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HOME INSPECTION REPORT

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Ron Mews

03/27/2026



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All components designated for inspection in the ASHI Standards of Practice & State of Wisconsin SPS 131.32 are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

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

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

NOTE: 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.

Repairs Needed

The condition of the item warrants repair of professional repair, but does not pose a health or safety concern, nor rise to the level of Defect.

Recommend Further Evaluation

Item may not be functioning as intended, or exhibits indications of failure, needs further evaluation by a qualified contractor.

Monitor

Currently functioning, but condition and/or age indicates that limited life is expected or show indications that they may require repair anytime during the next 5 years. Client is advised to budget for repairs, replacement or upgrade.

Maintenance Items

Maintenance of the item is recommended to prevent premature failure or to maintain its functionality.



MAINTENANCE ITEMS



REPAIRS NEEDED



DEFECTS

-
- ⊖ 2.7.1 Exterior - Trim, Soffits & Fascia: Wood trim has loose or chipped paint
 - 🔧 2.9.1 Exterior - Exterior Windows/Doors: Torn Screen
 - ⊖ 2.9.2 Exterior - Exterior Windows/Doors: Door jam deterioration
 - ⊖ 4.8.1 Garage - Fire separation: Fire separation wall/ceiling deficient
 - ⊖ 4.8.2 Garage - Fire separation: Fire separation door improper
 - ⊖ 8.2.1 Attic - Attic Insulation: Insufficient Insulation
 - ⚠️ 13.2.1 Electrical - Main Panel(s), Sub Panel(s) & Grounding: Panel is a known safety hazard
 - ⊖ 13.3.1 Electrical - Wiring & Circuits in Panel(s): Wiring outside of conduit
 - ⊖ 13.5.1 Electrical - Polarity and Grounding of Outlets: Reverse Polarity
 - ⊖ 13.6.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
 - ⊖ 13.6.2 Electrical - GFCI & AFCI: No GFCI Protection Installed
 - ⊖ 13.6.3 Electrical - GFCI & AFCI: No GFCI Protection Installed
 - ⊖ 13.6.4 Electrical - GFCI & AFCI: No GFCI Protection Installed
 - ⊖ 13.6.5 Electrical - GFCI & AFCI: No GFCI Protection Installed

1: INSPECTION DETAILS

2: EXTERIOR

		F	R	D	NP/NA
2.1	Sidewalk, Driveway & Patio	X			
2.2	Vegetation, Grading, Drainage & Retaining Walls				
2.3	Exterior Hose Bib(s)				
2.4	Wall Structure				
2.5	Decks, Balconies, Porches & Steps				
2.6	Siding				
2.7	Trim, Soffits & Fascia		X		
2.8	Service Entrance Conductors				
2.9	Exterior Windows/Doors		X		
2.10	Gutters				

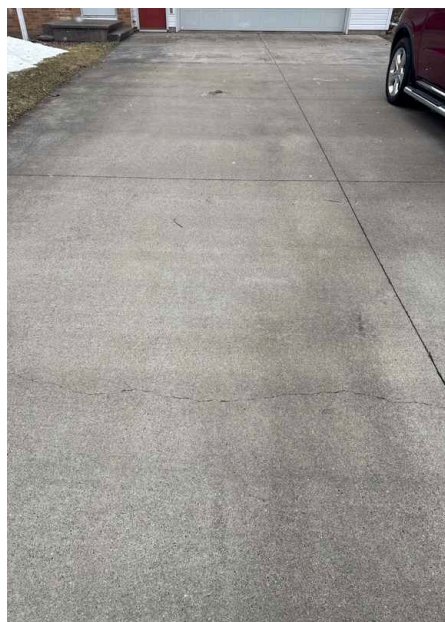
F = Functional R = Repair D = Defect NP/NA = Not Present/Not Accessible

Information

Sidewalk, Driveway & Patio:

Material

Concrete



Trim, Soffits & Fascia: Material

Wood

Limitations

Wall Structure

NOT VISIBLE

Observations

2.7.1 Trim, Soffits & Fascia

WOOD TRIM HAS LOOSE OR CHIPPED PAINT

Repairs Needed

Wood trim in need of scraping and painting

Recommendation

Recommended DIY Project



2.9.1 Exterior Windows/Doors

TORN SCREEN

BEDROOM

Maintenance Items



2.9.2 Exterior Windows/Doors

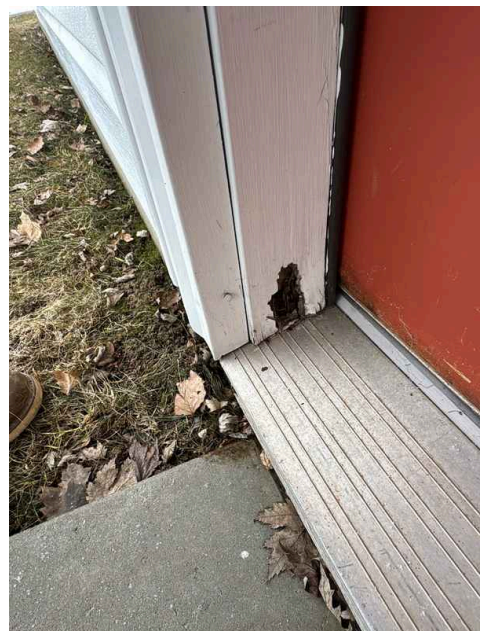
DOOR JAM DETERIORATION

Repairs Needed

Wood jam deteriorating from years of contact with water/snow

Recommendation

Contact a qualified professional.



3: ROOFING

		F	R	D	NP/NA
3.1	Roof Coverings				
3.2	Valleys/Flashings				
3.3	Ventilation				
3.4	Plumbing Vents				
3.5	Skylights/Roof Penetrations				
3.6	Chimneys				

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4: GARAGE

		F	R	D	NP/NA
4.1	Roof Coverings				
4.2	Gutters				
4.3	Siding, Trim & Windows				
4.4	Service Door				
4.5	Overhead Garage Door & Opener				
4.6	Interior Walls & Floor				
4.7	Sill Plates				
4.8	Fire separation		X		

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Observations

4.8.1 Fire separation

 Repairs Needed

FIRE SEPARATION WALL/CEILING DEFICIENT

Fire separation wall/ceiling between the home and garage is not compliant with modern building standards or is damaged. Recommend a qualified contractor repair as needed.



Recommendation

Contact a qualified drywall contractor.

4.8.2 Fire separation

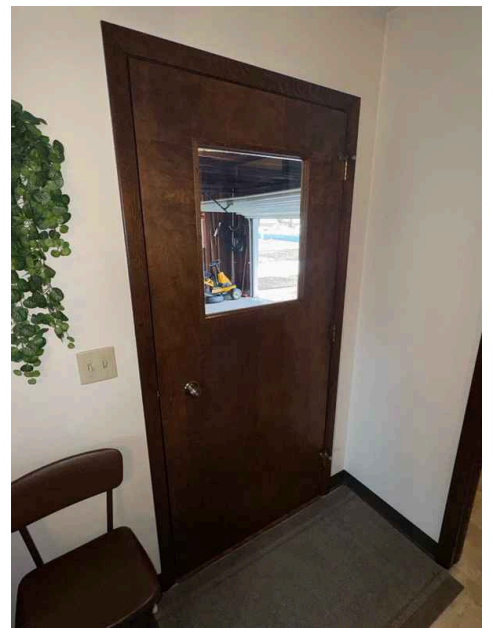
 Repairs Needed

FIRE SEPARATION DOOR IMPROPER

Door separating garage and home does not meet safety standards. Doors in fire separation walls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.



5: BUILT-IN APPLIANCES

		F	R	D	NP/NA
5.1	Dishwasher				X
5.2	Refrigerator	X			
5.3	Range/Oven/Cooktop	X			
5.4	Garbage Disposal				X
5.5	Built-in Microwave	X			

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Information

Dishwasher: Manufacturer

None

Refrigerator: Manufacturer

GE

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric



Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop: Manufacturer

GE



Built-in Microwave: Manufacturer

GE



6: INTERIORS

		F	R	D	NP/NA
6.1	Countertops & Cabinets				
6.2	Floors				
6.3	Walls				
6.4	Ceilings				
6.5	Windows				
6.6	Doors				
6.7	Steps, Stairways & Railings				

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7: FIREPLACE(S)

		F	R	D	NP/NA
7.1	Fireplace(s)				

F = Functional R = Repair D = Defect NP/NA = Not Present/Not Accessible

8: ATTIC

		F	R	D	NP/NA
8.1	Roof Structure in Attic				
8.2	Attic Insulation		X		
8.3	Vapor Barrier				
8.4	Ventilation				

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Information

Attic Insulation: Insulation Type
Batt

Observations

8.2.1 Attic Insulation

 Repairs Needed

INSUFFICIENT INSULATION

Additional insulation could be added to floor of attic to increase the R value. 3 1/2" batt down currently

Recommendation

Contact a qualified insulation contractor.

9: STRUCTURE

		F	R	D	NP/NA
9.1	Foundation				
9.2	Girders/Beams/Columns				
9.3	Floor				
9.4	Joists				
9.5	Subfloor				
9.6	Drainage(Sump Pump/Palmer Valve)				

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10: PLUMBING

		F	R	D	NP/NA
10.1	Fixtures / Faucets				
10.2	Water Supply, Distribution Systems	X			
10.3	Drain, Waste, & Vent Systems				
10.4	Vents, Flues, & Chimneys				
10.5	Fuel Storage & Distribution Systems				
10.6	Sanitary Pump				
10.7	Water Heater	X			

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Information

Water Supply, Distribution Systems : Source

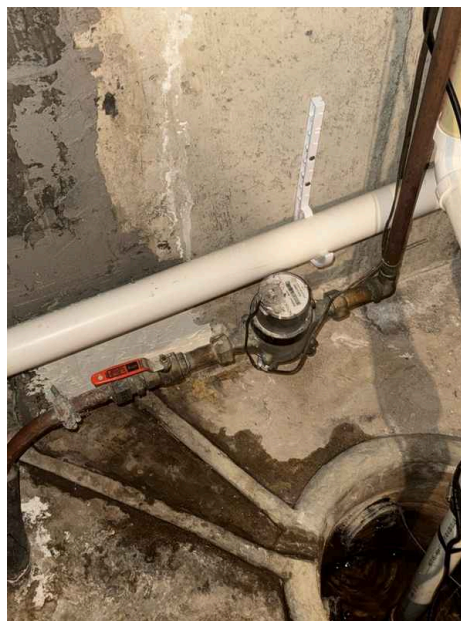
Municipal

Water Supply, Distribution Systems : Main Water Shut-Off Location

Basement

Water Supply, Distribution Systems : Material - Water Supply Entry

Copper



Water Supply, Distribution Systems : Material - Distribution

Copper

Water Supply, Distribution Systems : Functional Flow

Yes

Water Supply, Distribution Systems : Support

Metal Strapping, Plastic Strapping

Water Supply, Distribution Systems : Cross Connections

No

Water Heater: Location

Basement

Water Heater: Power Source

Gas

Water Heater: Capacity

50 Gallons

Water Heater: Model

M250T6DS-1NCWW

Water Heater: Serial Number

FG12209775

Water Heater: Manufacturer

Bradford White



12: AIR CONDITIONING

		F	R	D	NP/NA
12.1	Cooling Equipment				

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13: ELECTRICAL

		F	R	D	NP/NA
13.1	Service Entrance Conductors				
13.2	Main Panel(s), Sub Panel(s) & Grounding		X		
13.3	Wiring & Circuits in Panel(s)		X		
13.4	Switches/Outlets/Fixtures				
13.5	Polarity and Grounding of Outlets		X		
13.6	GFCI & AFCI		X		
13.7	Smoke Detectors (Power Source)				
13.8	Carbon Monoxide Detectors (Presence)				

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Information

Main Panel(s), Sub Panel(s) & Grounding: Main Panel

Location(s)

Basement

Main Panel(s), Sub Panel(s) & Grounding: Grounding

Properly Grounded

Wiring & Circuits in Panel(s): Branch Wires

Copper

Main Panel(s), Sub Panel(s) & Grounding: Main Panel Capacity

100 AMP

Main Panel(s), Sub Panel(s) & Grounding: Manufacturer

ITE Pushmatic

Wiring & Circuits in Panel(s): AC Overcurrent Protection

Amperage Rating compatible

Main Panel(s), Sub Panel(s) & Grounding: Panel Type

Circuit Breaker

Wiring & Circuits in Panel(s): Wiring Method

Romex

Observations

13.2.1 Main Panel(s), Sub Panel(s) & Grounding



PANEL IS A KNOWN SAFETY HAZARD

This model of panel is known to be a safety hazard and should be replaced by a licensed electrician.



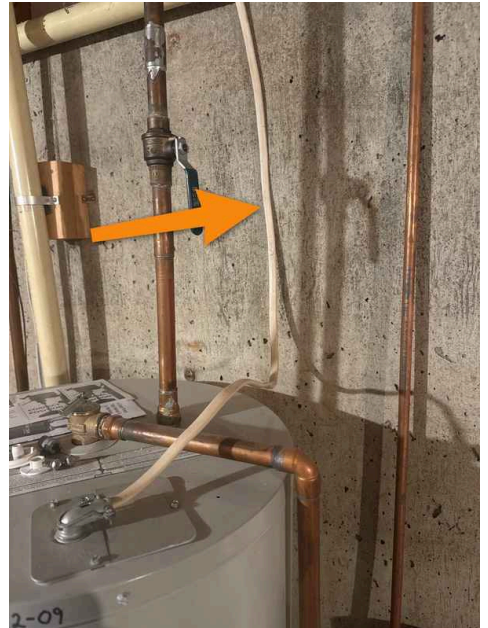
13.3.1 Wiring & Circuits in Panel(s)



WIRING OUTSIDE OF CONDUIT

Recommendation

Contact a qualified electrical contractor.



13.5.1 Polarity and Grounding of Outlets

 Repairs Needed**REVERSE POLARITY**

BATHROOM

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

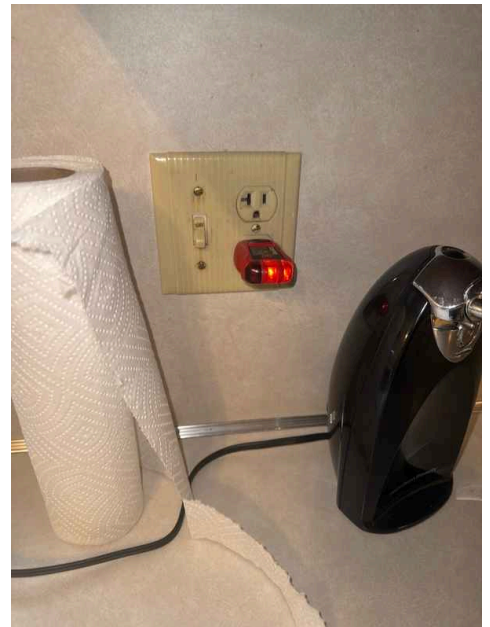


13.6.1 GFCI & AFCI

 Repairs Needed**NO GFCI PROTECTION INSTALLED**

KITCHEN

GFCI protection not present in all recommended locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.



13.6.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

BATHROOM

GFCI protection not present in all recommended locations.
Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Recommendation

Contact a qualified electrical contractor.

 Repairs Needed

13.6.3 GFCI & AFCI

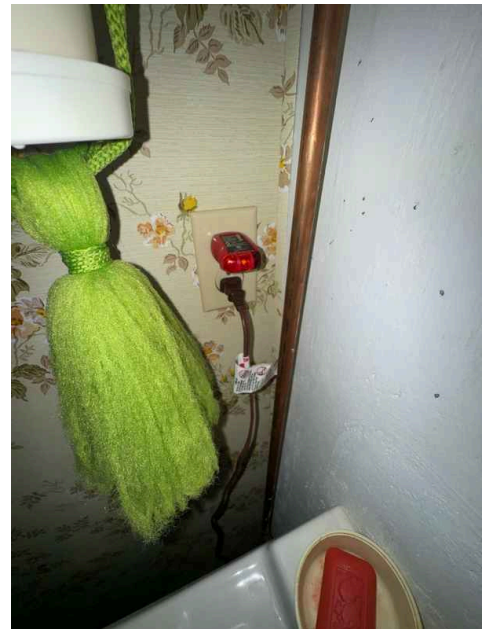
NO GFCI PROTECTION INSTALLED

BASEMENT BATHROOM

GFCI protection not present in all recommended locations.
Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Recommendation

Contact a qualified electrical contractor.

 Repairs Needed

13.6.4 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

LAUNDRY AREA

GFCI protection not present in all recommended locations.
Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Recommendation

Contact a qualified electrical contractor.

 Repairs Needed

13.6.5 GFCI & AFCI

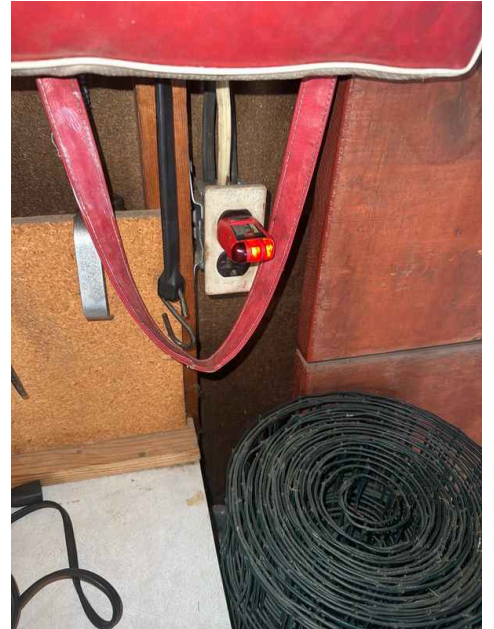
NO GFCI PROTECTION INSTALLED

GARAGE

GFCI protection not present in all recommended locations.
Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Recommendation

Contact a qualified electrical contractor.

 Repairs Needed

14: WISCONSIN STATE STANDARDS

F	R	D	NP/NA
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Information

Wisconsin State Standards

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 following:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.

2. Observe non-central air conditioners.

3. Observe the uniformity or adequacy of cool-air supply to the various rooms.

4. Operate electronic air filters.

5. Observe the pressure of the system coolant or determine the presence of leakage.

6. Test the electrical current drawn by the unit.

(11) Insulation and ventilation.

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

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

2. Ventilation of attics and foundation areas.

3. Kitchen, bathroom, and laundry venting systems.

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

1. Concealed insulation.

2. Venting equipment which is integrated with household appliances.

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

440.975 Standards of practice.

(1) In this section, "reasonably competent and diligent inspection" means an inspection that complies with the standards established under this subchapter or the rules promulgated under this subchapter.

(2) A home inspector shall perform a reasonably competent and diligent inspection to detect observable conditions of an improvement to residential real property. Except for removing an access panel that is normally removed by an occupant of residential real property, this subsection does not require a home inspector to disassemble any component of an improvement to residential real property. A reasonably competent and diligent inspection under this subsection is not required to be technically exhaustive.

(3) 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 components of an improvement to residential real property that the home inspector is required to inspect under the rules promulgated under s. 440.974 (1) (b).

(b) Lists the components of an improvement to residential real property that the home inspector has inspected.

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

(cm) Describes any defect that is detected by the home inspector during his or her home inspection. A home inspector shall use the term "defect" in describing a condition in the written report required under this subsection if the home

inspector believes the condition satisfies the definition of "defect" under s. 440.97 (2m).

(cr)

1. Includes a summary page that includes at least all of the following:

- a. A list of conditions, labeled as defects, that are observed under par. (cm) to be defects, as defined in s. 440.97 (2m).
- b. Other than items labeled as defects, a listing of components needing repairs, components needing further evaluation, items to monitor, and maintenance items.

2. The summary page shall include references to the page, heading, or item number in the detailed account for further information.

3. The summary page shall include all of the following statements:

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

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

NOTE: 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.

(d) Provides any other information that the home inspector is required to provide under the rules promulgated under s. 440.974 (1) (c).

(4) A home inspector is not required to report on any of the following:

(a) The life expectancy of an improvement to residential real property or a component of an improvement to residential real property.

(b) The cause of the need for any major repair to an improvement to residential real property or a component of an improvement to residential real property.

(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 an improvement to residential real property or a component of an improvement to residential real property complies with applicable regulatory requirements.

(f) The condition of any component of an improvement to residential real property that the home inspector was not required to inspect under the rules promulgated under s. 440.974 (1) (b).

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

(a) The market value or marketability of a property.

(b) Whether a property should or should not be purchased.

(6) 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) Predict future conditions, including the failure 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) Evaluate acoustic characteristics of a 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.
- (7) A home inspector may not do any of the following:
- (a) Perform or offer to perform any act or service contrary to law.
 - (b) Deliver a home inspection report to any person other than the client without the client's consent.
 - (c) Perform a home inspection for a client with respect to a transaction if the home inspector, a member of the home inspector's immediate family or an organization or business entity in which the home inspector has an interest, is a party to the transaction and has an interest that is adverse to that of the client, unless the home inspector obtains the written consent of the client.
 - (d) Accept any compensation from more than one party to a transaction for which the home inspector has provided home inspection services without the written consent of all of the parties to the transaction.
 - (e) Pay or receive, directly or indirectly, in full or in part, for a home inspection or for the performance of any construction, repairs, maintenance or improvements regarding improvements to residential real property that is inspected by him or her, a fee, a commission, or compensation as a referral or finder's fee, to or from any person who is not a home inspector.
- (8) 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 or the rules promulgated 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: 1997 a. 81; 2017 a. 338; 2021 a. 17.

Cross-reference: See also ch. SPS 131, Wis. adm. code.

440.976 Disclaimers or limitation of liability. No home inspector may include, as a term or condition in an agreement to conduct a home inspection, any provision that disclaims the liability, or limits the amount of damages for liability, of the home inspector for his or her failure to comply with the standards of practice prescribed in this subchapter or in rules promulgated under this subchapter.

History: 1997 a. 81.

440.977 Liability of home inspectors.

- (1) Notwithstanding s. 893.54, an action to recover damages for any act or omission of a home inspector relating to a home inspection that he or she conducts shall be commenced within 2 years after the date that a home inspection is completed or be barred. The period of limitation under this subsection may not be reduced by agreement.
- (2) A home inspector is not liable to a person for damages that arise from an act or omission relating to a home inspection that he or she conducts if that person is not a party to the transaction for which the home inspection is conducted.