Inspection Report

Provided by:

BREADSMEN HOME INSPECTIONS

Breadsmen Properties

Inspector: Bienvenido Rivera

Property Address

2110 Blake Ave Racine



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Report Information

Property Information

Building Type	1.5 Story
Approximate Year Built	1910
Approximate Square Footage	1253
Number of Bedroom	3
Number of Bath	2.
Direction House Faces	East.
Occupancy	Vacant
Garage	1 car Detached

Inspection Information

Inspection Date	10/7/26
Inspection Time	9:39 am
Weather Conditions	Dry.Sunny
Outside Temperature	64

Inspection Overview

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

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

Breadsmen Home Inspections endeavors to perform all inspections in substantial compliance with

the Wisconsin State Home Inspector Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, signifcantly deficient, unsafe, or are near the end of their useful service lives. This report is effectively a snapshot of the property, intended to record the conditions on the given date and time of the inspection. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and
supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in
the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted and may not be used in whole or in part without Breadsmen Properties LLC express written permission. Again, thank you very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process.

Scope of the Inspection

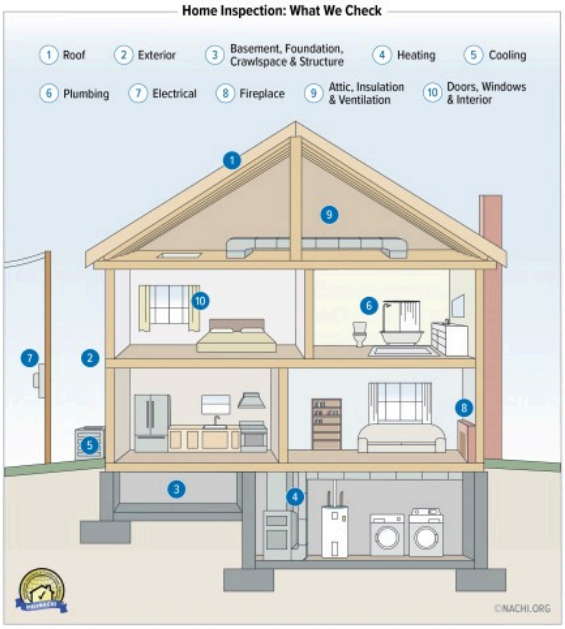
Scope of the Inspection
A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property.

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

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

Use Of Photos and Video

Your report includes many photographs and/or short videos. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component as a whole at the time of the inspection. Some of the pictures may be of deficiencies or
problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.



Definitions

Ratings and their definitions
The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31
Note: All definitions listed below refer to the property or items listed as inspected on this report at the time of theinspection .

Defect / Needs Repair / Further Evaluation – A condition of any component or improvement that a home inspector determines, based on the home inspector's judgement on the day of an inspection, could significantly impair the health or safety of occupants of a property or that, if not repaired, removed
or replaced could significantly shorten or adversely affect the expected normal life of the component of the improvement.

Maintenance/Monitor – Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement, upgrade and/or maintenance.

Safety Hazard– An item that poses a safety issue to occupants of the property (house, grounds, etc.)

*Not all reasons for component category placement will be displayed in this report.
**Pictures/Videos in report do NOT depict all concerns with that component. It is recommended the component be
evaluated by a professional to find all defects related to the reported component before closing.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Grounds

2.1 Grading Conditions (Repair needed)

Majority of the property sits on hardscape which appears to be in serviceable condition at the time of the inspection, However the green scape has a flat slope causing water intrusion.

Recommend annual inspection of grade in the yard. Keeping a postive grade can keep water from seeping under slabs, into the basement / crawlspace, and / or keep cracks or movement in the foundation at bay.

2.2 Driveway Conditions (Safty Issue)

Common cracks and settlement were observed.

The driveway surface was raised or settled.

Exterior

4.2 Front Stairs Handrails (Safty Issue)

A hand rail was available and in operable condition on the day of inspection.

Recommend trimming all the vegetation away from the handrail so as not to impede the entryway.

Roofing

5.7 Drip Edging (Defect)

The underlayment should be installed over the drip edge along the eaves, and underlayment at the rake edge (the sloped portion of the roof) should be installed under the metal drip edge.
Recommend further evaluation and repair as needed by a qualified / licensed contractor.

5.9 Gutter & Downspout Condition (Repair needed)

Damaged downspouts were observed on the day of inspection. A damaged downspout can dump concentrated roof runoff directly next to your foundation, which quickly leads to basement leaks, soil erosion, and structural damage. Recommend contacting a qualified roofing or gutter contractor for repair.
Downspouts were found to be aimed at the foundation of the building. Recommend rerouting downspout

Service Electric

7.2 Meter (Further Evaulation)

While acceptable at the time of installation, todays standard require a min of 100amp in single family homes. Recommend contacting a Licensed Electrical contractor for upgrade and evaluation.

Garage Roof

8.2 Gutter & Downspout Conditions (Repair needed)

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.

Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

The garage has a no gutter system installed on the south side. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.

Garage (Exterior)

9.1 Exterior Wall Conditions (Repair needed)

The paint / finish of the siding was deteriorated and is in need of repair, replacement and / or maintenance.

Garage (Interior)

10.7 Electrical Conditions (Defect)

Three pronged outlets did not test for proper ground. Recommend further evaluation and repairs by a licensed electrician prior to close.

Some of the electrical outlets in the garage are not GFCI (a safety device for outlets near water) protected. For today's standards all of these outlets need to be GFCI protected.

Interiors

11.9 Electrical Conditions (Further Evaulation)

Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.

11.12 Smoke Detector Conditions (Safty Issue)

Recommend smoke detectors on each level and near or in each bedroom. Client should contact the local Fire o Marshall's office for proper locations.

Kitchen

12.3 Floor Conditions (Safty Issue)

From the living room to the kitchen or is left of about an inch and a half. This is a trip hazard. Recommend repair

12.7 Electrical Conditions (Further Evaulation)

The GFIC (ground fault interrupter circuit) receptacle did not respond to the inspectors (external) trip test device. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close.

12.13 Garbage Disposal Condition (Repair needed)

The disposal was not operational at the time of inspection. Recommend repair and / or replacement.

Owner stated that he had a replacement

12.15 Hood Fan Conditions (Repair needed)

The fan / hood did not operate. Recommend repair and / or replacement.

Bedroom 2

14.6 Interior Door Conditions (Repair needed)

The door rubs at the floors or carpeting Repairs and / or adjustments are recommended.

14.8 Lighting Conditions (Repair needed)

Light(s) were out or inoperative. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.

14.9 Ceiling Fan Conditions (Repair needed)

The ceiling fan(s) was not operational Recommend further evaluation and repair as needed by a qualified / licensed contractor.

Bedroom 3

15.7 Electrical Conditions (Defect)

Three pronged outlets did not test for proper ground at . Recommend further evaluation and repairs by a licensed electrician prior to close.

Bathroom 1

16.2 Ceiling Conditions (Repair needed)

Damaged ceiling was observed Recommend further evaluation and repair as needed by a qualified / licensed contractor.

16.7 Electrical Conditions (Safty Issue)

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended.

Bathroom 2

17.3 Floor Conditions (Safty Issue)

3/4-In lift from hallway to bathroom. This is a trip hazard. Recommend repairs as needed.

17.11 Sink Conditions (Further Evaulation)

There was visible evidence of low water pressure at the sink when tub was runningIt is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

17.12 Water flow and Temp (Further Evaulation)

Restricted water flow was observed in the bathroom sink. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

17.14 Toilet Conditions (Repair needed)

The toilet was leaking in bath. Recommend repair.

17.15 Water Flow and Temp (Repair needed)

Restricted water flow was observed in the bathroom sink. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

Basement

19.1 Basement Stair Conditions (Safty Issue)

Stairways shall have a headroom clearance of not less than 80 inches (2032 mm) measured vertically from a lineThe interior stairs appeared serviceable at the time of the inspection. connecting the edge of the nosing's.
Stairways shall have a headroom clearance of not less than 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosing's.

This is a common trait in older homes

19.2 Wall Conditions (Further Evaulation)

Moisture related damage was observed. Hidden evidence may exist in areas not readily visible or accessible. Recommend repair. Please refer to limitations of inspection regarding mold / moisture related conditions.

19.6 Electrical Conditions (Repair needed)

Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.

Knockouts need to be closed on any junction box

Plumbing

20.4 Water Heater Conditions (Defect)

Due to the age and / or conditions observed, the water heater is past the end of its useful life. Replacement is recommended.

Laundry

21.1 Laundry Room Conditions (Safty Issue)

The flexible dryer vent was bent behind the dryer. This can impede exhaust flow and can be a fire hazard. A metal elbow should be installed. These are available at most hardware stores. For increased fire safety, recommend cleaning of lint from exhaust duct on a regular basis.

Heating - Air

22.1 Unit Conditions (Further Evaulation)

The heating unit had excessive rust and / or flakes in the burner chamber. Due to conditions observed, recommend complete system evaluation, cleaning and servicing of heating system by a licensed / qualified heating contractor prior to close.

Electrical Panel (Interior)

23.2 Electrical Panel Conditions (Defect)

Recommend an anti-oxidant material be applied by a licensed electrician to wires and / or main terminal lug connection to reduce rust, corrosion or oxidation of exposed wires.

Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

Rust / corrosion was observed at the panel box or breakers indicating water intrusion. Recommend further evaluation by a licensed electrician.

Scorched and melted wires were observed at the panel box. Recommend further evaluation and repairs by a licensed electrician prior to close.

I recommend meter base to be upgraded to be in line with upgraded service wires. Recommend qualified electrician evaluate.

"Knockouts" are missing on the electric panel. The panelboard enclosure is designed to keep out foreign objects, protect the conductors and breakers, contain arcing resulting from faults enclosure, and protect persons from accidental contact with energized components. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Foundation - Crawl Space

24.1 Foundation Conditions (Further Evaulation)

Minor moisture stains were observed on the foundation walls. This may be an indication of water penetration, which is not unusual for a block foundation. The inspector was unable to determine if the water stains were active or passive at the time of inspection. Client should obtain disclosure / history information from the seller regarding any previous water penetration.

Water meter

25.1 Meter Location (Safty Issue)

A jumper wire ensures the ground path stays unbroken so pipes do not become dangerously energized during an electrical fault. This is a Safety Issue. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

1 Elevation Photos

Building Photo

1.1) Elevation Photos



Front East



Southside



Northside



West side rear

2 Grounds

Grading

Grading Slope The site is slightly sloped.

The site is flat at the rear green area. It is recommended that the site be sloped away from the home at a rate 6' in the first 10 feet from the foundation.

2.1) Grading Conditions

Majority of the property sits on hardscape which appears to be in serviceable condition at the time of the inspection, However the green scape has a flat slope causing water intrusion.

Recommend annual inspection of grade in the yard. Keeping a postive grade can keep water from seeping under slabs, into the basement / crawlspace, and / or keep cracks or movement in the foundation at bay.







Monitor this section here to keep a positive grade

Driveways - Sidewalks - Walkways

Driveway Material Concrete.

2.2) Driveway Conditions

Common cracks and settlement were observed.

The driveway surface was raised or settled.



Common cracks, needs to be monitored for future expansion



Portion of the drive has settled creating a trip hazard

Sidewalk Material Concrete.

2.3) Sidewalk Conditions

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

3 Foundation Exterior

Foundation

3.1) Foundation Conditions

Minor physical damage was observed on the Exterior Foundation and it appears to be in serviceable condition at the time of inspection. Recommend ongoing monitoring.



Some Minor spalling and crack separation

4 Exterior

Front - Back Entrance

Front Entrance Type Stoop



4.1) Front Entrance Conditions

Stoop appears to be in serviceable condition at the time of the inspection. Birds nest was observed in eves of the East side of the home. Recommend reoval of birds nest and on going moitoring.



Birds nest

4.2) Front Stairs Handrails

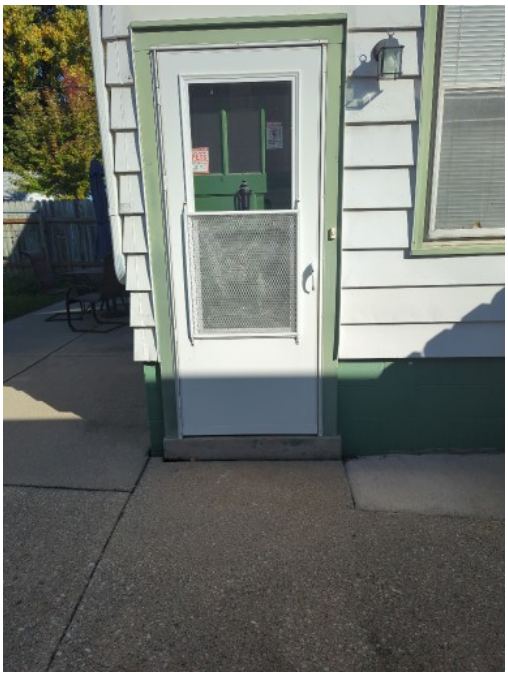
A hand rail was available and in operable condition on the day of inspection.

Recommend trimming all the vegetation away from the handrail so as not to impede the entryway.





Back Entrance Type Patio.



4.3) Back Entrance Conditions

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Exterior Wall Covering Type The visible and accessible areas of the exterior siding material are metal.

4.4) Exterior Wall Conditions

Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls were not fully visible due to overgrown vegetation.

The paint / finish of the siding was deteriorated and is in need of repair, replacement and / or maintenance.





Minor damage





Peeling paint

Exterior Windows - Doors

Window Type Double Hung.

Single Pane windows Observed. While they are still operable they are very ineffecient. Consider saving for double pane insulated windows



Single pain One off two

Window Material Aluminum.

Wood.

4.5) Window Conditions

Vinyl Window exteriors appear to be in serviceable condition at the time of the inspection. Recommend monitoring and maintance on a yearly basis or as needed.

Wood single pane Windows the window caulking, putty and glazing compound was cracking with some deterioration observed.



4.6) Exterior Storm Door Conditions

The door(s) appeared to be in serviceable condition at the time of the inspection. Exterior doors tend to take a lot abuse from the various weather patterns in WI. Recommend a yearly inspection and repairs as needed.

Exterior Water Faucet(s)

Faucet Location West side of home.

South side of home.

4.7) Faucet Conditions

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.



rear west side of home



South side of home

Exterior Electric

4.8) Exterior Outlets

Covered Outlets were available and protected by GFCI. Regularly check the GFCI to insure continued functionality.



4.9) Exterior Lights

Exterior lights were available and operational on the day of inspection. Monitor bulbs and replace as needed

Condenser

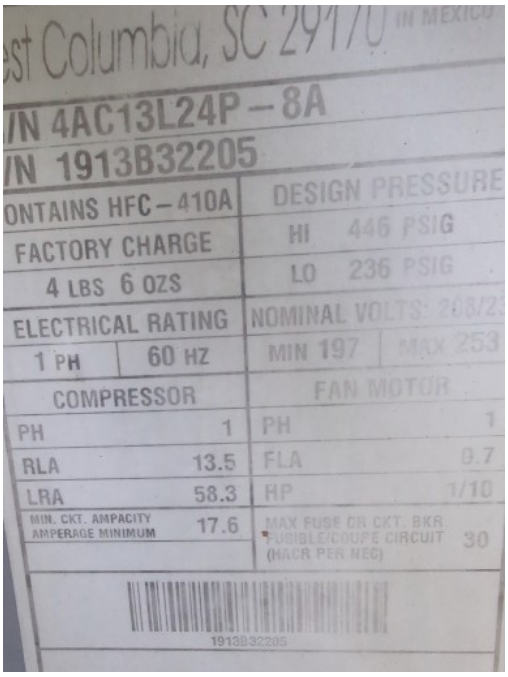
Type of Cooling System Split system.

4.10) AC Unit Power and Breaker Size

30 amp

4.11) AC Unit Conditions

Appears to be in normal working order at the time of inspection. This is not an indication of future operation or condition. Contact a local HVAC tech for further evaulation.



4.12) Penitrations

Penitration point at the exterior has deteriorated/no sealing. This is an entry point of insects,pest and water. Recommend sealing with approved sealant.



Unit Manufactured Age 2013

5 Roofing

Roof Covering

Method of Inspection The roof was inspected by observing from a ladder placed at the edge of the roof.

Roof Style Gable.

Low sloped.

Roof Covering Material Premium asphalt shingle

5.1) Underlayment



Underlayment should be placed underneath the rake edge but above the drip edge. This will keep water from infiltrating the roof and damaging the underlying sheathing. Recommend maintenance as needed.

5.2) Number of Layers

One is the optimal amount of layers wanted.

5.3) Roof Covering Condition



The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. Recommend visual inspections after heavy rain and strong winds and immediate repairs if and when needed. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.





Flashing and Penetrations

5.4) Flashing Material

Rubber

5.5) Flashing Conditions

The exposed flashings appeared to be in serviceable condition at the time of inspection.

Some minor deterioration beginning recommend ongoing monitoring to prevent future water damage

5.6) Vent Penetrations

Vent pipe(s) boot appear to be in good repair at the time of the inspection. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.



5.7) Drip Edging

The underlayment should be installed over the drip edge along the eaves, and underlayment at the rake edge (the sloped portion of the roof) should be installed under the metal drip edge. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



Ice shield and underlayment should be laid over the drip edge

Gutters

5.8) Gutter Material

Aluminum

5.9) Gutter & Downspout Condition

Damaged downspouts were observed on the day of inspection. A damaged downspout can dump concentrated roof runoff directly next to your foundation, which quickly leads to basement leaks, soil erosion, and structural damage. Recommend contacting a qualified roofing or gutter contractor for repair.
Downspouts were found to be aimed at the foundation of the building. Recommend rerouting downspout





Reroute

6 Chimney Exterior

Chimney

6.1) Chimney Conditions

The chimney and / or flue did not have a rain cap installed. Recommend a cap be installed during normal chimney maintenance.



7 Service Electric

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

Electrical Service Material Aluminum.

Number of Conductors Three.

7.1) Electrical Service Conditions

The main service entry appeared to be in serviceable condition at the time of inspection.



7.2) Meter

While acceptable at the time of installation, todays standard require a min of 100amp in single family homes. Recommend contacting a Licensed Electrical contractor for upgrade and evaluation.



8 Garage Roof

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style Gable.

Roof Covering Material 3 Tab Shingle

Number of Layers One is the optimal amount of layers wanted.

8.1) Roof Covering Condition

The roof had evidence of patching and repair. Given this condition, it is likely that the roof has leaked at one time. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.





Exposed fasteners

8.2) Gutter & Downspout Conditions

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.

Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

The garage has a no gutter system installed on the south side. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, basements and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the house.





Extend 6 ft away from the foundation



No gutter system

9 Garage (Exterior)

Exterior Walls

Structure Type Wood frame.

Exterior Wall Covering The visible and accessible areas of the exterior siding material are wood.

9.1) Exterior Wall Conditions

The paint / finish of the siding was deteriorated and is in need of repair, replacement and / or maintenance.

Exterior Windows - Doors

Window Type Single Pane windows Observed. While they are still operable they are very ineffecient. Consider saving for double pane insulated windows

Window Material Wood.

9.2) Window Conditions

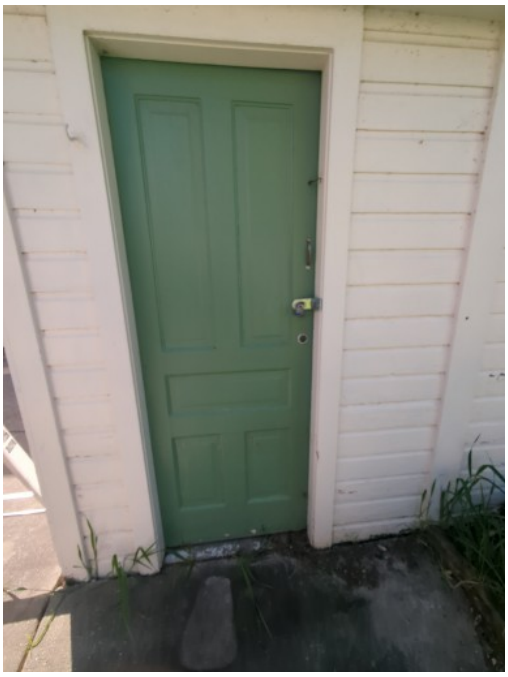
Could not view the exterior as it was in the neighbor's yard fenced off

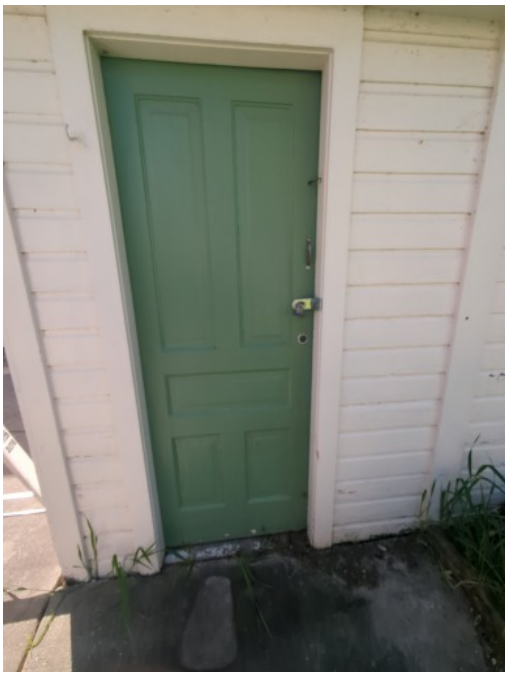


9.3) Service Door Conditions

The door(s) appeared to be in serviceable condition at the time of the inspection. Exterior doors tend to take a lot abuse from the various weather patterns in WI. Recommend a yearly inspection

and repairs as needed.





10 Garage (Interior)

Walls - Ceilings - Floors

10.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

10.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

10.3) Floor Conditions

Minor cracking and/or settlement noted at the garage concrete floor surface. No immediate concern noted at this time. Suggest sealing cracks to reduce potential moisture penetrations. Recommend maintenance as needed.



10.4) Window Conditions

Window in the garage appears to be serviceable at the time of inspection



10.5) Vehicle Door Conditions

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

10.6) Lighting Conditions

Lighting was in serviceable condition at the time of the inspection

10.7) Electrical Conditions

Three pronged outlets did not test for proper ground. Recommend further evaluation and repairs by a licensed electrician prior to close.

Some of the electrical outlets in the garage are not GFCI (a safety device for outlets near water) protected. For today's standards all of these outlets need to be GFCI protected.



Open ground



Open ground

11 Interiors

Walls - Ceilings - Floors

11.1) Wall Conditions

Possible moisture in sunroom does not appear to be active. Recommend going monitoring



Possible moisture penetration

11.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

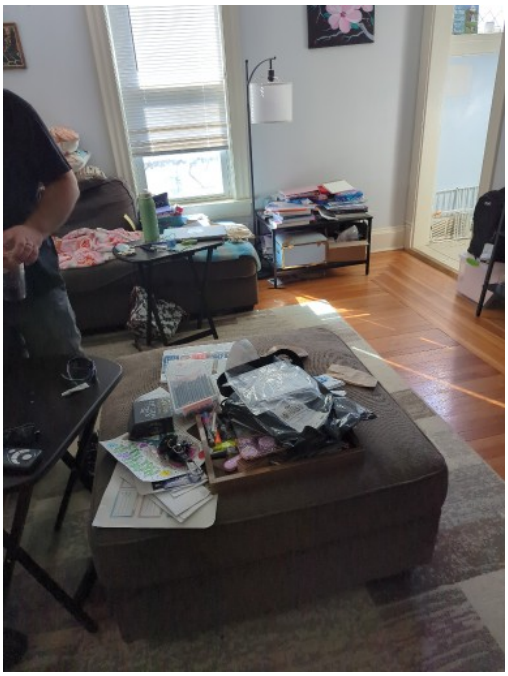
11.3) Floor Conditions

An excessive amount of floor squeaking was observed. Loose floorboards may be present. This is not unusual for a home of this age. Recommend maintenance as needed.

11.4) Heat Source Conditions

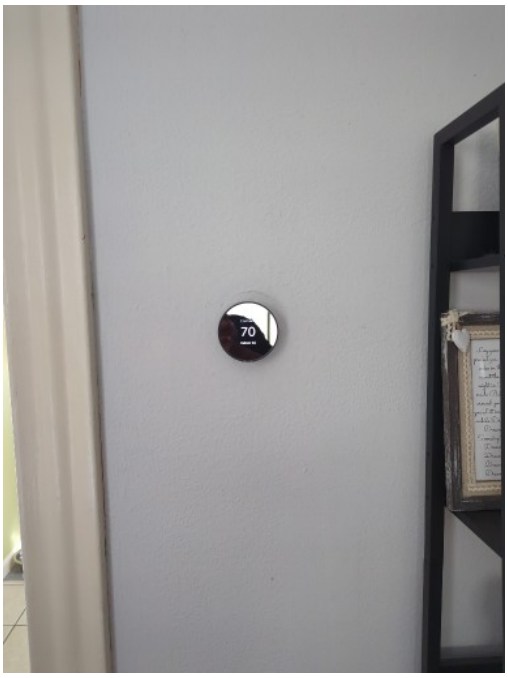
Due to the presence of furniture and personal items, the inspector was unable to locate or inspect heat source in all rooms.





11.5) Thermostat Location

The thermostate is located in the living room



11.6) Thermostat Condition

The normal operating controls appeared to be in normal working order at the time of inspection.

Windows - Doors

11.7) Interior Window Conditions

The sample of windows tested were operational at the time of the inspection.

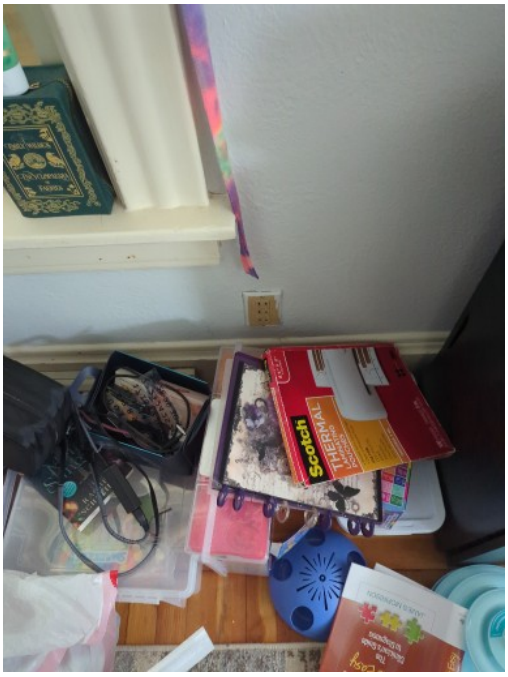
11.8) Interior Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

11.9) Electrical Conditions

Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.



11.10) Lighting Conditions

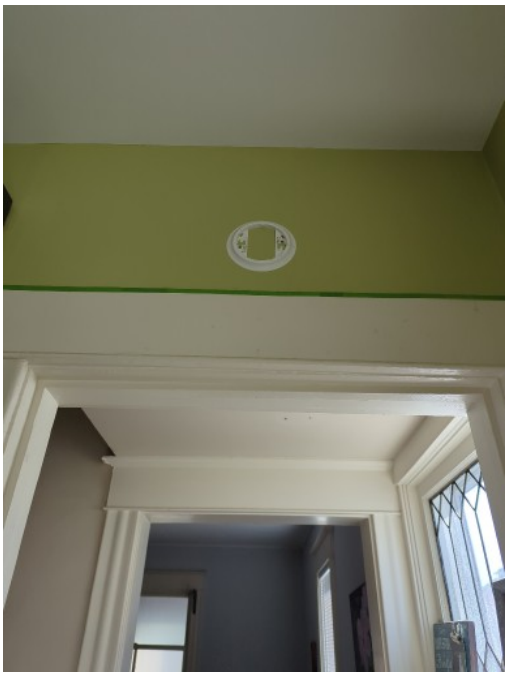
The interior lights appeared to be in serviceable condition at the time of the inspection.

11.11) Ceiling Fan Conditions

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

11.12) Smoke Detector Conditions

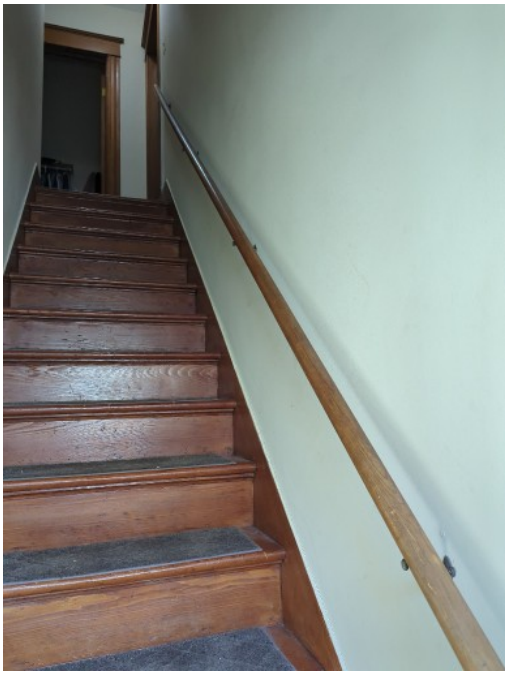
Recommend smoke detectors on each level and near or in each bedroom. Client should contact the local Fire o Marshall's office for proper locations.



Stairs Handrails

11.13) Stairs Handrails

Yes

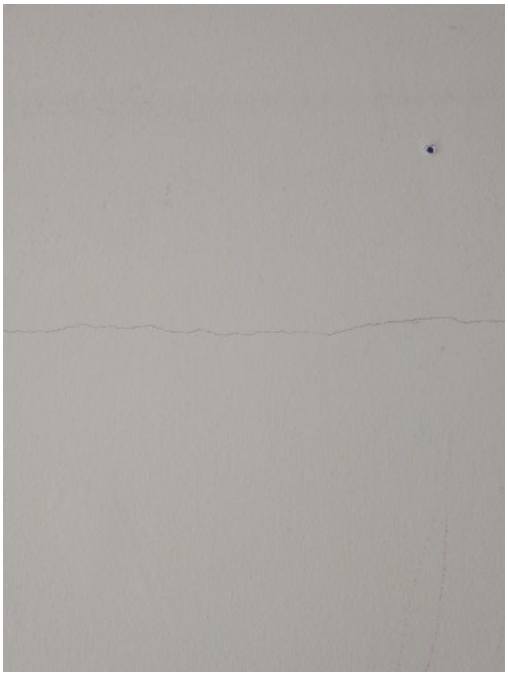


12 Kitchen

Walls - Ceilings - Floors

12.1) Wall Conditions

There were common settlement type cracks observed to the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.



12.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

12.3) Floor Conditions

From the living room to the kitchen or is left of about an inch and a half. This is a trip hazard. Recommend repair





Inch and a half lift

12.4) Heat Source Conditions

Registers



Windows - Doors

12.5) Kitchen Window Conditions

The sample of windows tested were operational at the time of the inspection.

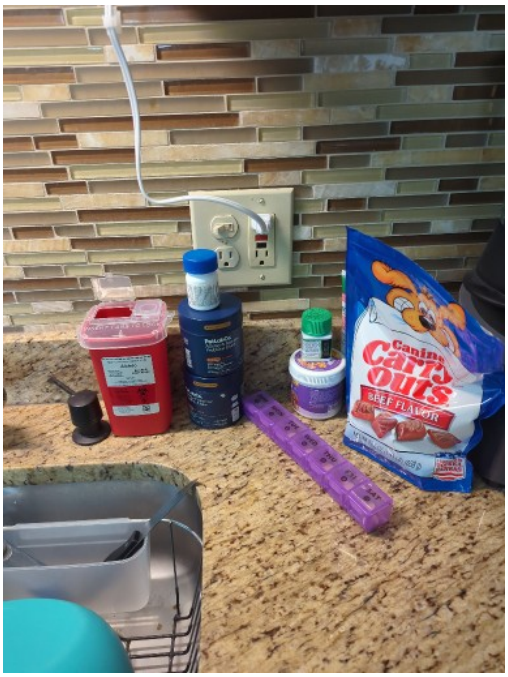
12.6) Kitchen Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

12.7) Electrical Conditions

The GFIC (ground fault interrupter circuit) receptacle did not respond to the inspectors (external) trip test device. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close.



12.8) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

12.9) Ceiling Fan Conditions

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

Kitchen Sink - Counter tops - Cabinets

12.10) Counter Conditions

The visible portion kitchen counters appeared to be in serviceable condition at the time of the

inspection.

12.11) Cabinet Conditions

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

12.12) Sink Plumbing Conditions

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

12.13) Garbage Disposal Condition

The disposal was not operational at the time of inspection. Recommend repair and / or replacement.

Owner stated that he had a replacement



Water Flow and Temp Kitchen sink had suffiecent water flow and temperature.

Appliances

Stove - Range Type The oven is gas.

12.14) Stove - Range Condition

Personal effects evaporating the oven and stove unavailable

12.15) Hood Fan Conditions 

The fan / hood did not operate. Recommend repair and / or replacement.

13 Bedroom 1

Walls - Ceilings - Floors

13.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

13.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

13.3) Floor Conditions

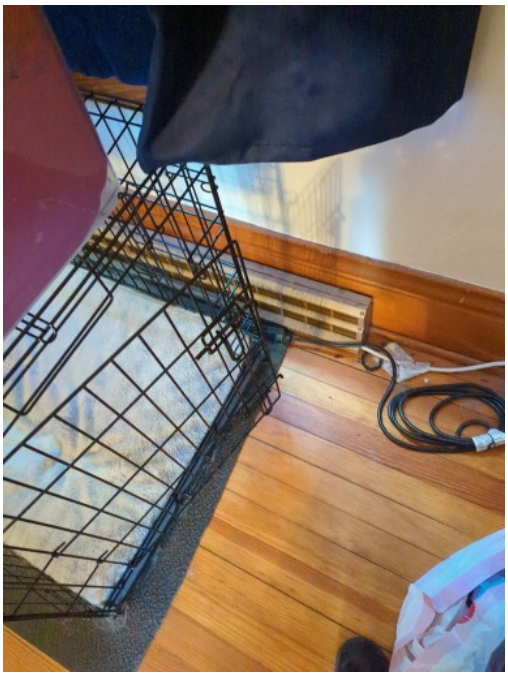


An excessive amount of floor squeaking was observed at . Loose floorboards may be present. That I'm coming for a home of this age. Recommend maintenance as needed.

Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

13.4) Heat Source Conditions

Due to the presence of furniture and personal items, the inspector was unable to locate or inspect heat source in all rooms.



Windows - Doors

13.5) Interior Window Conditions

The accessible windows were tested and were operational at the time of the inspection.

13.6) Interior Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

13.7) Electrical Conditions [redacted]

Personal items prevented me from accessing outlets in first bedroom

13.8) Lighting Conditions

The lighting controlled by wall switches was operational at the time of inspection.

13.9) Smoke Detector Conditions

There was no smoke detector in this room.

14 Bedroom 2

Walls - Ceilings - Floors

14.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

14.2) Ceiling Conditions

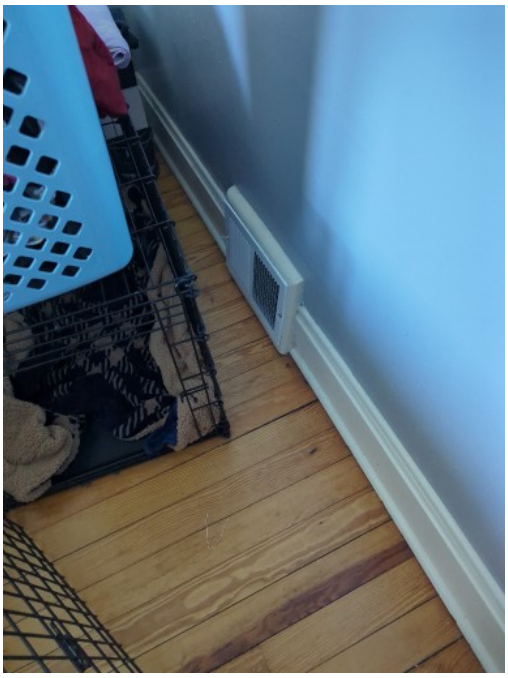
The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

14.3) Floor Conditions

An excessive amount of floor squeaking was observed. Loose floorboards may be present. This is not uncommon for a home at this age.Recommend maintenance as needed.

14.4) Heat Source Conditions

Registers



Windows - Doors

14.5) Interior Window Conditions

The sample of windows tested were operational at the time of the inspection.

14.6) Interior Door Conditions

The door rubs at the floors or carpeting Repairs and / or adjustments are recommended.

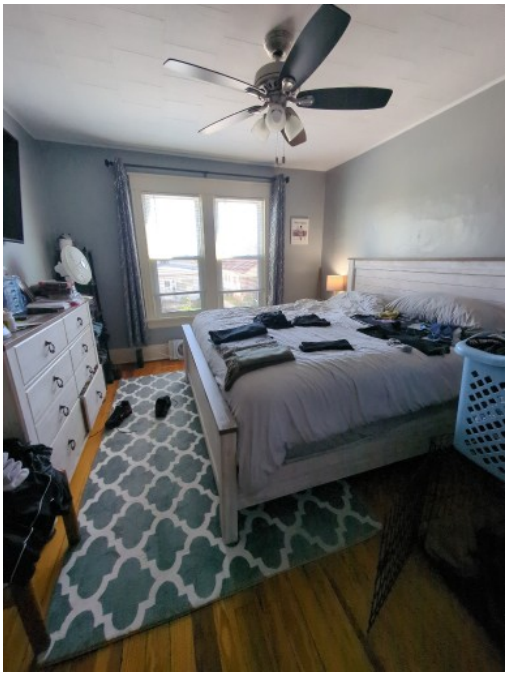
Electrical Conditions

14.7) Electrical Conditions

Personal belongings prevented me from seeing or testing any outlets in the second bedroom.

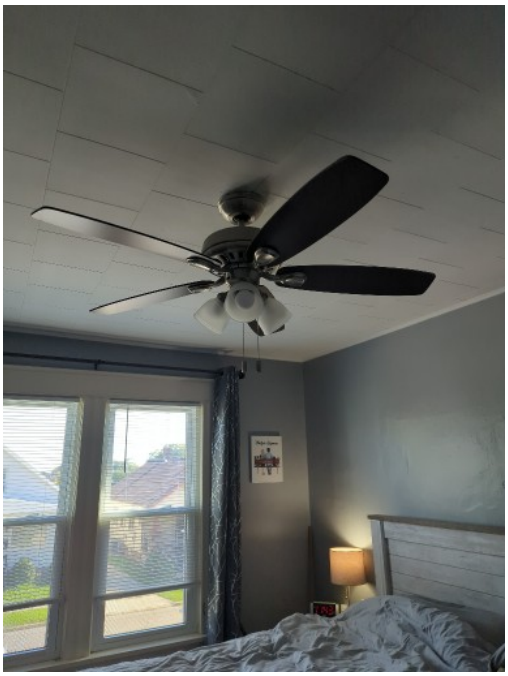
14.8) Lighting Conditions

Light(s) were out or inoperative. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.



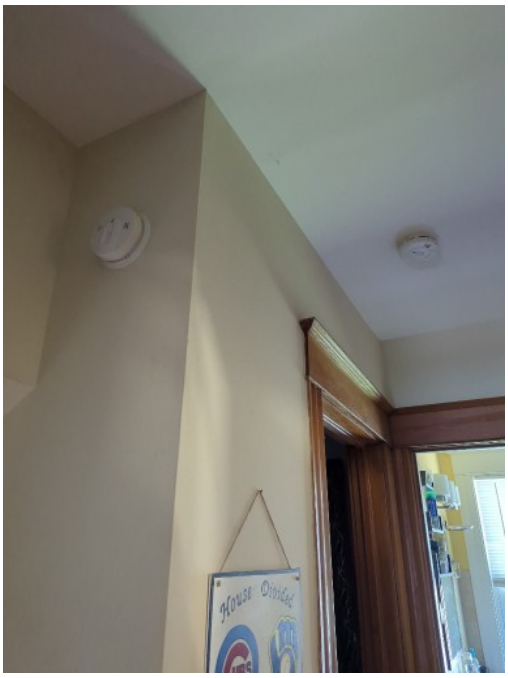
14.9) Ceiling Fan Conditions

The ceiling fan(s) was not operational Recommend further evaluation and repair as needed by a qualified / licensed contractor.



14.10) Smoke Detector Conditions

Test yearly



15 Bedroom 3

Walls - Ceilings - Floors

15.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

15.2) Ceiling Conditions

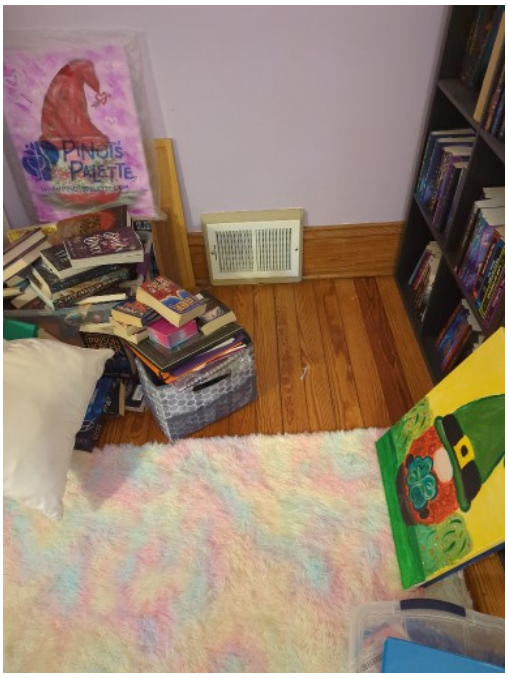
The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

15.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

15.4) Heat Source Conditions

Registers



Windows - Doors

15.5) Interior Window Conditions

The sample of windows tested were operational at the time of the inspection.

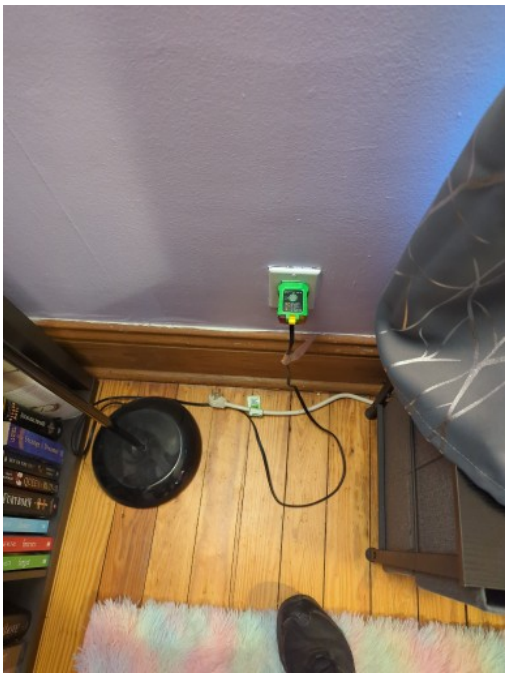
15.6) Interior Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

15.7) Electrical Conditions

Three pronged outlets did not test for proper ground at . Recommend further evaluation and repairs by a licensed electrician prior to close.



15.8) Lighting Conditions

Lighting conditions appeared to be in serviceable condition at the time of inspection.

16 Bathroom 1

Walls - Ceilings - Floors

16.1) Wall Conditions

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

16.2) Ceiling Conditions

Damaged ceiling was observed Recommend further evaluation and repair as needed by a qualified / licensed contractor.

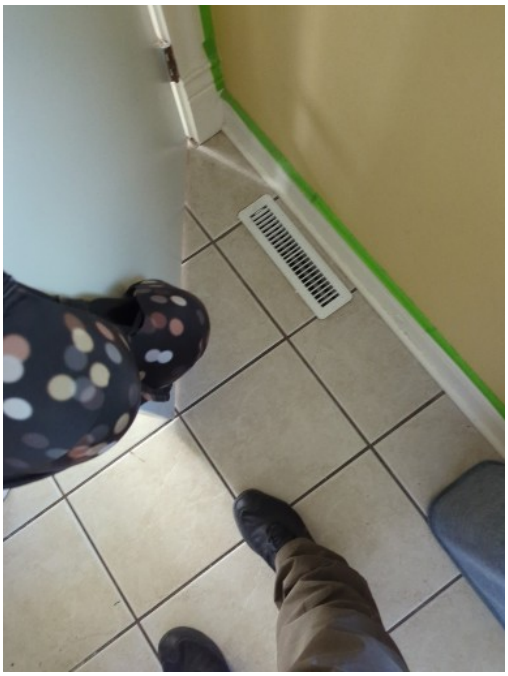


16.3) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

16.4) Heat Source Conditions

Registers



Windows - Doors

16.5) Bathroom Window Conditions

The sample of windows tested were operational at the time of the inspection.

16.6) Bathroom Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

16.7) Electrical Conditions

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended.



16.8) Lighting Conditions

Light were operational at the time of the inspection.

16.9) Vent Fan Conditions

Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

Bathroom Sink

16.10) Counter - Cabinet Conditions

The cabinet appeared to be in serviceable condition at the time of inspection.

16.11) Sink Conditions

The sink appeared to be in serviceable condition at the time of inspection in bath.

Water flow and temp There was suffiecent water flow and temperature.

Shower - Tub - Toilet

16.12) Toilet Conditions

The toilet appeared to be in serviceable condition at the time of inspection in bath.

Water Flow and Temp	There was suffiecent water flow and temperature.

17 Bathroom 2

Walls - Ceilings - Floors

17.1) Wall Conditions

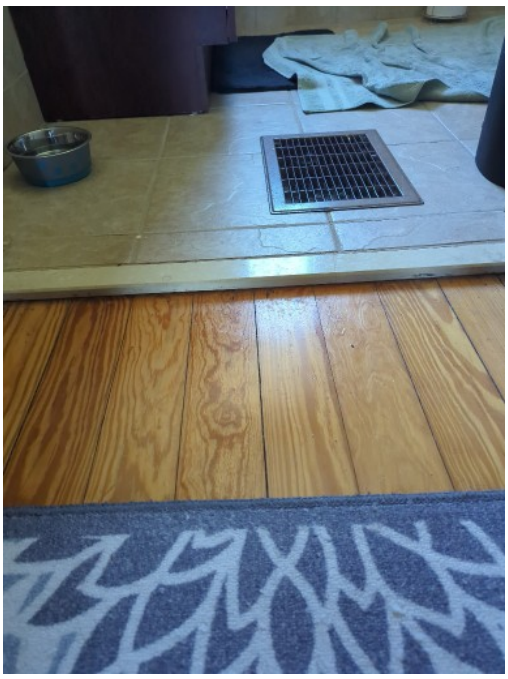
The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

17.2) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

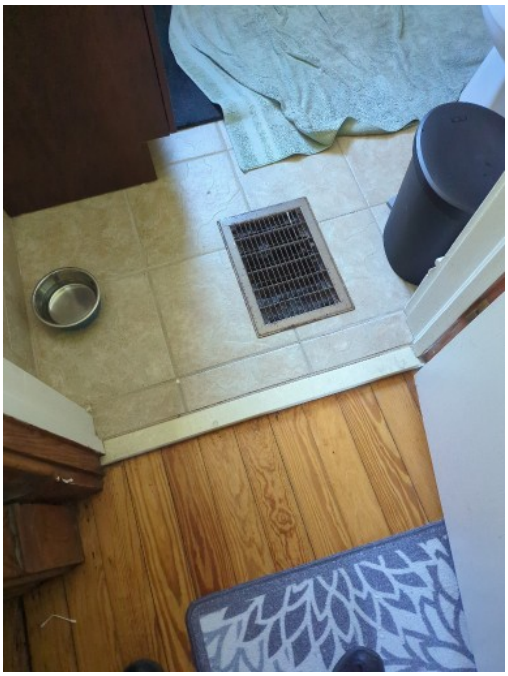
17.3) Floor Conditions

3/4-In lift from hallway to bathroom. This is a trip hazard. Recommend repairs as needed.



17.4) Heat Source Conditions

Registers



Windows - Doors

17.5) Bathroom Window Conditions

The sample of windows tested were operational at the time of the inspection.

17.6) Bathroom Door Conditions

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

17.7) Electrical Conditions

Electrical outlets appear to be in serviceable condition at the time of inspection

17.8) Lighting Conditions

Light were operational at the time of the inspection.

17.9) Vent Fan Conditions

Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

Bathroom Sink

17.10) Counter - Cabinet Conditions

The cabinet appeared to be in serviceable condition at the time of inspection.

17.11) Sink Conditions



There was visible evidence of low water pressure at the sink when tub was runningIt is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

17.12) Water flow and Temp



Restricted water flow was observed in the bathroom sink. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

Shower - Tub - Toilet

17.13) Shower - Tub Conditions

The bathtub, faucet, and drains appeared to be in serviceable condition.

17.14) Toilet Conditions



The toilet was leaking in bath. Recommend repair.

17.15) Water Flow and Temp



Restricted water flow was observed in the bathroom sink. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

18 Attic

Attic Area

Attic Access	Hallway.
Method of Inspection	Entered attic area.
Roof Frame Type	The roof framing is constructed with rafter framing.
Attic Ventilation Type	Gable Vents.
Attic Insulation Type	Batt Insulation.

18.1) Attic Conditions

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

18.2) Attic Ventilation Conditions

The ventilation in the attic appeared to be adequate.

18.3) Attic Insulation Conditions

The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

18.4) Chimney



19 Basement

Walls - Ceilings - Floors

19.1) Basement Stair Conditions

Stairways shall have a headroom clearance of not less than 80 inches (2032 mm) measured vertically from a lineThe interior stairs appeared serviceable at the time of the inspection. connecting the edge of the nosing's.
Stairways shall have a headroom clearance of not less than 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosing's.

This is a common trait in older homes

19.2) Wall Conditions

Moisture related damage was observed. Hidden evidence may exist in areas not readily visible or accessible. Recommend repair. Please refer to limitations of inspection regarding mold / moisture related conditions.



19.3) Ceiling Conditions

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

19.4) Floor Conditions

The general condition of the visible and accessible portions of the floors appeared to be in

serviceable condition at the time of the inspection.

Windows - Doors

19.5) Basement Window Conditions

Windows were security glass block

Three pain behind one pain

Furnishings, personal item storage, and window treatments prevented a full visual inspection of all windows and window areas. Conditions can change between the time of inspection and closing. Please do a careful check of all windows during your final walk through.



Electrical Conditions

19.6) Electrical Conditions

Two prong (non-grounded) receptacles were observed. Although these were commonly used years ago, we recommend a licensed electrician upgrade to grounded three prong receptacles.

Knockouts need to be closed on any junction box





19.7) Lighting Conditions

All lights were operational on the day of inspection

20 Plumbing

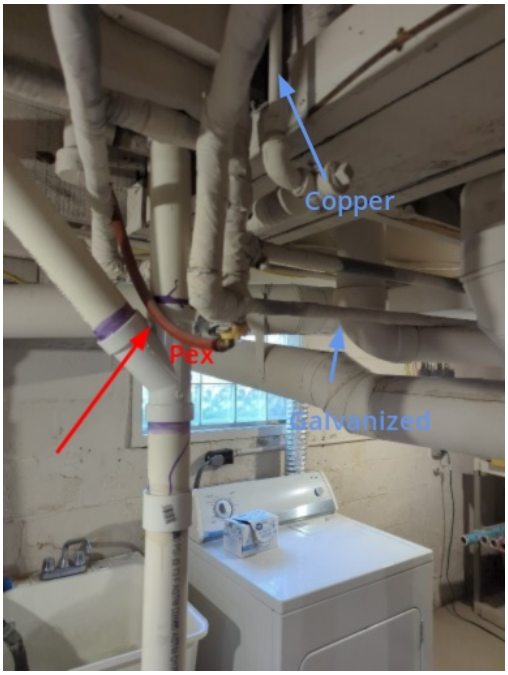
Water Main Line

Main Shutoff Location The main valve is located at the basement.

Main Line Material The visible material of the main line / pipe appears to be galvanized.

The visible material of the main line / pipe appears to be plastic.

The visible material of the main line / pipe appears to be copper.



20.1) Main Line & Valve Conditions

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

The visible material used for the supply lines is galvanized.

The visible form of plumbing line is PEX

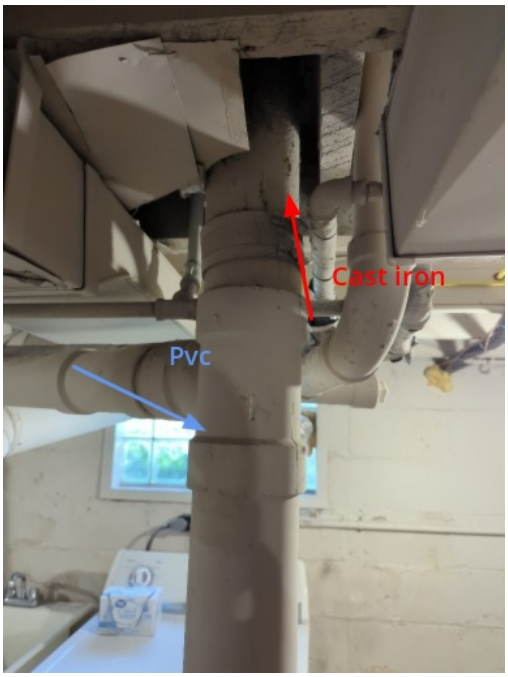
20.2) Supply Line Conditions

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are cast iron.

The visible portions of the waste lines are plastic.



20.3) Drain Line Conditions

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type Natural Gas.

Water Heater Location Basement.

Water Heater Capacity 40 Gallon.

20.4) Water Heater Conditions

Due to the age and / or conditions observed, the water heater is past the end of its useful life. Replacement is recommended.





20.5) Water Heater Manufacture Date

2006

21 Laundry

Laundry

21.1) Laundry Room Conditions

The flexible dryer vent was bent behind the dryer. This can impede exhaust flow and can be a fire hazard. A metal elbow should be installed. These are available at most hardware stores. For increased fire safety, recommend cleaning of lint from exhaust duct on a regular basis.



22 Heating - Air

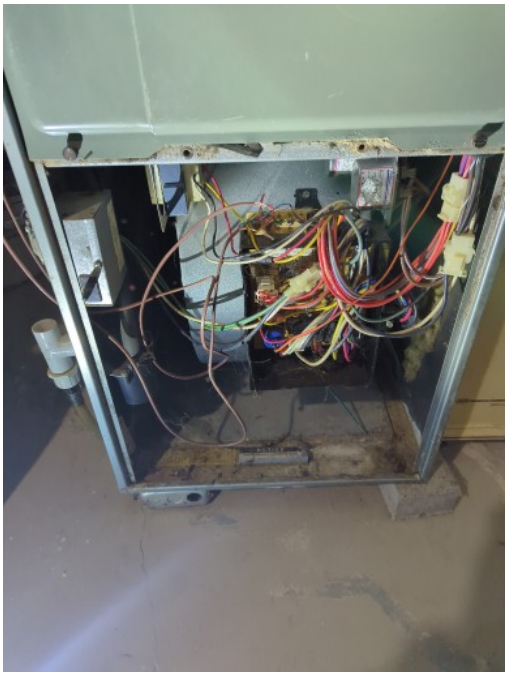
Heating

Location of Unit Basement.

Heating Type Forced Air.

Energy Source Natural Gas.

Approximate BTU Rating 60000





Distribution Type The visible areas of the heat distribution system is ductwork with registers.

22.1) Unit Conditions

The heating unit had excessive rust and / or flakes in the burner chamber. Due to conditions observed, recommend complete system evaluation, cleaning and servicing of heating system by a licensed / qualified heating contractor prior to close.



22.2) Distribution Conditions

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

22.3) Ventilation Conditions

The visible and accessible portion of the venting flue appeared to be in normal working order at the time of inspection.

22.4) Unit Manufactured Age

2002

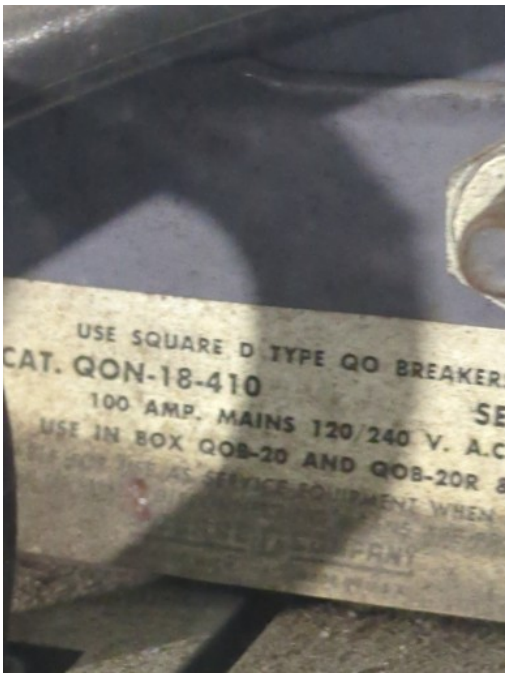
23 Electrical Panel (Interior)

Main Electrical Panel

Main Disconnect Location At Main Panel.

Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 100amps.



Circuit Protection Type Breakers.

23.1) Wiring Methods

The main power cable is copper. The branch cables are copper.

23.2) Electrical Panel Conditions

Recommend an anti-oxidant material be applied by a licensed electrician to wires and / or main terminal lug connection to reduce rust, corrosion or oxidation of exposed wires.

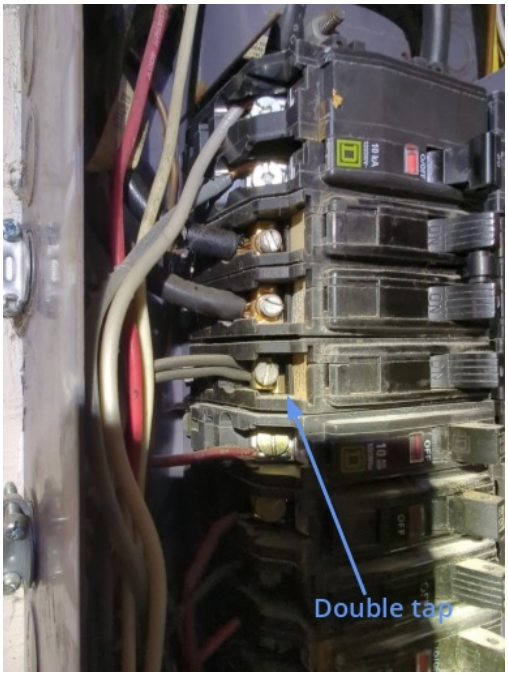
Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

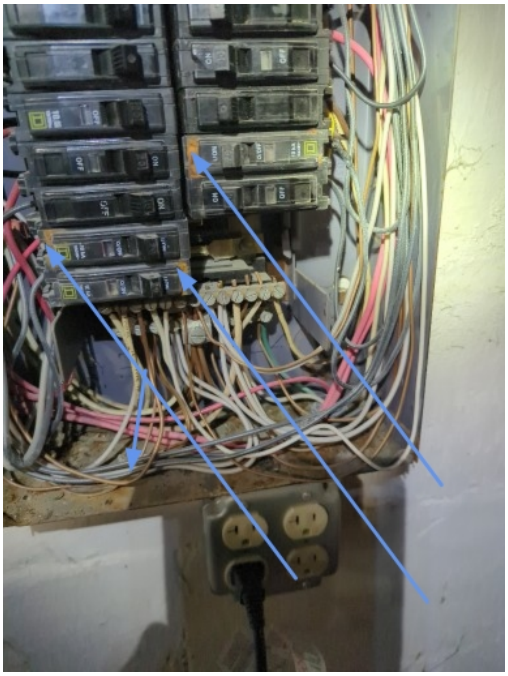
Rust / corrosion was observed at the panel box or breakers indicating water intrusion. Recommend further evaluation by a licensed electrician.

Scorched and melted wires were observed at the panel box. Recommend further evaluation and repairs by a licensed electrician prior to close.

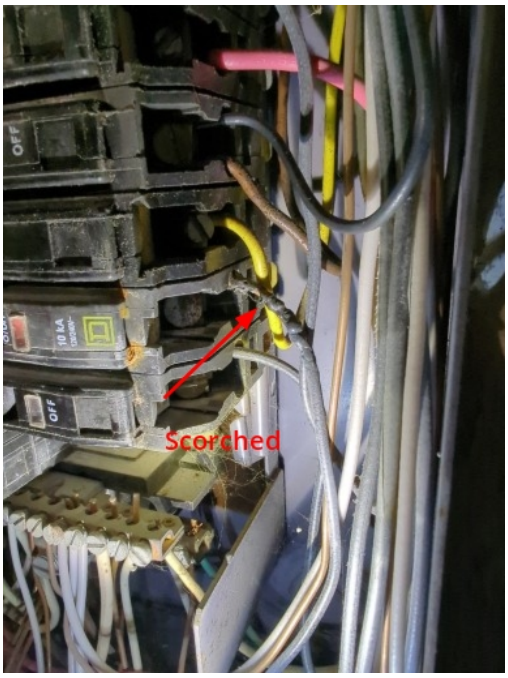
I recommend meter base to be upgraded to be in line with upgraded service wires. Recommend qualified electrician evaluate.

"Knockouts" are missing on the electric panel. The panelboard enclosure is designed to keep out foreign objects, protect the conductors and breakers, contain arcing resulting from faults enclosure, and protect persons from accidental contact with energized components. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.





Rust





Missing knockout cover

24 Foundation - Crawl Space

Foundation

Foundation Type Basement.

Foundation Material Block.

24.1) Foundation Conditions



Minor moisture stains were observed on the foundation walls. This may be an indication of water penetration, which is not unusual for a block foundation. The inspector was unable to determine if the water stains were active or passive at the time of inspection. Client should obtain disclosure / history information from the seller regarding any previous water penetration.

Flooring Structure

Flooring Support Type The wood framing floor system was constructed of 2 X 8 floor joists.

24.2) Flooring Support Conditions

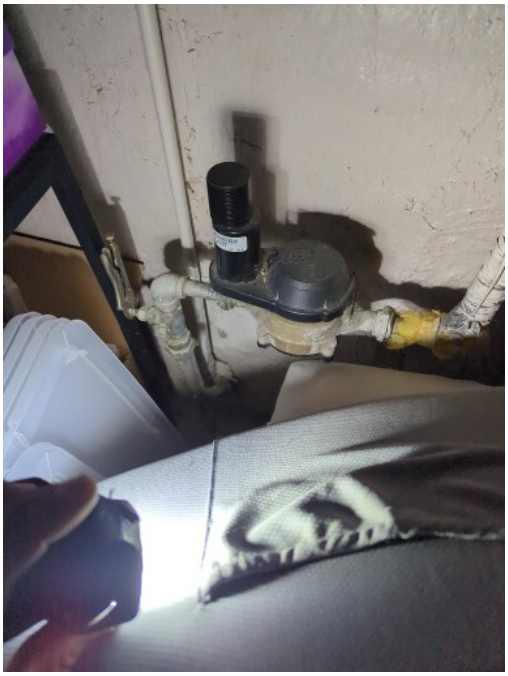
The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection. Recommend on going monitoring.

25 Water meter

Meter

25.1) Meter Location

A jumper wire ensures the ground path stays unbroken so pipes do not become dangerously energized during an electrical fault. This is a Safety Issue. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



No jumping wire

26 Standards Of Practice

WI Home Inspector Standards Of Practice

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.

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.
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.

(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.
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.

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).