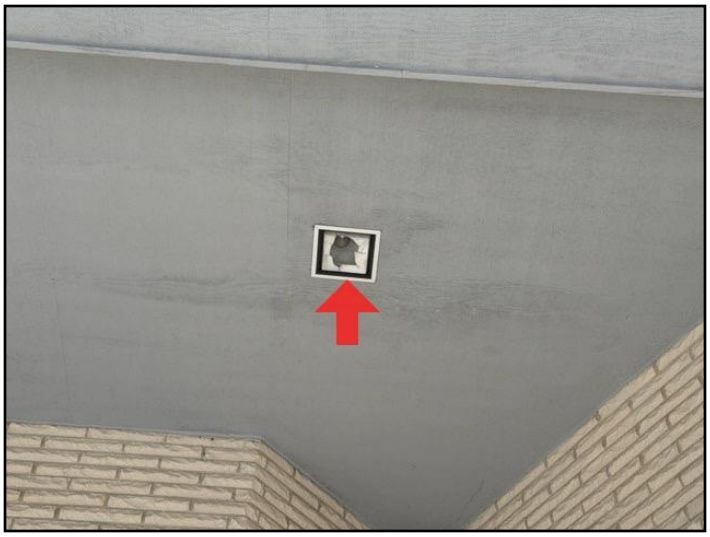
22. *For junction box is missing*

DISTRIBUTION SYSTEM \ Lights

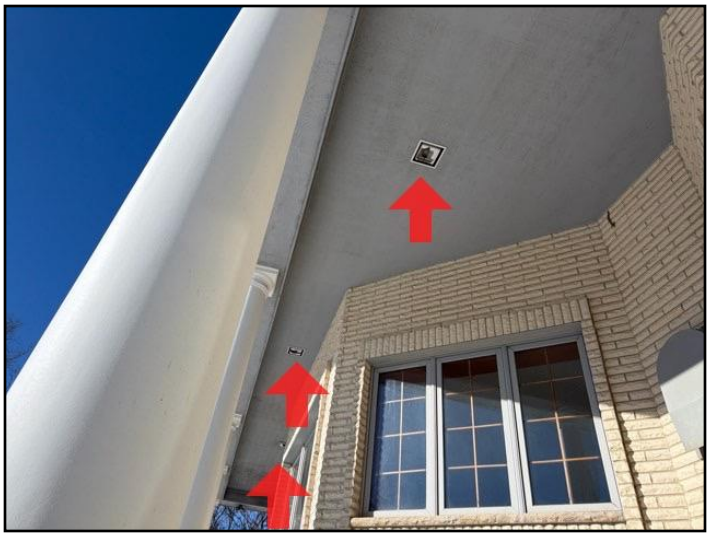
11. Condition: • Glass pendents are broken

Location: Rear of home on balcony ceiling

Task: Defect: repair as necessary



23.



24.

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

12. Condition: • Old

Smoke detectors need to be replaced 10 years from their date of manufacture. Recommend testing the batteries on your smoke detectors at least once a month and replacing them every year

Location: All levels in the home

Task: Defect: Replace as necessary



25. *Old*

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

13. Condition: • None

Recommend adding carbon monoxide detectors to every level of the home. One by bedrooms and one by the furnace/water heater is optimal

Location: All levels of the home

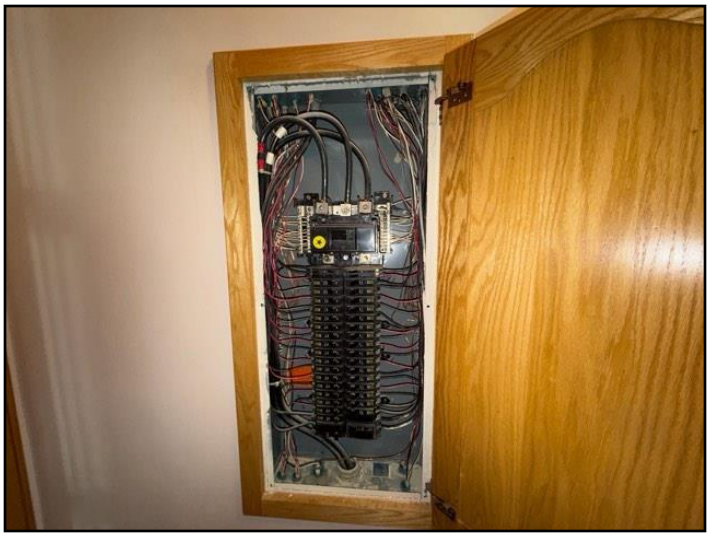
Task: Defect: Install carbon monoxide detectors as necessary

Description

General:

• General photos

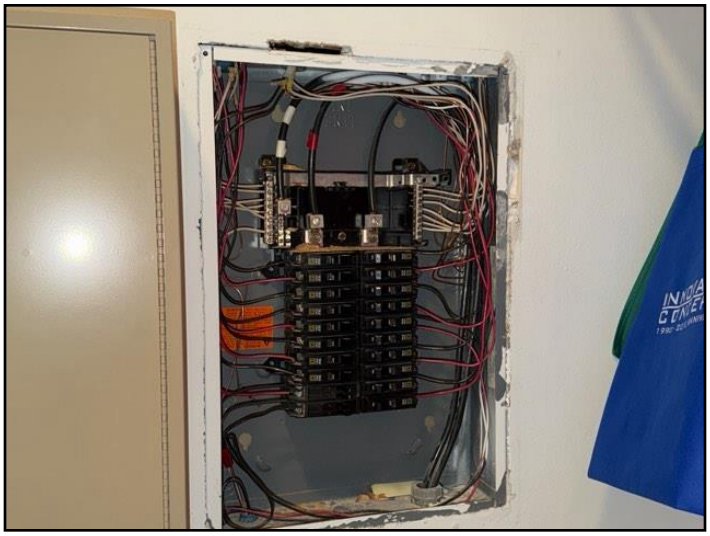
Main floor in butler pantry



26. *General photos*

• General photos

Electrical sub panel inside closet on 2nd floor



27. *General photos*

• General photos

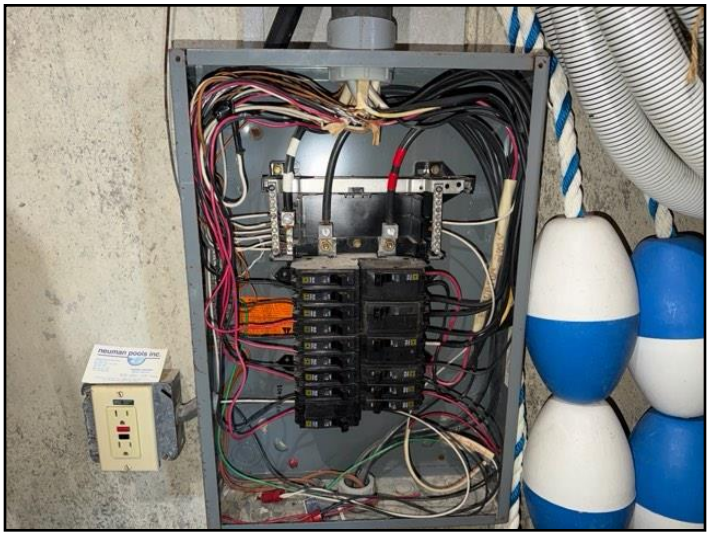
Electrical panel in basement mechanical room



28. *General photos*

• General photos

Electrical panel in pool equipment room



29. *General photos*

Service entrance cable and location:

• Satisfactory

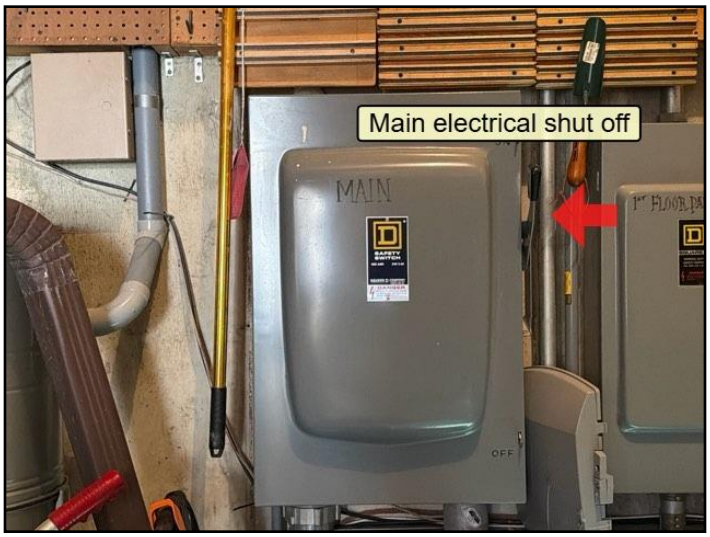
• Underground



30. *Underground*

Service size:

- Satisfactory
- 400 Amps (240 Volts)



31. *400 Amps (240 Volts)*

Main disconnect/service box rating: • Not visible

Main disconnect/service box type and location: • Fuses - basement • Not visible

System grounding material and type: • Satisfactory • Not visible • Copper - water pipe and ground rod

Auxiliary panel (subpanel) type and location: • Satisfactory • Breakers - basement • Breakers-2nd floor

Distribution system | Switches: • Satisfactory

Distribution system | Lights: • Satisfactory

Type and number of outlets (receptacles): • Satisfactory • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • Satisfactory • GFCI - bathroom and exterior • GFCI - garage • GFCI - kitchen

Smoke alarms (detectors): • Marginal

Carbon monoxide (CO) alarms (detectors): • None noted

Inspection Methods & Limitations

General: • Our inspection of the electrical system included is a visual examination of the service drop, service entrance conductors, cables and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub-panels; distribution conductors; over-current protective devices; a representative number of installed fixtures, switches, and outlets; ground fault circuit interrupters (GFCI) and arcfault circuit interrupters (AFCI).

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Observations & Recommendations

RECOMMENDATIONS \ General

14. Condition: • Age of Furnace is at its life span. Recommend to budget possibly for a new one soon
Location: Basement furnace

FURNACE \ Cabinet

15. Condition: • Rust and moisture staining inside the furnace cabinet. Was dry at time of inspection
Location: Inside and exterior of furnace cabinet in mechanical room center of basement
Task: Monitor



32. *Rust and moisture staining insid*



33. *Rust and moisture staining insid*

CHIMNEY AND VENT \ Inspect/sweep chimney

16. Condition: • Inspect (and/sweep if needed) before using
Location: Both fireplaces
Task: Maintenance Item

FIREPLACE \ General notes

17. Condition: • Per seller, fireplaces have gas starters but they have never been used. Fireplaces were use as electrical fireplaces only and still are
Location: Fireplaces in home
Task: Do not use prior to inspection if wanting to use them as natural wood fireplaces by qualified contractor

Description

General:

• General photos of chimney chase



34. *General photos of chimney chase*



35. *General photos of chimney chase*

Heating system type: • Satisfactory • Marginal • Furnace

Fuel/energy source: • Gas

Furnace | Ducts, registers and grilles: • Satisfactory • Heat source was present in each room unless otherwise noted

Heat distribution: • Satisfactory • Ducts and registers

Exhaust venting method: • Satisfactory

Approximate age:

• 5-10 Yrs

Basement



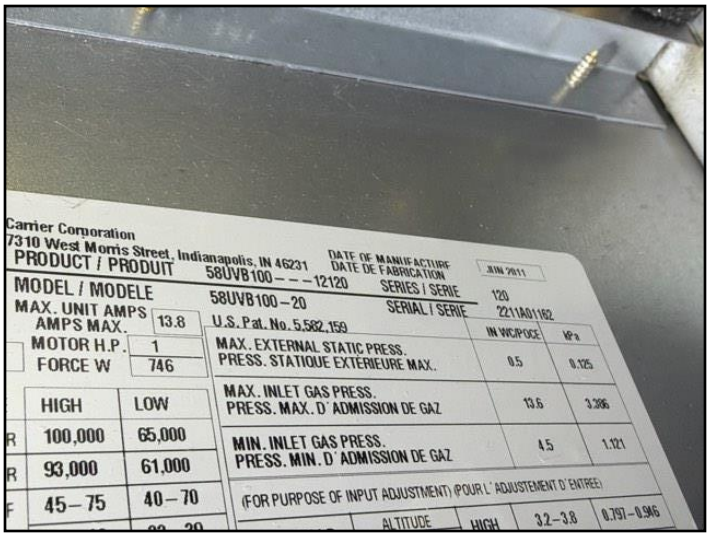
36. *5-10 Yrs*



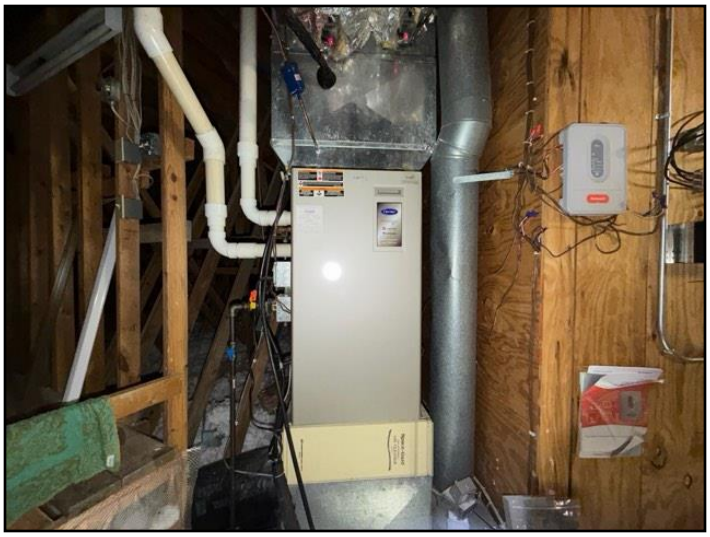
37. *5-10 Yrs*

• 10-15 Yrs

Attic space

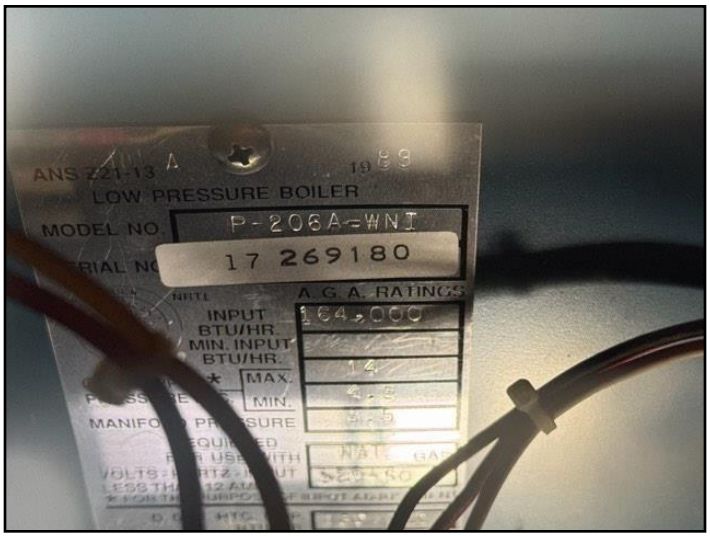


38. *10-15 yrs*

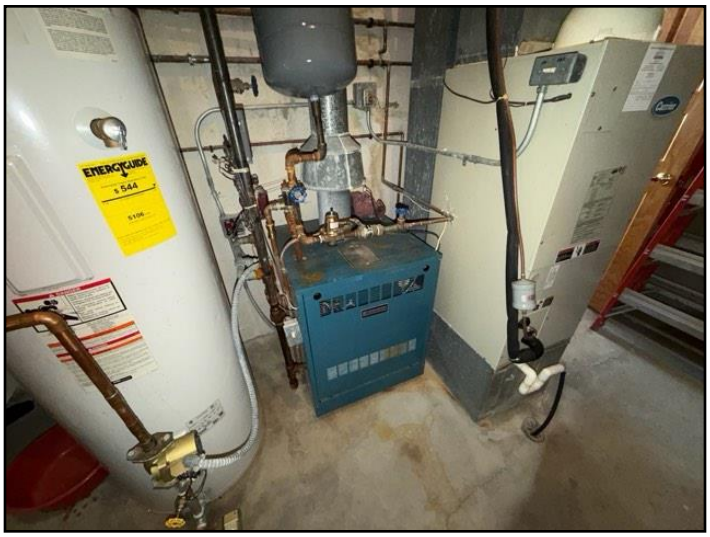


39. *10-15 yrs*

Approximate age: • 20+ years basement



40.



41.

Air filter: • Satisfactory • Disposable

Fireplace/stove:

• Satisfactory
• Electric fireplace
• Gas starter

Are being used as electrical fireplaces

Chimney/vent: • Satisfactory • Masonry

Chimney liner: • Satisfactory • Clay

Carbon monoxide test: • Was not part of the inspection

Condensate system: • Discharges into floor drain

Inspection Methods & Limitations

General: • Our inspection of the heating system included a visual examination of heating equipment and distribution systems, normal operating controls and energy source, automatic safety controls, exterior surfaces of chimney, flues and vents, solid fuel heating devices, the presence of an installed heat source in each room and operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine home owner maintenance

Inspection prevented/limited by: • Garage heater was disconnected



42.

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • The heat exchanger, which is the heart of the system, is not visible for the most part. This is typical of modern systems. It is normally checked during annual heating tuneups.

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Operate heating system when weather conditions or other circumstances may cause equipment damage • Ignite or extinguish fuel fires • The uniformity or adequacy of heat supply to the various rooms

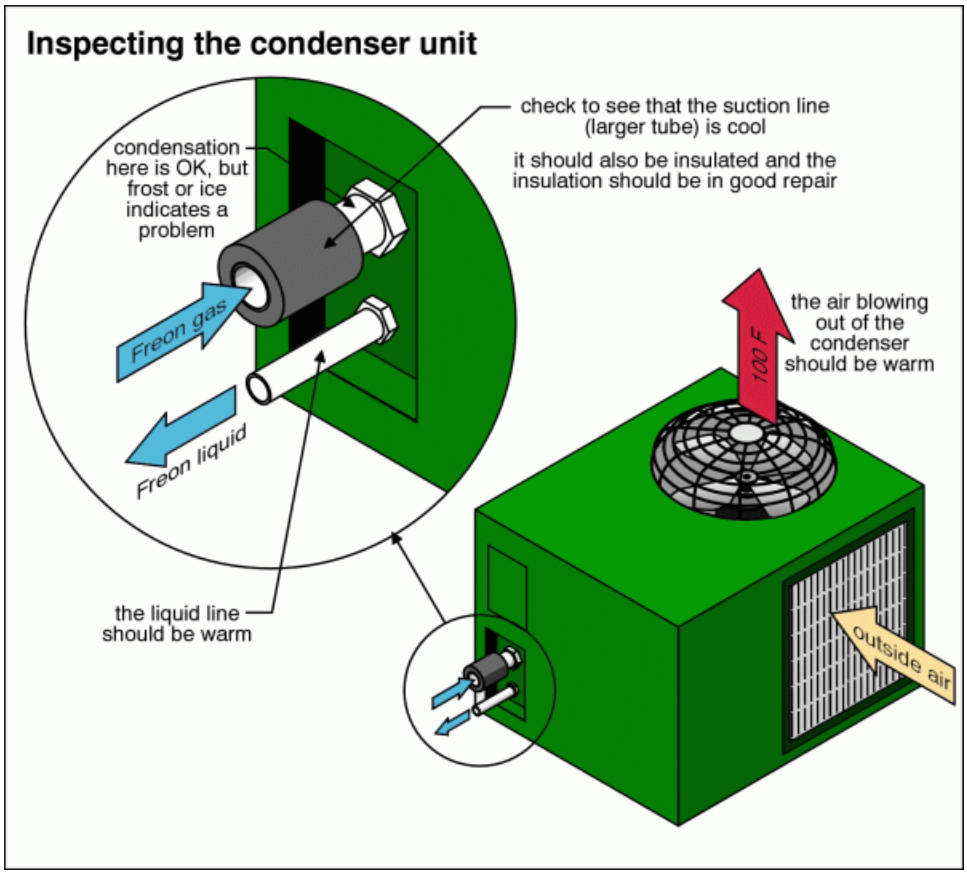
Observations & Recommendations

RECOMMENDATIONS \ General

18. Condition: • Age of AC unit is at its life span. Recommend to budget possibly for a new one soon
Location: Exterior PC unit closest to the South

AIR CONDITIONING \ Air cooled condenser coil

19. Condition: • Dirty
Location: AC units in rear home
Task: Repair: Clean as necessary

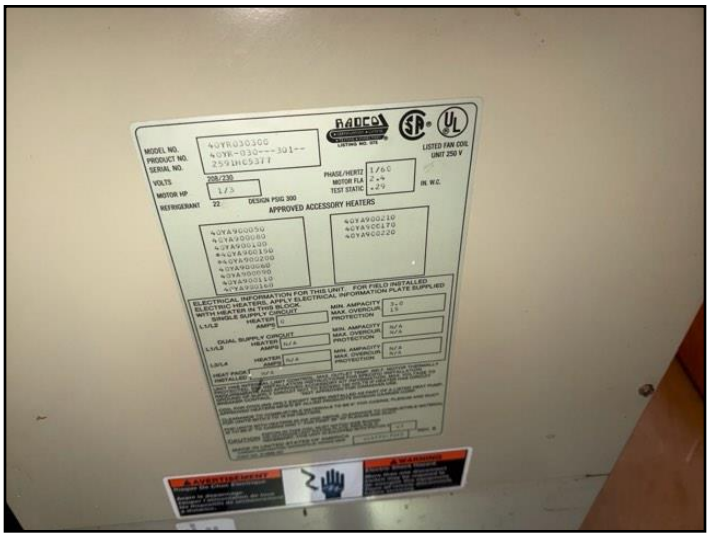




43. *Dirty*

Description

General: • Air handler in mechanical room near SW corner of basement



44.



45.

Air conditioning type: • Central

Air conditioning | Ducts, registers and grilles: • Satisfactory • Air duct was present in each room, unless otherwise noted.

Compressor approximate age:

• 5-10 Yrs



46. *5-10 Yrs-AC*



47. *5-10 Yrs-AC*

- 15-20 Yrs



48. *15-20 Years-AC*



49. *15-20 Years-AC*

- 20+ Yrs



50. *20+ Year-AC*



51. *20+ Year-AC*

Temperature difference across cooling coil: • The air conditioner was not operated due to exterior temperature

Condensate system: • Discharges into floor drain

Inspection Methods & Limitations

General: • Our inspection of the cooling system included a visual examination of cooling and air handling equipment, including type and energy source. Normal operating controls. The presence of an installed cooling source in each room. Operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine home owner maintenance

Heat gain/loss calculations: • Not done as part of a building inspection

Not included as part of a building inspection: • Window cooling system

Not included as part of a building inspection: • Operate cooling system when weather conditions or other circumstances may cause equipment damage • Observe non-central air conditioners • Observe the uniformity or adequacy of cool-air supply to the various rooms • Operate electronic air filters • Observe the pressure of the system coolant or determine the presence of leakage • Test the electrical current draw by the unit

Description

Attic/roof insulation material: • Satisfactory • Marginal • Glass fiber

Attic/roof insulation amount/value: • 9-12 inches

Attic/roof air/vapor barrier: • Not visible

Attic/roof ventilation: • Power ventilator • Not visible

Wall insulation amount/value: • Not visible

Inspection Methods & Limitations

General: • Our inspection of the insulation system included a visual examination of the presence or absence of insulation in unfinished spaces. Ventilation of attics and foundations areas. Kitchen, bathroom, and laundry venting systems

Inspection limited/prevented by lack of access to: • Wall space - Access not gained.

Attic inspection performed:

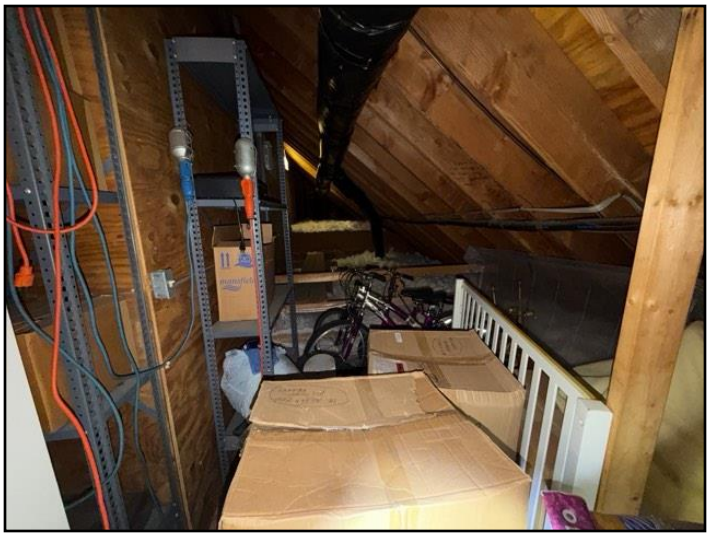
• By entering attic, but access was limited



52. *By entering attic, but access was limite*



53. *By entering attic, but access was limite*



54. *By entering attic, but access was limite*



55. *By entering attic, but access was limite*



56. *By entering attic, but access was limite*

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Not included as part of a building inspection: • Insulation cannot be disturbed

Not included as part of a building inspection: • Concealed insulation • Venting equipment which is integrated with household appliances

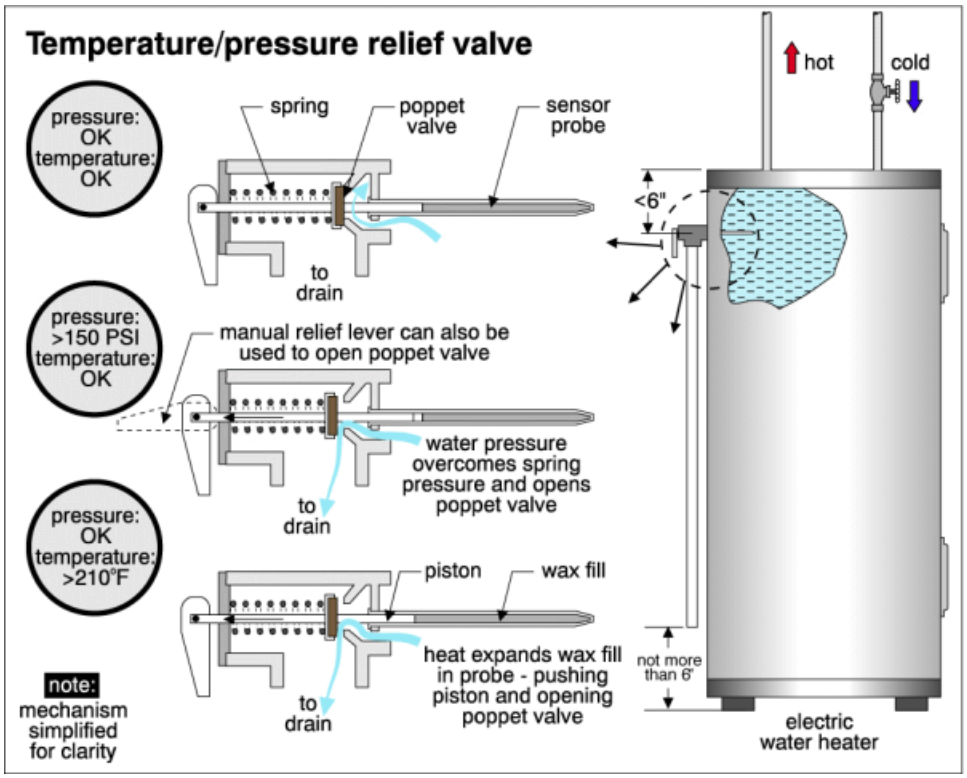
Observations & Recommendations

RECOMMENDATIONS \ General

20. Condition: • Age of water heater is at its life span. Recommend to budget possibly for a new one soon
Location: Inside pool equipment room

WATER HEATER \ Temperature/pressure relief (TPR) valve

21. Condition: • Missing
Location: Basement near water heater in basement in mechanical room
Task: Defect: Repair as necessary





57. *Missing*

FIXTURES AND FAUCETS \ Bathtub

22. Condition: • Slow drain
Location: Main floor bathroom tub near living area
Task: Repair: as necessary



58. *Slow drain*

23. Condition: • Drain stop missing
Location: Bathroom shower/tub drain on main floor near living area
Task: Repair: as necessary



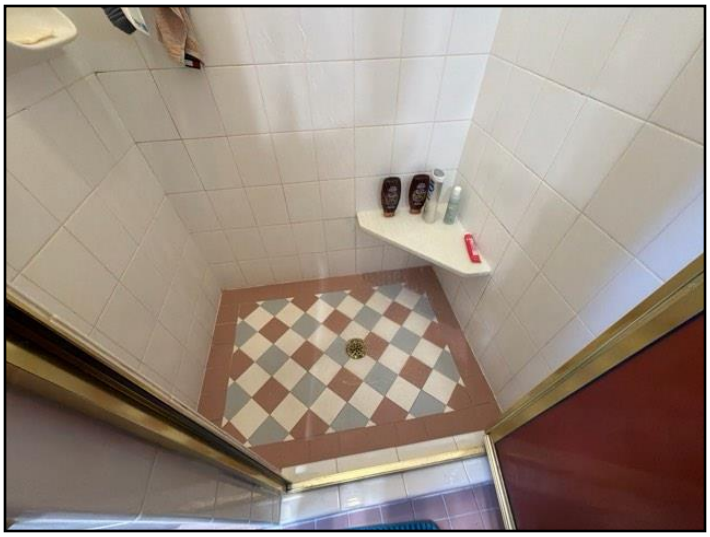
59. *Drain stop missing*

24. Condition: • Handle not properly secured
Location: Main floor bathroom shower door near living area
Task: Repair: as necessary



60.

FIXTURES AND FAUCETS \ Shower stall
25. Condition: • Grout loose, missing or deteriorated
Location: 2nd floor West bathroom shower area
Task: Maintenance item: Repair as necessary



61. *Grout loose, missing or deteriorated*

26. Condition: • No leaks noted at time of inspection
Location: Main floor shower area near kitchen
Task: Monitor: and or repair as necessary



62.

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment) pump
27. Condition: • Inoperative
Location: 2nd floor West bathroom jetted tub
Task: Defect: repair as necessary by qualified contractor



63. *Inoperative*

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • Copper

Supply piping in building: • Satisfactory • Copper

Main water shut off valve at the:
• Basement



64. *Basement*

Water flow and pressure: • Satisfactory • Functional

Water heater type: • Satisfactory • Marginal • Tank

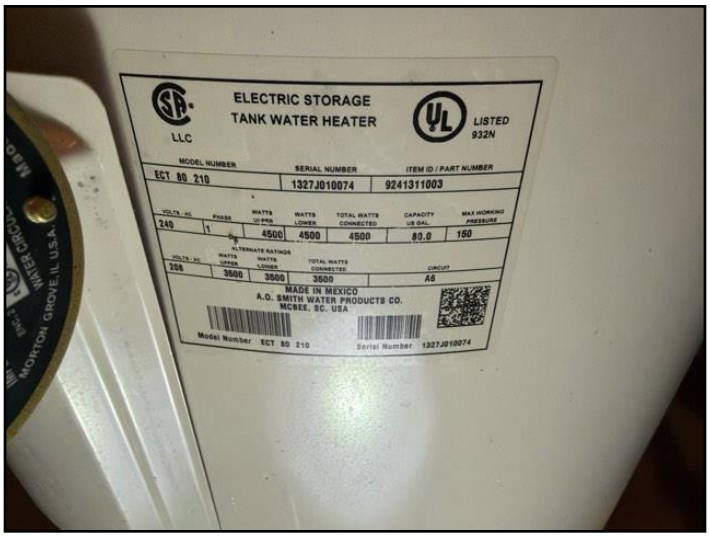
Water heater fuel/energy source: • Gas

Water heater tank capacity: • 65 gallons • 80 gallons

Water heater approximate age:

• 10-15 Yrs

Basement in mechanical room



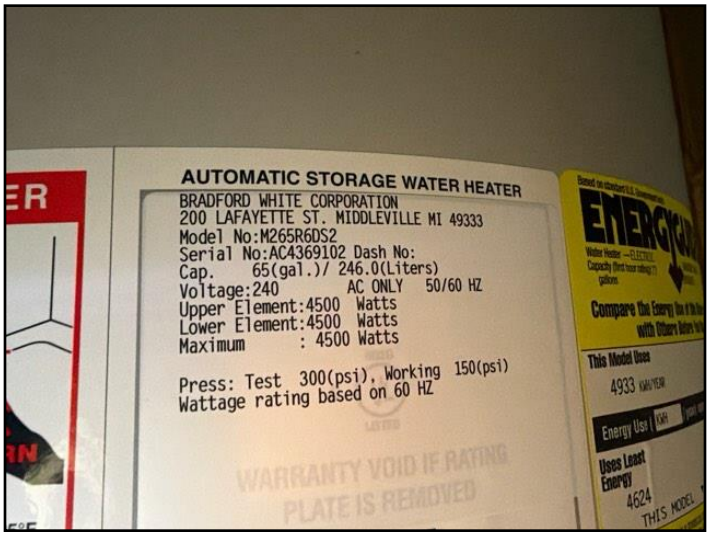
65. *10-15 years*



66. *10-15 years*

• 20 + Yrs

Inside pool equipment room



67. *20 + years*



68. *20 + years*

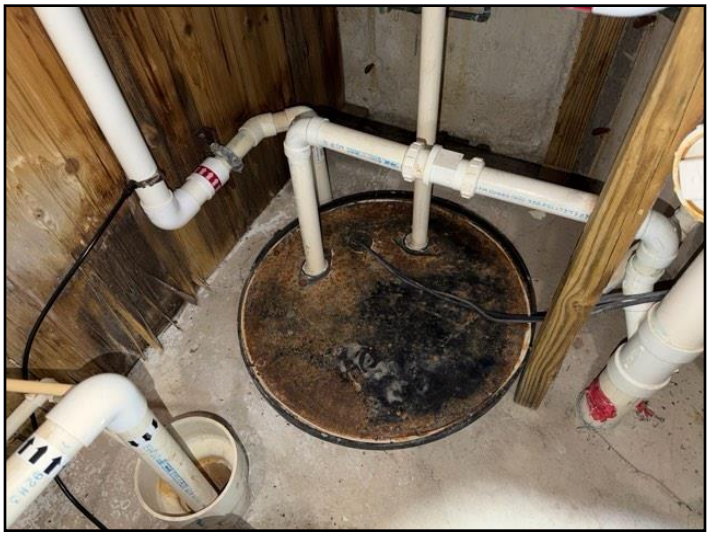
Water heater - gas burner and venting | Venting system: • Satisfactory

Waste disposal system: • Public

Waste and vent piping in building: • Satisfactory • PVC plastic

Pumps:

- Satisfactory
- Solid waste pump (ejector pump)



69. *Solid waste pump (ejector pump)*

Floor drain location: • None • Near heating system

Gas piping material: • Satisfactory • Steel

Main gas shut off valve location:

- Exterior



70. *Exterior*

Exterior hose bibb (outdoor faucet): • Present

Inspection Methods & Limitations

General: • Domestic water heaters typically last 8-12 years, depending on several variables including type, usage levels and water quality. Many plumbing fixtures may last 15 years or more, although faucets are often replaced every 10 years • Our inspection of the plumbing system included a visual examination of interior water supply and distribution system. including piping material, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections. Interior drain, waste and vent system, including traps, drain, waste and vent piping, piping supports and leaks. Hot water systems, including water heating equipment, normal operation controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports ,leaks and sump pumps.

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & m ain shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Water features • Landscape irrigation system

Items excluded from a building inspection: • Determine the proper sizing, design or use of plumbing materials • Effectiveness of anti-siphon devices

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems

Not included as part of a building inspection: • Water mains or swimming pools • Foundation drainage systems, or spas

Observations & Recommendations

OPTIONAL \ Interior

28. Condition: • Evidence of rodent activity. No rodents were found at time of inspection. This very common and always recommend monitored

Location: Attic area

Task: Monitor: and or repair as necessary

CEILINGS AND WALLS \ General notes

29. Condition: • Moisture staining, appears to be old. Was dry at time of inspection

Location: Mechanical room in SW corner of basement and mechanical room near center of basement, main floor closet inside office, few areas in pool area

Task: Monitor: and or repair as necessary



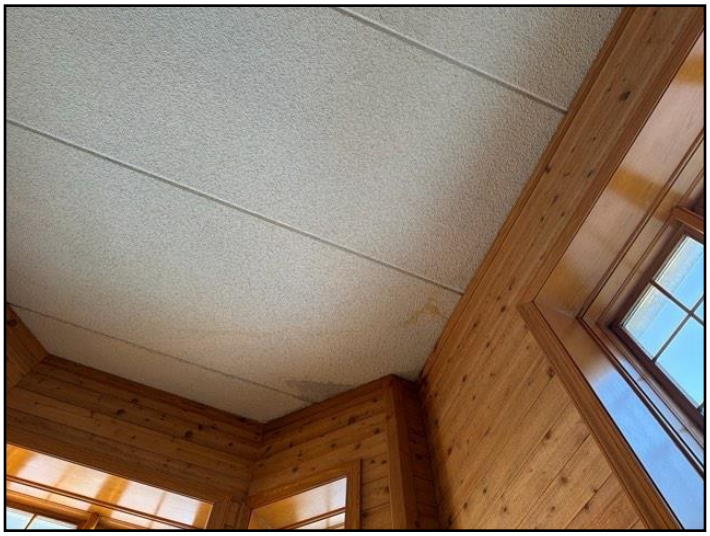
71. *Moisture staining, appears to be old. Wa*



72. *Moisture staining, appears to be old. Wa*

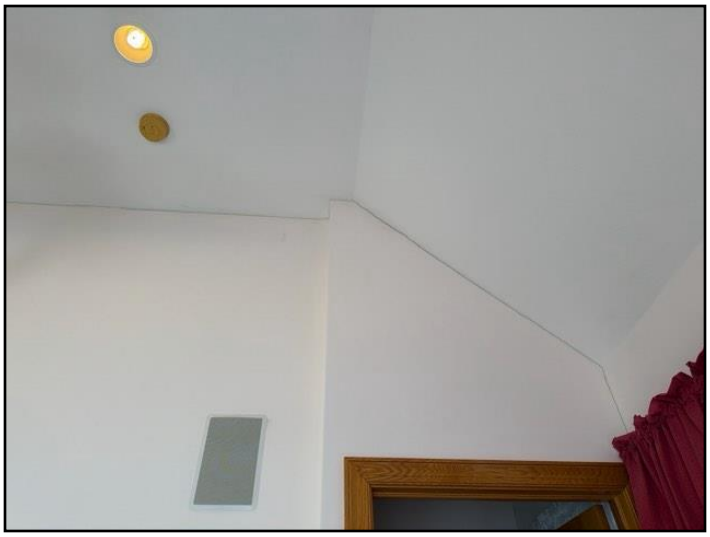


73. *Moisture staining, appears to be old. Wa*



74. *Moisture staining, appears to be old. Was...*

30. Condition: • Normal cracks on drywall
Location: A few areas in the home
Task: Monitor: and or repair as necessary



75. *Normal cracks on drywall*



76. *Normal cracks on drywall*

WINDOWS \ Sashes

31. Condition: • Inoperable
Window would not open at time of inspection.
Location: Dining room windows, 2nd floor NE bedroom on North wall
Task: Defect: Repair as necessary by qualified contractor

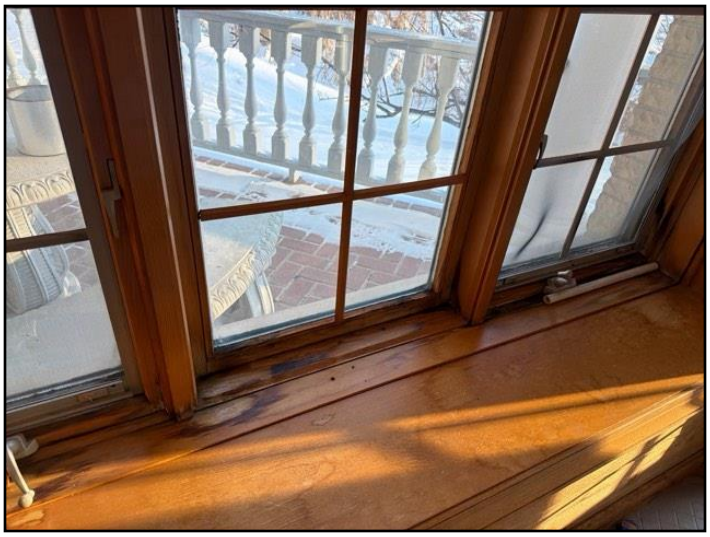


77. *Inoperable*



78. *Inoperable*

32. Condition: • Moisture staining. Appears to be old. Was dry at time of inspection
Location: A few windows in the home
Task: Monitor: and or repair as necessary



79. *Moisture staining*

DOORS \ Doors and frames

33. Condition: • Weatherstripping missing or ineffective
Location: Basement entry door in mechanical room leading to exterior
Task: Repair: as necessary



80. *Weatherstripping missing or ineffective*

34. Condition: • Door rubs on top of jam and will not close properly
Location: Closet door near front entry door leading to kitchen
Task: Repair: as necessary



81. *Door rubs on top of jam and will not clo*

DOORS \ Hardware

35. Condition: • Deadbolt with key operation was present on the interior. This can be a safety issue in the event of an emergency. If the deadbolt is locked and there is no key around, the resident may be locked inside

Location: Front entry door leading door to kitchen, lower level entry door leading to rear of home, door leading to exterior from pool area

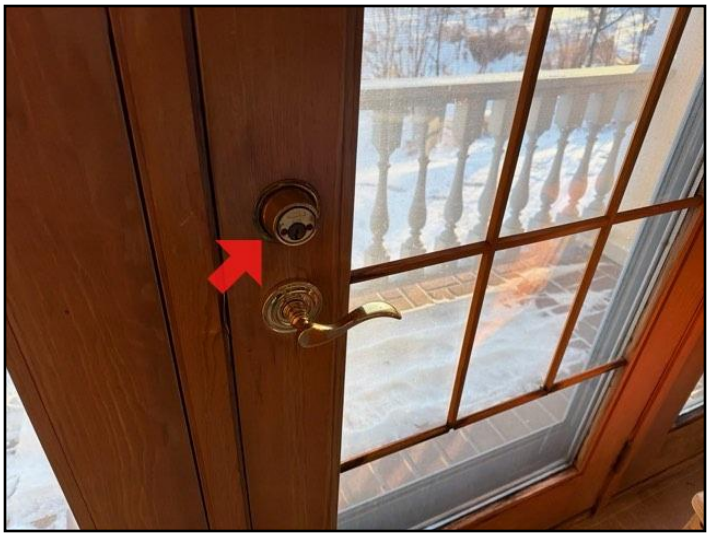
Task: Repair: as necessary



82. *Deadbolt with key operation was present*



83. *Deadbolt with key operation was present*



84. *Deadbolt with key operation was present*

CARPENTRY \ Cabinets

36. Condition: • Door does not close properly

Location: Main floor laundry tub cabinet

Task: Repair: as necessary



85.

CARPENTRY \ Countertops

37. Condition: • Loose countertop

Location: Cabinet between kitchen and dinette

Task: Repair: as necessary



86. *Loose countertop*

Description

Major floor finishes: • Satisfactory • Marginal • Carpet • Ceramic/porcelain • Marble

Major wall finishes: • Satisfactory • Plaster/drywall

Major ceiling finishes: • Satisfactory • Plaster/drywall

Windows: • Satisfactory • Marginal • Fixed • Casement • Metal-clad wood

Windows | Skylight: • N/A

Exterior doors - type/material: • Satisfactory • Wood

Interior doors: • Satisfactory

Appliances: • All kitchen appliances were checked for normal operation and appear to be functioning properly at time of inspection, unless otherwise noted.

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Satisfactory • Exhaust fan

Bathroom ventilation: • Satisfactory • Exhaust fan • Termination Point not found

Laundry room ventilation: • Satisfactory • Clothes dryer vented to exterior

Counters and cabinets: • Satisfactory • Marginal

Stairs and railings: • Satisfactory

Inventory Range:
• KitchenAid



87. *KitchenAid*

Inventory Wall Oven:

• KitchenAid



88. *KitchenAid*

Inventory Cooktop:

• Jenn-Air



89. *Jenn-Air*

Inventory Dishwasher:

• Frigidaire



90. *Frigidaire*

• KitchenAid



91. *KitchenAid*



92. *KitchenAid*

Inventory Refrigerator:

• Amana



93. *Amana*

• Amana



94. *Amana*

• Sub-Zero



95. *Sub-Zero*

Inventory Microwave or Microwave/Rangehood:

• GE



96. *GE*

• KitchenAid



97. *KitchenAid*

Inspection Methods & Limitations

General: • Our inspection of the interior systems included a visual examination of walls, ceilings, floors, steps, stairways, balconies, railing, counters and sink base cabinets. Random sample of doors and windows. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. Signs of water penetration into the building or signs of abnormal condensation on building components.

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards • Limited access to cabinets and closets. • Perimeter drainage tile around foundations is not visible.

Not included as part of a building inspection: • Cosmetic issues • Appliances • Vermin, including wood destroying organisms. • Paint, wallpaper,and other finishes • Floor coverings • Window treatments • Finding and identifying

environmental issues such as asbestos is outside the scope of a home inspection.Asbestos may be present in many building products and materials. Environmental consultant can assist if this is a concern.

Not included as part of a building inspection: • Security systems, intercoms, central vacuum systems, chimney flues, elevators, smoke detectors and carbon monoxide detectors.

Percent of foundation not visible: • 99 %

Observations & Recommendations

GARAGE \ Walls and ceilings

38. Condition: • Moisture staining. Appears to be old and area was dry at time of inspections
Location: A few areas in the interior of the garage
Task: Monitor: and or repair as necessary



98. *Moisture staining. Appears to be old and...*

GARAGE \ Vehicle door operators

39. Condition: • Missing sensors
Location: Interior of garage near rails on farthest West door
Task: Defect: Repair as necessary by qualified contractor



99. *Missing sensors*

Description

Garage: • Satisfactory • Attached

Garage vehicle door operator: • Satisfactory

Door between garage and living space/Material: • Satisfactory • Wood • Not verified if fire rated

Inspection Methods & Limitations

Inspection limited/prevented by:

• Car/storage in garage



100. *Car/storage in garage*



101. *Car/storage in garage*

Observations & Recommendations

RECOMMENDATIONS \ General

40. Condition: • Filter was in pool filter operation mode

41. Condition: • Interior in-ground pool. This was a visual inspection only



102. *Interior in-ground pool. This was a visual...*



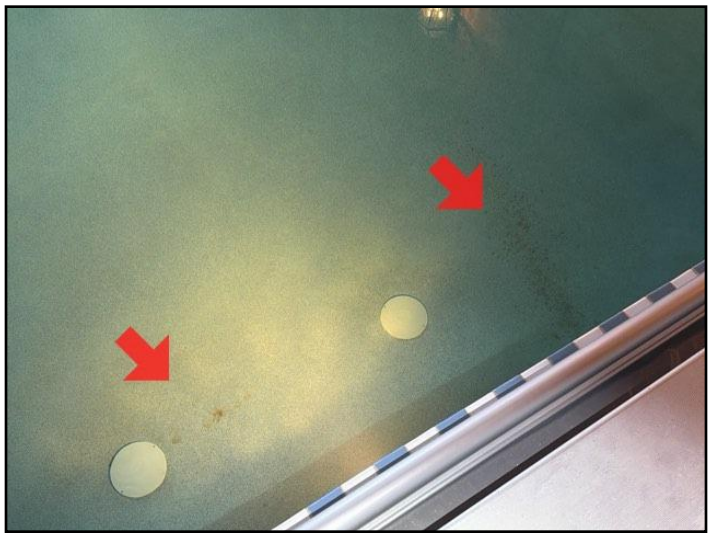
103. *Interior in-ground pool. This was a visual...*

GENERAL \ Skimmer

42. Condition: • Clean 2 times a week

GENERAL \ Pool bottom surface

43. Condition: • Stains noted
Location: A few areas inside the pool
Task: Maintenance item: Repair as necessary



104. *Stains noted*

CLEANING SYSTEM \ General

44. Condition: • Operated when tested

HANDRAILS AND LADDERS \ General

45. Condition: • Satisfactory condition

WATER FILTER \ Pressure gauge

46. Condition: • Broken glass

Location: Near filter

Task: Repair: as necessary

PUMPS \ Circulation pump

47. Condition: • Operated when tested

48. Condition: • Body bond present

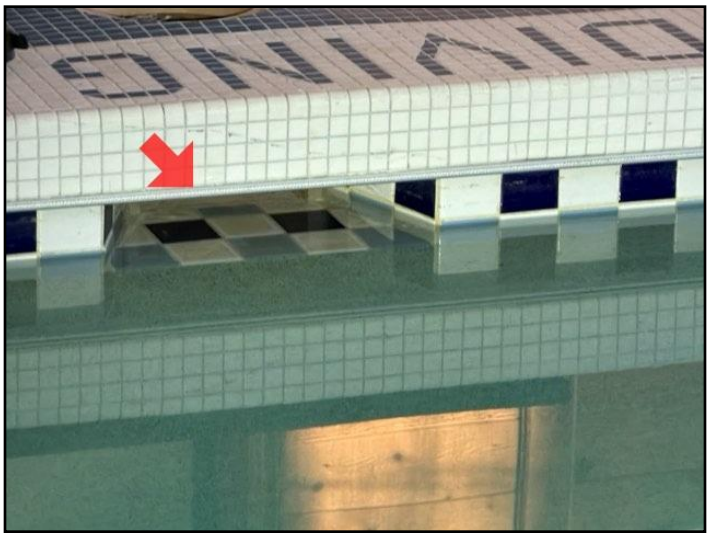
49. Condition: • Satisfactory condition

SKIMMERS \ General

50. Condition: • Operating



105. *Operating*



106. *Operating*

51. Condition: • Satisfactory condition

DRAINS \ General

52. Condition: • Operating

53. Condition: • Satisfactory condition

VISIBLE PIPING \ General

54. Condition: • Operating

55. Condition: • Satisfactory condition

ELECTRICAL \ Pool lights

56. Condition: • Operated when tested



107. *Operated when tested*

57. Condition: • Satisfactory condition

GENERAL \ Pool water

58. Condition: • Clear at time of inspection



108. *Clear at time of inspection*

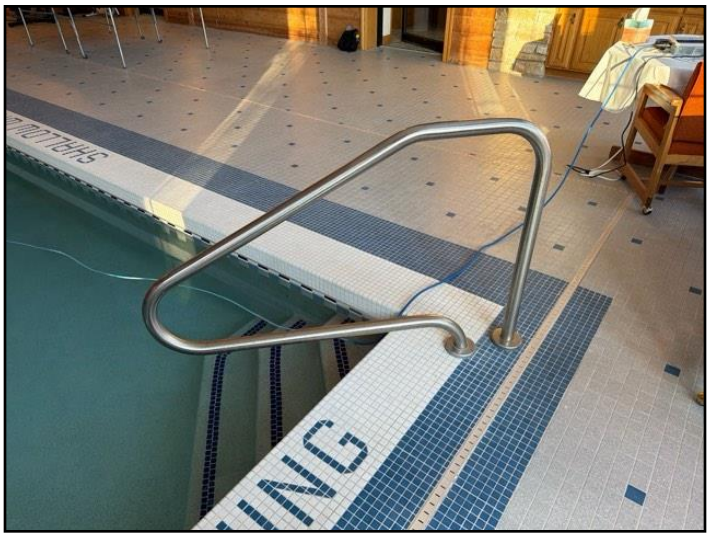
STEPS \ General

59. Condition: • Satisfactory condition

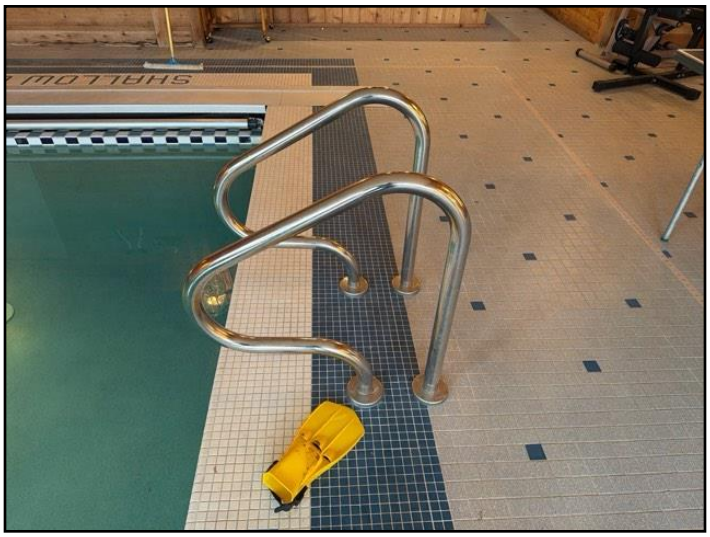
Description

General:

• Hand railing for pool



109. *Hand railing for pool*



110. *Hand railing for pool*

• Pool steps

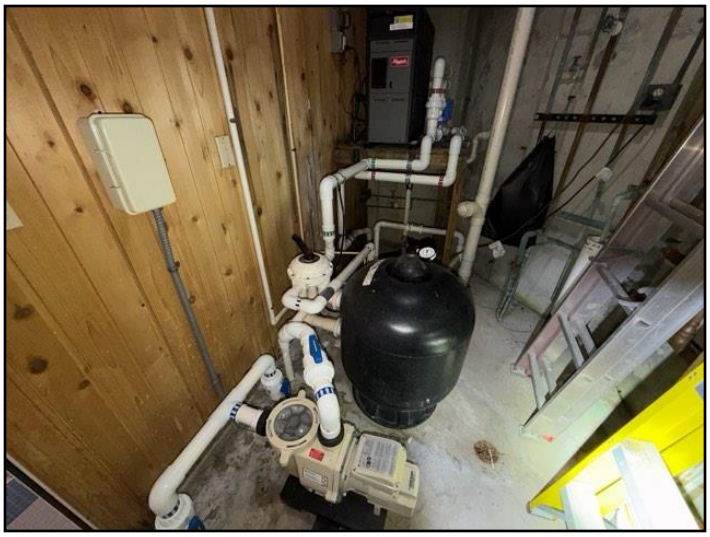


111. *Pool steps*



112. *Pool steps*

• Pool equipment



113. *Pool equipment*

- Chlorinator



114. *Chlorinator*

- Satisfactory condition
- Pool cover



115. *Pool cover*

Areas around pool/Material: • Satisfactory condition • Tile

Pool / Spa type: • Below ground • Satisfactory • Swim Pool

Interior Finish Materials: • Plaster / Gunite • Satisfactory condition

Heat source:

• Gas

• Furnace



116. *Furnace*

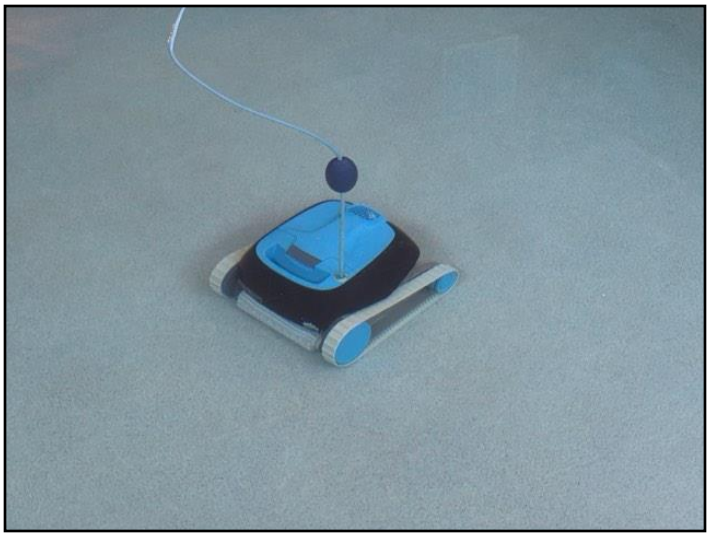


117. *Furnace*

• Satisfactory condition

Cleaning Systems:

• Pressure head

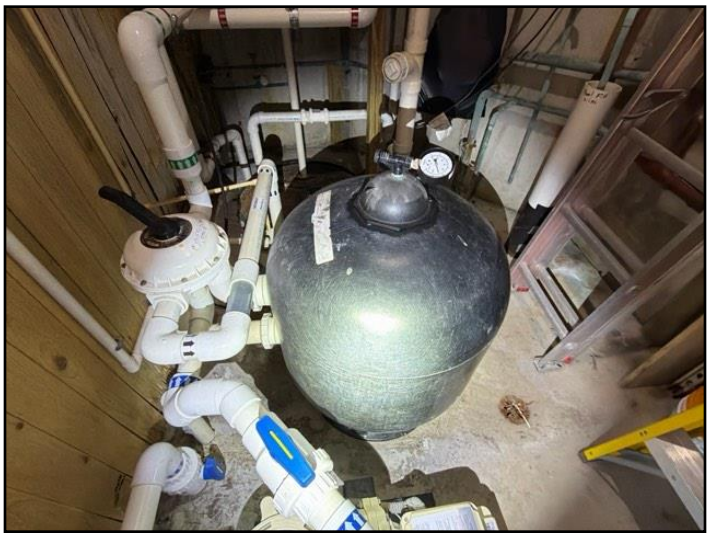


118. *Pressure head*

• Satisfactory condition

Water filter:

• Sand filter



119. *Sand filter*

• Satisfactory condition

Pumps:

• Circulation



120. *Circulation*



121. *Circulation*

• Satisfactory condition

Blowers:

• Return



122. *Return*



123. *Return*

• Satisfactory condition

Entrapment Prevention Components:

• child resistant strainers at the bottom drains



124. *child resistant strainers at the bottom...*

• Satisfactory condition

Electrical - breaker location: • At equipment

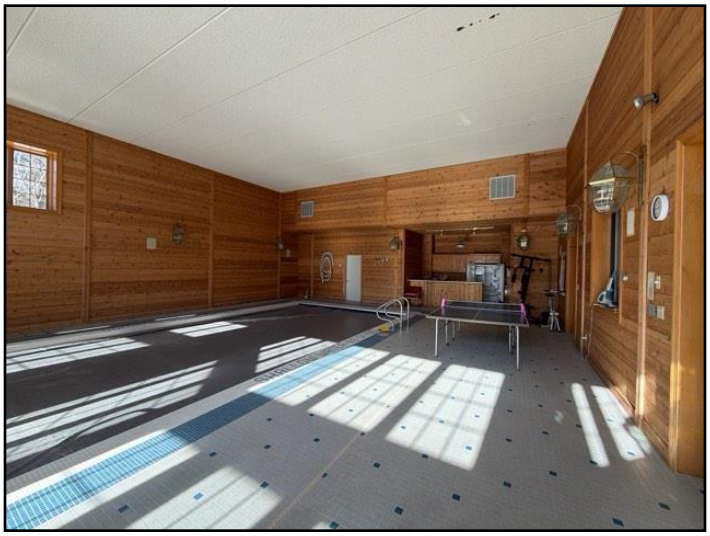
Electrical - wiring: • Rigid Conduit • Satisfactory condition

Inspection Methods & Limitations

General: • General photo's of pool room



125.



126.

Description

Weather: • Partly sunny • Ground was frozen • There was snow on the ground. • There was snow on the roof. • High winds

Approximate temperature: • 0°

Attendees: • Seller • Seller's Agent

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate age of home: • 30 to 40 years

Building type: • Single Family

Garage, carport and outbuildings: • Attached 3-car garage

END OF REPORT

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

Chapter SPS 131

HOME INSPECTORS

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SPS 131.02 Definitions.
SPS 131.03 Applicability.

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SPS 131.115 Reciprocity for service members, former service members, and their spouses.
SPS 131.12 License renewal.
SPS 131.13 Late renewal.
SPS 131.14 Reinstatement of license.
SPS 131.15 Denial of registration.

Subchapter III — Examinations
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SPS 131.22 Examination grade.
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SPS 131.41 Continuing education requirements for registration renewal.
SPS 131.42 Standards for continuing education training programs.
SPS 131.43 Certificate of completion, proof of attendance.
SPS 131.44 Recordkeeping.
SPS 131.45 Waiver of continuing education requirements.

Note: Chapter RL 131 was created as an emergency rule effective 11-1-98. Chapter RL 131 was renumbered chapter SPS 131 under s. 13.92 (4) (b) 1., Stats., Register November 2011 No. 671.

Subchapter I — General Provisions

SPS 131.01 Authority. The rules in this chapter are adopted pursuant to ss. 227.11 (2), 440.972, 440.973, 440.974, 440.975, 440.978, and 440.979, Stats.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671.

SPS 131.02 Definitions. As used in ch. SPS 131:

(1) "Automatic safety controls" means devices designed and installed to protect systems and components from excessively high or low pressure and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other similar unsafe conditions.

(2) "Central air conditioning" means a system which uses ducts to distribute cooling or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

(3) "Client" means a person who contracts with a home inspector for the purpose of a home inspection.

(4) "Component" means a readily accessible and observable element of a system, such as a floor or wall.

(4e) "Continuing education" means the planned, professional development activities designed to contribute to the advancement, extension, and enhancement of the professional skills or knowledge of a registered home inspector.

(4m) "Continuing education credit hour" means a unit of credit for a continuing education training program, where one continuing education credit hour equals 50 minutes of actual instruction in a continuing education training program.

(4s) "Continuing education training program" means any course, program or activity meeting the requirements of s. SPS 131.42 and having a clear purpose and objective of maintaining, improving, or expanding the skills and knowledge relevant to the registrant's professional practice.

(5) "Cosmetic" means not required for the proper operation of the essential systems and components of a home.

(6) "Cross connection" means any physical connection or arrangement between potable water and any source of contamination.

(6m) "Defect" has the meaning given in s. 440.97 (2m), Stats.

(7) "Department" means the department of safety and professional services.

(8) "Describe" means to identify in writing a system or component by type or characteristics.

(9) "Dismantle" means to take apart or remove any component, device, or piece of equipment that is bolted, screwed, or otherwise fastened and which would not be taken apart or removed in the ordinary course of household maintenance.

(10) "Dwelling unit" means a structure or that part of a structure that is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons who are maintaining a common household, to the exclusion of all others.

(11) "Functional drainage" means the emptying of a drain in a reasonable amount of time with no sign of overflow when another fixture is drained simultaneously.

(12) "Home inspection" means the process by which a home inspector examines the observable systems and components of improvements to residential real property that are readily accessible.

(13) "Home inspection report" means a written opinion of a home inspector concerning all of the following:

(a) The condition of the improvements to residential real property that contains not more than 4 dwelling units.

(b) The condition of mechanical and structural components of the improvements specified in par. (a).

(14) "Home inspector" means an individual who, for compensation, conducts a home inspection.

(15) "Household appliances" means washers, dryers, refrigerators, freezers, stoves, ovens, room air conditioners and other similar equipment.

(16) "Inspect" means to examine observable systems and components.

(17) "Material adverse fact" means a condition or occurrence that is generally recognized by a competent home inspector as doing any of the following:

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

(a) Significantly reducing the functionality or structural integrity of components or systems of the improvements to the property being inspected.

(b) Posing a significant health or safety risk to occupants of the improvements.

(18) "Normal operating controls" means homeowner operated devices including, but not limited to, thermostats and wall or safety switches.

(19) "On-site water supply quality" means the condition of water, based on the existence of bacteria, chemicals, minerals, solids, or other similar elements in the water.

(20) "On-site water supply quantity" means the rate of water flow from a well or a municipal water source.

(21) "Operate" means to cause a piece of equipment or a system to function.

(22) "Permanently installed" means attached or connected to an item in a manner which requires tools to remove.

(23) "Primary" means an item such as a window or door designed to remain in the same place year-round.

(24) "Reasonably competent and diligent home inspection" means an inspection that complies with the standards established under subch. XI of ch. 440, Stats., and ch. SPS 131.

(25) "Recreational facilities" means spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

(25m) "Registrant" means a person who holds a home inspector registration issued by the department or who has the right to renew a home inspector registration issued by the department.

(26) "Roof drainage systems" means gutters, downspouts, leaders, splashblocks, and similar components used to carry water off a roof and away from a building.

(27) "Safety glazing" means tempered or laminated glass, or rigid plastic.

(28) "Solid fuel heating device" means any wood, coal, or other similar solid organic fuel burning device including, but not limited to, fireplaces, fireplace inserts and stoves, wood stoves, and central furnaces, or any combination of those devices.

(29) "Structural component" means a component which supports a load bearing member.

(30) "System" means a combination of interacting or interdependent components, assembled to carry out one or more functions.

(31) "Technically exhaustive" means the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions or recommendations.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (intro.), (7), (24) made under s. 13.92 (4) (b) 6., 7., Stats., Register November 2011 No. 671; CR 14-010: cr. (4e), (4m), (4s), (25m) Register August 2014 No. 704, eff. 9-1-14; corrections in (intro.), (24) made under s. 13.92 (4) (b) 7., Stats., Register August 2014 No. 704; EmR1822: emerg. cr. (6m) eff. 9-23-18; CR 18-076: cr. (6m) Register May 2019 No. 761, eff. 6-1-19; correction in (24) made under s. 13.92 (4) (b) 7., Stats., Register January 2023 No. 805.

SPS 131.03 Applicability. As used in s. 440.9712, Stats., the terms "act as a home inspector" and "provide home inspection services" do not include individuals or business entities who inspect the energy-related components of a dwelling unit in order to assess or rate a home's energy performance, provided that the inspection is performed solely for this purpose and the individual or business entity is not described as a home inspector or does not convey the impression of being a home inspector.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99.

Subchapter II — Applications

SPS 131.11 Application for home inspector registration. An applicant for registration as a home inspector shall submit all of the following:

(1) A completed application form.

Note: Application forms are available on the department's website at https://dsps.wi.gov/pages/Home.aspx, or by request from the Department of Safety and Professional Services, P.O. Box 8935, Madison, WI 53708, or call (608) 266-2112.

(2) The fee specified in s. 440.05 (1), Stats.

(3) Evidence of having successfully passed the examination as specified in s. SPS 131.21 (2).

(4) Subject to ss. 111.321, 111.322, and 111.335, Stats., evidence necessary for the department to determine that the applicant is not the subject of a pending criminal charge, nor has been convicted of an offense, the circumstances of which substantially relate to the practice of home inspection.

(5) Evidence satisfactory to the department that the applicant has completed at least 40 hours of pre-registration instruction approved by the department under s. 440.974 (1) (ag), Stats.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (3) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 14-010: renum. 132.11 from SPS 132.03 and am. (3) Register August 2014 No. 704, eff. 9-1-14; EmR2202: emerg. am. (title), (intro.), r. and recr. (4), cr. (5), eff. 1-15-22; CR: 22-004: am. (title), (intro.), r. and recr. (4), cr. (5) Register June 2023 No. 810, eff. 7-1-23.

SPS 131.113 Reciprocity, generally. (1) An applicant registered or licensed in good standing in another state may apply for home inspector registration by submitting the following materials:

(a) A completed application form.

(b) The fee specified in s. 440.05 (2), Stats.

(c) Evidence of successful passage of the examination specified in s. SPS 131.21 (2).

(d) Evidence that the individual is registered or licensed in good standing as a home inspector in another state.

(e) Subject to ss. 111.321, 111.322, and 111.335, Stats., documentation necessary for the department to determine that the applicant is not the subject of a pending criminal charge, nor has been convicted of an offense, the circumstances of which substantially relate to the practice of home inspection.

(2) The department shall issue a reciprocal home inspector registration if both of the following are true:

(a) The department determines that the applicant satisfies the requirements in sub. (1).

(b) The department determines that the requirements for registration or licensure in the state where the applicant is currently registered or licensed meet or exceed the requirements in sub. (1).

Note: Application forms are available on the department's website at https://dsps.wi.gov/pages/Home.aspx, or by request from the Department of Safety and Professional Services, P.O. Box 8935, Madison, WI 53708, or call (608) 266-2112.

History: EmR2202: emerg. cr., eff. 1-15-22; CR 22-004: cr. Register June 2023 No. 810, eff. 7-1-23.

SPS 131.115 Reciprocity for service members, former service members, and their spouses. (1) As used in this section:

(a) "Former service member" has the meaning provided in s. 440.09 (1) (a), Stats.

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(b) "Service member" has the meaning provided in s. 440.09 (1) (b), Stats.

(c) "Spouse" has the meaning provided in s. 440.09 (1) (c), Stats.

(2) The department shall register as a home inspector a service member, former service member, or spouse of a service member or former service member, who the board determines meets all of the requirements under s. 440.09 (2), Stats.

(3) Subject to s. 440.09 (2m), Stats., the board may request verification necessary to make a determination under this section.

Note: Application forms are available on the department's website at https://dsps.wi.gov/pages/Home.aspx, or by request from the Department of Safety and Professional Services, P.O. Box 8935, Madison, WI 53708, or call (608) 266-2112.

History: EmR2202: emerg. cr., eff. 1-15-22; CR 22-004: cr. Register June 2023 No. 810, eff. 7-1-23.

SPS 131.12 License renewal. To renew a home inspector registration, a registrant shall file with the department all of the following:

(1) An application for renewal on a form provided by the department.

(2) Evidence that the registrant has, during the biennial period immediately preceding application, complied with the continuing education requirements in subch. V. This subsection does not apply to first and second renewal dates after the date on which the registrant was initially registered by the department.

(3) The fee specified in s. 440.08 (2) (a), Stats.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) (intro.), (b), (2) (b) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 13-030: am. (1) (intro.) Register November 2013 No. 695, eff. 12-1-13; CR 14-010: renum. 131.12 (title), (intro.), (1) to (3) from SPS 132.05 (title), (1) (intro.), (1) (a) to (c) and am. (title), (intro.), (2) Register August 2014 No. 704, eff. 9-1-14; correction in (2) under s. 13.92 (4) (b) 7. Register August 2014 No. 704, eff. 9-1-14; EmR2202: emerg. am. (intro.), (2), eff. 1-15-22; CR 22-004: am. (intro.), (2) Register June 2023 No. 810, eff. 7-1-23.

SPS 131.13 Late renewal. A registrant who fails to meet the requirements of s. SPS 131.12 by the renewal date may not engage in practice as a home inspector until the registration is renewed. A registrant who fails to meet the requirements of s. SPS 131.12 by the renewal date and who applies for renewal less than 5 years after the expiration date of his or her registration may renew by submitting all of the following to the department:

(1) An application for renewal on a form provided by the department.

(2) Evidence that the registrant has, during the biennial period immediately preceding application, completed the continuing education requirements specified in subch. V.

(3) The fee specified in s. 440.08 (2) (a) 38g., Stats.

(4) The late renewal fee specified in s. 440.08 (3) (a), Stats.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; CR 14-010: renum. 131.13 (intro.), (1) to (4) from SPS 132.05 (2) (intro.), (a) to (c) and cr. (title) and am. (intro.), (2) Register August 2014 No. 704, eff. 9-1-14; correction in (2) under s. 13.92 (4) (b) 7. Register August 2014 No. 704, eff. 9-1-14.

SPS 131.14 Reinstatement of license. If an application for restoring a registration occurs 5 years or more after expiration of the applicant's most recent registration, the applicant's registration may be reinstated by filing with the department an application and the fees specified in s. 440.08 (3) (a), Stats. The department may also require demonstration of competence by various methods including, but not limited to, written or oral examination, documentation of home inspection in other jurisdictions, or documentation of current education or experience in the field. Any examination or education required under this section may not be more extensive than the educational or examination requirements for initial registration with the department.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) (intro.), (b), (2) (b) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 13-030: renum. 131.14 from SPS 132.05 (3) and cr. (title) and am. Register November 2013 No. 695, eff. 12-1-13.

SPS 131.15 Denial of registration. An application for registration under this chapter may be denied for fraud or misrepresentation in the application for registration, or for any of the grounds under s. 440.978, Stats., for which the department may discipline a registrant.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; CR 14-010: renum. 131.15 from SPS 132.06 Register August 2014 No. 704, eff. 9-1-14.

Subchapter III — Examinations

SPS 131.21 Examination requirements. (1) An applicant for registration as a home inspector shall file an application for examination on a form prescribed by the department and shall submit a fee specified in s. 440.05 (1) (b), Stats., at least 30 days before the date of the examination.

Note: Application forms are available on the department's website at https://dsps.wi.gov/pages/Home.aspx, or by request from the Department of Safety and Professional Services, P.O. Box 8935, Madison, WI 53708, or call (608) 266-2112.

(2) The examination consists of two parts. Part I shall consist of an examination relating to the Wisconsin statutes and administrative rules that relate to the practice of home inspection. Part II shall consist of an examination relating to the principles and procedures that relate to the practice of home inspection.

Note: An otherwise qualified applicant with a disability shall be provided with reasonable accommodations.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; am. (3), Register, May, 2001, No. 545, eff. 6-1-01; CR 14-010: renum. 131.21 (title), (1), (2) from SPS 133.01 (title), (1), (3) Register August 2014 No. 704, eff. 9-1-14; correction in (title) made under s. 13.92 (4) (b) 2., Stats., Register August 2014 No. 704, eff. 9-1-14; EmR2202: emerg.am. (2), eff. 1-15-22; CR 22-004: am. (2) Register June 2023 No. 810, eff. 7-1-23.

SPS 131.22 Examination grade. (1) To pass each examination part the applicant shall receive a grade determined by the department to represent the minimum competence to practice. The department shall determine the passing grade for part I of the examination after consultation with subject matter experts who have reviewed a representative sample of the examination questions and available candidate performance statistics, and shall set the passing grade for the examination at that point which represents minimum acceptable competence in the profession. The department shall determine the passing grade for part II of the examination in the same manner as for part I or the department may accept the passing grade recommendation of a testing agency whose examination has been approved by the department.

(2) The department may refuse to release grades or issue a home inspector registration if the department determines that an applicant violated the rules of conduct of the examination or otherwise acted dishonestly.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; am. (1), Register, May, 2001, No. 545, eff. 6-1-01; CR 14-010: renum. 131.22 from SPS 133.02 Register August 2014 No. 704, eff. 9-1-14.

SPS 131.23 Examination review. An applicant who fails the required examination may request a review of that examination as permitted by the examination provider. If a review is provided, all of the following conditions apply:

(1) An applicant shall file a written request with the department within 30 days after the date on which the examination results were mailed and pay the fee specified in s. SPS 4.05.

(2) An applicant may review the examination by appoint-

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ment only and shall be limited to the time permitted by the examination provider.

(3) An applicant may not be accompanied during the review by any person other than the proctor.

(4) An applicant shall be provided with a form on which to write comments, questions or claims of error regarding any items in the examination. Bound reference books shall be permitted. An applicant may not remove any notes from the area. Notes shall be retained by the proctor and made available to the applicant for use at a hearing, if desired. The proctor may not defend the examination nor attempt to refute claims of error during the review.

(5) An applicant may not review the examination more than once.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 14-010: renum. 131.23 from SPS 133.03 Register August 2014 No. 704, eff. 9-1-14.

SPS 131.24 Reexamination. An applicant who fails to achieve passing grades on the examinations required under this chapter may apply for reexamination on forms provided by the department. For each reexamination, the applicant shall pay the reexamination fee specified in s. 440.06, Stats.

Note: Application forms are available on the department's website at https://dsps.wi.gov/pages/Home.aspx, or by request from the Department of Safety and Professional Services, P.O. Box 8935, Madison, WI 53708, or call (608) 2662112.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; CR 14-010: renum. 131.24 from SPS 133.04 Register August 2014 No. 704, eff. 9-1-14.

Subchapter IV — Standards of Practice

SPS 131.31 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. 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.

(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 that 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 component of an improvement to residential real property.

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

(L) Inspect cosmetic items, underground items or items not permanently installed.

(m) Inspect for the presence of any hazardous substances.

(n) Disassemble any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of residential real property.

(3) This section does not prohibit a home inspector from doing any of the following:

(a) Reporting observations or conditions in addition to those required under this section.

(b) Excluding a component of an improvement to residential real property from the inspection, if requested to do so by his or her client.

(c) Engaging in an activity that requires an occupation credential if he or she holds the necessary credential.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 14-010: renum. 131.31 from SPS 134.02 and am. (1) Register August 2014 No. 704, eff. 9-1-14.

SPS 131.32 Mechanical and structural components included in a home inspection. A reasonably competent and diligent home inspection shall meet the standards in subs. (1) to (11) and shall include an inspection of, and report on, all of the following items that are present on the property at the time of the home inspection:

(1) FOUNDATIONS. A home inspector shall observe and describe the type and condition of the foundation.

(2) COLUMNS. A home inspector shall observe and describe the type and condition of columns.

(3) FLOORING SYSTEMS. A home inspector shall observe and describe the type and condition of flooring systems.

(4) ROOFS. (a) A home inspector shall observe and describe the condition of all of the following:

1. Roof coverings, including type.
2. Roof drainage systems.
3. Flashings.
4. Skylights, chimneys and roof penetrations.
5. Signs of leaks or abnormal condensation on building components.

(b) A home inspector shall describe the methods used to observe the roof.

(c) 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.

(5) EXTERIORS. (a) A home inspector shall observe and describe the condition of all of the following:

1. Wall claddings, including type.
2. Flashings and trim.
3. Entryway doors and at least one window per side of a dwelling unit.
4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing.

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5. Decks, balconies, stoops, steps and porches including railings.

6. Eaves, soffits and fascias.

7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit.

(b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

(c) 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.

(6) PLUMBING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following:

1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections.

2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping supports and leaks.

3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents.

4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks.

5. Sump pumps.

(b) A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

(c) 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.

(7) ELECTRICAL SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following:

1. Service entrance conductors.

2. Service equipment, grounding equipment, main over current device.

3. Main and distribution panels, including their location.

4. Amperage and voltage ratings of the service, including whether service type is overhead or underground.

5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring.

6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls.

7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures.

8. The operation of ground fault circuit interrupters.

9. The functionality of the power sources for smoke detectors.

(b) 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.

(8) INTERIORS. (a) A home inspector shall observe and describe the condition of all of the following:

1. Walls, ceilings and floors.

2. Steps, stairways, balconies and railings.

3. Counters and all sink base cabinets.

4. A random sample of doors and windows.

5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

(b) 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.

(9) HEATING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system:

1. Heating equipment and distribution systems.

2. Normal operating controls and energy source.

3. Automatic safety controls.

4. Exterior surfaces of chimneys, flues and vents.

5. Solid fuel heating devices.

6. The presence of an installed heat source in each room.

(b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

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(c) 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.

(10) CENTRAL AIR CONDITIONING. (a) A home inspector shall observe and describe the condition of all 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.

(b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) 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.

(11) INSULATION AND VENTILATION. (a) A home inspector shall observe and describe the condition of all of the following:

1. The presence or absence of insulation in unfinished spaces.

2. Ventilation of attics and foundation areas.

3. Kitchen, bathroom, and laundry venting systems.

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

1. Concealed insulation.

2. Venting equipment which is integrated with household appliances.

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; CR 14-010: renum. 131.32 from SPS 134.03 Register August 2014 No. 704, eff. 9-1-14.

SPS 131.33 Contents of a home inspection report. (1) After completing a home inspection, a home inspector shall submit a written report to a client that does all of the following:

(a) Lists the items described in s. SPS 131.32 that a home inspector is required to inspect.

(b) Lists the items described in s. SPS 131.32 that a home inspector has inspected.

(bm) States the property address, the name of the home inspector who conducted the home inspection, the date of the home inspection, the names of the individuals who prepared the report, the date the report was prepared, and, if applicable, the date the report was revised.

(c) Describes the condition of any item identified in s. SPS 131.32.

(d) Describes any defect that is detected by the home inspector during his or her home inspection. A home inspector shall use the term "defect" in describing a condition in the written report required under this subsection if the home inspector believes the condition satisfies the definition of "defect" under s. 440.97 (2m), Stats.

(e) Lists any material adverse facts that a home inspector has knowledge of or has observed.

(f) A summary page that includes at least all of the following:

1. A list of conditions, labeled as defects, that are observed under par. (d) to be defects.

2. Other than items labeled as defects, a listing of components needing repairs, components needing further evaluation, items to monitor, and maintenance items.

3. References to the page, heading, or item number in the full written report for further information.

4. The disclosures required under s. 440.975 (3) (cr) 3., Stats.

(2) A home inspector is not required to report on any of the following aspects of items identified in s. SPS 131.32:

(a) Their life expectancy.

(b) The reason for the necessity of a major repair.

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

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

(e) Whether they comply with applicable regulatory requirements.

(4) A home inspector is not required to retain inspectors or investigators to perform follow-up inspections or investigations of any material adverse facts that a home inspector has knowledge of or has observed under sub. (1) (d).

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) (a), (b), (c), (d), (2) (intro.) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 14-010: renum. 131.33 from SPS 134.04 and am. (1) (a), (b) Register August 2014 No. 704, eff. 9-1-14; corrections in (1) (c), (d), (2) (intro.) made under s. 13.92 (4) (b) 7., Stats., Register August 2014 No. 704; EmR1822: emerg. am. (1) (d), cr. (2m), (3m) eff. 9-23-18; CR 18-076: am. (1) (d), cr. (2m), (3m) Register May 2019 No. 761, eff. 6-1-19; EmR2202: emerg. cr. (1) (bm), r. and recr. (1) (d), cr. (1) (f), r. (2m), (3m), eff. 1-15-22; CR 22-004: cr. (1) (bm), r. and recr. (1) (d), cr. (1) (f), r. (2m), (3m) Register June 2023 No. 810, eff. 7-1-23; correction in (1) (f) made under s. 13.92 (4) (b) 4., Stats., Register June 2023 No. 810.

Subchapter V — Education Requirements

SPS 131.40 Education requirement for initial registration. An applicant for registration as a home inspector must have completed at least 40 hours of pre-registration instruction approved by the department under s. SPS 131.405.

History: EmR2202: emerg. cr., eff. 1-15-22: CR 22-004: cr. Register June 2023 No. 810, eff. 7-1-23.

SPS 131.405 Standards for approval of pre-registration education. An acceptable pre-registration instruction program shall meet all of the following criteria:

(1) Include instruction in an organized method of learning contributing directly to the professional competency of the registrant and pertaining to subject matters that significantly relate to the practice of home inspection.

(2) Include at least 20 hours of hands-on training in the performance of home inspections and drafting of home inspection reports.

(3) Be conducted by individuals or entities which have spe-

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cialized education, training, or experience in the subject matter of home inspections.

(4) Provide a record evidencing completion of the training program that shall include all of the following:

(a) The name of the course.

(b) The provider's name.

(c) The registrant's name.

(d) The date of completion.

(e) The location of the course.

(f) The number of hours.

(g) A signature from the instructor or provider.

History: EmR2202: emerg. cr., eff. 1-15-22: CR 22-004: cr. Register June 2023 No. 810, eff. 7-1-23.

SPS 131.41 Continuing education requirements for registration renewal. (1) Except as provided in sub. (2), every registered home inspector shall complete a minimum of 40 continuing education credit hours during each biennial registration period.

(2) A registrant is not required to complete continuing education credit hours between initial registration and the conclusion of the second registration renewal period.

(3) (a) If a registrant fails to satisfy the continuing education requirements provided in sub. (1) within a biennial registration period, continuing education credit hours acquired on or after December 15 of any even-numbered year will be first applied to the preceding biennium until the requirement is fulfilled. Continuing education credit hours may not apply to more than one biennium.

(b) A registrant who fails to meet the continuing education requirements provided in sub. (1) by December 14 of any even-numbered year may not engage in the practice of home inspection until the registration is renewed, except as provided in s. SPS 131.45.

(4) Continuing education credit hours shall be obtained through any of the following means:

(a) Attending seminars, corporate in-house courses, workshops, or professional or technical presentations made at meetings, conventions, or conferences meeting the requirements of s. SPS 131.42. Attendance may be in person or via remote classroom where a provider is available to participate to comment and answer questions.

(b) Teaching a continuing education training program. Fifty minutes of actual instruction is equivalent to one continuing education credit hour. No additional continuing education credit hours will be granted for subsequent presentations of identical material.

(c) Participating in a continuing education training program that does not meet in person including the completion of interactive short courses or tutorials, delivery of educational programs and courses on CD-ROM or the Internet, webinars, or correspondence courses.

(5) A registrant may only receive credit for the initial attendance of a continuing education training program during a biennium. A registrant may not receive additional continuing education credit hours for repeated attendance at a continuing education training program during a biennium.

(6) A registrant may not receive continuing education credit hours for work completed as part of the registrant's regular duties as a home inspector.

History: CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14; EmR2202: emerg. am. (2), eff. 1-15-22: CR 22-004: am. (2) Register June 2023 No. 810, eff. 7-1-23.

SPS 131.42 Standards for continuing education training programs. An acceptable continuing education training program shall meet all of the following criteria:

(1) Include instruction in an organized method of learning contributing directly to the professional competency of the registrant and pertaining to subject matters that significantly relate to the practice of home inspection. The instruction shall include amplification, evaluation, examples, and explanation of the course subject matter to the licensee.

(2) Be conducted by individuals or entities which have specialized education, training, or experience in the subject matter of the program.

(3) Provide attendance or completion verification records in the form of certificates of completion evidencing attendance at, or completion of, the continuing education training program. A certificate of completion shall include all of the following:

(a) The name of the course.

(b) The provider's name.

(c) The registrant's name.

(d) The date of completion.

(e) The location of the course.

(f) The number of hours.

(g) A signature from the instructor or provider.

History: CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14; correction in numbering in (3) (a) to (g) made under s. 13.92 (4) (b) 1., Stats., Register August 2014 No. 704, eff. 9-1-14.

SPS 131.43 Certificate of completion, proof of attendance. (1) Each registrant shall certify on the registration renewal application that he or she has fully complied with the continuing education requirements of this subchapter.

(3) If evidence of compliance is required by the department or its designee, the registrant shall submit the requested information within 30 business days of receiving written notice. Failure to do so may result in disciplinary action.

History: CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14; EmR2202: emerg. r. (2), eff. 1-15-22; CR 22-004: r. (2) Register June 2023 No. 810, eff. 7-1-23.

SPS 131.44 Recordkeeping. A registrant shall obtain a certificate of completion from the program provider for each continuing education training program completed. The registrant shall retain the certificate of completion and any other required, related documentation for a minimum of 5 years.

History: CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14.

SPS 131.45 Waiver of continuing education requirements. (1) A renewal applicant who is actively practicing in the profession and is unable to fully comply with the continuing education requirements due to temporary, extreme hardship, as determined by the department, may submit a written request for a waiver or a written request for an extension of time to complete the continuing education requirements. The department will review the request, and in its sole discretion may grant a full or partial waiver, or an extension of time to comply with the requirements.

(2) A renewal applicant who prior to the expiration date of the registration submits a request for a waiver and provides a written statement setting forth the basis for the request, shall be deemed to be in good standing until the final decision on the request is made by the department. If the waiver is denied and the registration has expired, the applicant shall immediately discontinue engaging in the practice of home inspection until the applicant meets the requirements of s. SPS 131.41 and submits evidence of compliance to the department.

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(3) A renewal applicant may not receive a waiver under this section for 2 consecutive biennia.

History: CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14.