



## Inspection Report

**Mr. and Mrs. John Doe**

**Property Address:**  
123 Happy Ln  
Anywhere WI 12345



**Dennis Wildes lic# 2887-106 2887-106**  
**898 Foxglove Dr.**  
**Sun Prarie WI 53590**  
**608-516-8417**



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<b>Date:</b> 4/22/2016	<b>Time:</b>	<b>Report ID:</b> 4/21/15
<b>Property:</b> 123 Happy Ln Anywhere WI 12345	<b>Customer:</b> Mr. and Mrs. John Doe	<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.

**Satisfactory (S)** = Indicates the component was functioning consistent with its original purpose but may show signs of normal wear and tear and deterioration at the time of the inspection.

**Fair (F)** = Indicates the component could need repair or replacement anytime within the next 5 years.

**Poor (P)** = Indicates the component will need repair or replacement now or in the very near future.

**Safety Concern (SC)** = This is a safety concern and should be addressed by the home owner.

**Not Inspected (NI)** = Component NOT inspected and I make no representations as to whether or not it is or was functioning properly. I will state reason for not inspecting.

**Not Applicable (NA)** = This component is not in this building or home.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Style of Home:**

Ranch

**Approximate age of building:**

Over 10 Years

**Home Faces:**

North

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

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.

		S	F	P	SC	NA	NI	
1.0	Roof Coverings		•					<b>Roof Covering:</b> 3-Tab fiberglass
1.1	Flashings	•						<b>Viewed roof covering</b>
1.2	Skylights					•		<b>from:</b> Walked roof
1.3	Chimneys and Roof Penetrations	•						<b>Sky Light(s):</b> None
1.4	Condition of Rain Gutters						•	<b>Chimney (exterior):</b> N/A
1.5	Roof Ventilation	•						

S= Satisfactory, F= Fair, P= Poor, SC= Safety Concern, NA= Not Applicable, NI= Not Inspected

**S F P SC NA NI**

**Comments:**

- 1.0** 3 tab Shingles noted. Anticipate Repair / Replace within the next 3-7 years.
- 1.1** Metal and Plastic flashing noted and appear to be in satisfactory condition.
- 1.4** Not inspected due to lack of rain. Appear in satisfactory condition. Recommend monitor and repair/replace as needed.

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.

		S	F	P	SC	NA	NI	Styles & Materials
2.0	Siding and Trim	•	•					<b>Siding Style:</b> Lap
2.1	Eaves, Soffits and Fascias	•						<b>Siding Material:</b> Vinyl
2.2	Windows / Window Wells	•						<b>Exterior Entry Doors:</b> Steel
2.3	Doors (Exterior)	•						<b>Appurtenance:</b> Patio
2.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•	•					<b>Driveway:</b> Concrete
2.5	Landscaping / Sloping Away from Foundation	•						
2.6	Exterior foundatin walls / Mortar joints	•						
2.7	Exterior Access to Basement or Crawl space					•		
2.8	Exterior vent covers	•						
2.9	Hose bibs / Back Flow Prevention	•						
2.10	Driveway / Walkway	•						
2.11	Additional Buildings on Property					•		
2.12	Exterior outlets	•						

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S F P SC NA NI

**Comments:**

**2.0** Satisfactory condition but show signs of typical wear for age. Minor blemishes noted.

2.4 Majority in satisfactory condition but a few areas show signs of settlement and or heaving. Recommend repair as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.10 Typical cracking noted. Recommend monitor and repair 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**

		S	F	P	SC	NA	NI
3.0	Roofing / Siding	•					
3.1	Garage Walls (including Firewall Separation)	•					
3.2	Garage Floor	•					
3.3	Garage Door (s)	•					
3.4	Occupant Door (from garage to inside of home)	•					
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•			
3.6	Exposed Framing	•					
3.7	GFCI Operation (ground fault circuit interrupters)	•					
3.8	Attic / Ventilation	•					
3.9	Electrical Sub Panel					•	

**Styles & Materials**

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Insulated

**Auto-opener**

**Manufacturer:**  
LIFT-MASTER

**Garage type:**  
Attached

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S F P SC NA NI

**Comments:**

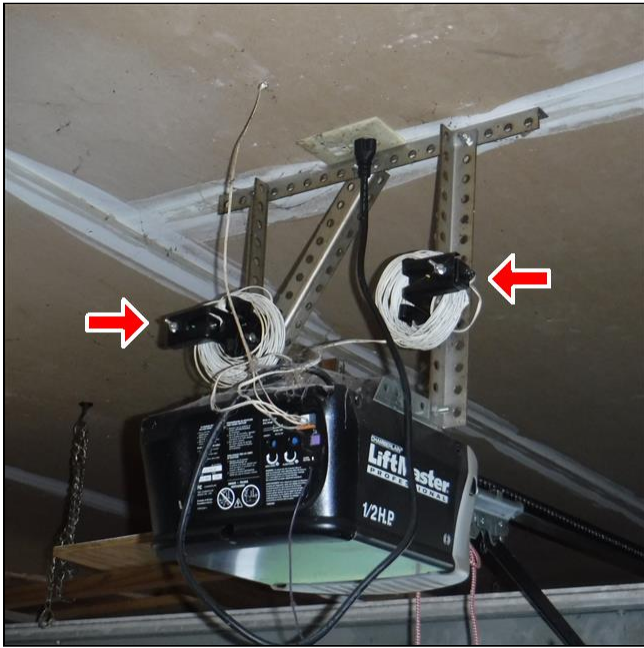
**3.4** Fire rated door noted.

**3.5 (1)** Noted door would not reverse when met with resistance. Recommend adjustment as needed.



3.5 Item 1(Picture)

(2) Noted that photo eyes are not mounted correctly. Recommend repair as needed.



3.5 Item 2(Picture)

3.6 No visual signs of moisture at time of inspection.



**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.

		S	F	P	SC	NA	NI	Styles & Materials
4.0	Ceilings	•						<b>Ceiling Materials:</b> Gypsum Board
4.1	Walls	•						<b>Wall Material:</b> Gypsum Board
4.2	Floors	•	•					<b>Floor Covering(s):</b> Carpet Laminated T&G Tile
4.3	Steps, Stairways, Balconies and Railings	•						<b>Interior Doors:</b> Hollow core
4.4	Counters and Cabinets (representative number)	•						<b>Window Types:</b> Thermal/Insulated Double-hung
4.5	Doors (representative number interior)	•						<b>Window Manufacturer:</b> UNKNOWN
4.6	Windows (representative number)	•						<b>Cabinetry:</b> Wood
4.7	Kitchen GFCI's	•						<b>Countertop:</b> Laminate
4.8	Dishwasher	•						<b>Kitchen Flooring material:</b> LVT
4.9	Condition of Plumbing Under Sinks	•						<b>Bedroom flooring material:</b> Carpet
4.10	Microwave Cooking Equipment	•						
4.11	Counter Top Condition	•						
4.12	Food Waste Disposal	•						
4.13	Outlets and Wall Switches	•						
4.14	Ceiling Fans	•						
4.15	Smoke Detectors	•						

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S F P SC NA NI

**Comments:**

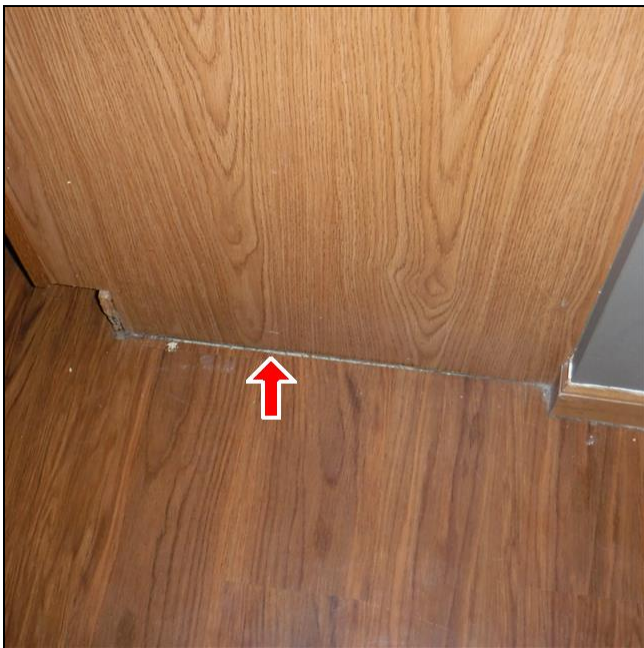
4.0 Noted signs of previous moisture damage in basement ceiling below Bathroom above. No visible signs of moisture at time of inspection but recommend monitor to be sure repair was complete.



4.0 Item 1(Picture)

4.2 (1) Noted kitchen floor has a slight depression. Recommend monitor and repair as needed.

(2) Missing trim noted at end of kitchen cabinet. Repair as desired.



4.2 Item 1(Picture)

4.7 Refrigerator outlet not inspected, as we do not move appliances.

4.8 Full cycle ran at time of inspection, operates as intended.

4.10 Operates as intended.

**4.15** Tested and found functional at time of inspection. Recommend continuing monthly testing. Devices should be replaced every 10 years. Combination Carbon Monoxide and smoke detectors should be on every floor and near every bedroom. This is now required by code.

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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.

		S	F	P	SC	NA	NI	<b>Styles &amp; Materials</b>
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.)	•						<b>Foundation:</b> Poured concrete <b>Method used to observe</b>
5.1	Walls (Structural)	•						<b>Crawlspace:</b> No crawlspace Walked
5.2	Columns or Piers	•						<b>Floor Structure:</b> 2 X 10
5.3	Floors (Structural)	•						<b>Wall Structure:</b> 2 X 4 Wood
5.4	Ceilings (Structural)	•						<b>Columns or Piers:</b> Steel screw jacks
5.5	Roof Structure and Attic	•						<b>Ceiling Structure:</b> Not visible
5.6	Insulation	•						<b>Roof Structure:</b> Engineered wood trusses Plywood Sheathing <b>Roof-Type:</b> Gable <b>Method used to observe</b> <b>attic:</b> Walked <b>Attic info:</b> Scuttle hole

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**Comments:**

**5.1** No visible signs of moisture penetration at time of inspection. Not all inspected due to finish wall conditions

**5.4** No

**5.6** 16-18" of blown in insulation noted.

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.

		S	F	P	SC	NA	NI	Styles & Materials
6.0	Plumbing Drain, Waste and Vent Systems	•						<b>Water Source:</b> Public
6.1	Inspect for Functional Flow (water pressure and volume)	•						<b>Water Filters:</b> None
6.2	Plumbing Water Supply, Distribution System and Fixtures	•						<b>Plumbing Water Supply</b>
6.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•						<b>(into home):</b> Copper
6.4	Main Water Shut-off Device (Describe location)	•						<b>Plumbing Water</b>
6.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•						<b>Distribution (inside home):</b> Copper
6.6	Main Fuel Shut-off (Describe Location)	•						<b>Washer Drain Size:</b> 2" Diameter
6.7	Sump Pump	•						<b>Plumbing Waste:</b> PVC
6.8	Water Heater T&P Valve Should Be Within 6" of floor	•						<b>Water Heater Power</b>

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S F P SC NA NI

**Source:**  
Gas (quick recovery)  
**Water Heater Capacity:**  
50 Gallon (2-3 people)  
**Manufacturer:**  
LENNOX  
**Water Heater Location:**  
Basement

**Comments:**

6.4 Located in lower bedroom closet with shut off valves above and below meter.



6.4 Item 1(Picture)

6.6 At meter located on west side of home.

6.7 Operated t time of inspection.

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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.

## 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.

		S	F	P	SC	NA	NI	Styles & Materials
7.0	Service Entrance Conductors	•						<b>Electrical Service</b> <b>Conductors:</b> Below ground <b>Panel capacity:</b> 200 AMP <b>Panel Type:</b> Circuit breakers <b>Electric Panel</b> <b>Manufacturer:</b> SQUARE D <b>Branch wire 15 and 20</b> <b>AMP:</b> Copper <b>Wiring Methods:</b> Romex
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•						
7.2	Location of Main and Distribution Panels	•						
7.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•						
7.4	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)	•						
7.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•						
7.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•						
7.7	Smoke Detectors	•						
7.8	Carbon Monoxide Detectors	•						

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S F P SC NA NI

**Comments:**

**7.6** Operated at time of inspection. Test monthly to verify proper function.

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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.

		S	F	P	SC	NA	NI	Styles & Materials
8.0	Heating Equipment	•						<b>Heat Type:</b> Forced Air
8.1	Normal Operating Controls	•						<b>Energy Source:</b> Gas
8.2	Automatic Safety Controls	•						<b>Number of Heat Systems (excluding wood):</b> One
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•						<b>Heat System Brand:</b> BRYANT
8.4	Presence of Installed Heat Source in Each Room	•						<b>Ductwork:</b> Insulated and Non-insulated
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•						<b>Filter Type:</b> Disposable
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)					•		<b>Filter Size:</b> 14x25
8.7	Gas/LP Firelogs and Fireplaces					•		<b>Types of Fireplaces:</b> None
8.8	Cooling and Air Handler Equipment						•	<b>Operable Fireplaces:</b> None
8.9	Normal Operating Controls	•						<b>Number of Woodstoves:</b> None
8.10	Presence of Installed Cooling Source in Each Room	•						<b>Cooling Equipment Type:</b> Air conditioner unit
								<b>Cooling Equipment Energy Source:</b> Electricity
								<b>Central Air Manufacturer:</b> BRYANT
								<b>Number of AC Only Units:</b> One

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**Comments:**

**8.0** Operated using normal controls at time of inspection.

**8.4** Noted no heat source in finished living room in basement. Recommend install as desired.

**8.8** Not operated due to Temperatures being too cold at time of inspection. Recommend re-evaluation when temps are above 65 degrees.

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.

		S	F	P	SC	NA	NI	
9.0	Insulation in Attic	•						<b>Styles &amp; Materials</b> <b>Attic Insulation:</b> Blown <b>Ventilation:</b> Gable vents Ridge vents Soffit Vents <b>Exhaust Fans:</b> Fan/Heat/Light <b>Dryer Power Source:</b> 220 Electric <b>Dryer Vent:</b> Flexible Metal <b>Floor System Insulation:</b> NONE
9.1	Insulation Under Floor System					•		
9.2	Vapor Retarders (in Crawlspace or basement)						•	
9.3	Ventilation of Attic and Foundation Areas						•	
9.4	Venting Systems (Kitchens, Baths and Laundry)	•						
9.5	Ventilation Fans and Thermostatic Controls in Attic	•						
		<b>S</b>	<b>F</b>	<b>P</b>	<b>SC</b>	<b>NA</b>	<b>NI</b>	

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**Comments:**

**9.0** 16-18" noted in attic area.

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.

		S	F	P	SC	NA	NI	Styles & Materials
10.0	Dishwasher	•						<b>Dishwasher Brand:</b> NONE
10.1	Ranges/Ovens/Cooktops	•						<b>Disposer Brand:</b> IN SINK ERATOR
10.2	Range Hood (s)	•						<b>Exhaust/Range hood:</b> AMANA
10.3	Trash Compactor					•		<b>Range/Oven:</b> AMANA
10.4	Food Waste Disposer	•						<b>Built in Microwave:</b> AMANA
10.5	Microwave Cooking Equipment	•						<b>Trash Compactors:</b> NONE
		S	F	P	SC	NA	NI	

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**Comments:**

**10.0** Full cycle ran at time of inspection. Appear to function as intended.

**10.1** Operated at time of inspection.

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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.



A&E Inspections LLC  
 898 Foxglove Dr.  
 Sun Prarie WI 53590  
 608-516-8417  
 Inspected By: Dennis Wildes lic# 2887-106

Inspection Date: \*reportinfo.dateReport ID: 4/21/15

Customer Info:	Inspection Property:
Mr. and Mrs. John Doe 123 Happy Ln Anywhere wi 12345  <b>Customer's Real Estate Professional:</b>	123 Happy Ln Anywhere WI 12345

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**



**A&E Inspections LLC**

**Dennis Wildes lic# 2887-106**

**898 Foxglove Dr.  
Sun Prairie WI 53590  
608-516-8417**



## Inspection Contract Agreement

Mr. and Mrs. John Doe

123 Happy Ln  
Anywhere WI 12345

**(please read carefully)**

This contract is an agreement between the client or clients listed below, and A&E Inspections LLC (Dennis Wildes) to perform an inspection of the home or building listed below according to the "Standards of Practice" of **ASHI or Licensing Board of WISCONSIN**. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited **visual** inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature (by pen or electronically), is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

**Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as:** Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. A&E Inspections LLC will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system **will not** be operated by A&E Inspections LLC in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. A&E Inspections LLC Inspection **does not** inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "**opinion**" of A&E Inspections LLC. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will **both** have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, **visible** structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to

investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and A&E Inspections LLC and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.

By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold A&E Inspections LLC and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

In the event of a claim by Mr. and Mrs. John Doe that an installed system or component of the premises which was inspected by A&E Inspections LLC (Dennis Wildes) and was not in the condition reported, Mr. and Mrs. John Doe agrees to notify A&E Inspections LLC at least 72 hours prior to repairing such system or component. Mr. and Mrs. John Doe further agrees that A&E Inspections LLC (Dennis Wildes) will only be held liable if a complete failure to follow the "ASHI standards of practice" or state laws were not followed. Furthuremore, ANY legal action must be brought within two (2) years from the date of the inspection. or will be deemed waived and forever barred.

The Inspection does NOT determine whether the property is insurable.

Mr. and Mrs. John Doe understand that A&E Inspections LLC (Dennis Wildes) or any of it's employees are not an insurer or guarantor against defects in the structure, items, componants, or systems inspected. **A&E INSPECTIONS LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.**

The Inspection will not include a appraisal of the value or a survey. The report is NOT a compliance report or certificationfor past or current governmental codes or regulations.

Payments must be made at the time of inspection. A&E Inspections LLC agrees to provide you with a report within two business days or sooner by providing your email address.

A copy of this report will be sent to your real estate agent representative for you unless you notify A&E Inspections LLC otherwise.

**A&E Inspections LLC MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN (either electronically or physically). If viewing this online, Click on the I agree button below if you agree to the terms and conditions spelled out in the agreement. The inspector and company agrees to this agreement if it is being presented to you online with the I agree button below.**

Client Name: John Doe

Customer Signature (if signing in person)\_\_\_\_\_

Inspector Signature (if signing in person) \_\_\_\_\_  
Dennis Wildes lic# 2887-106 A&E Inspections LLC

**Location:**

123 Happy Ln Anywhere WI 12345

**Date: 4/22/2016**

**Inspector: Dennis Wildes lic# 2887-106**

**Total Inspection Cost: \$0.00**