



Inspection Report

Client Name

Property Address:

1234 Street name
Anytown MN 55555



Lakeland Home Inspections

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Date: 8/12/2020	Time:	Report ID: 1234jones
Property: 1234 Street name Anytown MN 55555	Customer: Client Name	Real Estate Professional: Real Estate Professional

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.

Inspected (IN) = 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) = Items or components that were not present at the time of the inspection.

Safety Concern (SC) = This item is a safety issue and should be corrected.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Deferred cost items (DC) = Items that will likely need repair or replacement within approximately the next 5 years.

This inspection was conducted in accordance with the ASHI (American Society of Home Inspectors) standards of practice, which can be viewed online at <https://www.homeinspector.org/Standards-of-Practice>.

This report is the exclusive property of Lakeland Home Inspections and the client that appears on the report, and its use by any unauthorized persons is prohibited.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

18 years

Home Faces:

North

Temperature:

Over 65 (F) = 18 (C)

Weather:

Heavy Rain

Ground/Soil surface condition:

Saturated

Rain in last 3 days:

Yes

Radon Test:

Yes

1. Roof System / Chimneys and Attic

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:
3-Tab fiberglass

Viewed roof covering from:
Ground
Ladder

Chimney (exterior):
Framed

Attic Insulation:
Blown
Fiberglass
R-44 or better

Ventilation:
Roof vents
Soffit Vents

Roof Structure:
Engineered wood trusses
Plywood

Roof-Type:
Gable

Attic info:
Scuttle hole

Method used to observe attic:
Walked

		IN	NI	NP	SC	RR	DC
1.0	Roof Coverings	•					
1.1	Flashings	•					
1.2	Skylights, Chimneys and Roof Penetrations	•					
1.3	Ventilation of Roof/Attic	•					
1.4	Roof Drainage Systems (Gutters/Downspouts)	•				•	
1.5	Roof Structure and Attic (report leak signs or condensation)	•				•	
1.6	Ventilation Fans and/or Thermostatic Controls in Attic	•					
1.7	Insulation in Attic	•					
1.8	Visible Electric Wiring in Attic	•					
		IN	NI	NP	SC	RR	DC

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Comments:

1.0 The roof covering is showing normal wear and overall satisfactory condition.

1.4 The gutters on the front of home are clogged and needs cleaning. Leaking corners were evident. The downspout in the front should be routed to another location.



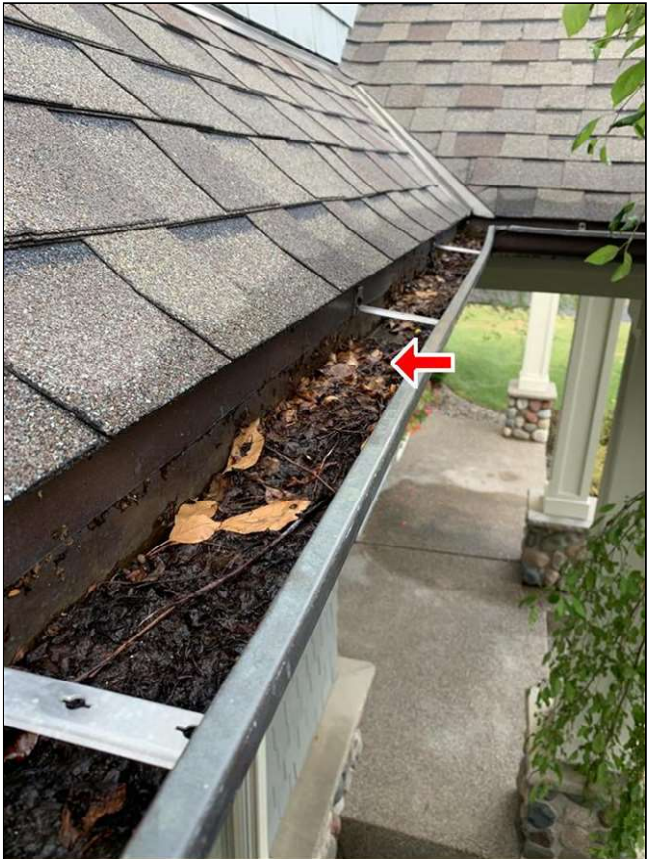
1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)

1.5 The chimney has some rotted trim resulting in leaks around the chimney chase and on the roof sheathing.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)

1.7 The attic insulation is adequate at about 16 inches thick and approximately R44. Evidence of rodent activity in the attic.



1.7 Item 1(Picture)



1.7 Item 2(Picture)



1.7 Item 3(Picture)



1.7 Item 4(Picture)

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 type:	Siding Material:	Exterior Entry Doors:
Wood shakes	Wood	Wood
Appurtenance:	Driveway:	
Deck with steps	Asphalt	

		IN	NI	NP	SC	RR	DC
2.0	Wall Cladding Flashing and Trim	•					
2.1	Doors (Exterior)	•				•	
2.2	Windows	•					
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•		
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				•	
2.5	Eaves, Soffits and Fascias	•				•	
2.6	Water faucets (hose bibs)	•					
2.7	Light fixtures and electrical outlets (exterior)	•					
		IN	NI	NP	SC	RR	DC

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Comments:

2.1 The garage service door threshold was rotted and deteriorated resulting in water intrusion.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

+ 2.3 The front entry concrete has settled resulting in uneven steps. Trip hazard.



2.3 Item 1(Picture)

2.4 The driveway apron has settlement and will eventually need repair.



2.4 Item 1(Picture)

2.5 Gaps in the soffits are areas for rodent entry. Recommend sealing and gaps.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

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

Styles & Materials

Garage type:		Garage Door Type:		Garage Door Material:			
Attached		Three automatic		Metal			
		IN	NI	NP	SC	RR	DC
3.0	Garage Exterior (Roof, Siding, Trim)	•					
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	Garage electrical outlets and switches	•					
		IN	NI	NP	SC	RR	DC

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4. Kitchen Components and 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

Cabinetry:

Wood

Countertop:

Granite

Dryer Power Source:

Gas Connection

Dryer Vent:

Unknown

		IN	NI	NP	SC	RR	DC
4.0	Ceiling	•					
4.1	Walls	•					
4.2	Floors	•					
4.3	Doors	•					
4.4	Windows	•					
4.5	Counters and Cabinets (representative number)	•					
4.6	Plumbing Drain, Waste and Vent Systems	•					
4.7	Plumbing Water Supply, Distribution System and Fixtures	•					
4.8	Outlets, Switches and Fixtures	•					
4.9	Dishwasher	•					
4.10	Ranges/Ovens/Cooktops/Refrigerator	•					
4.11	Range Hood (s)	•					
4.12	Food Waste Disposer	•				•	
4.13	Microwave Cooking Equipment	•					
4.14	Clothes Dryer Vent Piping	•					
		IN	NI	NP	SC	RR	DC

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Comments:

4.12 The disposal flange has failed and needs replacement.



4.12 Item 1(Picture)

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.

5. Rooms

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.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet

Hardwood T&G

Tile

Interior Doors:

Wood

Window Types:

Double-hung

		IN	NI	NP	SC	RR	DC
5.0	Ceilings	•					
5.1	Walls	•					
5.2	Floors	•					
5.3	Steps, Stairways, Balconies and Railings	•			•		
5.4	Doors (representative number)	•					
5.5	Windows (representative number)	•					
5.6	Outlets, Switches and Fixtures	•				•	
		IN	NI	NP	SC	RR	DC

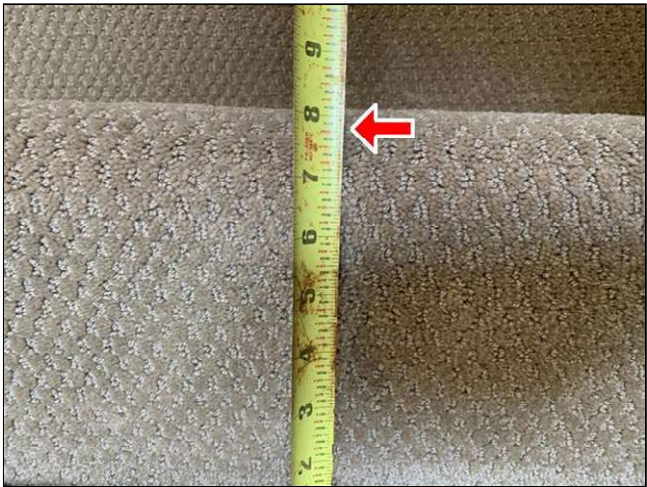
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Comments:

 **5.3** The bottom 3 steps all have uneven heights. Trip hazard.



5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)

5.6 Floor outlet needs a cover plate



5.6 Item 1(Picture)

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.

6. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan only

		IN	NI	NP	SC	RR	DC
6.0	Ceiling	•					
6.1	Walls	•					
6.2	Floors	•				•	
6.3	Doors	•					
6.4	Windows	•					
6.5	Counters and Cabinets (representative number)	•					
6.6	Plumbing Drain, Waste and Vent Systems	•					
6.7	Plumbing Water Supply, Distribution System and Fixtures	•				•	
6.8	Outlets, Switches and Fixtures	•				•	
6.9	Ehaust fan	•					
		IN	NI	NP	SC	RR	DC

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Comments:

6.2 The master bath shower floor tiles are cracked and have been caulked. Replacement will likely be needed.



6.2 Item 1(Picture)

6.7 The master bath whirlpool tub jet port needs t be reconnected.



6.7 Item 1(Picture)

6.8 Basement bath sink faucet is loose.

7. Basement and 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:

Masonry block

Floor Structure:

Engineered floor trusses

Interior wall Structure:

2 X 6 Wood

Columns and beams:

Supporting walls

Ceiling Structure:

I-joists

		IN	NI	NP	SC	RR	DC
7.0	Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					
7.1	Walls (Structural)	•					
7.2	Columns and Beams	•					
7.3	Floors (Structural)	•					
7.4	Ceilings (Structural)	•					
7.5	Radon Mitigation System			•			
7.6	Columns or Piers	•					
		IN	NI	NP	SC	RR	DC

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Comments:

7.0 Foundation walls that were covered with drywall/paneling were not visible at the time of the inspection and not inspected.

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.

8. 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.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Washer Drain Size: Not visible	Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 75 Gallon	Water Heater Location: Basement	WH Manufacturer: BRADFORD-WHITE Extra Info : 18 years o;d

		IN	NI	NP	SC	RR	DC
8.0	Plumbing Drain, Waste and Vent Systems	•					
8.1	Plumbing Water Supply, Distribution System and Fixtures	•					
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•					•
8.3	Main Water Shut-off Device (Describe location)	•					
8.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•					
8.5	Main Fuel Shut-off (Describe Location)	•					
8.6	Sump Pump	•				•	
		IN	NI	NP	SC	RR	DC

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Comments:

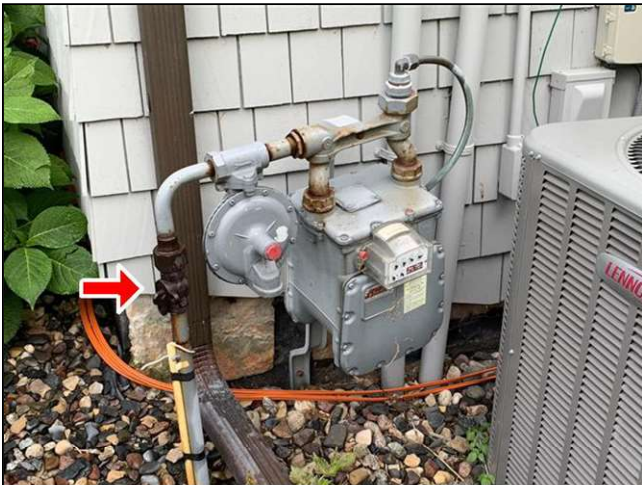
8.2 The water heater is 18 years old and in normal working condition but nearing the end of useful life, budget to replace within the next 5 years.



8.2 Item 1(Picture)

8.3 The main water shut off is located in the basement.

8.3 Item 1(Picture)

8.5 The main fuel shut off is at gas meter outside

8.5 Item 1(Picture)

8.6 The sump pump did not operate properly, the circuit breaker trips. Sump pump replacement needed.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

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.

9. 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

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	SC	RR	DC
9.0	Service Entrance Conductors	•					
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•					
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•					
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•					
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•					
9.5	Location of Main and Distribution Panels	•					
9.6	Smoke Detectors	•					
9.7	Carbon Monoxide Detectors	•			•		
		IN	NI	NP	SC	RR	DC

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Comments:

9.5 The main panel box is located at the basement.



9.5 Item 1(Picture)

9.6 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

 9.7 Carbon Monoxide (CO) detectors will be needed within 10ft of bedrooms.

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.

10. 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.

Styles & Materials

Heat Type:

Furnace

Hydronic Radiant Floors

Energy Source:

Gas

Number of Heat Systems (excluding wood):

Two

Heat System Brand:

CARRIER

Ductwork:

Non-insulated

Filter Type:

Disposable

Types of Fireplaces:

Metal gas insert

Operable Fireplaces:

One

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Number of AC Only Units:

One

Central Air Brand:

LENNOX

		IN	NI	NP	SC	RR	DC
10.0	Heating Equipment	•					•
10.1	Normal Operating Controls	•					
10.2	Automatic Safety Controls	•					
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
10.4	Presence of Installed Heat Source in Each Room	•					
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•					
10.6	Gas/LP Firelogs and Fireplaces	•					
10.7	Cooling and Air Handler Equipment	•					
10.8	Normal Operating Controls	•					
10.9	Presence of Installed Cooling Source in Each Room	•					
		IN	NI	NP	SC	RR	DC

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Comments:

10.0 The furnace was in normal working condition at the time of the inspection. Furnace was 18+ years old and nearing the end of its useful life, budget to replace in the next five years.



10.0 Item 1(Picture)

10.7 The AC unit was in normal working condition at the time of the inspection.



10.7 Item 1(Picture)

.....

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.

Summary



952-250-7465
steve@lakelandhomeinspections.com
www.Lakelandhomeinspections.com

Customer
Client Name

Address
1234 Street name
Anytown MN 55555

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. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof System / Chimneys and Attic

- 1.4 Roof Drainage Systems (Gutters/Downspouts)
 Inspected, Repair or Replace
 The gutters on the front of home are clogged and needs cleaning. Leaking corners were evident. The downspout in the front should be routed to another location.
- 1.5 Roof Structure and Attic (report leak signs or condensation)
 Inspected, Repair or Replace
 The chimney has some rotted trim resulting in leaks around the chimney chase and on the roof sheathing.

2. Exterior

- 2.1 Doors (Exterior)
 Inspected, Repair or Replace

The garage service door threshold was rotted and deteriorated resulting in water intrusion.

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

Inspected, Repair or Replace

The driveway apron has settlement and will eventually need repair.

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

Gaps in the soffits are areas for rodent entry. Recommend sealing and gaps.

4. Kitchen Components and Appliances

4.12 Food Waste Disposer

Inspected, Repair or Replace

The disposal flange has failed and needs replacement.

5. Rooms

5.6 Outlets, Switches and Fixtures

Inspected, Repair or Replace

Floor outlet needs a cover plate

6. Bathroom and Components

6.2 Floors

Inspected, Repair or Replace

The master bath shower floor tiles are cracked and have been caulked. Replacement will likely be needed.

6.7 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

The master bath whirlpool tub jet port needs to be reconnected.

6.8 Outlets, Switches and Fixtures

Inspected, Repair or Replace

Basement bath sink faucet is loose.

8. Plumbing System

8.6 Sump Pump

Inspected, Repair or Replace

The sump pump did not operate properly, the circuit breaker trips. Sump pump replacement needed.

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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Safety Concern



Lakeland Home Inspections


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steve@lakelandhomeinspections.com
www.Lakelandhomeinspections.com


Customer
Client Name

Address
1234 Street name
Anytown MN 55555


2. Exterior

- 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
- Inspected, Safety Concern
-  The front entry concrete has settled resulting in uneven steps. Trip hazard.

5. Rooms

- 5.3 Steps, Stairways, Balconies and Railings
- Inspected, Safety Concern
-  The bottom 3 steps all have uneven heights. Trip hazard.

9. Electrical System

- 9.7 Carbon Monoxide Detectors
- Inspected, Safety Concern
-  Carbon Monoxide (CO) detectors will be needed within 10ft of bedrooms.

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INVOICE

Lakeland Home Inspections
952-250-7465
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www.Lakelandhomeinspections.com
Inspected By: Steve Jones

Inspection Date: 8/12/2020
Report ID: 1234jones

Customer Info:	Inspection Property:
Client Name	1234 Street name Anytown MN 55555
Customer's Real Estate Professional: Real Estate Professional	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Inspection cost	425.00	1	425.00
Radon test	235.00	1	235.00
			Tax \$0.00
			Total Price \$660.00

Payment Method: Credit Card
Payment Status: Paid
Note:



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