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## RESIDENTIAL REPORT COPY

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SEPTEMBER 23, 2019



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# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Client, Client's Family	<b>Occupancy</b> Vacant with furniture and storage	<b>Style</b> Single family
<b>Ground Cover</b> Damp	<b>General Appearance</b> Satisfactory	<b>Main Entrance Faces</b> North For the sake of the report
<b>Temperature (approximate)</b> 59 Fahrenheit (F)	<b>Current Weather Conditions</b> Cloudy	<b>The Following Items Have Been Excluded From The Inspection</b> Security system, Built-in sound system, Phone/Cable systems, Underground electrical, Low voltage systems, Storm windows, Safety glass, Condensation pump, Sheds

### Overview

#### Inspection Overview

Thank you for choosing HomesighT, Inc. home inspection service to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. **Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind nor is it a code compliant inspection.** HomesighT, Inc. endeavors to perform all inspections in substantial compliance with the Wisconsin State Home Inspector Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. This report is effectively a snapshot of the property recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the 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 HomesighT, Inc. express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

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

### Scope of the Inspection

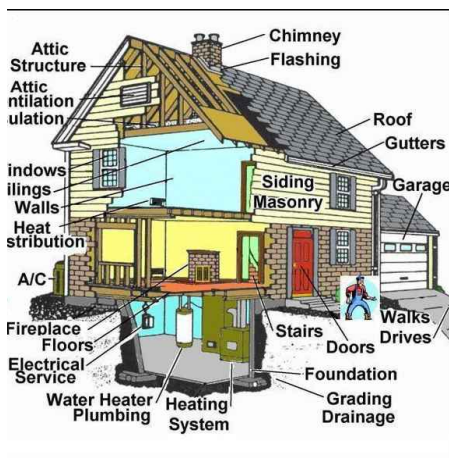
#### Scope of the Inspection

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

## observable conditions of an improvement to residential real property.

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

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



## Use Of Photos/Videos

### Photos, Videos

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

## Definitions Used In This Report

### Explained

### Ratings and their definitions

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

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

- **Defect / Potential Safety Hazard** – A condition of any component of an improvement that a home inspector determines, based on the home inspector's judgement on the day of an inspection, 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.
- **Further Evaluation** – Item is not functioning as intended, needs further evaluation by a qualified professional.
- **Needing Repair** – The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.
- **Monitor** – Currently functioning, but condition and /or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.
- **Maintenance** – Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.

***\*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.***

## Protecting You

Your Inspection Includes FREE Warranties and Services

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

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

**MoldSafe** - If you move in to your new home and new mold grow is discovered, your covered for remediation.

**90 Day Warranty** - We back all of our inspections with a 90 Day Limited Structural and Mechanical Warranty.

***For a period of 90 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.***

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

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

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



## What Really Matters in a Home Inspection

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

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

### **The key issues that really matter fall into four categories:**

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



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

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

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

## Elevation pictures



## 2: GROUNDS

		IN	NI	NP	R
2.1	Flatwork	X			X
2.2	Stoop(s)	X			X
2.3	Retaining wall(s)	X			X
2.4	Landscaping	X			X

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

### Information

#### Flatwork: Material(s)

Concrete, Pavers

#### Stoop(s): Material(s)

Concrete

#### Stoop(s): General Observations

Sub-Standard size step(s) –  
caution!

#### Retaining wall(s): Material(s)

Wood

#### Landscaping: General Observations

Trees/Bushes not evaluated,  
Overgrown foliage

#### Landscaping: Improvements May Be Difficult to Correct

Some grading improvements may be difficult to pitch properly due to having little room to work with (concrete close to the structure) and/or because the grading is already touching or being close to siding. This may ultimately affect foundation drainage evaluate/repair as needed per professional.

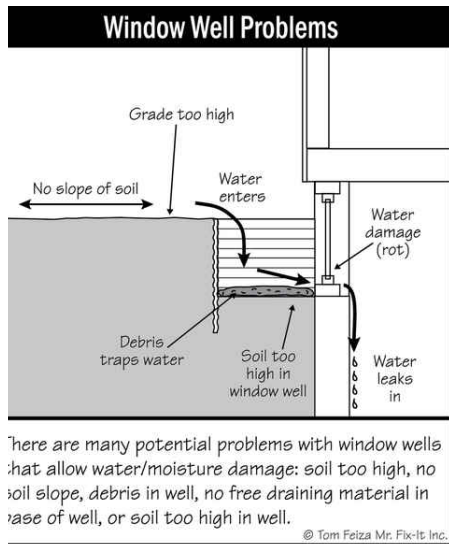


#### Landscaping: Large Trees

Large trees close to home and/or garage may affect house and/or garage (ex: insects, plumbing, drainage, structural) today we look for the obvious though we recommend consulting the owner on any adverse history.

#### Landscaping: Window Well Drainage

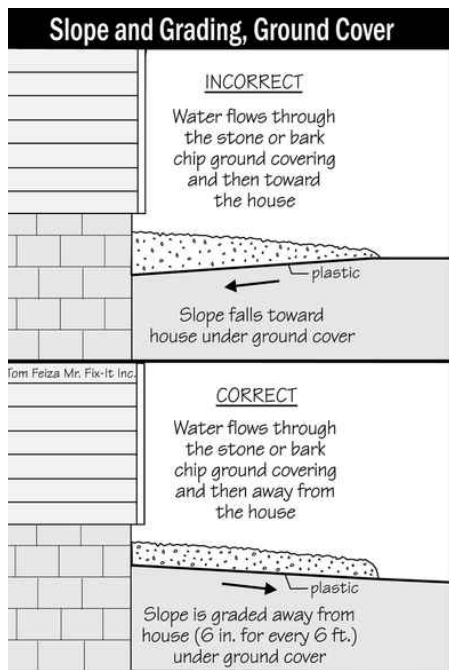
Recommend reducing grade/stone/debris/leaves in window well(s) and install proper drainage so that water will not seep into the basement via the basement window. Consult professional and repair as needed



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### Landscaping: Not Grading Material

Stone/Rock/Mulch landscaping material around the house is not grading material and will not flow water properly away from the home unless the grading underneath is positive evaluate/repair as needed per professional.



084

## Recommendations



## 2.1.1 Flatwork

**SURFACES NEEDS WORK**

NEEDS REPAIR / SAFETY HAZARD

Flat surfaces appear to need repair to create a satisfactory surface. Consult professional for evaluation and corrective action.

Recommendation

Contact a qualified concrete contractor.



Purpose of metal is unknown



Settled towards the home



Settling and trip hazards



Settled towards the house



PATIO - settled, trip hazards and damage



Improper and damaged steps and no handrail



PATIO - settled, trip hazards and damage



PATIO - settled, trip hazards and damage



PATIO - settled, trip hazards and damage

## 2.2.1 Stoop(s)

**SETTLED TOWARDS STRUCTURE**

## DEFECT

Settling towards the structure is observed today. If not corrected water may be directed towards the structure resulting in seepage/damage - recommend repair per professional.

## Recommendation

Contact a qualified professional.



West stoop - Appears to be settled towards the home



West stoop - Gaps and deterioration

## 2.3.1 Retaining wall(s)

**RETAINING WALLS LEANING**

## NEEDS REPAIR

Retaining wall shows substandard repairs and is leaning today. If not corrected additional damage may occur - recommend evaluation/repair per professional.

## Recommendation

Contact a qualified professional.





2.4.1 Landscaping

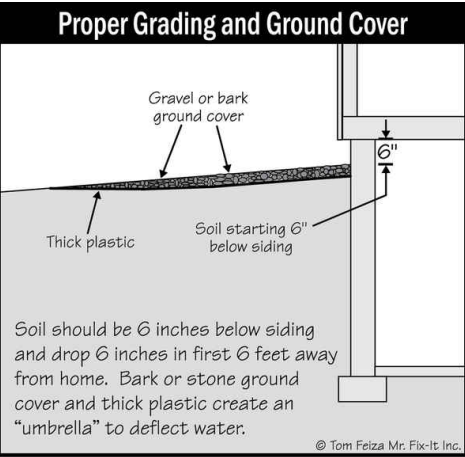
RECOMMEND GRADING IMPROVEMENTS

RECOMMEND MAINTENANCE

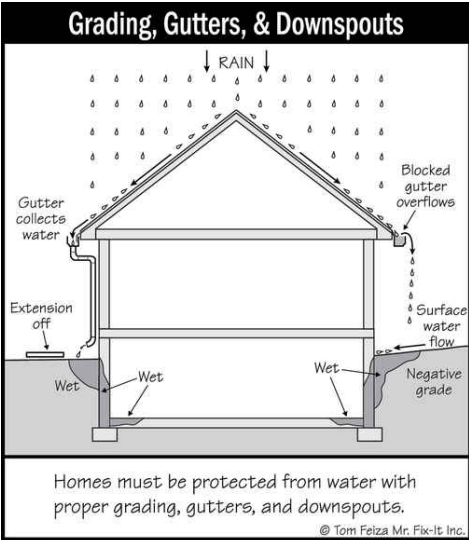
Grading is pitched/settled towards the structure which can direct water towards the structure resulting in potential moisture seepage/damage. In general - grading should have a pitch of 1" drop per foot extended for 6' away from the structure with no siding-to-dirt contact. Recommend evaluate/repair per professional.

Recommendation

Contact a qualified landscaping contractor



B101



X035

General Information



Flat grading with stone



Add window well(s)



Flat grading

### 3: ROOF SYSTEM(S)

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

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

#### Information

##### Roof Visibility

All

##### Inspection Method

Roof

##### Estimated Age of Covering(s)

15-20 years

##### Estimated Layer(s)

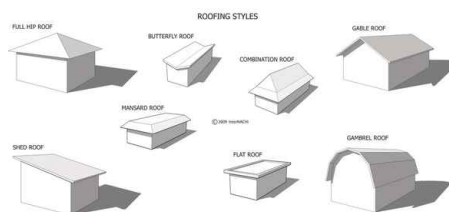
Unknown

##### Roof Type/Style

Hip

##### Pitch

Medium



##### Covering(s)

Composite

##### Flashings

Metal, Rubber

##### Valley(s)

Composite

##### Roof Drainage System(s):

##### Material(s)

Metal

##### Roof Drainage System(s): General

##### Observations

Common dents/damage,  
Underground downspout  
extensions/storm sewers not  
inspected

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

In general - most composite construction grade roof systems are expected to last approximately 15-20 years.

##### Roof Drainage System(s): Downspouts/Gutters Small

Downspouts/Gutters small modifications/additions may be needed no visible evidence of issues today (monitor).

##### Roof Drainage System(s): Water and Ice of Surfaces

Downspouts may direct water/ice on concrete surfaces (common) caution! It may be difficult to re-direct without creating a trip hazard. Evaluate/Repair as needed per professional.

#### Recommendations

## 3.1.1 Roof Covering(s)

**NEARING LIFE EXPECTANCY****MONITOR**

Roof system is nearing it's average life expectancy - consider budgeting for repairs and/or replacement.

Recommendation

Contact a qualified roofing professional.



Granular loss





## 3.2.1 Flashings

**FLASHINGS NEED REPAIRS**

## DEFECT

The roof flashings appear to need repair today. If not corrected leaks/damage ay result. Consult professional for corrective action.

## Recommendation

Contact a qualified roofing professional.



Damaged boot



Rusted flashing, exposed fasteners and damaged boot



Sub-Standard installation/repair



Rust, tarred and improper fasteners

## 3.4.1 Structure

**EVIDENCE OF STRUCTURAL MOVEMENT**

## FURTHER EVALUATION

Roof system appears to have evidence of movement. If not corrected additional movement and damage may result. Consult professional for corrective action.

## Recommendation

Contact a qualified professional engineer



Roof appears wavy



Stoop overhang appears to have settled



Cracks at NW corner of garage - may be related to movement (though not confirmed)

## 3.5.1 Roof Drainage System(s)

**GUTTER CONCERNS**

## DEFECT

The gutters appear to have issues. If not corrected the gutter system may not operate as intended. Recommend professional evaluate the gutter system and repair as needed.

## Recommendation

Contact a qualified gutter contractor



Downspouts need extensions



Improper pitch and ponding

# 4: CHIMNEY(S)

		IN	NI	NP	R
4.1	Chase(s)	X			X
4.2	Flue(s)	X			X

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

## Information

**Visibility**  
All

**Inspection Method**  
Roof

**Chase(s): Material(s)**  
Brick

**Flue(s): General Observations**  
Flue(s) not evaluated

**Flue(s): Flues Not Inspected**  
Inspection of the chimney flue(s) is beyond the scope of a home inspection. Any reporting on this component is only performed as a courtesy and is not part of the home inspection per WI State Home Inspector Statutes.

## Recommendations



## 4.1.1 Chase(s)

**CHIMNEY APPEARS TO NEED WORK**

## DEFECT

The chimney appears to need work - if not corrected additional damage may result. Recommend professional evaluate chimney components and repair as needed.

## Recommendation

Contact a qualified professional.



Limited view from attic



Clean-out in basement is full

## 4.2.1 Flue(s)

**RECOMMEND CHIMNEY LINER**

## DEFECT

Water heaters chimney may be too large for just water heater alone (furnace was once using the same chimney too). Consult professional for additional information or evaluation/repair as needed.

## Recommendation

Contact a qualified heating and cooling contractor



## 5: EXTERIOR

		IN	NI	NP	R
5.1	Siding / Trim / Caulking	X			X
5.2	Storms Window(s)	X			X
5.3	Exterior Door(s)	X			X

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

### Information

#### Siding / Trim / Caulking: Siding/Trim Material(s)

Brick, Wood, Metal

#### Siding / Trim / Caulking: General Observations

Common dents/damage, DIY  
repairs, Cracks/Movement,  
Rusted metal supports

#### Storms Window(s): Material(s)

Wood, Metal



DIY repair - NW

#### Storms Window(s): General Observations

Storm windows not operated

#### Material(s)

Not all visible, Wood framed

#### Buried Sump Extension

Buried extension for sump pump discharge not tested - may freeze if not buried deep enough - monitor/repair per professional as needed.

#### Lead/Asbestos 1978

In general, due to age, the exterior of this house/garage may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

### Limitations

Exterior Wall Construction

#### INSPECTION LIMITED BY:

Finishings/Cladding

### Recommendations



## 5.1.1 Siding / Trim / Caulking

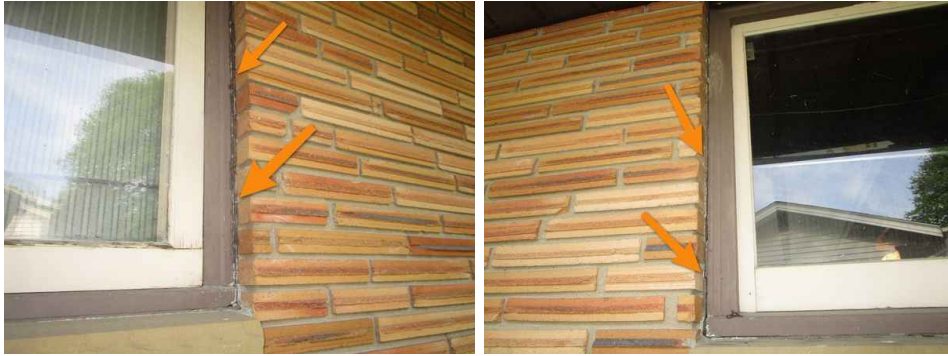
**CRACKED/MISSING CAULK**

## NEEDS REPAIR

There area(s) of cracked/deteriorated and/or missing caulk. If not corrected water penetration may occur. Contact the qualified professional for repair.

## Recommendation

Contact a qualified professional.



## 5.2.1 Storms Window(s)

**RECOMMEND MAINTENANCE**

## RECOMMEND MAINTENANCE

Storms windows appear to need maintenance. If not maintained damaged may result. Consult professional for corrective action.

## Recommendation

Contact a qualified professional.



Peeling/Deteriorated paint

Cracked glass - basement

## 5.3.1 Exterior Door(s)

**DOUBLE KEYED DEADBOLTS**

## SAFETY HAZARD

Entrance door(s) is double keyed. This means that a key is required to open the door from the outside and inside of the home. Modern fire safety standards do not allow double keyed locks on doors. In the event of an emergency exit from the home, a key is required to unlock the door. This is a safety issue if no key is readily available. Recommend replacing any double keyed locks on entrance doors.

## Recommendation

Contact a qualified professional.



## 5.3.2 Exterior Door(s)

**RECOMMEND MAINTENANCE**

## RECOMMEND MAINTENANCE

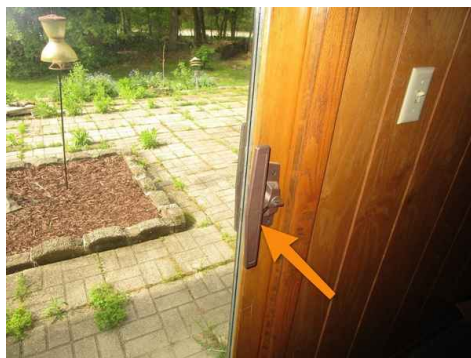
Door(s) appear to need maintenance. If not maintained damaged may result. Consult professional for corrective action.

## Recommendation

Contact a qualified professional.



Deteriorated treatment



Loose hardware

## 6: GARAGE

		IN	NI	NP	R
6.1	Automatic Opener(s)	X			
6.2	Floor	X			X
6.3	Overhead Door(s)	X			X
6.4	Firewall	X			X
6.5	Fire Door	X			X
6.6	General Remarks	X			

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

### Information

<b>Type</b> Attached	<b>Size</b> 2 car	<b>Automatic Opener(s): General Observations</b> Remotes/Key pads not tested
<b>Floor: Material(s)</b> Concrete	<b>Overhead Door(s): Material(s)</b> Metal	<b>Fire Door: General Observations</b> Recommend self-closer (possible CO Hazard – caution!)

#### General Remarks: In General - Moisture Stains On Sheathing (dry)

Garage

In general - moisture stain(s) noted at roof sheathing appear old and randomly read dry today with meter possible past/active leak (source not confirmed). Consult owner/professional as needed.



#### General Remarks: Evidence of pests

Garage

Evidence of past/active pests in structure - recommend consulting owner/pest professional as needed.



Limitations

Type(s)  
**INSPECTION LIMITED BY:**  
Finishings, Storage



Recommendations

6.2.1 Floor  
**GENERAL OBSERVATIONS**  
MONITOR  
Trip hazard(s), Cracks, Settling, Past repairs  
Monitor for additional settling of floor. Additional movement may compromise the integrity of the structure consult professional as needed.  
Recommendation  
Contact a qualified professional.



6.3.1 Overhead Door(s)  
**SUB-STANDARD INSTALLATIONS**  
RECOMMEND FURTHER EVALUATION  
Evidence of sub-standard installation. Consult professional to ensure installation is proper and safe.  
Recommendation  
Contact a qualified garage door contractor.



## 6.4.1 Firewall

**FIREWALL DEFICIENCIES**

## SAFETY HAZARD

The garage wall(s) have damaged/loose/missing sections of drywall/tape. The drywall in the garage is intended to act as a firewall to retard the spread of fire. Therefore, it is important that there are no openings in the drywall between the home and garage. Contact a qualified person to repair all openings in garage drywall.

## Recommendation

Contact a qualified professional.



Firewall missing



Dryer vent terminates in the garage



Cover does not close tight

## 6.5.1 Fire Door

**IMPROPER FIRE DOOR**

## SAFETY HAZARD

Improper fire door observed at door to interior. If not corrected a hazard exists in the event of a garage fire. Recommend repair per professional.

## Recommendation

Contact a qualified professional.



Glass not recommended



## 7: KITCHEN(S) / LAUNDRY

		IN	NI	NP	R
7.1	Countertops / Cabinets	X			X
7.2	Disposal	X			
7.3	Dishwasher	X			X
7.4	Range / Oven / Stove top	X			
7.5	Dryer Ventilation	X			X
7.6	Exhaust fan	X			X
7.7	Microwave	X			X
7.8	Refrigerator	X			
7.9	Washer / Dryer		X		

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

### Information

#### Dishwasher: General Observations

Recommend air gap device

#### Dryer Ventilation: General Observations

Vent not tested

#### Dryer Ventilation: Termination

Wall, Garage

#### Exhaust fan: General Observations

Same as microwave

#### Washer / Dryer: Additional Comments

Appliances not inspected/tested,  
Washer plumbing not operated

#### Dishwasher: Dishwasher Drains To Disposal

Dishwasher drain installed to garbage disposal common though may not be the recommend way to install. Consult city/professional and repair as needed.

#### Dryer Ventilation: Cleaning History Unknown

Dryer vent cleaning history unknown consult owner and clean as needed per professional.

#### Washer / Dryer: Confirm proper operation

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

#### Appliances Briefly Tested

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

### Limitations

Washer / Dryer

**CONFIRM PROPER OPERATION**

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



## Recommendations

7.1.1 Countertops / Cabinets

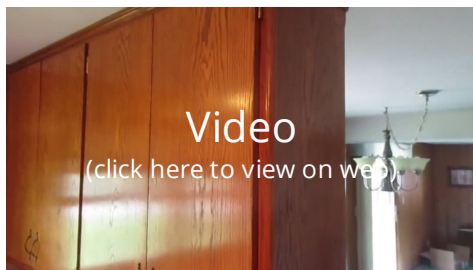
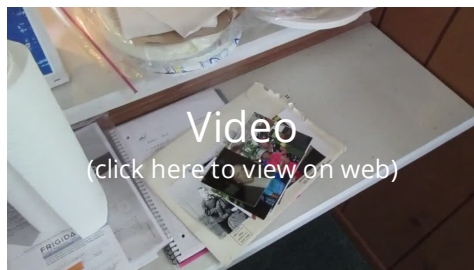
**LOOSE AREA(S)**

NEEDS REPAIR

Loose area(s) observed today. If not corrected damage and a safety hazard may result. Consult professional for corrective action.

Recommendation

Contact a qualified professional.



7.3.1 Dishwasher

**DIY DISHWASHER INSTALLATION**

NEEDS REPAIR

Dishwasher appears to operate though shows DIY installation - common. Confirm installation permits and/or have professional evaluate further and install per code.

Recommendation

Contact a qualified professional.



No air gap device

## 7.5.1 Dryer Ventilation

**DRYER VENTS TO GARAGE**

## NEEDS REPAIR

Dryer vents to garage. This is not recommended and should vent to the exterior. Recommend repair per professional.

## Recommendation

Contact a qualified professional.



## 7.5.2 Dryer Ventilation

**LINT BEHIND APPLIANCES**

## SAFETY HAZARD

Lint behind the appliances may indicate a dryer vent issue. If not corrected a safety hazard exists. Recommend repair per professional

## Recommendation

Contact a qualified appliance repair professional.



## 7.6.1 Exhaust fan

**RECOMMEND RIDGED DUCTWORK**

## NEEDS REPAIR

Recommend ridged ductwork in cabinetry. if not corrected damage may result. Consult professional for corrective action.

## Recommendation

Contact a qualified professional.



## 7.7.1 Microwave

**TOO LOW**

## SAFETY HAZARD

Microwave appear to be too low over the range. If not corrected a safety hazard exists. Consult professional for corrective action.

## Recommendation

Contact a qualified professional.



## 8: BATHROOM(S)

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

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

### Information

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

##### Material(s)

Fiberglass/Plastic

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

##### General Observations

DIY caulking



#### Vanities / Pedestal(s): General

##### Observations

Common wear

#### Exhaust Fan(s): General

##### Observations

Termination of all vent fans could not be verified, Recommend fans have their own exit out of the home - consult owner/professional as needed

### Recommendations

#### 8.3.1 Vanities / Pedestal(s)

##### **VANITY LOOSE/DAMAGED**

Vanity appears loose/damaged in area(s) - recommend repair per professional.

##### Recommendation

Contact a qualified professional.

## 9: INTERIOR ROOMS

		IN	NI	NP	R
9.1	Walls and Ceilings	X			X
9.2	Windows (representative number)	X			X
9.3	Interior Doors (representative number)	X			X
9.4	Floors	X			X
9.5	Smoke/CO Detectors	X			X

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

### Information

#### Windows (representative number): Material(s)

Wood, Vinyl covered, Metal covered

#### Windows (representative number): General Observations

Representative number of windows operated, Window treatments not inspected, Loose/Deteriorated/Missing/Cracked glazing, May be drafty

#### Floors: General Observations

Trip hazards, Curling, Faded

#### Windows (representative number): Leaking Glass Disclaimer

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

#### Not a Mold Inspection

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

#### Not a Pest Inspection

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

#### Not a Lead/Asbestos Inspection

This is not a Lead/Asbestos inspection. In general due to age the interior of this house/garage may contain asbestos materials and/or lead based paint. Recommend professional evaluate further as needed. Any reporting on the presence of asbestos and/or lead based paint is only performed as a courtesy not part of the home inspection per WI State Statutes.

#### In General - Storage/Furniture Limits Inspection

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

#### Storage in Closets Limit Inspection

Storage in closets and/or cabinetry restricts today's view/inspection (common).

### Recommendations



## 9.1.1 Walls and Ceilings

**MOISTURE STAINS AND PATCHING - DRY**

## MONITOR

Moisture stain(s) and patching appear old (though not confirmed) and read dry today with meter possible past/active leak. Consult owner/professional and repair as needed.

## Recommendation

Recommend monitoring.



Kitchen



Bedroom ceiling



Bedroom



Cabinet over stove

## 9.1.2 Walls and Ceilings

**CEILING TILES - POTENTIAL ASBESTOS MATERIALS**

## SAFETY HAZARD

Some ceiling tiles and adhesives have been known to contain asbestos - commonly found. Recommend removing/testing as needed per professional.

## Recommendation

Contact a qualified professional.



9.2.1 Windows (representative number)

**DIFFICULT TO OPERATE**

NEEDS REPAIR

Some windows appear to be difficult to operate. If not corrected the windows may not operate as intended. Consult professional for corrective action.

Recommendation

Contact a qualified professional.



Family room

9.3.1 Interior Doors (representative number)

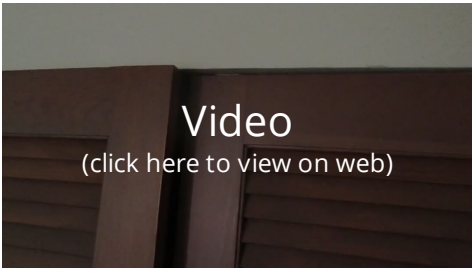
**LOOSE/DAMAGED/MISSING HARDWARE**

NEEDS REPAIR

Door(s) showed loose/damaged/missing or improperly installed hardware in areas. Recommend professional evaluating repair as needed.

Recommendation

Contact a qualified door repair/installation contractor.



9.4.1 Floors

CARPET NEEDS STRETCHING

SAFETY HAZARD

The interior carpet needs stretching. If not corrected a trip hazard exists. Consult professional for corrective action.

Recommendation

Contact a qualified professional.



9.5.1 Smoke/CO Detectors

RECOMMEND SMOKE/CO DETECTORS

SAFETY HAZARD

Recommend smoke and CO detectors on all floors including basement - consult professional on recommended locations.

Recommendation

Contact a qualified professional.

Potential Carbon Monoxide Sources in the Home

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MD19

Smoke Detectors Required

In newer construction, smoke detectors must be in each bedroom, adjoining hall, and at least one at each level (including the basement). The smoke detectors must be interconnected and hardwired, and must have a battery backup.

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# 10: BASEMENT

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

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

## Information

### Stairs: General Observations

Loose treads

### Floor: General Observations

Common cracks, Floor drain(s) not tested

### Foundation Walls: Material(s)

Concrete block

### General Moisture Observations: General Observations

Inspector cannot verify seepage history, Inspector cannot predict future seepage, See exterior grading recommendation at Grounds Section, Recommend maintaining a de-humidifier

### Floor: Material(s)

Concrete

### Sump Pump(s) / Crock(s): General Observations

Sump pumps have an approximate life expectancy of 5-10 years, Recommend check-valve in discharge tube, Older pump - consider replacing, Recommend extra support, Corroded



### Structure: Material(s)

Wood, Steel

### General Moisture Observations: Drain Tile Not Visible Disclaimer

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

### Basement finishings not inspected

Basement finishings were not inspected - beyond the scope of a home inspection.

### Evidence of pests

Evidence of pest observed in basement - commonly found. Consult owner and/or pest professional as needed.

### Legal Living Spaces

Areas of basement may not be legal living spaces - consult professional/city.



## Recommendations

---

### 10.2.1 Foundation Walls

#### **CRACKS/MOVEMENT - NEED REPAIR**

##### RECOMMEND FURTHER EVALUATION

Wall(s) appear to show movement and need repair - recommend professional evaluate further and repair as needed.

##### Recommendation

Contact a foundation contractor.



## 10.4.1 General Moisture Observations

**EVIDENCE OF PAST MOISTURE INTRUSION**

## RECOMMEND FURTHER EVALUATION

Evidence today of past water seepage in basement. Recommend all exterior grading be pitch away from the home (1 per foot extended for 6 feet). Also ensure all gutters and downspouts are clean and extended 6 feet away from the house. Also evidence of possible drain tile issues. Recommend professional evaluate further.

## Recommendation

Contact a foundation contractor.



## 10.6.1 Structure

**GENERAL OBSERVATIONS**

## MONITOR

Indication of moisture stains/damage, Finishings stained/damaged in areas – consult owner on history

## Recommendation

Contact a qualified professional.



# 11: ATTIC

		IN	NI	NP	R
11.1	Insulation	X			X
11.2	Vapor Barrier(s)			X	
11.3	Ventilation System		X		
11.4	Roof Structure / Sheathing	X			X
11.5	Exhaust Fan(s)	X			X

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

## Information

### Entrance(s)

Scuttlehole(s)

### Location(s)

Bedroom hall, Garage

### Inspected From:

Access panel, Garage

### Insulation: Type(s)

Vermiculite, Cellulose, Loose fill

### Insulation: Where Installed

Floor

### Insulation: Approximate Inches

8"

### Insulation: Approximate R-Value

19

### Insulation: General Observations

Insulation restricts general inspection view, Recommend additional insulation - consult professional

### Ventilation System: Type(s)

Soffit, Ridge

### Roof Structure / Sheathing:

#### Sheathing Type

1x Wood

### Roof Structure / Sheathing:

#### Structure Type

Wood rafters/joists

### Roof Structure / Sheathing:

#### General Observations

Inspector can not verify leak history, Inspector can not predict future leaks

### Exhaust Fan(s): General Observations

Recommend insulating bath vent duct work, Not all visible, Recommend all fans have their own exit out of the home - consult owner/professional as needed

## Limitations

### Access

### INSPECT NONE ACCESSIBLE AREA(S) BEFORE CLOSING

Recommend areas of the attic that could not be inspected today be inspected before closing.



## Access

**INSPECTION LIMITED BY:**

Minimal Access, Insulation, Undisturbed insulation



Undisturbed insulation and minimal access



Too much insulation over access scuttle

## Ventilation System

**INSPECTION LIMITED BY:**

Minimal access, No access area(s)

**Recommendations**

## 11.1.1 Insulation

**VERMICULITE INSULATION**

## SAFETY HAZARD

Some vermiculite insulations have been known to contain asbestos - commonly found. Recommend testing/removing as needed per professional.

## Recommendation

Contact a qualified professional.



## 11.4.1 Roof Structure / Sheathing

**POTENTIAL MICROBIAL GROWTH**

## SAFETY HAZARD

There were signs of potential microbial growth in the attic. Contact a qualified mold mitigation professional to assess and take corrective action.

## Recommendation

Contact a qualified mold remediation contractor



## 11.5.1 Exhaust Fan(s)

**VENT(S) TERMINATE TO THE ATTIC**

## DEFECT

Vent fan(s) terminates to the attic - not recommended. All exhaust fans should have their own exit out of the home/attic or moisture can develop. Consult professional for corrective action.

## Recommendation

Contact a qualified professional.



## 12: PLUMBING

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

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

### Information

#### Sink(s): General Observations

Drain stopper missing/does not operate

#### Tub(s) / Shower(s): General Observations

Drain stopper missing/does not operate

#### Toilet(s): General Observations

Shut-off cover loose - full bath

#### Water Entry Piping: Material

Copper/Galvanized

#### Water Entry Piping: Location

Basement

#### Drain Pipes: Material(s)

Copper, Galvanized, Plastic



#### Water Supply Lines: Material(s)

Not all visible, Copper

#### Water Supply Lines: General Observations

Valves were not operated

#### DWV Pipes: Material(s)

Plastic, Cast Iron

#### DWV Pipes: General Observations

Corroded, Updates – review permits, Evidence of past leaks

#### Gas Supply Lines: Main Fuel Shut-Off Location

Basement

#### Gas Supply Lines: Type of Fuel

Gas



**Gas Supply Lines: Material(s)**  
Black iron

**Gas Supply Lines: General Observations**  
Visual inspection only, Valves not operated

**Water Heater(s): Type**  
Gas

**Water Heater(s): Approximate Age**  
2011

**Water Heater(s): Gallon Capacity**  
40

**Water Heater(s): Water Heater Life Expectancy**  
A water heaters life expectancy is approximately 12-15 years.

## Limitations

Hose Bib(s)

**INSPECTION LIMITED BY:**  
Covered/Winterized



## Recommendations

12.2.1 Sink(s)

**LAUNDRY SINK DID NOT OPERATE - BASEMENT**  
NEEDS REPAIR

Laundry sink in basement did not operate today. Recommend repair per professional.

Recommendation

Contact a qualified plumbing contractor.





## 12.2.2 Sink(s)

**LOW WATER FLOW/PRESSURE**

## NEEDS REPAIR

Low water flow/pressure observed today at Full bath cold water. Recommend professional evaluate for repair.

## Recommendation

Contact a qualified plumbing contractor.



## 12.2.3 Sink(s)

**SINK LOOSE AT VANITY**

## NEEDS REPAIR

Sink is loose at the vanity - half bath. If not corrected a plumbing leak may result. Recommend repair per professional.

## Recommendation

Contact a qualified professional.



## 12.4.1 Toilet(s)

**LOOSE AT FLOOR**

## NEEDS REPAIR

The toilet was not properly secured. This can lead to leaking from the wax ring. If not repaired, water damage may occur. Contact a qualified person to properly secure the toilet.

## Recommendation

Contact a qualified plumbing contractor.



Half bath

## 12.6.1 Drain Pipes

**CORRODED DRAIN LINES**

## MONITOR

Drain lines show corrosion in area(s) with evidence of past leaks. If not corrected a leaks may result. Consult professional for corrective action.

## Recommendation

Contact a qualified plumbing contractor.



Half bath



Full bath



Kitchen

## 12.6.2 Drain Pipes

**SUB-STANDARD PLUMBING**

## NEEDS REPAIR

Sub-Standard plumbing observed in the home today. Although this plumbing may operate today it may not be installed per professional recommendations. Recommend professional evaluate further and repair as needed.

## Recommendation

Contact a qualified plumbing contractor.



Kitchen

## 12.7.1 Water Supply Lines

**EVIDENCE OF CORROSION**

## MONITOR

Evidence today of corrosion at water supply lines. Monitor plumbing and anticipate future repairs.

## Recommendation

Contact a qualified plumbing contractor.



Half bath



Full bath

## 12.8.1 DWV Pipes

**CORROSION/PITTS**

## DEFECT

DWV (drain, waste and ventilation) pipes show corrosion/pitts in area(s) - recommend professional evaluate and repair.

## Recommendation

Contact a qualified plumbing contractor.



## 12.10.1 Water Heater(s)

**WATER TOO HOT**

## SAFETY HAZARD

Water appears very hot today - potential safety hazard with small children. Recommend water be lower than 120 F. Consult professional as needed.

## Recommendation

Recommended DIY Project



## 12.10.2 Water Heater(s)

**NOT SEALED AT CHIMNEY**

## SAFETY HAZARD

Water heater vent pipe was not sealed properly at the chimney. If not corrected a CO safety hazard exists. Consult professional for corrective action.

## Recommendation

Contact a qualified professional.



## 12.10.3 Water Heater(s)

**CORRODED WATER SUPPLY LINES**

## DEFECT

Corroded water supply lines observed at water heater. If not corrected leaks/damage may result. Consult professional for corrective action.

## Recommendation

Contact a qualified plumbing contractor.





## 13: AIR CONDITIONING

		IN	NI	NP	R
13.1	General Information		X		
13.2	Condenser(s) / Compressor(s)	X			
13.3	Evaporator Coil(s)	X			
13.4	General Remarks	X			X

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

### Information

**Condenser(s) / Compressor(s):****Approximate Age(s)**

2011

**Condenser(s) / Compressor(s):****Maximum Breaker/Fuse Amps**

20

**Condenser(s) / Compressor(s):****General Observations**

Recommend Maintenance

Keep foliage clear of unit,  
Furnace exhaust close to a/c unit  
- not recommended (may corrode  
unit over time)

**Evaporator Coil(s): Approximate****Age(s)**

2011

**Evaporator Coil(s): Type**

Air cooled

**General Remarks: AC Life****Expectancy**

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

### Limitations

General Information

**INSPECTION LIMITED BY:**

Outside air temperature too cold, Not operated/tested

Evaporator Coil(s)

### **INSPECTION LIMITED BY:**

Evaporator coil in plenum - not visible (common)

## **Recommendations**

### 13.4.1 General Remarks

#### **COVER PLATE LOOSE/DAMAGED**

##### SAFETY HAZARD

Cover plate in A/C shut-off is loose/damaged with open knock-outs and evidence of pests. If not corrected a safety hazard exists. Recommend repair per professional.

##### Recommendation

Contact a qualified professional.



# 14: FORCED AIR HEATING SYSTEM(S)

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

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

## Information

<b>Type</b> Forced air	<b>Approximate Age</b> 2011	<b>Energy Source</b> Gas
<b>Circulation</b> Direct drive	<b>Distribution / Filter: Material(s)</b> Metal ductwork, Un-insulated flex duct – recommend insulation	<b>Distribution / Filter: Type</b> Cold air returns, Supply ducts
<b>Distribution / Filter: General Observations</b> Proper air distribution/balancing not verified, Corroded, Not all visible	<b>Furnace Life Expectancy</b> A furnaces life expectancy is approximately 15-20 years.	
<b>Condition(s): Cleaning history</b> Cleaning/Service history unknown - In general, HVAC systems typically require regular (every 1-3 years) preventative/diagnostic maintenance to continue operating at peak efficiency - Consult owner to confirm cleaning/maintenance history.		
<b>Condition(s): Furnace flue pipe close to window</b> The furnace vent pipe at the exterior of the home is close to a window (commonly found) - caution! Potential CO hazard if the window is open while the furnace is operating. Repair per professional recommendations.		



## Recommendations

## 14.1.1 Condition(s)

**EVIDENCE OF PAST LEAKS**

## MONITOR

Evidence of past leaks - monitor. If leaks develop over time recommend professional evaluate at that time.

## Recommendation

Contact a qualified heating and cooling contractor



## 14.2.1 Distribution / Filter

**DIRTY FILTER**

## RECOMMEND MAINTENANCE

Filter appears dirty at furnace - recommend replacing.

## Recommendation

Recommended DIY Project



## 14.2.2 Distribution / Filter

**SUB-STANDARD INSTALLATIONS**

## MONITOR

Distribution duct worked appears to have been modified (showing sub-standard installation) which may affect proper air distribution. Recommend professional evaluate/repair as needed.

## Recommendation

Contact a qualified heating and cooling contractor



15: ELECTRICAL

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

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

Information

<b>Location</b> Basement	<b>Size - Total Amps</b> 100	<b>Size - Volts</b> 120/240
<b>Type</b> Breakers	<b>Service Drop: Type</b> Overhead	<b>Service Drop: General Observations</b> Meter rating not determined
<b>Main Panel: General Observations</b> Unclear labeling of circuits	<b>Main Panel: Wire Chase</b> NM cable, BX cable, Conduit	<b>Main Panel: Grounding</b> Appears grounded
<b>Main Panel: Bonding</b> Appears bonded	<b>Main Panel: GFCI's/AFCI's</b> No	<b>Main Panel Conductors: Main Wire Type</b> Copper tinned
<b>Branch Wire Conductors: General Observations</b> Circuits not traced for label accuracy, Circuits loads not evaluated	<b>Branch Wire Conductors: Branch Wire Type</b> Copper, Copper tinned	<b>Outlets / Switches (Representative number): General Observations</b> 220v outlet(s) not tested, Loose outlet(s) - recommend securing
<b>Main Panel: Bonding/Grounding Not All Visible/Verified</b> Proper bonding/grounding not verified at all plumbing/gas systems consult professional and repair/verify as needed.		

Recommendations



## 15.1.1 Service Drop

**ROUND METER**

## RECOMMEND FURTHER EVALUATION

Round meter socket (exterior) may not be compatible with a 100-amp service and/or may limit service to 60 amps consult professional to confirm.

## Recommendation

Contact a qualified electrical contractor.



## 15.1.2 Service Drop

**TWO DIFFERENT CONDUITS**

## RECOMMEND FURTHER EVALUATION

Two different sized conduits at meter - may indicate Sub-Standard installations. Consult professional as needed (and/or confirm permits).

## Recommendation

Contact a qualified electrical contractor.



## 15.1.3 Service Drop

**MAST PULLING AT HOUSE**

## SAFETY HAZARD

Electrical mast appears to be pulling from the house. If not corrected a safety hazard exists. Consult professional for corrective action.

## Recommendation

Contact a qualified electrical contractor.



## 15.2.1 Main Panel

**AGED PANEL**

## MONITOR

Aged main electrical panel with no room for additional circuit. Consider updating. Consult professional for upgrade options and fees.

## Recommendation

Contact a qualified electrical contractor.



#### 15.4.1 Branch Wire Conductors

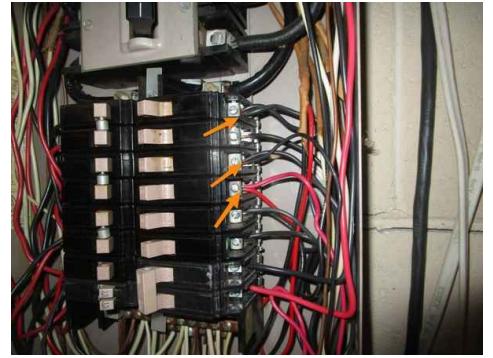
### **MULTI-TAPPING**

#### SAFETY HAZARD

There is multi tapping of circuit breakers present in the electric panel - commonly found. Multi tapping is when two or more wires are connected to one circuit breaker. Modern standards do not allow for two wires to be connected to one circuit breaker. This is considered a safety hazard that must be corrected. Contact a qualified electrical contractor to correct double tapping in electrical panel.

#### Recommendation

Contact a qualified electrical contractor.



#### 15.4.2 Branch Wire Conductors

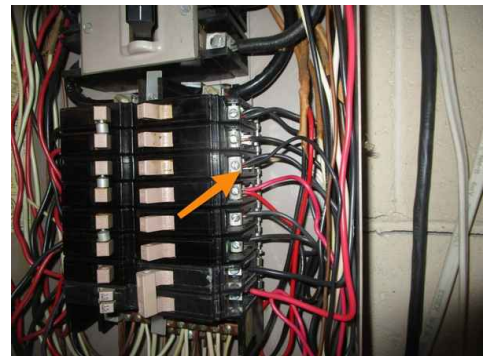
### **OVERFUSING**

#### SAFETY HAZARD

Overfusing observed in panel today - commonly found. This is when the wire size is too small for the breaker it is hooked up to. Recommend professional evaluate/repair.

#### Recommendation

Contact a qualified electrical contractor.



#### 15.5.1 Outlets / Switches (Representative number)

### **2 PRONG OUTLETS**

#### SAFETY HAZARD

It is recommended that any 2-prong outlets be updated. Consult professional and repair as needed

#### Recommendation

Contact a qualified professional.



## 15.5.2 Outlets / Switches (Representative number)

**NOT ALL EXTERIOR OUTLETS/SWITCHES OPERATED TODAY**

## RECOMMEND FURTHER EVALUATION

Not all exterior outlets and/or switches operated today (reason unknown). Consult owner/professional to confirm proper operation and/or repair.

## Recommendation

Contact a qualified professional.



Outlets at patio



Switch for exterior lighting

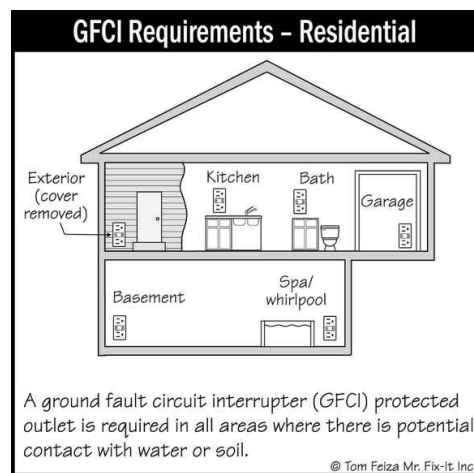
## 15.5.3 Outlets / Switches (Representative number)

**RECOMMEND GFCI PROTECTION**

Recommend all outlets near water be GFCI protected - Consult professional for installation.

## Recommendation

Contact a qualified electrical contractor.



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## 15.5.4 Outlets / Switches (Representative number)

**GFCI(S) DO NOT TRIP**

## SAFETY HAZARD

GFCI(s) did not trip when tested (commonly found). This may be from a defective GFCI or a miss-wired outlet. Recommend repair per professional.

## Recommendation

Contact a qualified electrical contractor.



Full bath



## 15.5.5 Outlets / Switches (Representative number)

**OUTLET(S) DID NOT OPERATE**

## RECOMMEND FURTHER EVALUATION

Not all outlets appeared to operate - recommend professional evaluate/repair.

## Recommendation

Contact a qualified electrical contractor.



Garage

## 15.6.1 Fixtures (Representative number)

**LOOSE FIXTURE(S)**

## SAFETY HAZARD

Exterior fixture loose at the house (north) - recommend repair per professional.

## Recommendation

Contact a qualified professional.



## 15.6.2 Fixtures (Representative number)

**NOT ALL EXTERIOR LIGHT FIXTURES OPERATED**

## RECOMMEND FURTHER EVALUATION

Not all exterior light fixtures operated (reason unknown). Consult owner/professional to ensure proper operation and/or repair as needed.

## Recommendation

Contact a qualified professional.



Patio



Exterior - South



North

## 15.7.1 General Remarks

**SUB-STANDARD INSTALLATION(S)**

## SAFETY HAZARD

In general there appears to be areas of sub-standard wiring (commonly found) which may present common safety hazards. Recommend professional evaluate and repair as needed.

## Recommendation

Contact a qualified electrical contractor.



Outlet installed face up and closed with clamp - north



Rusted conduit with leaks/holes in conduit



Extension cored wiring - garage



DIY wiring - garage



# STANDARDS OF PRACTICE

## Inspection Details

### WI State Home Inspector Standards:

RL 134.02 General Requirements.

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

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

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

## Grounds

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

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

### II. The inspector **shall** describe:

1. the type of exterior wall-covering materials.

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

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

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

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

**Roof System(s)**

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

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

II. The inspector **shall** describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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

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

14. Observe the interior of flues, chimneys and vents, or solar water heating systems.

### **Chimney(s)**

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

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

II. The inspector **shall** describe:

1. the type of roof-covering materials.

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

1. observed indications of active roof leaks.

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

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

### **Exterior**

I. The inspector **shall** inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector **shall** describe:

1. the type of exterior wall-covering materials.

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

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

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

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

**Garage**

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

1. garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing;
2. normal operating controls;
3. the presence of an installed cooling source in each room;

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

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

1. Garage door operator remote control transmitters;

**Interior Rooms**

I. The inspector **shall** inspect:

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

II. The inspector **shall** describe:

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

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

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

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

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

**Basement**

I. The inspector **shall** inspect:

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

II. The inspector **shall** describe:

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

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



1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

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

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

**Attic**

I. The inspector **shall** inspect:

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

II. The inspector **shall** describe:



1. the type of insulation observed; and
2. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

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

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

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

1. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
2. move, touch or disturb insulation.
3. move, touch or disturb vapor retarders.
4. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
5. identify the composition or R-value of insulation material.
6. activate thermostatically operated fans.
7. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
8. determine the adequacy of ventilation.

**Plumbing**

I. The inspector **shall** inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;

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

II. The inspector **shall** describe:

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

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

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

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

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
22. inspect or test for gas or fuel leaks, or indications thereof.

**Air Conditioning**

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

1. cooling and air handling equipment, including type and energy source;
2. normal operating controls;

3. the presence of an installed cooling source in each room;

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

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

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

### **Forced Air Heating System(s)**

I. The inspector **shall** inspect:

1. the heating system, using normal operating controls.

II. The inspector **shall** describe:

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

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

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

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

1. inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
2. inspect fuel tanks or underground or concealed fuel supply systems.
3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
4. light or ignite pilot flames.
5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
6. override electronic thermostats.
7. evaluate fuel quality.
8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
9. measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

### **Electrical**

I. The inspector **shall** inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;

4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector **shall** describe:

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

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

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

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

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