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COMPONENT REPORT COPY

123 Main St
Anycity, WI 5

Chris Client
08/13/2026



Inspector
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TABLE OF CONTENTS

1: Inspection Details	3
2: Sewer Scope	6
Standards of Practice	8

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent, Client's Family, Inspector(s)	Occupancy Occupied	Style Single family
Ground Cover Damp	General Appearance Marginal, Marginal	Main Entrance Faces North For the sake of the report
Temperature (approximate) 65 Fahrenheit (F)	Current Weather Conditions Partly Cloudy	Life Cycles and Cost Estimates A guide to life cycles and cost estimates.

[Educational Link](#)

Overview

Inspection Overview

Thank you for choosing Homesight, Inc. home inspection service to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. **Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind nor is it a code compliant inspection.** Homesight, Inc. endeavors to perform all inspections in substantial compliance with the Wisconsin State Home Inspector Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. This report is effectively a snapshot of the property, intended to record the conditions on the given date and time of the inspection. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted and may not be used in whole or in part without Homesight, Inc. express written permission. Again, thank you very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

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

Component Inspection

This is a component inspection only. Items listed in the inspection report are the only items inspected per the WI home inspector Standards of Practice per the clients request.

Report Scope - Sewer Scope

Your Sewer Scope Inspection and Report

A Sewer Lateral Scope (Video) Inspection was performed, the inspector attempted to access and insert a video recording device in the main sewer line (the main waste line that exits the structure and terminates at the sewer main) and record the interior on the main sewer line for the purpose of evaluating its general condition. If access was achieved, the inspection process was video recorded.

The Sewer Lateral Scope (Video) Inspection is limited in nature and NOT technically exhaustive. The following limitations of inspection, limitations of liability and exclusions to the scope of the inspection apply:

No-Warranty Clause, Limitations of Liability, and Exclusions

The inspection is intended to reduce risk but cannot eliminate all risk. By signing this document, you acknowledge that:

- The inspector will not observe every square inch of the sewer system and may fail to see or note a defect. The report is based on the video inspection of the main sewer lateral pipe only.
- This is NOT a code compliant inspection nor does the report comment on compliance with building codes.
- ONLY the main sewer lateral will be scoped. The main sewer lateral is the portion of the waste pipe system that carries the waste from the structure to the city sewer connection or the septic holding tank. This inspection does NOT include inspecting any sewer/waste lines other than the main sewer lateral. ALL other sewer lines/pipes are excluded from the scope of this inspection.
- Unreported defects may exist that cannot be detected by visual inspection only.
- The Sewer Lateral Scope (Video) Inspection and Report DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.
- The inspector and his/her employees or agents shall not be held liable for the cost of repairing any defects or deficiencies, whether present at the time of the inspection or arising in the future, or for any consequential property damage or bodily injury of any nature.
- The inspector is not responsible for claims relating to conditions that may be altered or repaired without notice or inspection.

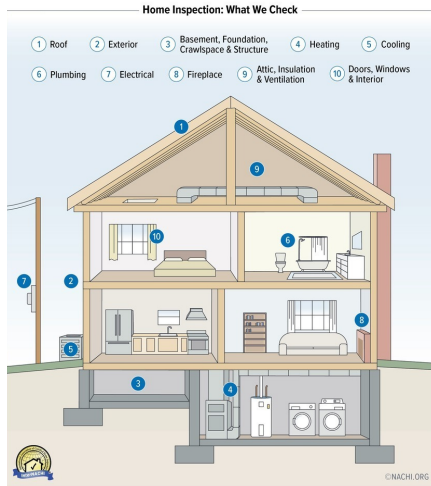
Scope of the Inspection

Scope of the Inspection

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

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

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



Use Of Photos/Videos

Photos, Videos

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

Definitions Used In This Report

Explained

Ratings and their definitions

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

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

- **Defect / Needs Repair / Further Evaluation** – A condition of any component of an improvement that a home inspector determines, based on the home inspector's judgement on the day of an inspection, could significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replaced could significantly shorten or adversely affect the expected normal life of the component of the improvement.
- **Monitor / Maintenance** – Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement, upgrade and/or maintenance.
- **Safety Hazard** – An item that poses a safety issue to occupants of the property (house, grounds, etc.)

****Not all reasons for component category placement will be displayed in this report.***

*****Pictures/Videos in report do NOT depict all concerns with that component. It is recommended the component be evaluated by a professional to find all defects related to the reported component before closing.***

2: SEWER SCOPE

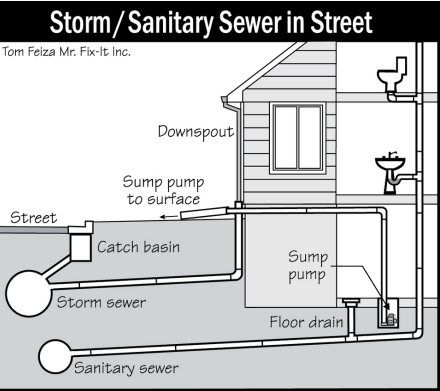
		IN	NI	NP	R
2.1	Front Lateral	X			X

IN = InspectedNI = Not InspectedNP = Not PresentR = Recommendations

Information

Picture(s)/Video

Sewer lateral inspected only.



017

Clean-out Cap Location(s)

Basement



Front Lateral : General Observations

Bellies or Sags, Blockages, Corroded

Front Lateral : Sewer lateral pipe size
4"

Front Lateral : Material(s)
Plastic, Cast Iron

Front Lateral : Approximate Distance to Main Street Lateral
30-40 feet

Recommendations

2.1.1 Front Lateral

PIPE CONCERNS

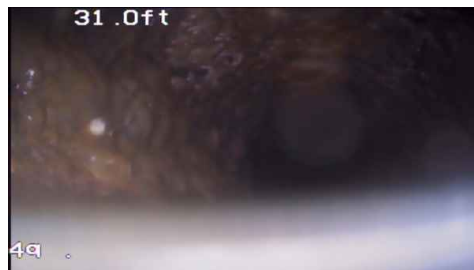
Bellies and/or sags with blockages and build up visible with sewer scope camera - if not repaired improper drainage and/or backups may occur. Recommend further evaluation by qualified professional. [Click here to view sewer scope video inspection.](#)

Recommendation

Contact a qualified professional.



Defect/Needs Repair/Further Evaluation



STANDARDS OF PRACTICE

Inspection Details

WI State Home Inspector Standards:

RL 134.02 General Requirements.

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

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

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

Sewer Scope

Purpose of Inspection

The purpose of this inspection is to assess the condition of the main sewer lateral to determine if there are visibly detectable defects including damaged pipes or connections, misaligned or off-set pipes joints, improperly pitched pipes, excessive corrosion or deterioration, or blockage from foreign objects. All of the waste lines in the structure terminate and empty into the main sewer lateral and the main sewer lateral carries the waste from the base structure and conveys the waste to a public sewer, private sewer, individual sewage disposal system or other point disposal.

A Sewer Later Scope Video Inspection was performed, the Inspector attempted to access and insert a video recording device in the main sewer line (the main waste line that exits the structure and terminates at the sewer main) and record the interior of the main sewer line for the purpose of evaluating its condition. If access was achieved, the inspection process was video recorded.

This report outlines what was observed during the inspection. The comments and observations contained herein are an unbiased opinion based on the experience of the inspector. This Sewer Lateral Video Inspection section of report represents the final statement on the condition of the sewer line as observed at the time of the inspection and is the final statement on what was included and/or excluded in the inspection.

The Sewer Lateral Scope Inspection is limited in nature and NOT technically exhaustive. The following limitations of inspection, limitations of liability, and exclusions to the scope of the inspection apply

The inspector did NOT observe every square inch of the sewer system and may NOT have observed and/or note all defects present. This report is based on the video inspection of the main sewer lateral pipe only.

This is NOT a code compliance inspection nor does the report comment on the compliance with building codes.

ONLY the main sewer lateral will be scoped. The main sewer lateral is the portion of the waste pipe system that carries the wastewater from the structure to the city sewer connection or the septic holding tank. This inspection does NOT include inspection of any sewer/waste lines other than the main sewer lateral. ALL other sewer lines/pipes are excluded from the scope of this inspection.

Unreported defects may exist that cannot be detected by visual inspection only.

The inspection and Inspection Report in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future.

The Sewer Lateral Scope Video Inspection and Report DO NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.