

Prairie Home Inspections

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SUMMARY REPORT

Client: Sample Sample
Inspection Address: 123 456th st, Anytown, MN
Inspection Date: 7/1/2020 Start: 9:00 am End: 12:00 pm
Inspected by: Daniel Geving

This Summary Report is intended to provide a convenient and cursory review of the Concerns which are more completely described in the Full Report. It is obviously not comprehensive, and should not be used as a substitute for reading the Full Report. Please contact our office for a copy of the Full Report.

The recommendations contained in this Summary, and throughout the Full Report, should be evaluated by qualified specialists before the expiration of your inspection contingency period, because additional defects or concerns may be discovered through in depth investigation.

This inspection report is available on the Internet
for 90 days from the date of the inspection.
www.inspectvue.com

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Narrative Color Legend: ★General conditions ❖Major >1500, Structural, Hazardous
○Energy Efficiency □Minor <1500, Monitor, Maintenance

Components and Conditions Needing Service

Structural

Foundation

Block Foundation

- There are minor vertical foundation shrinkage or settlement cracks. This type of crack is usually not a structural concern unless the crack is wider than approx. ¼", the crack is uneven, or the block is displaced on either side of the crack. They often allow exterior water to seep into the basement or crawl space. You should have all cracks sealed by a specialist to prevent water seepage. To monitor crack(s) we suggest taking a small glass slide and epoxy it to each side of crack, if glass cracks have an masonry specialist evaluate effected areas.

Exterior

Walls

Wall Covering

- ★ The siding is damaged on the east side of house. Siding is the protection for the building and any damage or deterioration could allow moisture intrusion, causing further damage and expense. The siding material should be repaired or replaced as needed to make a weather-tight envelope for the building

Doors

- ○ The exterior door weather-stripping is missing or not forming a weather tight seal at the door to the door frame. This will allow outside air to enter the conditioned interior. You should add or replace weather-stripping at the door.

Roof

Asphalt Shingle Roof

- ★ There are roofing nails lifting or protruding through the asphalt shingles. This may allow water to leak into the building. You should have a qualified roofer make repairs.
- ☐ There is minor damage to the asphalt shingle roofing. This has caused some loss of the protective granules and could shorten the life of the affected material. You should monitor this area for any future deterioration.
- ☐ There are vertical and diagonal cracks through successive courses of shingles. These cracks may allow moisture to penetrate through the shingles to the substrate. This is evidence of a documented manufacturer's defect. You should have a qualified roofer, familiar with this defect, fully evaluate the roof.
- ☐ Ice Damming is possible. This condition may allow water to leak into the building. Improving attic ventilation may reduce conditions favorable to ice damming. Heating cables on the roof and in gutters and downspouts is another way to reduce the chance of ice dams forming. Also roof rakes help..

Drainage Systems

- ★ The gutters do not slope properly to the downspouts. This can cause them to overflow and dump water close to the building. The gutters should be realigned to allow the water to flow toward the downspouts. .

Grounds

Grading & Surface Drainage

- ☐ The grading is flat or slopes around the building does not allow water to run away from the building. This may allow water runoff to accumulate next to the building and possibly run into the below grade areas of the building. The soil should be sloped away from the building

Lawn Spinkler

- ★ There is a lawn sprinkling system installed on the property. Inspection of this system is beyond the scope of this inspection. Have seller explain system and have operational at time of walk through. This system requires winterization. Check with city regarding water credit based on irrigation system.

Plumbing

Water Heating Equipment

Electric Water Heater

- ☐ The electric water heater is nearing the end of its normal service life. You should budget for its replacement.
- ○ The hot water temperature appears to be greater than 125 degrees. This may cause serious injury or burns. You should adjust the water temperature to a safe level before using the hot water system.

Electrical

Wiring Devices

Receptacles

- ★ One or more receptacles are loose. This could cause a short circuit or poor connection. You should have a qualified electrician repair or replace loose receptacles.

Located in basement on north wall.

Heating & Cooling

Gas Furnace with Central Cooling

Description and Comments

- The visible furnace components are dirty causing yellow flames. It is likely that concealed components are also dirty. The operating efficiency may be reduced, leading to increased fuel costs. You should have a qualified HVAC technician fully clean and service the system.
- Recommend terminating combustion air supply 1" above bottom of a tall (30"+) kitchen waste basket.

Outdoor Cooling Unit

- Recommend adding energy saver program from utility company to reduce operating costs

Air Filter

- ★ The filter is dirty. This may restrict air flow, reduce comfort, increase costs and may damage heat exchangers. You should correctly install a clean filter.

Thermostat

- Recommend upgrading thermostate to programable type.

Interior

Walls

Drywall

- ★ There are minor cracks and nail pops in the wall surface that appear to be associated with normal settling of the building

Ceilings

Drywall

- ★ There are minor cracks and nail pops in the ceiling surface that appear to be associated with normal settling of the building.

Floors

Carpet

- ★ The carpeting is worn in some areas and may need to be replaced.

Stairways

Handrails

- The handrail at the ML stairs is loose. You should secure the handrail.

Below Grade Drainage

Sump Pump

- The sump pump discharge line is too close to the foundation. This could damage the foundation or allow the water to seep back into the basement.

Garage

Garage Door Opener

- The garage door opener is powered from a GFCI protected receptacle. If the GFCI trips and is not reset, the opener will not operate. The opener should be plugged into a non GFCI protected receptacle.

Garage Floor

- ★ The concrete flooring has minor cracks and/or finish that is missing that should not pose a problem.

Kitchen, Bath and Laundry

Kitchen

Range

- The range is not secured to the wall. This is a safety hazard because the range could tip over and cause burns or injury. You should have the range secured to the wall according to manufacturer's recommendations.

Laundry

Washer & Dryer

- ○ The dryer exhaust hood has lint in it. This will restrict air flow causing a loss of efficiency and possible overheating of the dryer. You should remove the lint from the hood and check the entire exhaust line for lint buildup.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Sample

INSPECTION ADDRESS

123 456th st, Anytown, MN

INSPECTION DATE

7/1/2020 9:00 am to 12:00 pm



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GENERAL INFORMATION

Inspection Address: 123 456th st, Anytown, MN
Inspection Date: 7/1/2020 Time: 9:00 am to 12:00 pm
Weather: Partly Cloudy - Temperature at time of inspection: 80-90 Degrees

Inspected by: Daniel Geving

Client Information: Sample Sample
Structure Type: Wood Frame
Foundation Type: Basement
Furnished: Yes
Number of Stories: split

Structure Orientation: North

Estimated Year Built: 2011
Unofficial Sq.Ft.: 1200

People on Site At Time of Inspection: Buyer(s)

General Property Conditions

PLEASE NOTE:

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in depth investigation.

Report File: Samplehouse

SCOPE OF WORK

Thank you for allowing us to perform your inspection. You engaged our services to perform a visual, non-destructive inspection of the building identified in this report, in accordance with our Pre-Inspection Agreement and the Standards of Practice of The American Society of Home Inspectors®, which together describe the scope of this inspection. Copies of the Agreement and Standards are included in your report binder. Inspections performed according to these standards are general in nature and should be expected to identify approximately two-thirds of the defects and safety hazards which existed at the time of the inspection. The remaining undiscovered concerns will require more expensive, extensive, and possibly destructive, investigation by a specialist.

In the process of evaluating this property, we have described the Structure, Interior, Exterior and Roof of the building and the Plumbing, Electrical, Heating, Cooling, Ventilation and Insulation systems. Problems discovered during this process have been classified as either "Major Concerns and Safety Items" or "Minor Concerns and Maintenance Items". A Major Concern is one which would likely cost more than \$500.00 to correct. Safety hazards are reported with Major Concerns regardless of the expected cost to correct them. References are given to articles found in the 300+ page reference manual which is included in your report binder. This reference manual is an important part of the inspection report. You must read all of the reference articles noted in the report and you must act on them before the expiration of your inspection contingency period. Those major problems which we, as generalists, have identified should be further evaluated by a specialist for complete information. Photographs have been included to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences.

Our inspection is a two part educational service, consisting of the written report and reference manual, as well as verbal and visual explanations given at the time of the inspection. That is why it was important for you to attend the inspection. If you did not attend, the inspector was not able to fully convey important information about the defects, deficiencies, and safety concerns. Additionally, we could not personally describe the building components, show you how to operate the mechanical, plumbing, or electrical systems, or inform you of the proper way to maintain your building. If you have not attended the inspection, you should contact your inspector to discuss any concerns or questions you may have.

We have not verified that any required permits were obtained for the construction, remodeling or system upgrades of this building. You should verify that all necessary permits were obtained and inspections performed by contacting the local municipal authority.

This inspection is not a warranty or guarantee, and is only able to inform you of conditions that were visible and accessible on the day of the inspection.

Narrative Color Legend: ★ General conditions ❖ Major >1500, Structural, Hazardous
○ Energy Efficiency □ Minor <1500, Monitor, Maintenance

Structural

We evaluated the structural system of the building in accordance with the standards of the American Society of Home Inspectors (ASHI®), which includes the inspection of the visible and accessible foundation, floor, wall, ceiling and roof structure of the building. If we suspected possible deterioration, we probed a representative number of the accessible structural components. If problems were so identified, you should assume that similar problems exist in like items that were not selected for probing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not perform calculations to determine the adequacy of any structural system or component. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in depth investigation.

Foundation

Access

Functional Conditions

- * The inspection was limited in the below grade space by the finished walls and finished ceiling. .
- * The inspection of the below grade space was limited by the finished flooring.

Informational Conditions

- * The inspection in the below grade space was limited by the insulation at the wall.

Block Foundation

Functional Conditions

- * The below grade space is a block basement with a concrete floor.

Components and Conditions Needing Service

- There are minor vertical foundation shrinkage or settlement cracks. This type of crack is usually not a structural concern unless the crack is wider than approx. 1/4", the crack is uneven, or the block is displaced on either side of the crack. They often allow exterior water to seep into the basement or crawl space. You should have all cracks sealed by a specialist to prevent water seepage. To monitor crack(s) we suggest taking a small glass slide and epoxy it to each side of crack, if glass cracks have an masonry specialist evaluate effected areas.



Floors

Open Web Trusses

Functional Conditions

- * There are open web wood trusses used for the floor framing. It is important to follow all manufacturers' requirements when drilling or modifying these trusses.

Walls

Wood Frame

Functional Conditions

- * The walls are conventional platform wood framed.

Ceilings

Wood Joist

Functional Conditions

- * Dimensional framing lumber was used for the ceiling framing.

Roof

Manufactured Trusses

Functional Conditions

- * The rafters are manufactured trusses.

Exterior

We evaluated the exterior in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes the visible and accessible claddings, flashings, doors, drainage, and surrounding grounds which may have an adverse affect on the building. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not inspect screening, shutters, awnings or other seasonal accessories, fences, geological conditions, recreational facilities or outbuildings. Buildings constructed before 1978 may contain lead based paint. Testing for lead based paint is beyond the scope of this inspection. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Walls

General Information

Functional Conditions

- * The exterior wall covering is the first line of defense of the vertical building structure from the elements. It is critical that regular maintenance be performed to the exterior wall materials to keep water out, as well as to protect against the wind and temperature changes.

Wall Covering

Functional Conditions

- * The exterior wall surface is manufactured stone.
- * The exterior wall surface is vinyl siding.

Components and Conditions Needing Service

- * The siding is damaged on the east side of house. Siding is the protection for the building and any damage or deterioration could allow moisture intrusion, causing further damage and expense. The siding material should be repaired or replaced as needed to make a weather-tight envelope for the building



Trim

Functional Conditions

- * The exterior trim is wood.
- * The exterior trim is capped with metal. This may be concealing damage to the substrate.
- * The exterior trim is vinyl.

Doors

Functional Conditions

- * There are metal exterior doors.
- * There are glass exterior doors.
- * There are overhead garage doors.

Components and Conditions Needing Service

- The exterior door weather-stripping is missing or not forming a weather tight seal at the door to the door frame. This will allow outside air to enter the conditioned interior. You should add or replace weather-stripping at the door.



Windows

Functional Conditions

- * There are vinyl framed windows.

Soffits

Functional Conditions

- * The soffit is metal.

Facias

Functional Conditions

- * The fascia is metal clad.

Attachments

Stoop

Functional Conditions

- * There is a stoop.
- * There is a concrete stoop.

Roof

Asphalt Shingle Roof

Functional Conditions

- * The asphalt shingle roof was inspected by walking on it.



Informational Conditions

- * The asphalt shingle roofing appears to be 8 to 15 years old.
- * The asphalt shingle roofing has moss, lichens or discoloration on the surface. This could allow moisture to penetrate the roof covering and cause damage. This should be further evaluated and repaired or replaced by a qualified roofer.



Components and Conditions Needing Service

- * There are roofing nails lifting or protruding through the asphalt shingles. This may allow water to leak into the building. You should have a qualified roofer make repairs.



- There is minor damage to the asphalt shingle roofing. This has caused some loss of the protective granules and could shorten the life of the affected material. You should monitor this area for any future deterioration.



- There are vertical and diagonal cracks through successive courses of shingles. These cracks may allow moisture to penetrate through the shingles to the substrate. This is evidence of a documented manufacturer's defect. You should have a qualified roofer, familiar with this defect, fully evaluate the roof.



- Ice Damming is possible. This condition may allow water to leak into the building. Improving attic ventilation may reduce conditions favorable to ice damming. Heating cables on the roof and in gutters and downspouts is another way to reduce the chance of ice dams forming. Also roof rakes help..

Drainage Systems

Functional Conditions

- * There are attached aluminum gutters and downspouts.

Components and Conditions Needing Service

- * The gutters do not slope properly to the downspouts. This can cause them to overflow and dump water close to the building. The gutters should be realigned to allow the water to flow toward the downspouts. .



Chimneys

General Information

Functional Conditions

- * The National Fire Protection Association (NFPA) recommends that a Level II chimney inspection be performed upon sale of a property. Level II inspections use video scanning or other means to examine all accessible portions of the chimney exterior and interior. You should contact a qualified chimney inspector to obtain a Level II inspection.

Grounds

General Information

Functional Conditions

- * It is important to remember that the ground surrounding the building should slope away at a rate of approximately one inch per foot for 4 to 6 feet, to carry surface water away from the foundation. Similarly, downspouts should extend approximately 4 to 6 feet from the building to carry roof water away. Water that is not directed away from the foundation is frequently the cause of wet basements.

However, you should keep the ground approximately 6 inches below the top of the foundation. Ground which is too high will promote wood rot and provide easy access for wood destroying insects. See Articles 1D and 1S for more information.

Also, you should not allow trees, shrubs or vines to touch or hang over the building. Doing so traps moisture against the building, which may cause damage, promote the growth of moss, fungus and rot or attract insects.

Driveways

Functional Conditions

- * There is a concrete driveway

Informational Conditions

- * There are cracks in the driveway. The cracks will allow moisture to seep into the surface and through freeze/thaw action this will deteriorate the surface. These cracks should be sealed to help extend the life of the driveway.



Walkways

Functional Conditions

- * There are concrete walks

Informational Conditions

- * Some of the walks are cracked. There is little or no vertical displacement. This does not appear to be a tripping hazard at this time. You should monitor this and repair as needed.



Grading & Surface Drainage

Components and Conditions Needing Service

- The grading is flat or slopes around the building does not allow water to run away from the building. This may allow water runoff to accumulate next to the building and possibly run into the below grade areas of the building. The soil should be sloped away from the building

Fence

Functional Conditions

- * There is a fence on the property.

Lawn Spinkler

Components and Conditions Needing Service

- * There is a lawn sprinkling system installed on the property. Inspection of this system is beyond the scope of this inspection. Have seller explain system and have operational at time of walk through. This system requires winterization. Check with city regarding water credit based on irrigation system.

Plumbing

We evaluated the plumbing system in accordance with the standards of the American Society of Home Inspectors (ASHI®), which includes the supply, drain, waste and vent piping systems, the water heating equipment with any associated vent systems, and below grade drainage systems. Shut off, relief and pressure regulating valves were located but not operated. We did not operate these valves during this inspection because there is a chance that the valve, when turned on after a long period of not being operated, will not shut off completely. You should have these valves tested by a plumber initially so that a repair professional will be available if there are problems. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not perform calculations to determine the adequacy of the plumbing system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a qualified plumber before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Plumbing fixtures and faucets are addressed in the section titled Kitchen, Bath & Laundry, found later in this report. Fuel storage and distribution systems are addressed in the section titled Heating & Cooling Systems, also found later in this report.

Supply System

General Information

Functional Conditions

- * The supply system is responsible for providing fresh, potable water to the building in the quantities required for drinking, washing and cooking. We evaluated this system by operating every faucet and observing its flow while one or more other faucets are operated simultaneously. This is known as "functional flow" and is a subjective evaluation. You should know that leaks will inevitably occur; usually relative in severity to the age of the system. The water supply to the building is either public or private. It is beyond the scope of this inspection to verify the source of water to the property. We did not evaluate the supply system beyond the foundation wall during this inspection.

Source

Functional Conditions

- * The water supply is reported to be public and provided by a municipal system. The owner's responsibilities for such a system are usually limited to paying a periodic fee to the supplier. You should verify the source of the water supply.

Main Water Shut-Off Valve

Functional Conditions

- * The main water shut-off valve is located in the basement



- * Shut-off valve is located in utility room.

Materials

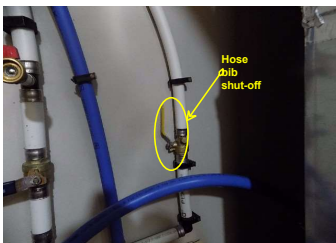
Functional Conditions

- * The service line to the building appears to be plastic..
- * The supply lines in the building are plastic.

Hose Bibs

Functional Conditions

- * The hose bibs on this building are the conventional type. They should have a shut off valve inside the building to turn off the water during freezing weather. Each fall, you should turn the inside valve off, disconnect the hose from the outside and open the outside valve. If the inside valve has a bleeder, you should open it to assist in draining the water from the pipe between the inside and outside valves. We do not test exterior hose bibs in the winter months and therefore will not detect a ruptured pipe. You should check these hose bibs carefully in the spring to be sure they were not damaged over the winter. We may not have located and tested every hose bib on the property due to shrubbery or other obstructions.
- * The hose bibs functioned normally when tested.
- * The shut offs for the hose bibs are in the utility room.



Water Treatment Equipment

Functional Conditions

- * There is a water filter installed at the main water supply. You should replace the filter cartridge periodically.

Drain Waste & Vent System

General Information

Functional Conditions

- * The drain and waste system serves to remove plumbing waste from the building by letting it fall through a series of nearly horizontal and vertical pipes through and out of the building. The vent pipes allow sewer gases to escape and allow waste to flow freely. We evaluated this system by flushing every drain that has an active fixture while observing its draw and watching for blockages and slow drains. This is known as "functional flow" and is a subjective evaluation. You should know that blockages will inevitably occur, usually relative in severity to the age of the system. Minor blockages in traps beneath sinks, tubs and showers are easily cleared by removing and cleaning the traps or with chemical drain cleaners. More severe blockages occur when tree roots invade the main building sewer pipe leaving the building and may require expensive excavation and repairs. We did not evaluate the waste system beyond the foundation wall during this inspection.

Waste System

Functional Conditions

- * The property is reported to be served by a public sewerage system. Such systems require no regular maintenance by the owner unless tree roots invade and block the sewer line. You should verify that the property is served by a public sewerage system.

Materials

Functional Conditions

- * The drainpipes are predominantly plastic.

Water Heating Equipment

General Information

Functional Conditions

- * All homes have duplicate water systems for cold and hot water that is provided to nearly all sinks and water-consuming appliances such as clothes washing machines and dishwashers. To provide the hot water, homes are equipped with some means of heating water. There are a number of alternative systems to heat water. These include both "tankless" and free-standing water heaters. There are also several types of fuel used to heat the water including electric, oil, and gas.

Water temperatures over 125 degrees F can cause severe burns or death from scalds. Children, disabled and elderly persons are at highest risk of being scalded. You should check the temperature of the hot water at the faucets and adjust the thermostat on your water heater if necessary.

Electric Water Heater

Functional Conditions

- * Hot water is provided by a 9 year old, 50 gallon electric water heater. There are a wide variety of residential electric water heaters that range in capacity from 15 to 100 gallons. Since their recovery rate is lower than gas or oil-fired water heaters, 50 gallons is the smallest size recommended for use in a typical home. They usually have two electric heating elements; one near the top of the tank and one near the bottom. The bottom element does most of the work of heating water and will usually burn out before the top element, which is used instead of the bottom element during periods of high demand. One indication that the bottom element has burned out is that you will run out of hot water quicker than normal. Water heaters can be expected to last approximately 8 to 12 years, depending on water quality and pressure. Many will eventually leak, so it is wise to have them installed over a drain pan to avoid damaging finished surfaces. They can be dangerous if they are not equipped with a properly sized and installed temperature/pressure relief valve and discharge pipe.



Components and Conditions Needing Service

- The electric water heater is nearing the end of its normal service life. You should budget for its replacement.
- The hot water temperature appears to be greater than 125 degrees. This may cause serious injury or burns. You should adjust the water temperature to a safe level before using the hot water system.

Electrical

We evaluated the electrical system in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes identifying the type and capacity of the service, and evaluating panels, grounding, overload protection, wiring, and a representative number of switches, receptacles and light fixtures. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not perform load calculations to determine the adequacy of the electrical system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Service Entrance System

General Information

Functional Conditions

- * The service entrance system consists of the wiring and equipment which receives electric power from the utility company and delivers it to the building's distribution system. If the electric utilities are overhead, a customer-owned service entrance cable connects to the utility company's overhead service drop from the utility pole and runs into the customer's meter box. If the electric utilities are underground, the utility company's underground service lateral connects directly into the customer's meter box. The utility company's meter is installed in the customer's meter box, and the meter box is sealed by the utility company. From the meter box, which is usually located outside the building, a service entrance cable runs to the service equipment, which is usually located inside the building. The service equipment contains the main service disconnect and main service grounding. The main service disconnect is usually a single fuse block or circuit breaker, but may consist of up to six fuses or circuit breakers. Regardless of the number of fuses or circuit breakers, they provide overcurrent protection for the service entrance conductors as well as a way to disconnect all power entering the building. The main service grounding electrode conductor connects the main service equipment to an earth ground, which is usually a metal rod driven into the ground or a metal water pipe which enters the building underground. Power from the main service disconnect is delivered to one or more distribution panels. In many cases, the main service disconnect and main distribution panel are located in the same enclosure. Overcurrent devices, which may be

fuses or circuit breakers, in the distribution panels supply power to individual branch circuits which carry power to the appliances, lights and outlets in the building.

Underground Service Entrance

Functional Conditions

- * The building is served by a 150 amp 120/240 volt underground electric service.

Service Entrance Conductors

Functional Conditions

- * The service entrance conductors are aluminum.

Service Grounding

Functional Conditions

- * The main service is grounded to a driven ground rod.

Main Service Disconnect

Functional Conditions

- * The main disconnect is located in the main distribution panel.

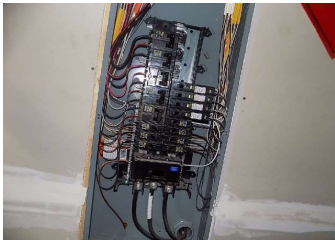


- * The main disconnect is located in the garage.

Main Distribution Panel

Functional Conditions

- * The main distribution panel is located in the garage.



- * Overcurrent protection is provided by circuit breakers.

Branch Circuit Wiring System

General Information

Functional Conditions

- * The branch circuit wiring system delivers power from the overcurrent devices in the distribution panel to the major appliance, general lighting and outlet circuits in the building. Major appliances, such as electric ranges, water heaters, clothes dryers, etc., are usually supplied by dedicated circuits, which serve no other loads. Lighting and general purpose outlets are usually grouped together into a few circuits throughout the building. The wires that carry power throughout the building must be large enough to carry the intended load and must be run so that they will not be subject to damage. In homes with older wiring, you should have a qualified electrician check the adequacy of the branch circuit wiring system. Wires run outside the building must be approved for exterior use. Extension cords should never be used as permanent wiring. .

Conductors

Functional Conditions

- * Wiring for major appliances is a combination of stranded aluminum and copper.
- * Wiring for general lighting is copper.

Wiring Methods

Functional Conditions

- * Non-metallic ("Romex") wiring is used in the building.

Wiring Devices

General Information

Functional Conditions

- * Wiring devices, such as lighting fixtures, switches and receptacles, provide access to electrical power throughout the building. To be safe, they must be installed properly and replaced when worn. Ground fault and arc fault protection should be provided in all locations required by current codes. Smoke and carbon monoxide detectors should be provided on every level of the building, especially in sleeping areas. Exterior metal components should be grounded to the earth. A representative number of installed lighting fixtures, switches and receptacles were inspected, in accordance with ASHI standards. If problems were noted, you should have a qualified electrician check all similar devices, since similar problems may exist in other devices.

Receptacles

Informational Conditions

- * The receptacles in the house are 3-hole grounding type.

Components and Conditions Needing Service

- * One or more receptacles are loose. This could cause a short circuit or poor connection. You should have a qualified electrician repair or replace loose receptacles.

Located in basement on north wall.



Ground Fault Circuit Interrupters

Functional Conditions

- * Ground Fault Circuit Interrupters are safety devices designed to help prevent injury to people caused by electric shock. They are currently required to be used in all wet and damp locations such as kitchens, bathrooms, unfinished basements, crawl spaces, garages, laundry and outside. Older buildings, built before these requirements took effect, may not have this protection in all of these locations. It is relatively inexpensive to add this protection. Critical equipment such as refrigerators, freezers, security systems, garage door openers, sump pumps, sewage ejector pumps and alarms, should not be powered by GFCI's because the equipment will not operate if the GFCI trips. These should need to be tested monthly.
- * Ground fault protection was present and functioned properly when tested at all recommended locations.

Arc Fault Circuit Interrupters

Functional Conditions

- * Arc fault circuit interrupters (AFCI's) are safety devices designed to help prevent fires caused by electrical arcing and sparking. Since January 2002, they have been required to be used in residential bedroom circuits. Older buildings, built before these requirements took effect, may not have this protection. You may want to consider adding AFCI protection for both new and existing buildings. Older buildings with ordinary circuit breakers especially may benefit from the added protection against the arcing faults that can occur in aging wiring system.

- * Arc fault protection was present.

Smoke Detectors

Functional Conditions

- * One or more smoke detectors are present in the building. These were not tested. You should test all smoke detectors as soon as you occupy the property and monthly thereafter.

Carbon Monoxide Detectors

Functional Conditions

- * One or more carbon monoxide detectors are present in the building. These were not tested. You should test all carbon monoxide detectors as soon as you occupy the property and monthly thereafter.
- *We recommend installing a CO alarm below pillow height for added safety.*

Door Bell

Functional Conditions

- * The doorbell functioned when tested.

Heating & Cooling

We evaluated the heating & cooling system in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes identifying the heating and cooling methods and energy sources, and inspecting the installed heating and cooling equipment and vent system. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not perform load calculations to determine the adequacy or balance of the heating and cooling system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible, such as the interior of flues, duct systems, or heat exchangers, were not inspected. Accessory items such as humidifiers, dehumidifiers, electronic air filters and solar heating systems are beyond the scope of this inspection.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Gas Furnace with Central Cooling

General Information

Functional Conditions

- * Furnace air filters should be cleaned or replaced monthly to maintain optimum efficiency. Gas fired furnaces should be professionally cleaned and serviced every 2 to 3 years. Service contracts are available from heating contractors or utility companies.

Inspection of the furnace heat exchanger is beyond the scope of this inspection. A cracked or leaking heat exchanger is a safety hazard, which may allow deadly carbon monoxide to enter the living space. Furnaces that are more than 10 years old should have their heat exchangers tested by a specialist before the end of your inspection contingency period and regularly thereafter. .

Description and Comments

Functional Conditions

- * Heat is provided by a 60,000 BTU natural gas-fired furnace.



- ★ The furnace was tested and appears to be functional.



- ★ The furnace appears to be 5 to 10 years old.
- ★ Cooling is provided by a 2 ton electrically powered central system.
- ★ The cooling system was tested and appears to be functional.

Components and Conditions Needing Service

- ☐ The visible furnace components are dirty causing yellow flames. It is likely that concealed components are also dirty. The operating efficiency may be reduced, leading to increased fuel costs. You should have a qualified HVAC technician fully clean and service the system.



- Recommend terminating combustion air supply 1" above bottom of a tall (30"+) kitchen waste basket.

Outdoor Cooling Unit

Informational Conditions

- ★ The outdoor unit appears to be 9 years old



Components and Conditions Needing Service

- Recommend adding energy saver program from utility company to reduce operating costs

Indoor Cooling Coil

Functional Conditions

- * The indoor cooling coil is located in the furnace plenum.

Distribution System

Functional Conditions

- * Heating and cooling is distributed primarily through metal ducts.

Air Filter

Functional Conditions

- * There is a standard filter on the furnace.



Components and Conditions Needing Service

- * The filter is dirty. This may restrict air flow, reduce comfort, increase costs and may damage heat exchangers. You should correctly install a clean filter.

Thermostat

Components and Conditions Needing Service

- Recommend upgrading thermostate to programable type.

Fuel Storage and Distribution

Natural Gas

Functional Conditions

- * The main gas shutoff is located at utility room .



Interior

We evaluated the interior in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes the walls, ceilings, floors, steps, stairways, railings, garage doors and openers, and a representative number of windows and interior doors. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

One of the more important defects to be aware of is water damage. Leaking water and excessive moisture is one of the more common problems in the interior of the building. Common sources of water damage include leaks from foundation, roof and flashings, plumbing, windows and skylights and from interior sources such as appliances, humidifiers, etc. In our inspection we have looked for water damage and if present, have attempted to locate the source of the water, to determine if it is active at the time of the inspection. Moisture promotes the growth of mold and mildew, which is often not visible. Testing for mold and mildew is beyond the scope of this inspection. Areas which are or have been moist should be evaluated by a specialist for the presence of harmful biogrowth. For more information refer to www.epa.gov/iaq/molds and www.nyc.gov or request the booklet "A Brief Guide to Mold, Moisture, and Your Home" from our office.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not comment on cosmetic items such as paint, wallpaper or other finishes, carpeting, window treatments or recreational facilities. Buildings constructed before 1978 may contain lead based paint. Testing for lead based paint is beyond the scope of this inspection. Areas that were, in our opinion, unsafe, hidden or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

It is recommended that you develop a fire escape plan and practice regular fire drills with your family. All habitable areas should have at least one means of emergency egress directly to the exterior of the building. Every home should have multiple, readily accessible ABC type fire extinguishers. Check with local authorities for specific requirements.

Walls

General Information

Functional Conditions

- * Walls provide perhaps the most visible interior surface. The wall finishes provide decorative surfaces that conceal the structural, mechanical and electrical systems that are contained within the walls. Walls should be plumb and straight and may be finished with wood paneling, wood planks, as well as smooth or textured coatings, including paint and/or paper, over plaster or plasterboard.

Drywall

Functional Conditions

- * Some or all of the interior wall surfaces are sheetrock, sometimes referred to as "drywall" or "plasterboard."

Components and Conditions Needing Service

- * There are minor cracks and nail pops in the wall surface that appear to be associated with normal settling of the building

Ceilings

General Information

Functional Conditions

- * Ceilings and their construction are similar to walls and, most often, the ceilings are comprised of the same material as the walls. The ceilings should be level and should not exhibit signs of sagging or other deformities. The most common cosmetic problem with ceilings is water stains caused by a leak in the plumbing system or incursion of rainwater through the roof.

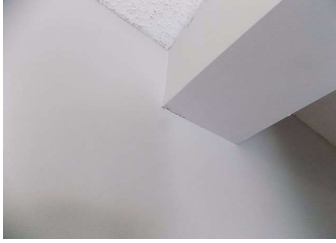
Drywall

Functional Conditions

- * Some or all of the ceiling surfaces are sheetrock.

Informational Conditions

- * There are cracks at the wall to ceiling joint which may be caused by movement of the roof trusses. Seasonal movement due to humidity changes may cause upward movement of the ceiling. This is cosmetic, however, it may be concealed by proper installation of crown molding.



Components and Conditions Needing Service

- * There are minor cracks and nail pops in the ceiling surface that appear to be associated with normal settling of the building.

Textures

Functional Conditions

- * A textured coating has been applied to some or all of the ceilings. Textured paint is sometimes used to hide cracks.

Floors

General Information

Functional Conditions

- * Floors provide support for furniture and a durable surface for foot traffic. Good floors are level, have an even surface, are attractive, and last for many years with little maintenance. Flooring materials and finish are frequently an architectural feature of the building. Different flooring materials and finishes have varying properties in terms of water resistance, comfort, maintenance requirements, noise level, and longevity.

Concrete

Functional Conditions

- * The building has concrete floors.

Informational Conditions

- * The concrete flooring has typical minor cracks that should not pose a problem.

Carpet

Functional Conditions

- * Some of the floor surfaces are covered with carpeting.

Components and Conditions Needing Service

- * The carpeting is worn in some areas and may need to be replaced.

Vinyl Squares and Sheet Vinyl

Functional Conditions

- * Some of the floors are covered with a resilient flooring material. These coverings include vinyl asbestos, solid vinyl, vinyl faced, rubber, cork, asphalt and linoleum, installed in sheets, planks, or tiles. Some of these floor coverings may contain asbestos.
- There are areas of damaged flooring in the kitchen. This should be replaced by a licensed contractor.



Stairways

General Information

Functional Conditions

- * All steps in a stairway should be uniformly spaced without any dimensional variation. Stairways that are regularly used should have a width of about 36 inches. All stairways should have handrails and solid risers. Stairways which are not enclosed by walls on both sides should have child-safe balusters below the handrail.

Handrails

Components and Conditions Needing Service

- The handrail at the ML stairs is loose. You should secure the handrail.



Windows

General Information

Functional Conditions

- * Windows provide the building with ventilation and light. However, windows allow more heat to escape than an insulated wall. They also allow air leakage and can allow water leakage if not properly installed and maintained. Windows should be as airtight as possible, and they should open and close easily. Storm windows are often used to reduce heat transfer if the windows have single pane glass.

Sliding Windows

Functional Conditions

- * There are vinyl framed double pane windows in the building.

Attic

General Information

Functional Conditions

- * Most buildings have an attic area below the roof and above the living space. Attics are sometimes accessible through a flight of stairs but in most cases the attic is accessible through a "scuttle" located in a closet or through a set of "pull down" stairs or in rare cases through a roof hatch. The amount of useful space in the attic depends upon the type of roof construction. Roofs that are constructed with rafters may provide significant areas of open storage. But, roofs that are supported by pre-fabricated trusses offer little, if any usable space. Your primary interest in the attic should be in the ceiling insulation and in the means of ventilating the attic.



General Information - *Continued*



Access

Functional Conditions

- * The attic was entered and inspected.

Insulation

Informational Conditions

- * There are approximately 12-14 inches of loose cellulose attic insulation with no visible vapor retarder.

Ventilation

Functional Conditions

- * The attic is ventilated with soffit vents and through the roof vents.

Basement

General Information

Functional Conditions

- * All basements are susceptible to moisture infiltration at some time or under certain circumstances. Most basement water problems are the result of poor water control measures at the exterior of the building. Refer to the exterior portion of this report for more information. You should operate a dehumidifier.

Access

Functional Conditions

- * The basement was entered and inspected.
- * Access to the basement was restricted by finished ceilings and walls. This prevented discovery of possible defects in the floor structure, foundation and indications of water penetration.

Informational Conditions

- * Access to the basement was restricted by stored items. This may have prevented discovery of defects in the foundation and indications of water penetration. You should check this area carefully during your pre-settlement walk through.

Ventilation

Functional Conditions

- * There are operable windows at the basement.
- * There are operable vents at the basement.

Moisture Evidence

Functional Conditions

- * There is a dewatering system installed. Professionally installed dewatering systems typically have warranties. You should consult the owner for the guarantee or warranty information.

Radon Mitigation System

Functional Conditions

- * There is a passive radon mitigation system present. It is not possible to determine if the system is reducing the level of radon in the building without doing a radon test. You should have a qualified radon testing individual perform a radon test.



Below Grade Drainage

General Information

Functional Conditions

- * Depending upon soil conditions and terrain, homes may be constructed with some type of below grade drainage provisions. These may include floor drains, perimeter drains and/or sump pumps.

Floor Drain

Functional Conditions

- * There is a below grade floor drain. In the event of an emergency, floor drains are very helpful. However, water can also back up through floor drains. It is beyond the scope of this inspection to determine the effectiveness or terminus of the drain.

Sump Pump

Functional Conditions

- * The sump pump was not tested because the sump pit was sealed for the radon mitigation system. You should monitor this pump during heavy rains to be sure that it functions when needed.



- We recommend installing a battery back-up in case of power failure during a storm.

Components and Conditions Needing Service

- The sump pump discharge line is too close to the foundation. This could damage the foundation or allow the water to seep back into the basement.



Garage

General Information

Functional Conditions

- * The garage door is the largest and heaviest moving component in the building. To avoid injury, you should have repairs made promptly by a qualified garage door specialist rather than attempt to make them yourself.

Access

Informational Conditions

- * Access to this area was restricted by stored items, making it more difficult, unsafe or impossible to fully inspect. Lack of full access limited our ability to inspect for hidden damage or hazards.

Garage Door Opener

Functional Conditions

- * The automatic reverse mechanism functioned properly when tested. You should test the reversing mechanism periodically in accordance with the manufacturer's recommendations.

Components and Conditions Needing Service

- The garage door opener is powered from a GFCI protected receptacle. If the GFCI trips and is not reset, the opener will not operate. The opener should be plugged into a non GFCI protected receptacle.

Garage Floor

Components and Conditions Needing Service

- * The concrete flooring has minor cracks and/or finish that is missing that should not pose a problem.

Fire Separation

General Information

Functional Conditions

- * Walls, doors, ceilings and hatches between garages and living spaces should form a continuous fire resistant barrier. Party walls separating units in multiple occupancy buildings also should be fire resistant. These walls are commonly referred to as fire walls.

Garage

Functional Conditions

- * The fire wall and ceiling in the garage are gypsum.

Kitchen, Bath and Laundry

We evaluated the kitchen, bath and laundry areas in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes the installed appliances, plumbing fixtures, countertops and a representative number of installed cabinets. We do not inspect clothes washers, clothes dryers, refrigerators, or any portable appliances. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

One of the more important defects to be aware of is water damage. Leaking water and excessive moisture is one of the more common problems in the kitchen, bath and laundry areas of the building. In our inspection we have looked for water damage and if present, have attempted to locate the source of the water, to determine if it is active at the time of the inspection. Moisture promotes the growth of mold and mildew, which is often not visible. Testing for mold and mildew is beyond the scope of this inspection. Areas which are or have been moist should be evaluated by a specialist for the presence of harmful biogrowth.

This inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not comment on cosmetic items such as paint, wallpaper or other finishes, carpeting, window

treatments or recreational facilities. Areas that were, in our opinion, unsafe, hidden or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation.

Kitchen

General Information

Functional Conditions

- * The visible counters and a representative number of installed cabinets were inspected. Unless otherwise noted, permanently installed kitchen appliances were operated. However timers and thermostats were not tested, the dishwasher, if present, was not tested for cleaning or drying effectiveness and the oven self cleaning cycle, if present, was not operated. Personal property, such as refrigerators, portable dishwashers and portable microwave ovens were not inspected.

Description and Comments

Functional Conditions

- * This kitchen is located main level.

Range

Functional Conditions

- * The electric range appears to be functional.



Components and Conditions Needing Service

- The range is not secured to the wall. This is a safety hazard because the range could tip over and cause burns or injury. You should have the range secured to the wall according to manufacturer's recommendations.

Microwave Oven

Functional Conditions

- * The microwave oven appears to be functional.

Dishwasher

Functional Conditions

- * The dishwasher appears to be functional.

Kitchen Exhaust Fan

Functional Conditions

- * The exhaust fan recirculates air through a filter and appears to be functional.

Refrigerator

Functional Conditions

- Clean coils to reduce operating costs

Bathrooms

Description and Comments

Functional Conditions

- * The sinks, showers, tubs and toilets in the bathrooms were inspected and found to be functional except as noted below.

Laundry

Washer & Dryer

Functional Conditions

- ★ There are connections for a clothes washer and an electric dryer.

Components and Conditions Needing Service

- The dryer exhaust hood has lint in it. This will restrict air flow causing a loss of efficiency and possible overheating of the dryer. You should remove the lint from the hood and check the entire exhaust line for lint buildup.



Utility Sink

Functional Conditions

- ★ There is a utility sink in the laundry.

AFFILIATIONS AND CERTIFICATIONS



REPORT CONCLUSION

123 456th st, Anytown, MN

Thank you for allowing us to perform your inspection. We trust that you will be happy with the quality of our work. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions.

However, we have not tested every outlet, opened every window and door, or identified every minor defect. Also because we are not specialists and because our inspection is essentially visual, latent defects could exist. As an owner, you should expect problems to occur. For example, roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current.

Thank you for taking the time to read this report. We strive to provide high quality services while continuing to adhere to the highest ethical standards of our profession.

As our client, you are welcome to call at any time for advice or consultation regarding this property. We appreciate the trust you have placed in us and hope that you will feel confident in referring your family and friends to us when inspection services are needed.

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