



# Inspection Report

## Sample Report

**Property Address:**  
123 Main Street  
Middleton Wi



### Badger Property Inspection

**Trent Stein 2723-106  
5818 Highland Terrace Unit 1  
Middleton, Wi. 53562  
608-469-0249**

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<b>Date:</b> 12/24/2024	<b>Time:</b> 08:00 AM	<b>Report ID:</b> 2955
<b>Property:</b> 123 Main Street Middleton Wi	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Functional (F)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Needs Maintenance (NM)** = Maintenance of the item is recommended to prevent premature failure of to maintain its functionality.

**Repair or Replace (R)** = The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.

**Further Evaluation (FE)** = Item is not functioning as intended, needs further evaluation by a qualified contractor.

**Monitor (MO)** = Currently functional but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

**Defect (D)** = Means a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

A home inspection is intended to assist in evaluating the overall condition of the structure and its components on the day of the home inspection. A home inspection is not intended to make any representation regarding the presence or absence of latent or concealed defects that are not readily ascertainable or readily accessible in a competently performed inspection. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is performed. Not all defects or problems will be identified during an inspection and unexpected repairs should be anticipated. Home inspector will perform a reasonably competent and diligent home inspection of readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions or an improvement to 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, statues, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of property; Any component or system that was not observed, underground or items which are not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate 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, panel, 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.

Pre-closing walk through is the last time for the client to visually inspect the property before closing of home. Conditions may have changed between the time of a home inspection and the time of closing. Restrictions that existed during the home inspection may have been removed for the walk through. Defects or problems not found during the home inspection may be discovered during the final walk through. Clients should be thorough during the final walk through and any defect or problem discovered should be negotiated with the seller prior to closing. Client assumes responsibility for all known defects or problems after closing of property.

You are advised to seek at least two professional opinions and estimates of repair for any defects or recommended repairs mentioned in this report. Cost estimates and repairs should be completed prior to closing.

**Standards of Practice:**

State of Wisconsin Standards of Practice

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

Yes

**Water Test:**

No

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

**Roof Covering:**  
Architectural

**Viewed roof covering from:**  
Walked roof

**Sky Light(s):**  
None

**Chimney (exterior):**  
Vinyl siding

		F	NI	NP	NM	R	FE	MO	D
<b>1.0</b>	<b>Roof Coverings</b>	●							
<b>1.1</b>	<b>Flashings and valleys</b>	●							
<b>1.2</b>	<b>Skylights, Chimneys and Roof Penetrations</b>	●				●			
<b>1.3</b>	<b>Roof Drainage Systems</b>	●							

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F NI NP NM R FE MO D





**1.0** Architectural asphalt shingles have a life expectancy of 30 years and the estimated homes roof is 15 to 20 years old. I did not see any missing shingles, cracks, hail damage, curling to shingles, See Pictures. Shingles are showing their age as some granular loss is visible but are in serviceable condition. Recommend budgeting for new roof as needed. Regular inspections and maintenance recommended to ensure roofing material will remain in serviceable condition.



**1.2** Metal chimney cap is rusting and in need of replacement or possibly sanding and applying a protective coating to reduce further rusting of metal chimney cap. Further rusting can cause leaking into chimney chase. Qualified chimney technician to evaluate and provide options to correct rusting issue of the chimney cap.



**1.3** Recommend asking seller about exterior downspouts along side of home and where they exit into the yard below, Having this information will help you monitor and ensure they are draining properly.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



**Styles & Materials**

**Siding Style:**

Lap  
Brick

**Siding Material:**

Vinyl  
Full brick

**Exterior Entry Doors:**

Insulated glass

**Appurtenance:**

Deck

**Driveway:**

Concrete

		F	NI	NP	NM	R	FE	MO	D
<b>2.0</b>	<b>Wall Cladding Flashing and Trim</b>	•							
<b>2.1</b>	<b>Doors (Exterior)</b>	•			•	•			
<b>2.2</b>	<b>Windows</b>	•			•	•			
<b>2.3</b>	<b>Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/ Cover and Applicable Railings</b>	•							•
<b>2.4</b>	<b>Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)</b>	•				•			
<b>2.5</b>	<b>Eaves, Soffits and Fascias</b>	•							
<b>2.6</b>	<b>Exterior Foundation Walls and Mortar Joints</b>	•							
<b>2.7</b>	<b>Additional building on property (shed)</b>			•					

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**2.1** Lower door hinge to side entrance of storage room is coming loose as visible moisture damage to door frame found, this is causing door to bind against frame when trying to open/close. Recommend qualified person or contractor ensure door hinge can be properly tightened so hinge is secure and not loose, the door will need to be properly supported by hinges to open/close properly.



**2.1** Master bedroom sliding glass door to rear deck did not lock properly as latch is mis-adjusted, Recommend a qualified person or technician properly adjust door latch to ensure door can be locked properly for safety of occupants in the home.





**2.2** Lower bedroom egress window blocked by over growth of bushes(see pictures), this is a safety issue and should be corrected by removing exterior bushes in front of the window in case there ever is a cause to escape the room including due to a fire, the escape route should never be blocked.

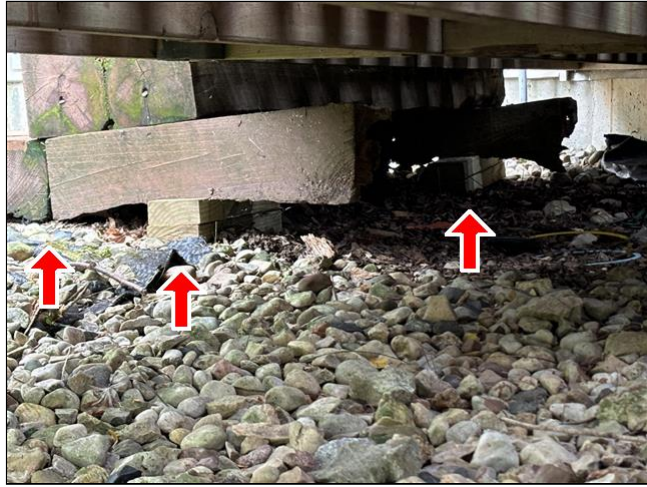


**2.2** Window well metal frames are starting to rust. Recommend removing surface rust and applying a protective paint to protect metal from the elements and further rusting. Regular maintenance is recommended as much less expensive to add a coat of paint when needed than replace metal window frame once frame has deteriorated/rusted through.



**2.2** Recommend cleaning out window wells, this will help with drainage of water and reduce chance of seepage into home. Some water stains found in basement during inspection, recommend asking seller about prior leaks

and time frames to determine frequency of water entering into the basement. Cleaning out window wells of debris is considered regular maintenance.



**2.3** The Wood deck posts supporting the main deck are older and several posts are failing. The wood posts are rotted and/or split and could cause the deck to collapse at some point. Recommend a qualified contractor evaluate and determine repairs needed to ensure the deck is safe for use. Also the deck steps have moved due to visible moisture damage and wood rot found. Temporary repairs made to the deck steps were visible. Deck stairs will need repairs and/or possible full replacement.





**2.4** Downspout along right side of home has come disconnected allowing water to drain down behind retaining wall causing settling of the stones as seen in the pictures. Recommend ensuring the downspout is re-connected and water is directed out past the retaining wall as intended. Unknown if further settling of the retaining wall will occur over time. Recommend monitoring area and making repairs to the wall as needed.

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

Garage inspections are often limited by the occupants stored items and vehicles. Be sure to review this area after the current occupant has removed stored items and before final possession for any potential issues to be addressed at that time. This is not a technically exhaustive inspection, and minor defects may exist that are not reflected in this report. We cannot detect latent or hidden conditions, and therefore cannot be responsible for items hidden under finishes, within wall cavities, under insulation, etc.

#### Styles & Materials

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Insulated

**Auto-opener Manufacturer:**  
LIFT-MASTER

		F	NI	NP	NM	R	FE	MO	D
<b>3.0</b>	<b>Garage Ceilings</b>	●				●			
<b>3.1</b>	<b>Garage Walls (including Firewall Separation)</b>	●				●			
<b>3.2</b>	<b>Garage Floor</b>	●							
<b>3.3</b>	<b>Garage Door (s)</b>	●							
<b>3.4</b>	<b>Occupant Door (from garage to inside of home)</b>	●							
<b>3.5</b>	<b>Garage Door Operators (Report whether or not doors will reverse when met with resistance)</b>	●							
<b>3.6</b>	<b>Windows</b>	●			●				
<b>3.7</b>	<b>Garage Heating Unit</b>			●					

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**3.0** Fire barrier between garage and attic space was broken due to attic ladder being installed and not being a fire rated ladder. The ladder assembly panel is only a 1/4 inch piece of wood or less in thickness so if fire was to occur in garage it would be able to enter into the attic area rather quickly. Recommend installing protective fire barrier material over the ladder panel so the fire barrier will be maintained or consider upgrading to a fire rated ladder assembly.



**3.1** The anchor screws along garage foundation are missing the required washers and nuts used to secure the garage structure to the concrete foundation as seen in pictures. Recommend qualified person or contractor properly secure garage structure to foundation.



**3.1** When the radon mitigation system was installed in the home, an exhaust pipe was routed from basement up in to garage area and then up through the garage ceiling as seen in the pictures. It is recommended to install fire rated collars around the pipes along the wall where the pipe enters the garage and along the ceiling where the exhaust pipe exits up into the attic space. The fire collars are installed to ensure the fire barrier is maintained between the garage and living spaces of the home as the collars will expand and seal off the openings in the wall and ceiling if a fire does occur in the garage. Recommend a qualified person or contractor install the missing fire barrier collars in garage.



**3.6** Wood window trim along side of the garage has visible moisture damage as seen in the pictures. Recommend qualified person replace the damaged wood trim as needed and ensure the wood is primed and painted to protect the trim around the windows from further deterioration over time. This is considered regular maintenance.

**4. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Note: The Standards of Practice for the State of Wisconsin only requires one window on each side of the home to be inspected. All the windows in home will be attempted to be inspected/operated but do to personal items or difficulty to gain access, some windows may not be inspected.

**Styles & Materials**

**Ceiling Materials:**  
Gypsum Board

**Wall Material:**  
Gypsum Board

**Floor Covering(s):**  
Carpet  
Laminated T&G  
Tile  
Wood

**Interior Doors:**  
Raised panel

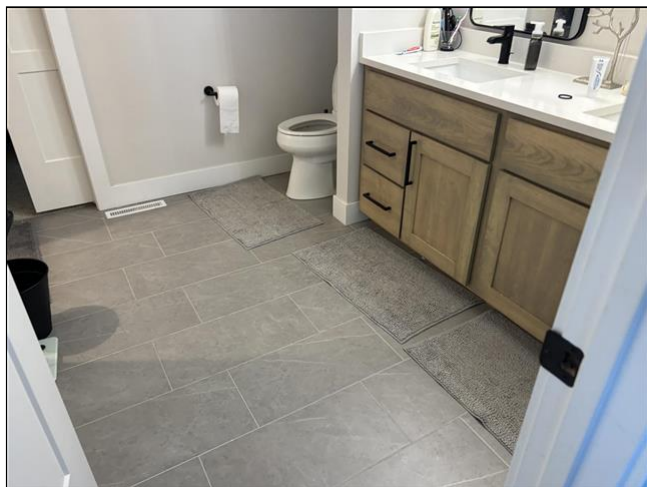
**Window Types:**  
Double-hung  
Casement  
Sliders

**Cabinetry:**  
Wood

**Countertop:**  
Stone

	F	NI	NP	NM	R	FE	MO	D
<b>4.0 Ceilings</b>	●							
<b>4.1 Walls</b>	●							
<b>4.2 Floors</b>	●							
<b>4.3 Steps, Stairways, Balconies and Railings</b>	●				●			
<b>4.4 Counters and Cabinets (representative number)</b>	●							
<b>4.5 Doors (representative number)</b>	●							
<b>4.6 Windows (representative number)</b>	●					●		

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**4.2** Heated bathroom floors on main floor are working at time of the inspection. This is for your information.





**4.3** No graspable hand rail along the entire length of the stairs was found leading to the basement area of the home. Recommend installing a hand rail along entire length of the steps to meet today's safety standards. A fall or injury could occur if not corrected. A qualified contractor or person is recommended to perform the work.



**4.6** The upper bedroom window facing rear of the home has a bad seal allowing moisture to enter between the window panes. This will cause the panes to look hazy and reduce homes energy efficiency. Recommend a qualified window technician provide pricing on replacement of bedroom window.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Poured concrete

**Method used to observe Crawlspace:**

No crawlspace

**Floor Structure:**

2 X 10  
Engineered floor joists

**Wall Structure:**

2 X 4 Wood

**Columns or Piers:**

Supporting walls  
Steel Columns

**Ceiling Structure:**

4" or better

**Roof Structure:**

2 X 6 Rafters

**Roof-Type:**

Gable

**Method used to observe attic:**

From entry  
Walked

**Attic info:**

Attic access  
Pull Down stairs

		F	NI	NP	NM	R	FE	MO	D
5.0	<b>Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>	●				●			
5.1	<b>Walls (Structural)</b>	●							
5.2	<b>Columns or Piers</b>	●							
5.3	<b>Floors (Structural)</b>	●							
5.4	<b>Ceilings (Structural)</b>	●							
5.5	<b>Roof Structure and Attic</b>	●							

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F NI NP NM R FE MO D



**5.0** It is not uncommon for a home of this age to have signs of water/moisture stains in the basement. Seepage in basement along back wall wall found at time of the inspection, Poor grading at rear of the home found as the ground slopes towards the foundation allowing water to drain down along the concrete foundation. It is impossible to predict the severity or frequency of water leak issues on a one time visit. Recommend a qualified landscape company improve the grading at rear of the home so water will drain away from the home. Further monitoring well be needed to determine if further improvements will be needed. Most water issues in basements are due to poor water management around the home which includes grading/ sloping of ground around home and maintaining gutters/downspouts so they are in proper working order. Concrete foundations are not water proof and if water is allowed to run down along the concrete foundation, water will most likely seep into the basement.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; 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 waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Water softener systems are not checked for proper operation or what hardness level is coming to home or what the level is after water softener treatment. Recommend contacting a water softener company to check full function of system.

### Styles & Materials

**Water Source:**  
Public

**Water Filters:**  
None

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Water Distribution (inside home):**  
Copper  
CPVC

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste:**  
PVC

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
50 Gallon (2-3 people)

**Manufacturer:**  
BRADFORD-WHITE

**Water Heater Location:**  
Basement  
Mechanical Room

		F	NI	NP	NM	R	FE	MO	D
<b>6.0</b>	<b>Plumbing Drain, Waste and Vent Systems</b>	•							
<b>6.1</b>	<b>Plumbing Water Supply, Distribution System and Fixtures</b>	•	•						
<b>6.2</b>	<b>Hot Water Systems, Controls, Chimneys, Flues and Vents</b>	•							
<b>6.3</b>	<b>Main Water Shut-off Device (Describe location)</b>	•							
<b>6.4</b>	<b>Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)</b>	•				•			
<b>6.5</b>	<b>Main Fuel Shut-off (Describe Location)</b>	•							
<b>6.6</b>	<b>Sump Pump</b>	•							
<b>6.7</b>	<b>Hose bibs</b>	•							

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**6.0** Garbage disposal gasket is missing/deteriorated as seen in picture, recommend qualified person or plumber replace the missing/deteriorated disposal gasket as this will help reduce splash back along with reducing the chance of a future leak under the sink.

**6.0** The underground portions of the sewage waste system/piping are not included with this inspection. Systems drain lines can be cracked, collapsed and/or clogged with tree roots, and these conditions may not be apparent during the home inspection. Televising or inspection of the waste system by a licensed plumber prior to closing, also recommend asking seller about previous issues with sewer drains. This is for your information.



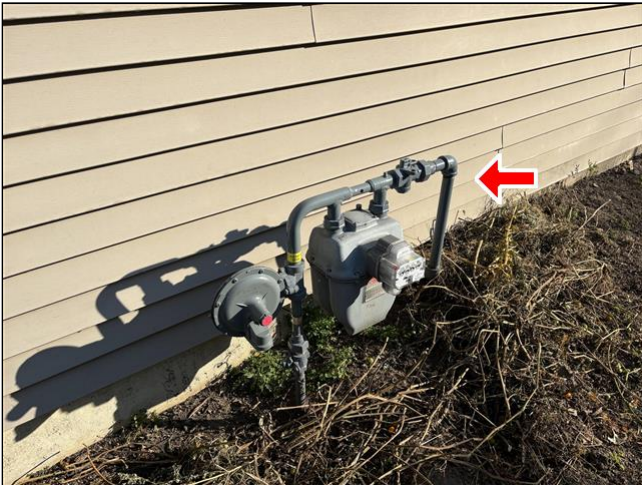
**6.1** Testing the effectiveness of the water softener system and water quality is beyond the scope of a standard home inspection. While most softener systems require little more attention than routinely adding salt to the reservoir, consider having it professionally inspected and tuned by your local dealer for proper operation and peak efficiency.



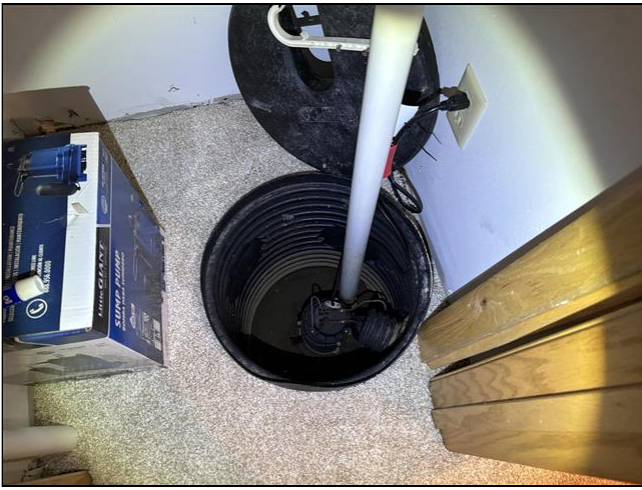
**6.3** Main water shut off for home is located in basement left of the water softener.



**6.4** Ungrounded CSST gas line observed in home. The manufacturer of this product has updated the installation instructions to include/require grounding to the homes electrical system. When originally installed there was no requirements for bonding CSST gas lines. I attached the updated bulletin with the inspection report. Recommend a licensed electrician perform work. It should be noted that this fix is for lightening protection of gas lines. In most cases the update can be completed quickly.



**6.5** Main gas meter and shut off to home is located along right side of the home along the exterior.



**6.6** Sump pump working at time of inspection. Recommend testing annually to ensure proper operation on sump pump unit. Drain tile system around the home was not inspected or tested.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. The underground portions of the sewage waste system/piping are not part of the home inspection. Sometimes the sewage waste system can be functioning but still have cracks, collapsed piping or clogged with tree roots. These conditions may not be apparent during a home inspection. Scoping the drain pipes prior to closing by a licensed plumber is recommended.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

EATON

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

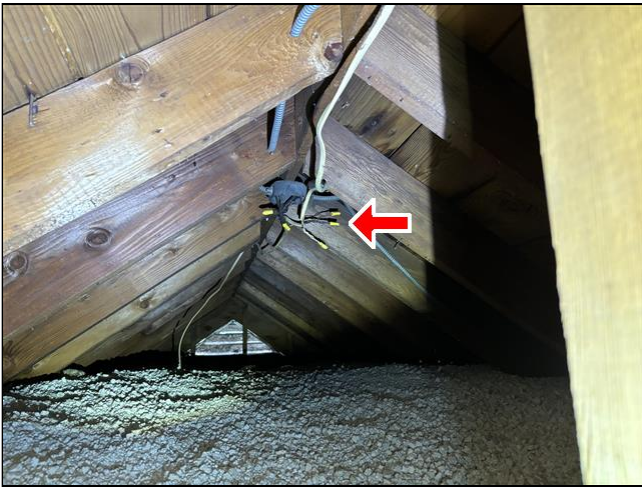
Romex

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<b>7.0</b>	<b>Service Entrance Conductors</b>	●							
<b>7.1</b>	<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels</b>	●							
<b>7.2</b>	<b>Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage</b>	●							
<b>7.3</b>	<b>Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)</b>	●				●			
<b>7.4</b>	<b>Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure</b>	●							
<b>7.5</b>	<b>Operation of GFCI (Ground Fault Circuit Interrupters)</b>	●							
<b>7.6</b>	<b>Location of Main and Distribution Panels</b>	●							
<b>7.7</b>	<b>Smoke Detectors</b>	●				●			
<b>7.8</b>	<b>Carbon Monoxide Detectors</b>	●				●			

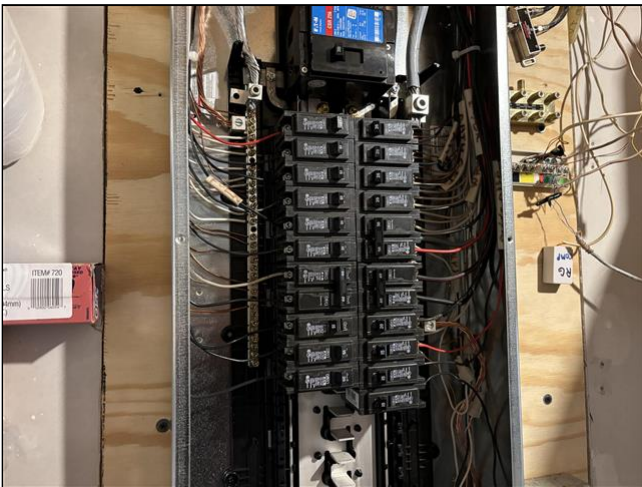
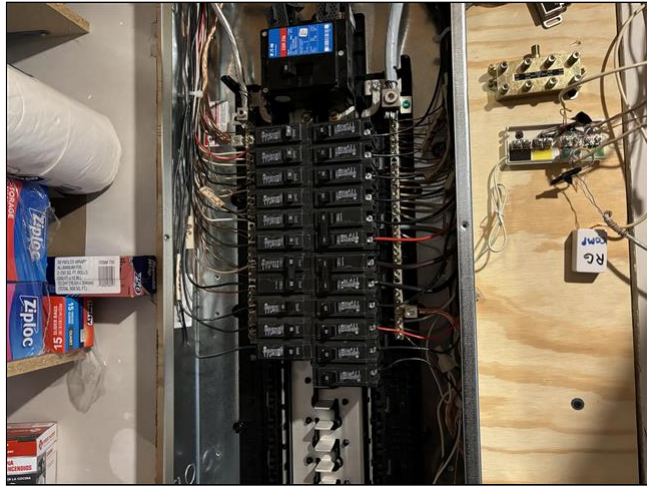
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F NI NP NM R FE MO D

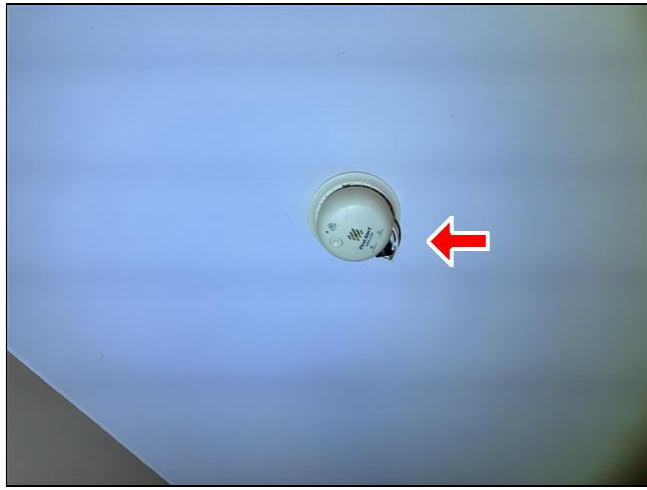




**7.3** Open wiring connections (splices) found in attic space above the garage which should be placed in an enclosed electrical junction box, Recommend a qualified electrician repair wiring issues in attic space above garage. This is considered an electrical safety issue until corrected.



**7.6** Main 200 amp Eaton electrical panel is located in basement storage room. No issues found at time of the inspection.



**7.7** Several of the smoke detectors on 2nd floor and on main floor are well beyond the manufacturers recommended 10 year replacement date. Recommend replacing smoke detectors and installing per manufacturers instructions. All smoke detectors should be tested upon move in and placed on a monthly testing program to ensure they are working properly. State of Wisconsin requires a minimum of one smoke detector per floor of home, but recommend referencing you to your particular local code. Some municipalities want smoke detectors installed in the following areas: In each bedroom, within 6 feet of each door leading to a bedroom or sleeping area and at least one smoke detector on each floor of a building. Also the smoke detector in the basement is missing and new detector should be installed.

**7.8** No CO detectors were found in the home at the time of the inspection. State of Wisconsin requires one CO detector to be installed on each floor of the home. Recommend installing CO detectors per manufacturer instructions and testing monthly to ensure they are working properly.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Recommend a qualified chimney company inspect the chimney flue to determine if cleaning and further inspection is needed before use.

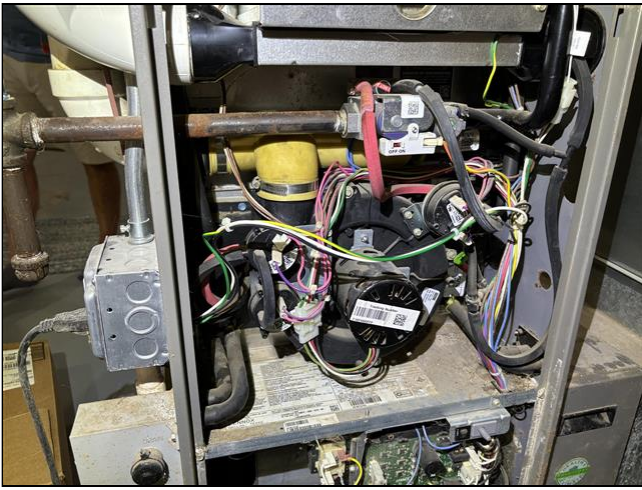
### Styles & Materials

<p><b>Heat Type:</b> Forced Air</p>	<p><b>Energy Source:</b> Natural gas</p>	<p><b>Number of Heat Systems (excluding wood):</b> One</p>
<p><b>Heat System Brand:</b> LENNOX</p>	<p><b>Ductwork:</b> Insulated and Non-insulated</p>	<p><b>Filter Type:</b> Disposable</p>
<p><b>Types of Fireplaces:</b> Solid Fuel</p>	<p><b>Operable Fireplaces:</b> One</p>	<p><b>Cooling Equipment Type:</b> Air conditioner unit</p>
<p><b>Cooling Equipment Energy Source:</b> Electricity</p>	<p><b>Central Air Manufacturer:</b> CARRIER</p>	<p><b>Number of AC Only Units:</b> One</p>

		F	NI	NP	NM	R	FE	MO	D
<b>8.0</b>	<b>Heating Equipment</b>	●							
<b>8.1</b>	<b>Normal Operating Controls</b>	●							
<b>8.2</b>	<b>Automatic Safety Controls</b>	●							
<b>8.3</b>	<b>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>	●							
<b>8.4</b>	<b>Presence of Installed Heat Source in Each Room</b>	●							
<b>8.5</b>	<b>Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)</b>	●							
<b>8.6</b>	<b>Solid Fuel Heating Devices (Fireplaces, Woodstove)</b>	●	●						
<b>8.7</b>	<b>Gas/LP Firelogs and Fireplaces</b>			●					
<b>8.8</b>	<b>Cooling and Air Handler Equipment</b>	●							
<b>8.9</b>	<b>Normal Operating Controls</b>	●							
<b>8.10</b>	<b>Presence of Installed Cooling Source in Each Room</b>	●							

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F NI NP NM R FE MO D



**8.0** Furnace in basement for heating home tested ok at time of inspection. Unknown when last serviced as no service record found, recommend asking seller. Furnace is 20 years old and the average life expectancy is 25 years for a furnace of this type. Given age of the furnace and condition of the furnace, it is recommended that you have regular service check up performed on the unit to ensure it remains in working order. Furnace was very dirty and filter was in need of replacing, this is considered regular maintenance.





**8.6** The home inspection is a component inspection and not a functionality inspection. I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw(drafting). Recommend a certified chimney inspector inspect the chimney flue prior to use as they can determine the condition of the flue and whether safe to use. It is never recommended to leave the fireplace un-attended when in use. Also should be noted that the chimney liner was not visible due to dampener and chimney rain cap, recommend a licensed chimney company clean and inspection flue as creosote dust may conceal a hairline crack until properly cleaned and inspected. I recommend a qualified chimney sweep inspect for safety prior to first use as unknown when fireplace was last used or inspected.



**8.8** The condenser outside (AC unit) is beyond its 25 year life expectancy as it is 34 years old but could last several more years. I have seen a/c units fail after a home inspection as the seasonal hot weather returns. I cannot determine how long your AC will last and recommend budgeting for replacement or as necessary. The temperature Differential of the a/c unit when tested was 14 degrees meaning its on the low side of producing cool air for home but passing. Usually anywhere between 14 up to 22 degrees is good. This is for your information.

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Attics may only be observed from the access panel entrance unless there is solid footing in attic for further inspection. There fore not all areas of attic will be observable as attics are confined spaces and can be hazardous to the inspector. If you have concerns, it is recommended that a licensed contractor evaluates further. The home inspector does not remove or dig through insulation so I am unable to determine condition of underlying materials.

### Styles & Materials

**Attic Insulation:**

Blown  
Cellulose  
R-38 or better

**Ventilation:**

Gable vents  
Ridge vents  
Soffit Vents

**Exhaust Fans:**

Fan

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Metal  
Metal

**Floor System Insulation:**

NONE

		F	NI	NP	NM	R	FE	MO	D
<b>9.0</b>	<b>Insulation in Attic</b>	●							
<b>9.1</b>	<b>Insulation Under Floor System</b>	●							
<b>9.2</b>	<b>Vapor Retarders (in Crawlspace or basement)</b>	●							
<b>9.3</b>	<b>Ventilation of Attic and Foundation Areas</b>	●							
<b>9.4</b>	<b>Venting Systems (Kitchens, Baths and Laundry)</b>	●							
<b>9.5</b>	<b>Ventilation Fans and Thermostatic Controls in Attic</b>			●					
<b>9.6</b>	<b>Visible electric wiring in attic</b>	●							
<b>9.7</b>	<b>Attic Access Cover</b>	●							
<b>9.8</b>	<b>Dryer Exhaust</b>	●			●				

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F NI NP NM R FE MO D





**9.0** Home is well insulated with a blown in cellulose with an estimated insulation value of R38 or better, no visible issue found at time of inspection.



**9.8** Dryer exhaust piping behind dryer on main floor is damaged and will restrict air flow causing increased drying times and possible dryer air flow blockage.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**10. Built-In Kitchen Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**Styles & Materials**

**Dishwasher Brand:**  
GENERAL ELECTRIC

**Disposer Brand:**  
BARRACUDA  
1/2 HORSEPOWER

**Exhaust/Range hood:**  
NONE

**Range/Oven:**  
GENERAL ELECTRIC

**Built in Microwave:**  
GENERAL ELECTRIC

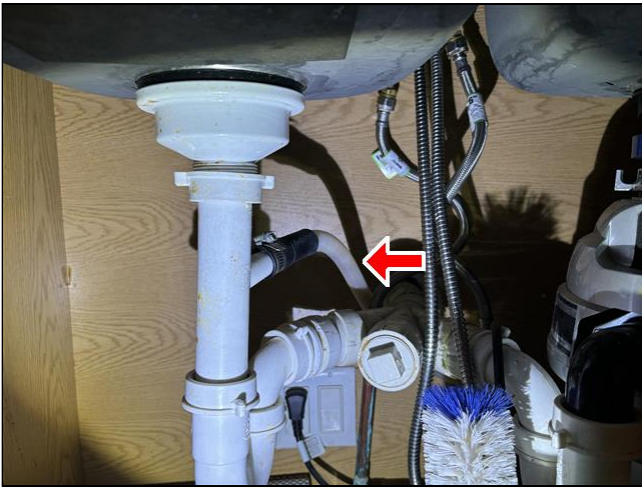
**Trash Compactors:**  
NONE

		F	NI	NP	NM	R	FE	MO	D
<b>10.0</b>	<b>Dishwasher</b>	●				●			
<b>10.1</b>	<b>Ranges/Ovens/Cooktops</b>	●							
<b>10.2</b>	<b>Range Hood (s)</b>			●					
<b>10.3</b>	<b>Trash Compactor</b>			●					
<b>10.4</b>	<b>Food Waste Disposer</b>	●							
<b>10.5</b>	<b>Microwave Cooking Equipment</b>	●				●			

F= Functional, NI= Not Inspected, NP= Not Present, NM= Needs Repair/maintenance, R= Repair, FE= Further Evaluation, MO= Monitor, D= Defect

F NI NP NM R FE MO D





**10.0** No above counter top air gap or a high loop below in vanity for dishwasher discharge was found. It is recommend to have an air gap device which can prevent contaminated water from draining back into the dishwasher. Recommend a qualified plumber install proper air gap device.



**10.5** Outlet above microwave in kitchen cabinet is missing the electrical cover. An electrical cover should be installed as exposed electrical connections are considered an electrical safety hazard until corrected.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# Summary



## Badger Property Inspection

**5818 Highland Terrace Unit 1  
Middleton, Wi. 53562  
608-469-0249**

**Customer**  
Sample Report

**Address**  
123 Main Street  
Middleton Wi

**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. The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. 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.

Defect is defined as a condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgement on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

## 1. Roofing

### Repair

#### 1.2 Skylights, Chimneys and Roof Penetrations



Metal chimney cap is rusting and in need of replacement or possibly sanding and applying a protective coating to reduce further rusting of metal chimney cap. Further rusting can cause leaking into chimney chase. Qualified chimney technician to evaluate and provide options to correct rusting issue of the chimney cap.

## 2. Exterior

### Defect

#### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings





The Wood deck posts supporting the main deck are older and several posts are failing. The wood posts are rotted and/or split and could cause the deck to collapse at some point. Recommend a qualified contractor evaluate and determine repairs needed to ensure the deck is safe for use. Also the deck steps have moved due to visible moisture damage and wood rot found. Temporary repairs made to the deck steps were visible. Deck stairs will need repairs and/or possible full replacement.

**Repair**

**2.1 Doors (Exterior)**



Lower door hinge to side entrance of storage room is coming loose as visible moisture damage to door frame found, this is causing door to bind against frame when trying to open/close. Recommend qualified person or contractor ensure door hinge can be properly tightened so hinge is secure and not loose, the door will need to be properly supported by hinges to open/close properly.

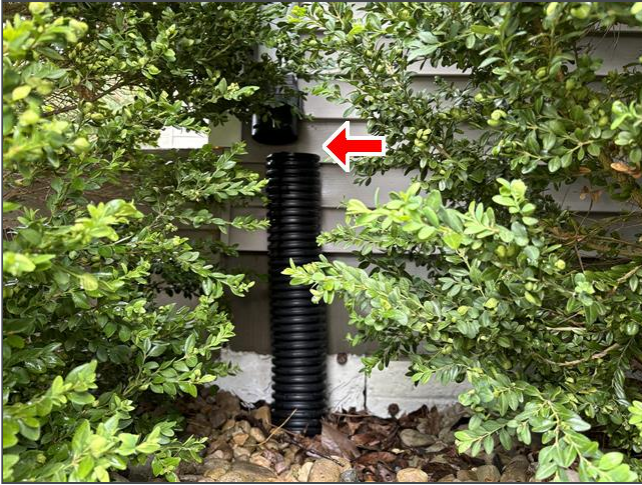
**2.2 Windows**



Lower bedroom egress window blocked by over growth of bushes(see pictures), this is a safety issue and should be corrected by removing exterior bushes in front of the window in case there ever is a cause to escape the room including due to a fire, the escape route should never be blocked.

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**





Downspout along right side of home has come disconnected allowing water to drain down behind retaining wall causing settling of the stones as seen in the pictures. Recommend ensuring the downspout is re-connected and water is directed out past the retaining wall as intended. Unknown if further settling of the retaining wall will occur over time. Recommend monitoring area and making repairs to the wall as needed.

## **Needs Maintenance**

### **2.1 Doors (Exterior)**



Master bedroom sliding glass door to rear deck did not lock properly as latch is mis-adjusted, Recommend a qualified person or technician properly adjust door latch to ensure door can be locked properly for safety of occupants in the home.

### **2.2 Windows**



Window well metal frames are starting to rust. Recommend removing surface rust and applying a protective paint to protect metal from the elements and further rusting. Regular maintenance is recommended as much less expensive to add a coat of paint when needed than replace metal window frame once frame has deteriorated/rusted through.



Recommend cleaning out window wells, this will help with drainage of water and reduce chance of seepage into home. Some water stains found in basement during inspection, recommend asking seller about prior leaks and time frames to determine frequency of water entering into the basement. Cleaning out window wells of debris is considered regular maintenance.

### 3. Garage

#### Repair

##### 3.0 Garage Ceilings





Fire barrier between garage and attic space was broken due to attic ladder being installed and not being a fire rated ladder. The ladder assembly panel is only a 1/4 inch piece of wood or less in thickness so if fire was to occur in garage it would be able to enter into the attic area rather quickly. Recommend installing protective fire barrier material over the ladder panel so the fire barrier will be maintained or consider upgrading to a fire rated ladder assembly.

**3.1 Garage Walls (including Firewall Separation)**



The anchor screws along garage foundation are missing the required washers and nuts used to secure the garage structure to the concrete foundation as seen in pictures. Recommend qualified person or contractor properly secure garage structure to foundation.



When the radon mitigation system was installed in the home, an exhaust pipe was routed from basement up in to garage area and then up through the garage ceiling as seen in the pictures. It is recommended to install fire rated collars around the pipes along the wall where the pipe enters the garage and along the ceiling where the exhaust pipe exits up into the attic space. The fire collars are installed to ensure the fire barrier is maintained between the garage and living spaces of the home as the collars will expand and seal off the openings in the wall and ceiling if a fire does occur in the garage. Recommend a qualified person or contractor install the missing fire barrier collars in garage.

## Needs Maintenance

### 3.6 Windows



Wood window trim along side of the garage has visible moisture damage as seen in the pictures. Recommend qualified person replace the damaged wood trim as needed and ensure the wood is primed and painted to protect the trim around the windows from further deterioration over time. This is considered regular maintenance.

## 4. Interiors

### Further Evaluation

#### 4.6 Windows (representative number)



The upper bedroom window facing rear of the home has a bad seal allowing moisture to enter between the window panes. This will cause the panes to look hazy and reduce homes energy efficiency. Recommend a qualified window technician provide pricing on replacement of bedroom window.

**Repair****4.3 Steps, Stairways, Balconies and Railings**

No graspable hand rail along the entire length of the stairs was found leading to the basement area of the home. Recommend installing a hand rail along entire length of the steps to meet today's safety standards. A fall or injury could occur if not corrected. A qualified contractor or person is recommended to perform the work.

**5. Structural Components****Repair****5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

It is not uncommon for a home of this age to have signs of water/moisture stains in the basement. Seepage in basement along back wall wall found at time of the inspection, Poor grading at rear of the home found as the ground slopes towards the foundation allowing water to drain down along the concrete foundation. It is impossible to predict the severity or frequency of water leak issues on a one time visit. Recommend a qualified landscape company improve the grading at rear of the home so water will drain away from the home. Further monitoring well be needed to determine if further improvements will be needed. Most water issues in basements are due to poor water management around the home which includes grading/sloping of ground around home and maintaining gutters/downspouts so they are in

proper working order. Concrete foundations are not water proof and if water is allowed to run down along the concrete foundation, water will most likely seep into the basement.

## 6. Plumbing System

### Repair

#### 6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)



Ungrounded CSST gas line observed in home. The manufacturer of this product has updated the installation instructions to include/require grounding to the homes electrical system. When originally installed there was no requirements for bonding CSST gas lines. I attached the updated bulletin with the inspection report. Recommend a licensed electrician perform work. It should be noted that this fix is for lightening protection of gas lines. In most cases the update can be completed quickly.

### Not Inspected

#### 6.1 Plumbing Water Supply, Distribution System and Fixtures



Testing the effectiveness of the water softener system and water quality is beyond the scope of a standard home inspection. While most softener systems require little more attention than routinely adding salt to the reservoir, consider having it professionally inspected and tuned by your local dealer for proper operation and peak efficiency.

## 7. Electrical System

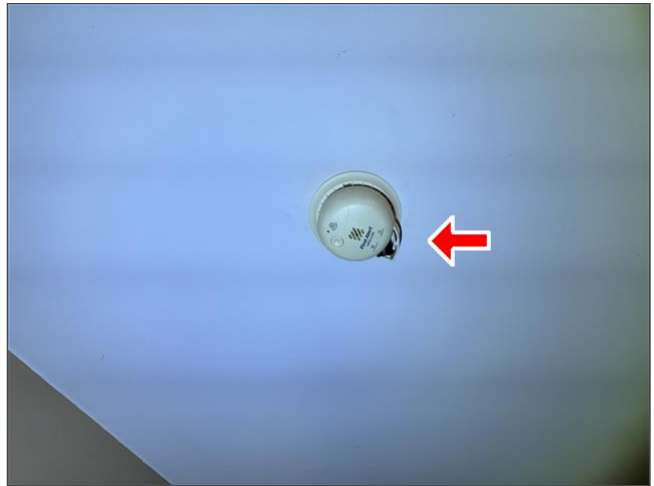
### Repair

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



Open wiring connections (splices) found in attic space above the garage which should be placed in an enclosed electrical junction box, Recommend a qualified electrician repair wiring issues in attic space above garage. This is considered an electrical safety issue until corrected.

### 7.7 Smoke Detectors





Several of the smoke detectors on 2nd floor and on main floor are well beyond the manufacturers recommended 10 year replacement date. Recommend replacing smoke detectors and installing per manufacturers instructions. All smoke detectors should be tested upon move in and placed on a monthly testing program to ensure they are working properly. State of Wisconsin requires a minimum of one smoke detector per floor of home, but recommend referencing you to your particular local code. Some municipalities want smoke detectors installed in the following areas: In each bedroom, within 6 feet of each door leading to a bedroom or sleeping area and at least one smoke detector on each floor of a building. Also the smoke detector in the basement is missing and new detector should be installed.

**7.8 Carbon Monoxide Detectors**

No CO detectors were found in the home at the time of the inspection. State of Wisconsin requires one CO detector to be installed on each floor of the home. Recommend installing CO detectors per manufacturer instructions and testing monthly to ensure they are working properly.

**8. Heating / Central Air Conditioning**

**Not Inspected**

**8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**





The home inspection is a component inspection and not a functionality inspection. I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw(drafting). Recommend a certified chimney inspector inspect the chimney flue prior to use as they can determine the condition of the flue and whether safe to use. It is never recommended to leave the fireplace un-attended when in use. Also should be noted that the chimney liner was not visible due to dampener and chimney rain cap, recommend a licensed chimney company clean and inspection flue as creosote dust may conceal a hairline crack until properly cleaned and inspected. I recommend a qualified chimney sweep inspect for safety prior to first use as unknown when fireplace was last used or inspected.

## 9. Insulation and Ventilation

### Needs Maintenance

#### 9.8 Dryer Exhaust

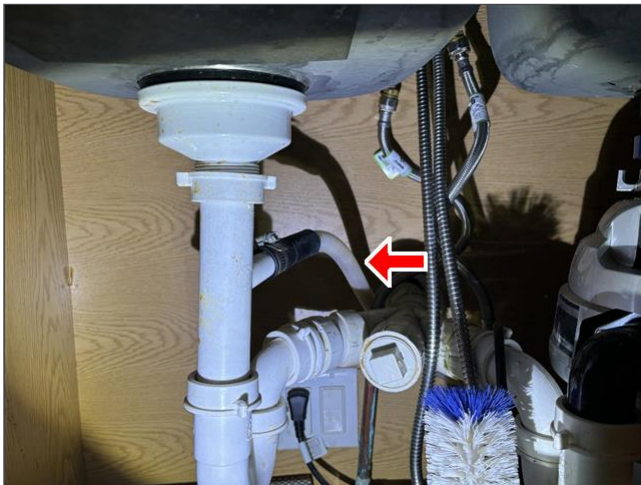


Dryer exhaust piping behind dryer on main floor is damaged and will restrict air flow causing increased drying times and possible dryer air flow blockage.

## 10. Built-In Kitchen Appliances

### Repair

#### 10.0 Dishwasher



No above counter top air gap or a high loop below in vanity for dishwasher discharge was found. It is recommend to have an air gap device which can prevent contaminated water from draining back into the dishwasher. Recommend a qualified plumber install proper air gap device.

#### 10.5 Microwave Cooking Equipment





Outlet above microwave in kitchen cabinet is missing the electrical cover. An electrical cover should be installed as exposed electrical connections are considered an electrical safety hazard until corrected.

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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; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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