



A TO Z INSPECTIONS LLC

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A TO Z INSPECTIONS GENERAL

1234 Main Street
Eau Claire, WI 54701

Buyer Name
02/26/2025 9:00AM



Inspector
Matthew Hell



NRCIA Commercial Roof Inspector CCPIA-
002390 NACHI #I21030245 WI LIC #3441-
106 WI DNR Pump Installer #9183

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Agent

Agent Name

555-555-5555

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Thank you!

Thank you for allowing us to be apart of this profound moment in life. A to Z Inspections LLC is honored to have clients like you and yours. We would not be in business today if it wasn't for people like you.

A To Z Inspections LLC is very detailed when inspecting a property. We inspect every property as if we, or one of our family members were buying the property. There will be items or components listed in the report with recommendations that are what we consider to be a "To Do" when taking ownership of the property. Most of the recommendations found in the report will be labeled as Moderate Concern(s) and colored in orange. A To Z Inspections LLC is unaware of whom we are providing the report for prior to the inspection. We encourage you weigh the recommendation as you feel necessary for the purchasing decision of the property.

Every property, no matter the age will have recommendations to make the quality of life you live within the home feel superior. Some of the recommendations made in this report quite possibly might not be a concern to you, and that is perfectly fine.

The Full PDF version of the report may appear to be "long", with many pages. Please do not let the length of this report make you feel overwhelmed in anyway. It is very typical to have a report with a "high" number of pages. A to Z Inspections LLC made the choice to have a bigger font for the text and to incorporate multiple images to make sure the readability and understanding of the report is comfortable for all.

Our Mission: Educate and empower real estate property owners to be better home owners by providing a detailed and thorough report.

If you have any questions and or concerns please don't hesitate to reach out to us directly, we are just a phone call away.

Thank You!

The customer must read the ENTIRE report. The summary pages are provided as a convenience, not a substitute for reading the

entire report and should not be relied upon as a complete list for reference. Items in the report are not all on the summary.

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

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

A Property inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

SUMMARY



ITEMS INSPECTED



RECOMMEND
MONITORING, MINOR
CONCERNS

















FURTHER EVALUATION
RECOMMENDED



DEFECT-HEALTH, SAFETY,
STRUCTURAL

Summary Text (enter here)

-  2.5.1 Roof - Gutters & Downspouts: Downspout Detached
-  4.3.1 Exterior - Wall-Covering, Flashing & Trim: Cracking - Minor
-  4.5.1 Exterior - GFCIs & Electrical: Loose lighting receptacles
-  4.5.2 Exterior - GFCIs & Electrical: Open wire
-  4.6.1 Exterior - Walkways & Driveways: Minor Cracking at Walkway
-  4.7.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Settlement occurring
-  4.8.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Recommend six by six posts be installed
-  4.9.1 Exterior - Railings, Guards & Handrails: Missing Handrail
-  4.9.2 Exterior - Railings, Guards & Handrails: Guard Opening Was Too Large (4")
-  4.10.1 Exterior - Windows: Wood Rot at Window
-  5.6.1 Garage - Ceiling, Walls & Firewalls in Garage: Garage fire wall
-  5.6.2 Garage - Ceiling, Walls & Firewalls in Garage: Moisture Intrusion
-  6.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Basements are prone to dampness and wetness
-  12.1.1 Bathrooms - Bathroom Toilets: Loose toilet

1: INSPECTION DETAIL

Information

General Inspection Info:

Occupancy

Vacant

General Inspection Info: Weather

Conditions

Cloudy, Snow, Cold

General Inspection Info: Degrees

Fahrenheit

20

General Inspection Info:

Estimated Age

2000

SEE MLS DATA SHEET

General Inspection Info: Start

Time

900

General Inspection Info: Entrance

Faces

South

General Inspection Info: End Time

1230

General Inspection Info: Soil

Conditions

Frozen, Wet

General Inspection Info: In Attendance

Just the Inspector

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

General Inspection Info: Type of Building

Single Family

If renovations were completed on or in the property, please check with the city or county that proper permits were pulled and reviewed.





General Inspection Info: Date Report Prepared

02/27/2025

This home inspection report is a visual inspection. And it's only good for the day the property was inspected.

Matthew Hell prepared this report

2: ROOF

Information

Roof Covering: Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

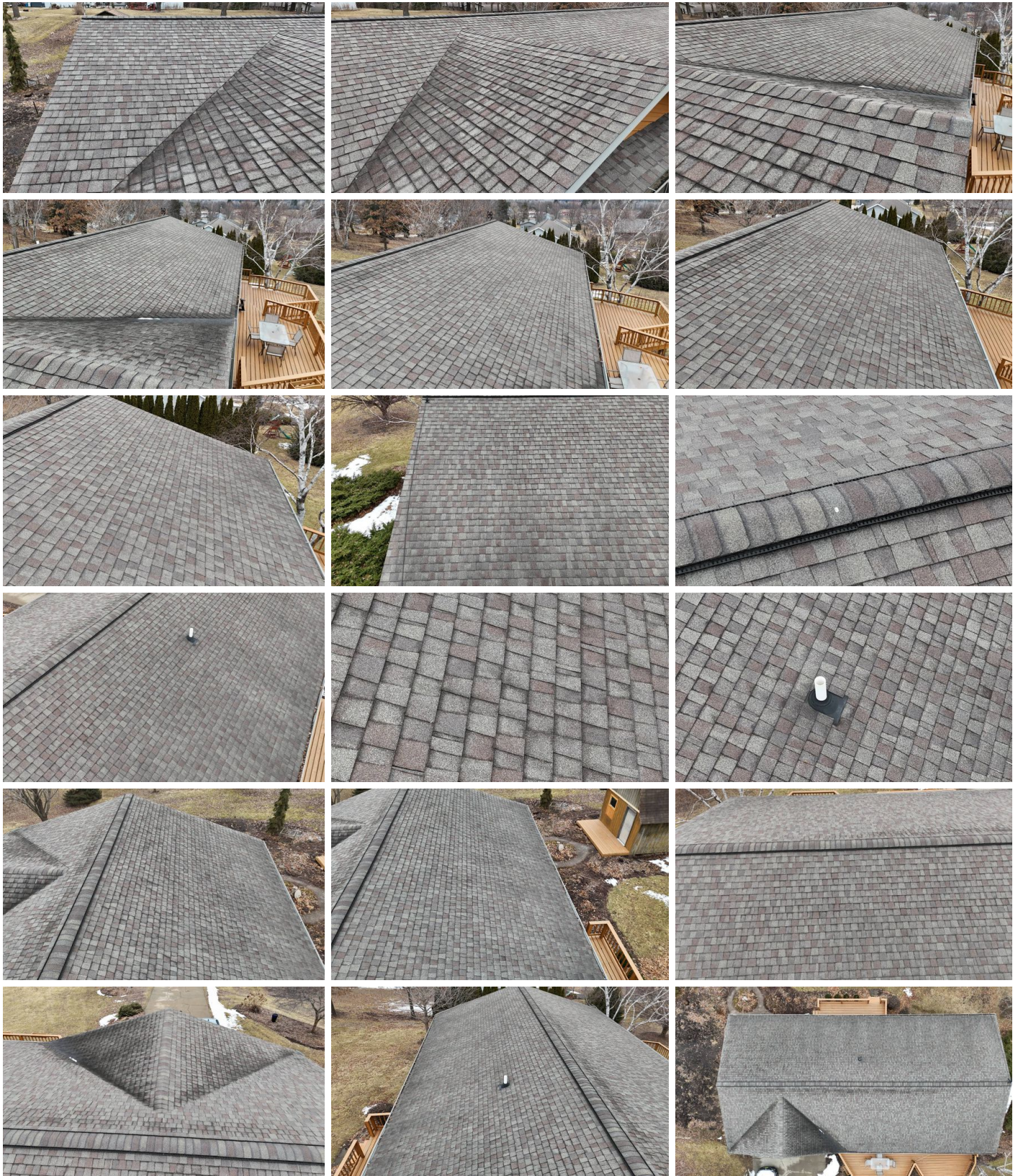
Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Roof Covering: Roof Was Inspected

Ground, Drone

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Covering: Approximate Layers

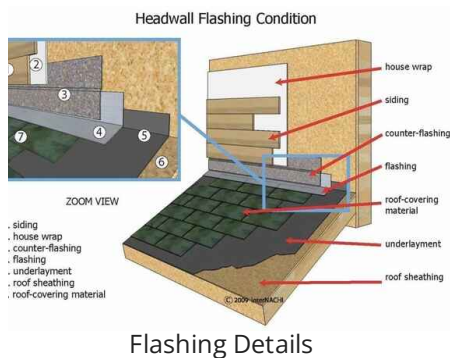
1

I looked at how many roof layers there were.

Roofs with 2 layers are more prone to leaks in the future.

Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



Flashing: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof).

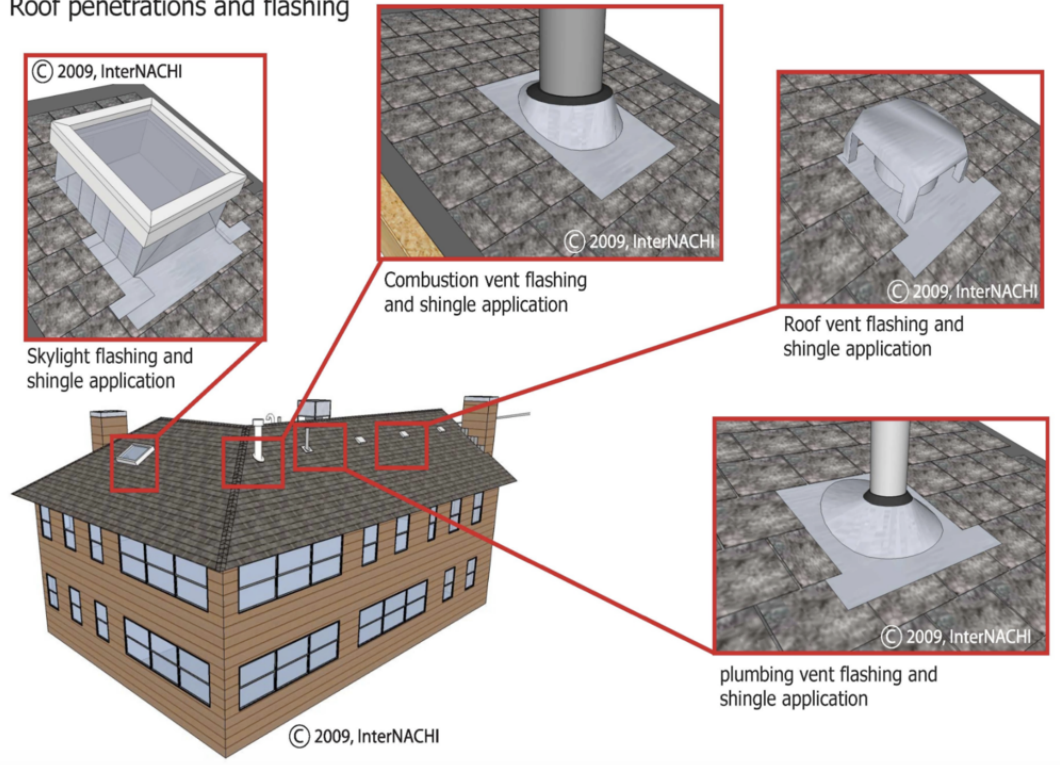
There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

Plumbing Vent Pipes: Homeowner's Responsibility

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

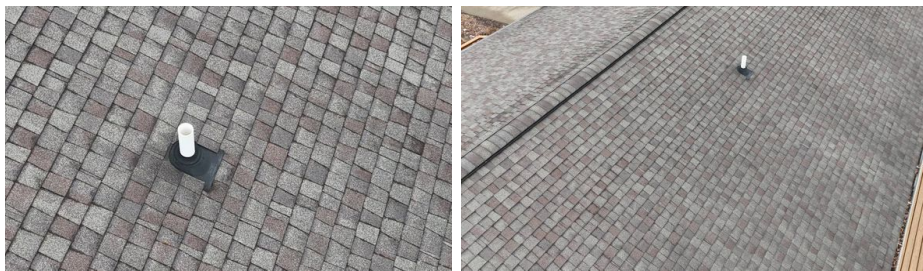
Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

Roof penetrations and flashing



Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Gutters & Downspouts: Homeowner's Responsibility

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Gutters & Downspouts: Gutters Were Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.



Limitations

Roof Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Plumbing Vent Pipes

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Recommendations

2.5.1 Gutters &
Downspouts

 Recommend Monitoring, Minor Concerns

DOWNSPOUT DETACHED

I observed indications of a disconnected and detached downspout pipe. Easy fix.



3: CHIMNEY, FIREPLACE, OR STOVE

Information

Fireplace: Recommend full cleaning before use

Recommend full cleaning before use

Recommend level 2 inspection be performed by a qualified chimney inspector prior to closing and first fire taken place.

Limitations

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Recommend level 2 inspection be conducted on masonry fireplace and chimney prior to closing and prior to first use of fireplace .

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

4: EXTERIOR

Information

General: Exterior Was Inspected

I inspected the exterior of the house.

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.



Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Wood

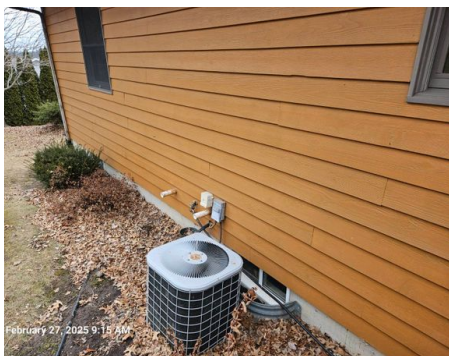
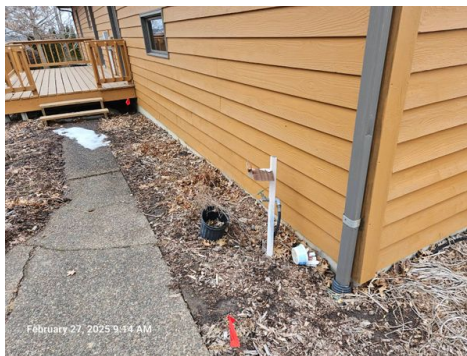
The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.



Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.



GFCIs & Electrical: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.



Walkways & Driveways: Walkways & Driveways Were Inspected

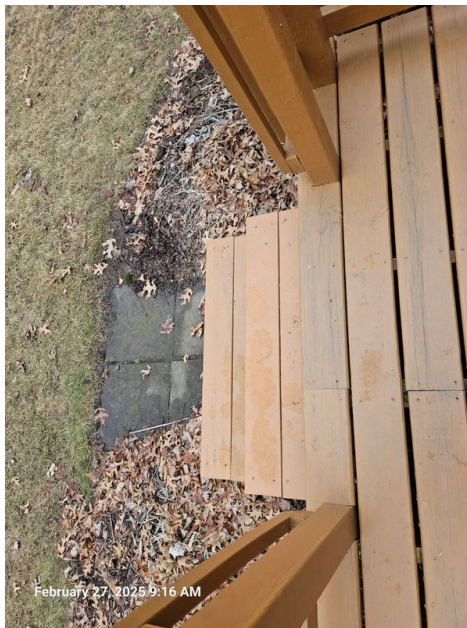
I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.



Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

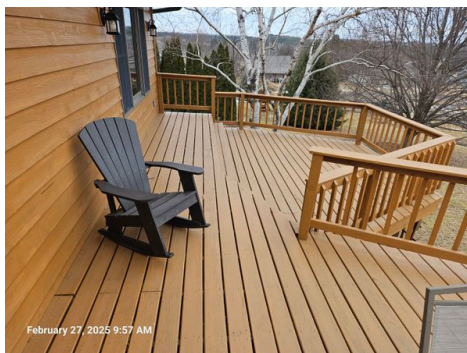
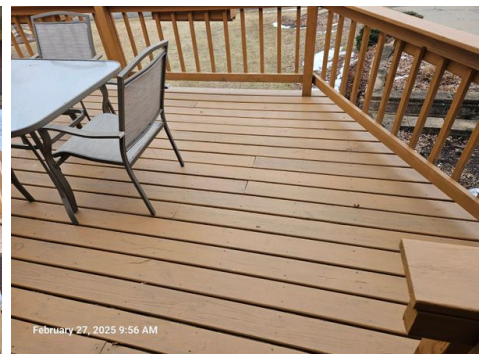
I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected the railings, guards and handrails that were within the scope of the home inspection.



Windows: Windows Inspected

A representative number of windows from the ground surface was inspected.



Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors.



Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

I did not inspect all of the eaves, soffit, and fascia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Wall-Covering, Flashing & Trim

WE ALWAYS RECOMMEND FURTHER EVALUATION BY QUALIFIED SIDING CONTRACTOR

We always recommend further evaluation and investigation to determine if hidden or latent defects also exist by qualified siding contractor.

GFCIs & Electrical

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

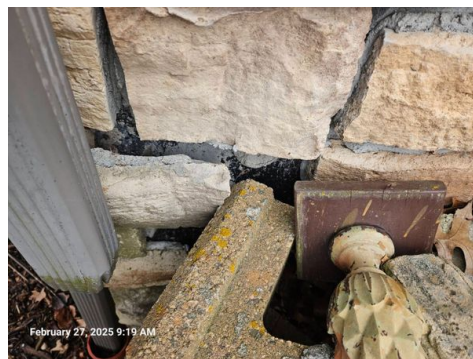
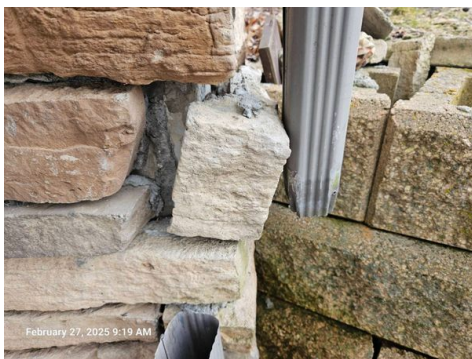
Recommendations

4.3.1 Wall-Covering, Flashing & Trim

 Recommend Monitoring, Minor Concerns

CRACKING - MINOR

Siding showed cracking in one or more places. The thin veneer masonry on the house does not appear to meet industry standards. Incorrectly installed masonry can lead to leaks, mold, decay and other damages that are not visible at the time of my inspection.

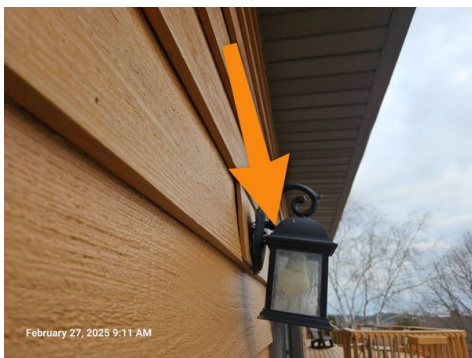


4.5.1 GFCIs & Electrical

 Further Evaluation Recommended

LOOSE LIGHTING RECEPTACLES

Loose light receptacle. Recommend tightening and secure to wall.



4.5.2 GFCIs & Electrical

 Defect-Health, Safety, Structural

OPEN WIRE

Open wire observed. Recommend capping. Safety hazard. Further evaluation is recommended



4.6.1 Walkways & Driveways

 Recommend Monitoring, Minor Concerns

MINOR CRACKING AT WALKWAY

I observed minor cracking and no major damage at the walkway. Monitoring is recommended.



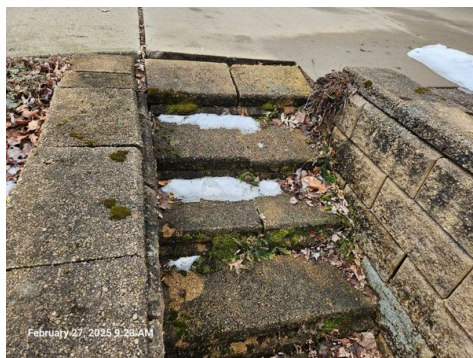
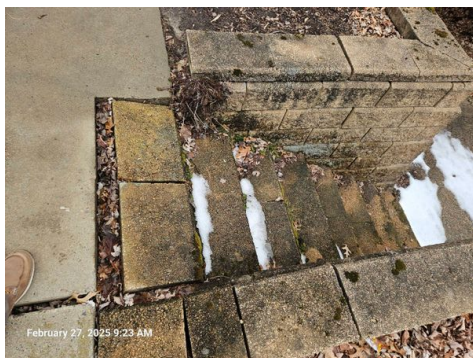
4.7.1 Stairs, Steps, Stoops, Stairways & Ramps

 Further Evaluation Recommended

SETTLEMENT OCCURRING

Settlement is occurring from concrete stair stoop.

This can cause a trip hazard. Correction and further evaluation is recommended



4.8.1 Porches, Patios, Decks, Balconies & Carports

 Further Evaluation Recommended

RECOMMEND SIX BY SIX POSTS BE INSTALLED

Recommend by six by six posts being installed instead of the four by four posts being used. Larger posts will be more secure and handle more weight on the deck



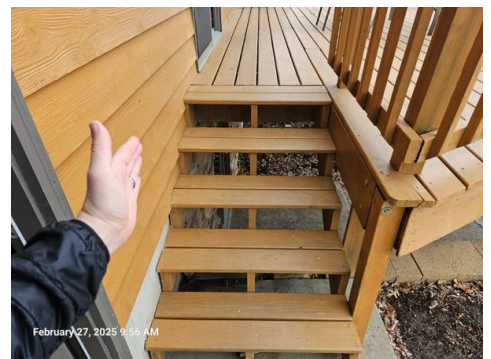
4.9.1 Railings, Guards & Handrails

Further Evaluation Recommended

MISSING HANDRAIL

I observed a missing handrail.

There is more than one step here, and I recommend installing a handrail for safety.



4.9.2 Railings, Guards & Handrails

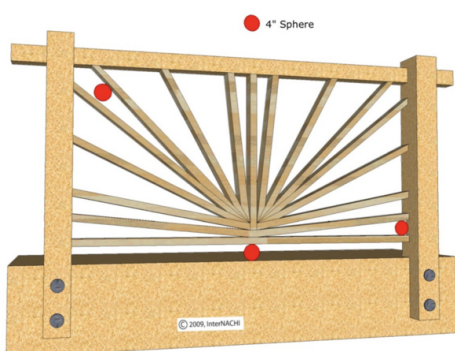
Further Evaluation Recommended

GUARD OPENING WAS TOO LARGE (4")

I observed improper spacing between intermediate balusters, spindles and rails at a required guard. This is a safety hazard, especially for small children.

Guards may not allow the passage of a sphere 4 inches in diameter.

Correction and further evaluation is recommended.



4-inch sphere opening at a guard

4.10.1 Windows

Further Evaluation Recommended

WOOD ROT AT WINDOW

I observed indications of wood rot at the window trim.
Correction and further evaluation is recommended.



5: GARAGE

Information

Attached or Detached Garage:
Attached or Detached
Attached

Garage Floor: Garage Attached or Detached
Attached

Garage Vehicle Door: Type of Door Operation
Sliding



Trim, Facia and Soffits: Trim, Facia, and Soffits
Functional
I inspected the trim, facia and soffits

Garage Roof: Garage Roof
Functional
I inspected the garage roof

Garage Floor: Garage Floor Inspected
I inspected the floor of the attached garage.



Garage Vehicle Door Opener: Manual Release

I checked for a manual release handle--a means of manually detaching the door from the door opener.

The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.



Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.



Garage Vehicle Door Opener: Spring Warning Label Was Inspected

I observed a spring warning label attached to the spring assembly or the back of the door panel. Good.

Garage Vehicle Door Opener: General Warning Label Was Inspected

I observed a general warning label attached to the back of the door panel. Good.

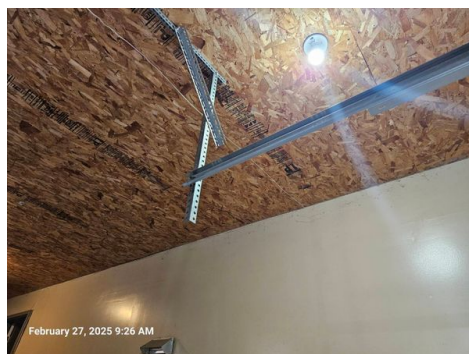
Garage Vehicle Door Opener: Bottom Bracket Label Was Inspected

I observed two warning labels attached to the door in the vicinity of the bottom corner brackets. Some newer doors have tamper-resistant bottom corner brackets that do not require these warning labels.

Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.



Garage Vehicle Door Opener: Spring Containment Was Inspected

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.



Garage Vehicle Door Opener: Wall Push Button Was Inspected

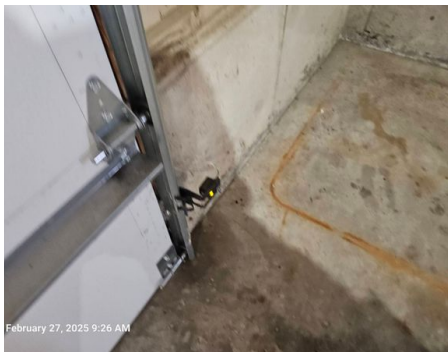
I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.



Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.



Recommendations

5.6.1 Ceiling, Walls & Firewalls in Garage

GARAGE FIRE WALL

 Further Evaluation Recommended

Attic access hatch is improperly installed. A fire rated covering/door should be installed on the common house wall to meet standards.



5.6.2 Ceiling, Walls & Firewalls in Garage

 Further Evaluation Recommended

MOISTURE INTRUSION

Garage walls showed signs of moisture intrusion. Recommend a qualified contractor evaluate and find source of moisture to prevent further damage and/or mold.



6: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Basement: Type of Basement Foundation Described

Concrete

Basement: Beams and Columns

Functional

I inspected the beams and columns.

Basement: Utility Sink

NA

I inspected the utility sink

Basement: Electrical Components

Functional

I inspected the electrical components in the basement.

Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Basement: Basement Was Inspected

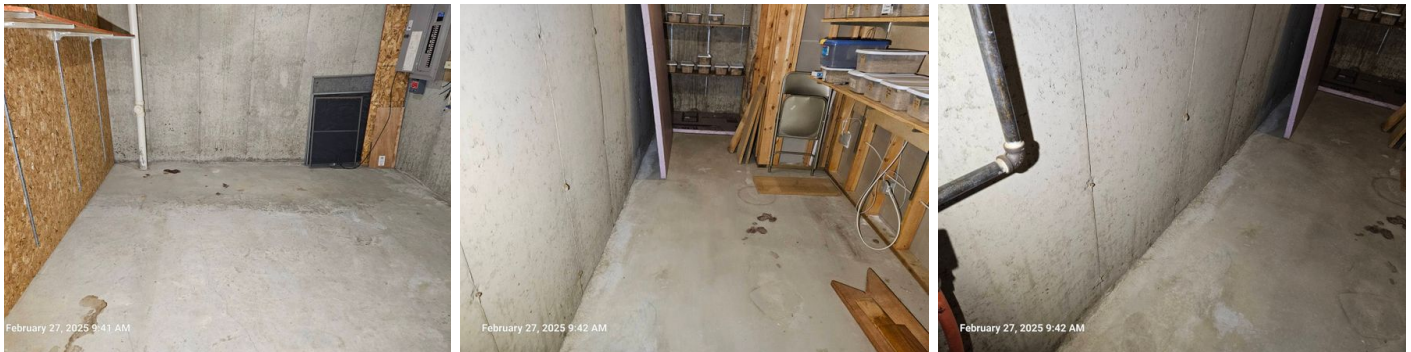
The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.



Basement: Foundation Was Inspected

The foundation was inspected according to the [Home Inspection Standards of Practice](#).



Basement: Structural Components Were Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists and trusses.

Insulation in Foundation/Basement Area: Insulation Was Inspected

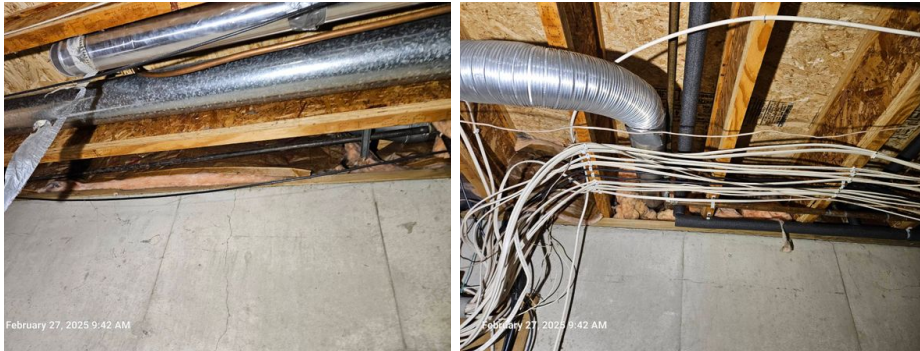
During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

Fiberglass batt insulation near the rim joist may have moisture behind the insulation. Moisture can cause mold over time. Recommend monitoring insulation and moisture levels.

Insulation in Foundation/Basement Area: Type of Insulation Observed

Fiberglass



Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

1-3 inches

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Under-Floor Crawlspace: Homeowner's Responsibility

One of the most common problems in a house with a crawlspace is water intrusion, condensation, and excessively high humidity levels. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, efflorescence, and rust on exposed metal parts. Water may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

Under-Floor Crawlspace: Structural Components Inspected

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

Limitations

Basement

BASEMENT PARTIALLY FINISHED

The basement was partially finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.

Recommendations

6.1.1 Basement

BASEMENTS ARE PRONE TO DAMPNES AND WETNESS

 Recommend Monitoring, Minor Concerns

Basement are prone to dampness and wetness.

If you see water stains or current dampness, correction and further evaluation is recommended.

7: HEATING SYSTEM

Information

Heating System Information:
Manufacture
Heil

Heating System Information:
Approximate Age
5-10 Years-10 Plus Years

Heating System Information: Flue Pipe
PVC



Thermostat and Normal Operating Controls: Thermostat Location
Living room



Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

If the heating system and components are past its serviceable life or doesn't work, we would recommend replacement or further evaluation from HVAC contractor.

Heating System Information: Energy Source

Natural Gas City Utilities

Natural gas meters and regulators should be at least 3 feet away from any source of ignition, measured radially. This includes appliances like air conditioners, heating systems, dryers, central vacuums, and direct vent appliances. It also includes electric switches, electric meter sockets, disconnects, outlets, and generators.

Wausau Daily Herald

Gas meters can't be near dryer vents - Wausau Daily Herald

Dec 18, 2014 — What should a person look for as far as distances? Answer: Gas meters should be located at least 3 feet from sources of ignition. Examples of sources of ignition are electric meter sockets disconnects, outlets, generators, air conditioners, etc. During a home inspection, the air conditioner is often found to be within 3 feet of the gas regulator vent. When this occurs, the gas vent needs to be moved by Wisconsin Public Service. This is an easy procedure. They put a pipe in the gas vent and move it away from the vent that is too close.

National Grid

Natural Gas Meter Meter Placement - National Grid

gas meter, please note meter set assemblies must be a minimum of 3 feet away from: Venting. Heating systems. Dryers. Central vacuums. Direct vent appliances.

City of Northfield, MN (.gov)

NATURAL GAS AND ELECTRICITY RESIDENTIAL SERVICE

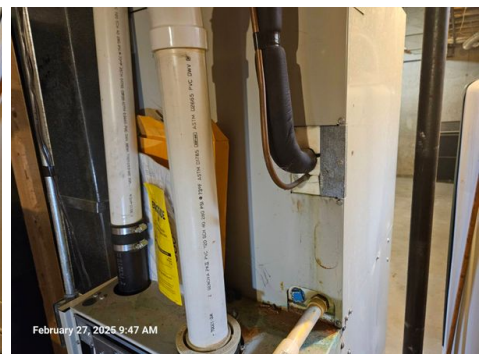
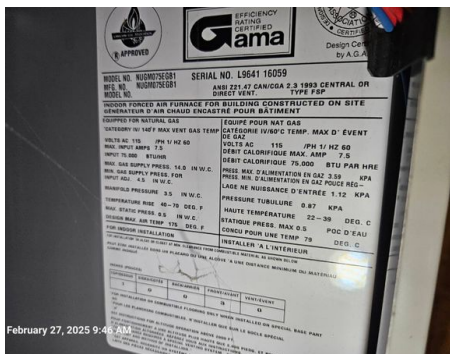
Natural gas meters and regulators should be at least three feet (measured radially) from any source of ignition, such as electric switches and air-conditioning units.



Heating System Information: Heating Method

Warm-Air Heating System

We recommend the heating system be serviced by a qualified HVAC tech for fulling cleaning and check over as a best practice prior to closing



Heating System Information: Electrical Disconnect

On Furnace

Furnaces should have their electrical disconnect on the furnace itself for safety. If a shut off switch is not located on the furnace, we recommend one be installed.



Heating System Information: Flame

Blue

The flame should be blue. Other colors indicate there may be a problem with the furnace.



Heating System Information: Blower Fan

Functional

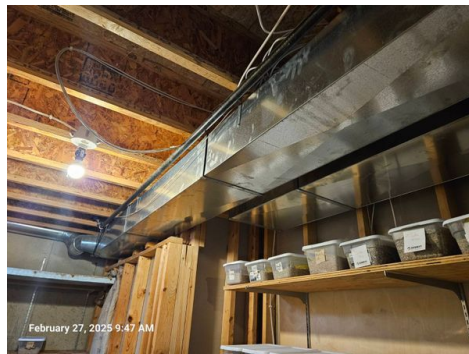
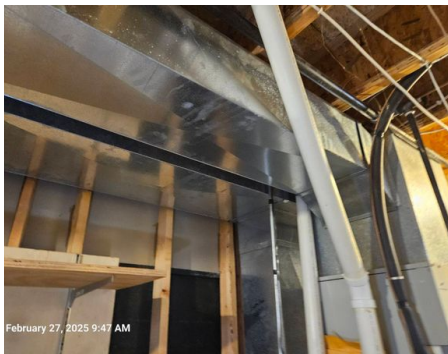
The blower fan should be free of debris and function when furnace is in operation.



Ductwork: Ductwork Installed

Non-insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.



8: AIR CONDITIONING

Information

Cooling System Information: Service Disconnect Inspected

I observed a service disconnect within sight of the cooling system.



Cooling System Information: Manufacture

Not Labeled

Cooling System Information: Fuel Type

Electric

Thermostat and Normal Operating Controls: Thermostat Location

First floor, Living room



Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

If the air conditioner and components are past its serviceable life or doesn't work, we would recommend replacement or further evaluation from HVAC contractor.



Cooling System Information: Aproximate Age

10 Plus Years Old.

If manufactured date is not listed on label, we will estimate its age based on our judgement

Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.



Limitations

Cooling System Information

COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

Cooling System Information

LABEL WORN OUT

I observed that the manufacturing label on the system was worn out and illegible. This is an indication of old age.



9: PLUMBING

Information

Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve
On exterior gas meter

Hot Water Source: Capacity of Water Heater
80 gallons



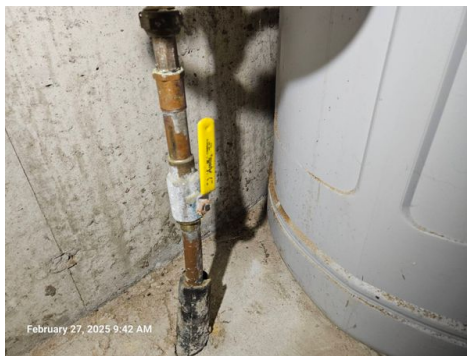
Main Water Shut-Off Valve: Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

There needs to be a ground jumper on your main water meter if you have city water. If there is no grounding jumper, seek further evaluation to install jumper

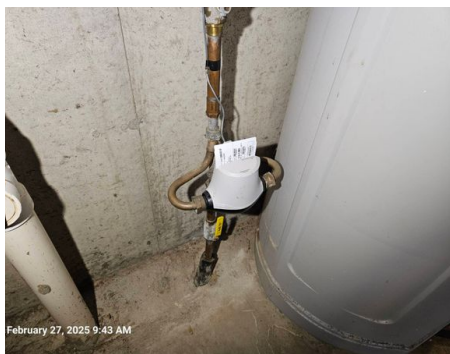
Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Basement



Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.



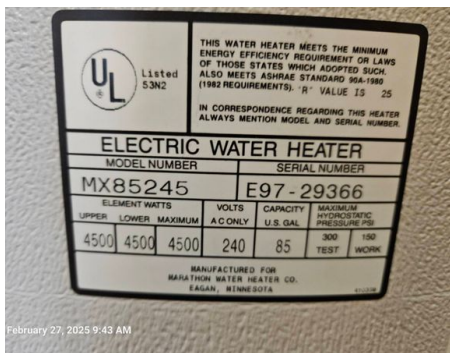
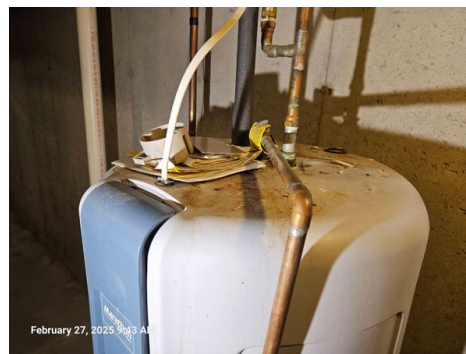
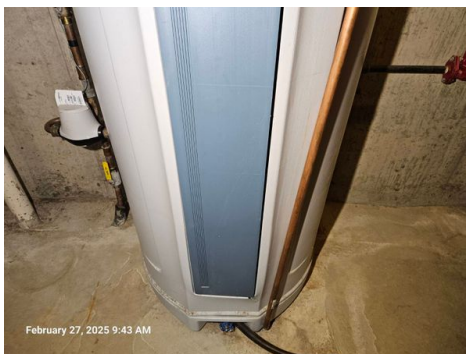
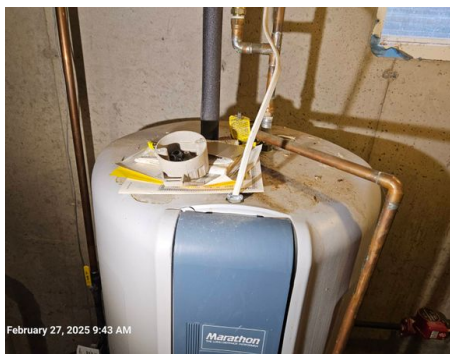
Hot Water Source: Type of Hot Water Source

Electric Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

Hot Water Source: Inspected Hot Water Source

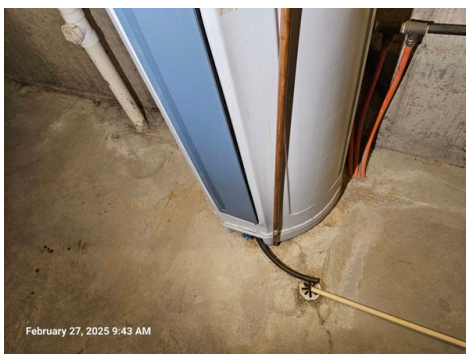
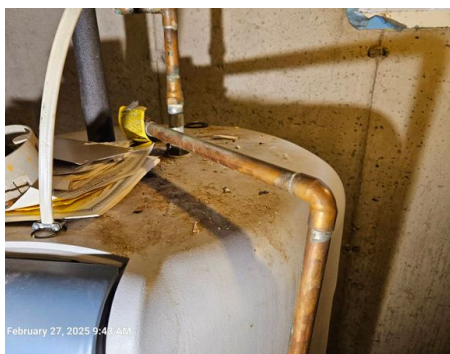
I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#).



UL Listed 53N2		THIS WATER HEATER MEETS THE MINIMUM ENERGY EFFICIENCY REQUIREMENT OR LAWS OF THOSE STATES WHICH ADOPTED SUCH. ALSO MEETS ASHRAE STANDARD 90A-1990 (1992 REQUIREMENTS). R VALUE IS 25			
ELECTRIC WATER HEATER		IN CORRESPONDENCE REGARDING THIS HEATER ALWAYS MENTION MODEL AND SERIAL NUMBER.			
MODEL NUMBER		SERIAL NUMBER			
MX85245		E97-29366			
ELEMENT WATTS		VOLTS	CAPACITY	MAXIMUM HYDROSTATIC PRESSURE PSI	
UPPER	LOWER	MAXIMUM	A/C ONLY	U.S. GAL	TEST WORK
4500	4500	4500	240	85	300 150
MANUFACTURED FOR MARATHON WATER HEATER CO. EAGAN, MINNESOTA					

Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve.



Hot Water Source: Age of water heater

10 Plus years

The manufacture date is usually on the label of the water heater. If it has an age, it will be noted

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

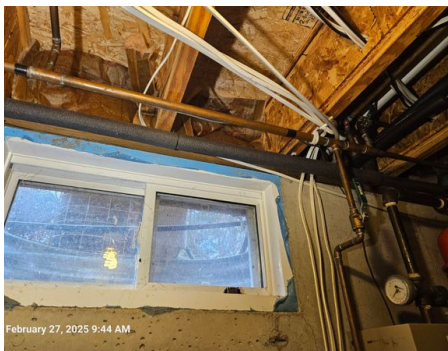


Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed.

Any abandoned water lines should be further evaluated by a qualified plumber.

Ask the homeowner about water supply, problems with water supply, and water leaks in the past.



Limitations

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

10: ELECTRICAL

Information

Service Head, Gooseneck & Drip Loops: Inspected the Service Head, Gooseneck & Drip Loops

I inspected the electrical service head, gooseneck and drip loops.

Service Mast, Service Conduit & Raceway: Inspected the Service Mast, Service Conduit & Raceway

I inspected the electrical service mast, service conduit and raceway.

Service-Entrance Conductors: Inspected Service-Entrance Conductors

I inspected the electrical service-entrance conductors.

Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Electrical Wiring: Branch Wire Type

NM-B (Romex)

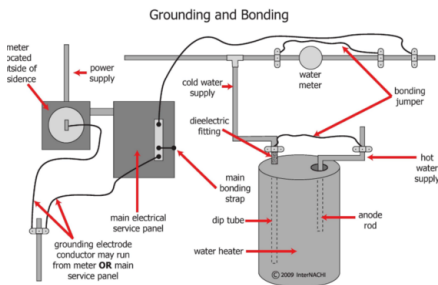


Panelboards & Breakers: Electric Panel Location

Basement

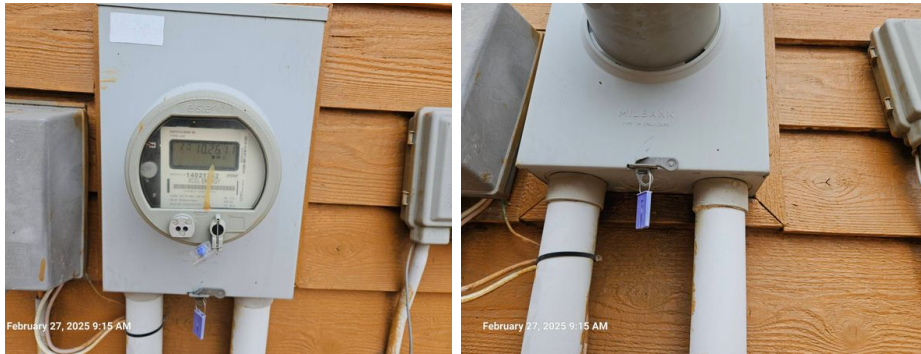
Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



Main Service Disconnect: Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

The minimum electrical service current for a modern single family house is 100 amps

Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

Recommend new smoke detectors and co2 detectors be installed.

I inspected for the presence of smoke and carbon-monoxide detectors.

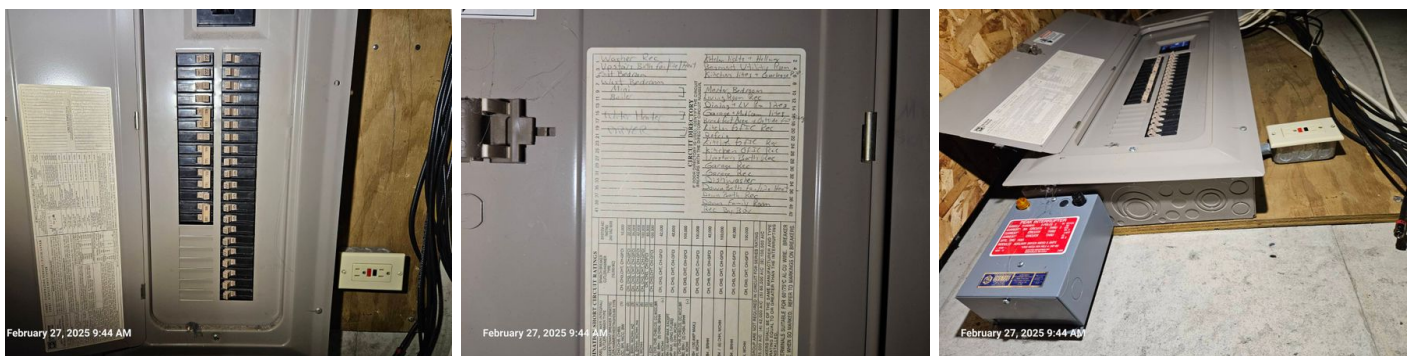
There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.

Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).

Further evaluation by an electrician is recommended to verify panel meets most up to date code requirements.

If the panel was deemed as unsafe to open, further evaluation is recommended



AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Limitations

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Panelboards & Breakers

UNABLE TO FULLY INSPECT THE PANELBOARDS AND BREAKERS CLOSELY

I was restricted in my visual-only inspection in that I did not inspect closely all of the panelboards, components, connections, and breakers. I am not an electrician, but I will inspect the electrical system according to the Home Inspection Standards of Practice as best as I can during the inspection.

Service Grounding & Bonding

UNABLE TO CONFIRM PROPER GROUNDING AND BONDING

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

11: ATTIC, INSULATION & VENTILATION

Information

Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Limitations

Structural Components & Observations in Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Attic Wiring and Lighting

NOT ALL WIRING CAN BE SEEN DURING THE INSPECTION

Not all wiring can be seen during the inspection. Further evaluation is recommended.

Moisture Penetration

NOT ALL MOISTURE STAINS WERE SEEN

Not all moisture stains could be observed in attic space. We recommend entering attic yearly to see if new moisture penetration is noticed. If roof is in poor shape, moisture can enter attic space quicker.

12: BATHROOMS

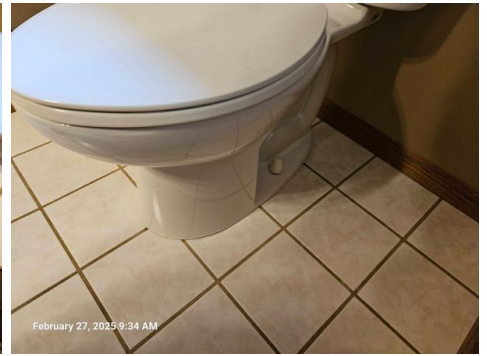
Information

Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard).

Bathroom Toilets: Toilets Inspected

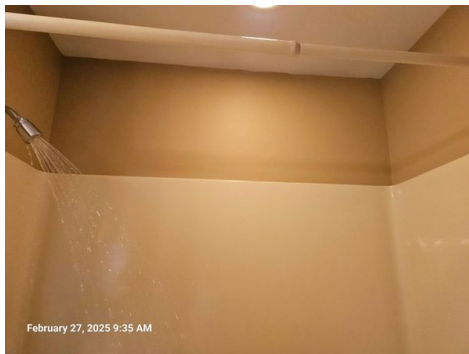
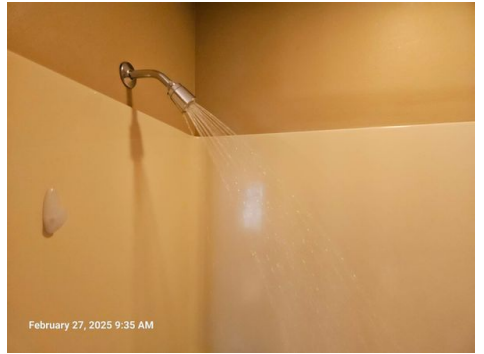
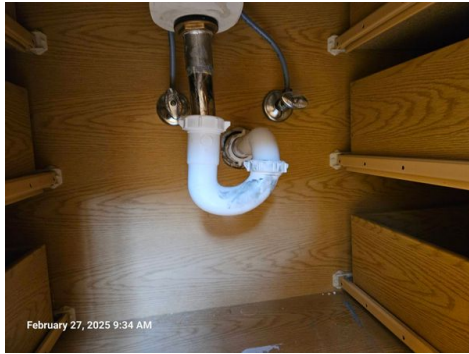
I flushed all of the toilets.



Sinks, Tubs & Showers: Sinks, Tubs & Showers

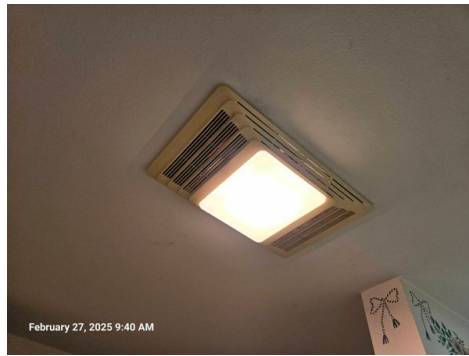
Ran water at showers and sinks

We do not encourage flex piping.



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.



Recommendations

12.1.1 Bathroom Toilets

LOOSE TOILET

Loose toilet on floor, tightening required

 Further Evaluation Recommended



13: DOORS, WINDOWS & INTERIOR

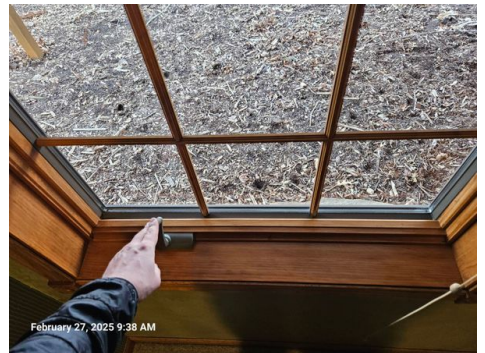
Information

Doors: Doors Inspected

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

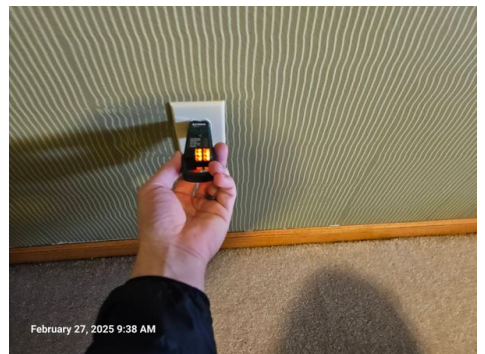
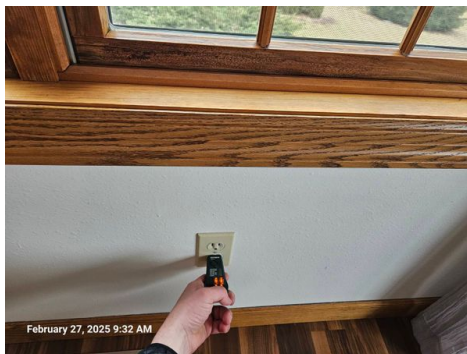
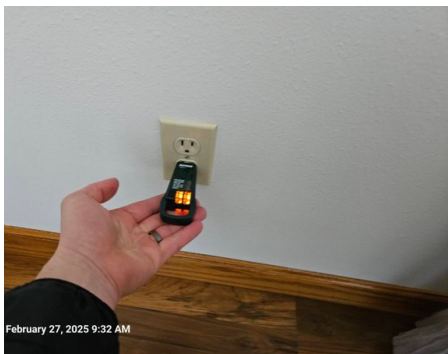
Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.



Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.



Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).



Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

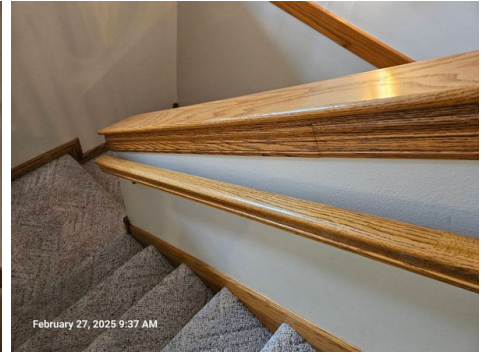
I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.



Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

14: LAUNDRY

Information

Ceiling and Walls: Ceiling and walls

Functional

I inspected the laundry room
Ceiling and walls

Clothes Dryer Vent: Always clean the dryer vent

We recommend to seasonally clean the dryer vent to prevent build up of debris.

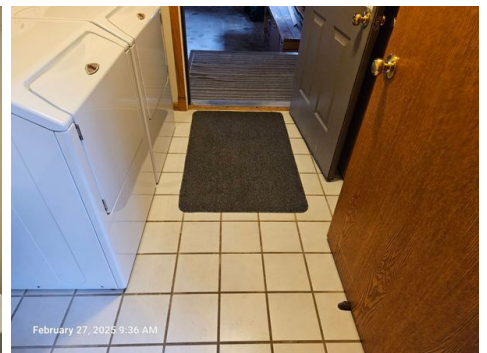
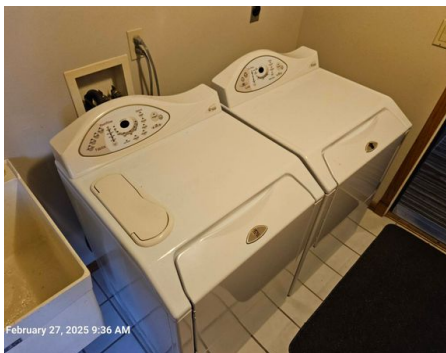
Make sure vent is exhausting to the exterior



Floors and Doors: Floors and Doors

Functional

I inspected the floors and doors of the laundry room



Limitations

Clothes Dryer Vent

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

15: KITCHEN

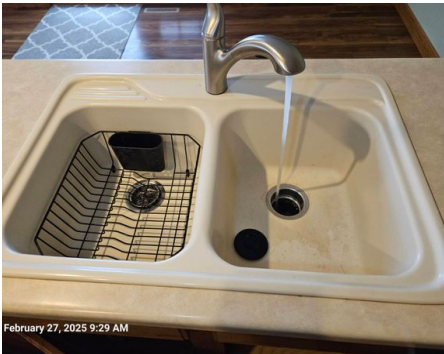
Information

Kitchen Sink: Ran Water at Kitchen Sink

I ran water at the kitchen sink. Its always advisable to check cracks in the caulking periodically.

We check for leaks at the fittings and below the sink. Check for leaks at least every 6 months or as needed.

We recommend a licensed plumber further access plumbing connections under the sink if connections are not u0 to code.



GFCI: GFCI Tested

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.



Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven.



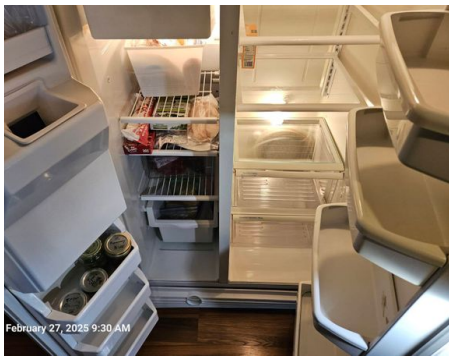
Exhaust Fan: Inspected Exhaust Fan

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



Refrigerator: Refrigerator Was On

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.



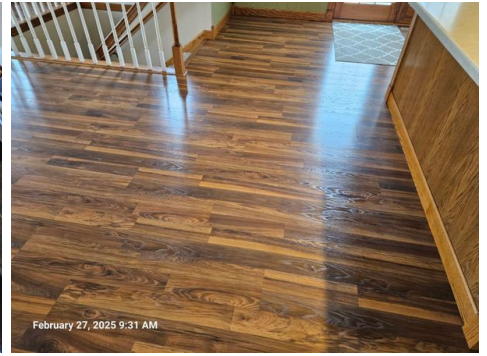
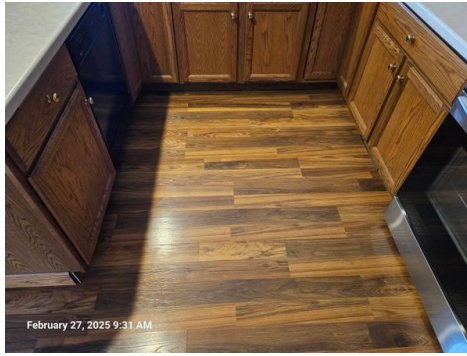
Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces.



Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).



Windows: Windows Inspected

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I did not operate window locks and operation features, which is beyond the scope of a home inspection.

STANDARDS OF PRACTICE

Inspection Detail

SPS 131.31 General requirements. (1) A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home inspection is not required to be technically exhaustive.

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

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

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

- (a) Reporting observations or conditions in addition to those required under this section.
- (b) Excluding a component of an improvement to residential real property from the inspection, if requested to do so by his or her client.
- (c) Engaging in an activity that requires an occupation credential if he or she holds the necessary credential.

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

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

(1) FOUNDATIONS. A home inspector shall observe and

describe the type and condition of the foundation.

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

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

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

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

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

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

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

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

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

ing:

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

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

1. The presence or absence of insulation in unfinished spaces.
2. Ventilation of attics and foundation areas.
3. Kitchen, bathroom, and laundry venting systems.

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

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

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; CR 14-010: renum.

131.32 from SPS 134.03 Register August 2014 No. 704, eff. 9-1-14.

SPS 131.33 Contents of a home inspection report.

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

- (a) Lists the items described in s. SPS 131.32 that a home inspector is required to inspect.
- (b) Lists the items described in s. SPS 131.32 that a home inspector has inspected.
- (c) Describes the condition of any item identified in s. SPS 131.32.
- (d) Describes any defect that is detected by the home inspector identified in s. SPS 131.32 that, if not repaired, will have significant adverse effect on the life expectancy of the identified item.
- (e) Lists any material adverse facts that a home inspector has knowledge of or has observed.

- (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.

(2m) A home inspector is not required to use the term “defect” in describing a defect in the written home inspection report described in this section.

(3) A home inspector may not report in writing or verbally on any of the following:

- (a) The market value or marketability of a property.
- (b) Whether a property should be purchased.

(3m) A home inspector may not use the term “defect” in the written home inspection report described in this section unless that use is consistent with s. SPS 131.02 (6m).

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

History: Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) (a), (b), (c), (d), (2) (intro.) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 14-010: renum. 131.33 from SPS 134.04 and am. (1) (a), (b) Register August 2014 No. 704, eff. 9-1-14; corrections in (1) (c), (d), (2) (intro.) made under s. 13.92 (4) (b) 7., Stats., Register August 2014 No. 704; EmR1822: emerg. am. (1) (d), cr. (2m), (3m) eff. 9-23-18; CR 18-076: am. (1) (d), cr. (2m), (3m)

Roof

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.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Chimney, Fireplace, or Stove

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

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

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

Exterior

Exteriors 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.

Garage

The inspector shall inspect:

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

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

Basement, Foundation, Crawlspace & Structure**FOUNDATIONS.**

A home inspector shall observe and describe the type and condition of the foundation.

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

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

Heating System**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

Air Conditioning**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.

Plumbing

PLUMBING SYSTEMS.

(a) A home inspector shall observe and describe the condition of all of the following: Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections. Interior drain, waste and vent systems, including traps, drain, waste, and vent piping, piping supports and leaks. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports, and leaks. Sump pumps. A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

(b) A home inspector is not required to do any of the following: State the effectiveness of anti-siphon devices. Determine whether the water supply and waste disposal systems are public or private. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches. Operate any valve except water closet flush valves, fixture faucets and hose faucets. 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. Observe the interior of flues, chimneys and vents, or solar water heating systems. Observe any exterior plumbing components such as water mains or swimming pools. Determine water temperature. Determine the proper size, design or use of plumbing materials.

Electrical

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. Inspect or test a built in vacuum system.

Attic, Insulation & Ventilation

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

Bathrooms

The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water; all toilets for proper operation by flushing; and all sinks, tubs and showers for functional drainage.

Doors, Windows & Interior

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.

Laundry

The inspector shall inspect:

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.