

Protecting Your Family's Future Home!



1234 right street
Sauk Rapids, MN 56379

Prepared for: Clear Choice

Prepared by: Clear Choice Home Inspections, LLC
5542 Cameron Ave NE
Buffalo, MN 55313

Clear Choice Home Inspections, LLC

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10:45 July 08, 2025

Clear Choice
1234 right street

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

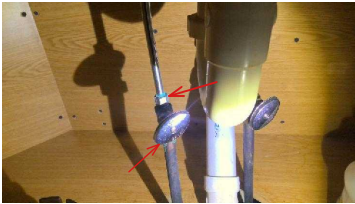
1. Entire Dwelling Exterior Surface Type: Stucco/Brick - **Suggest intrusive moisture testing to ensure that there is no damage not visible.**



2. Windows: Wood Casement - **Windows required maintenance to help extend product life.**

Kitchen

3. Bar Area Kitchen Plumbing/Fixtures: Chrome Faucet/PVC trap - **Corrosion noted on shut off valve suggest monitoring and repairs required**



Living Space(s)

4. 3season porch Living Space Walls: Wood - **Evidence of past or present water leakage**



Fireplace/Wood Stove

5. Family Room Fireplace Fireplace Construction: Framed in unit - **Remote control not functioning suggests repair or replace as required**

Bathroom

6. 1st floor Half Bathroom Toilets: American Standard - **Cracks noted on the inside of the bowl**



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Marginal Summary (Continued)

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Exterior Electric Outlets: 110 GFCI/110 NON GFCI - **Inoperative at time of inspection, suggest further evaluation for require repairs**

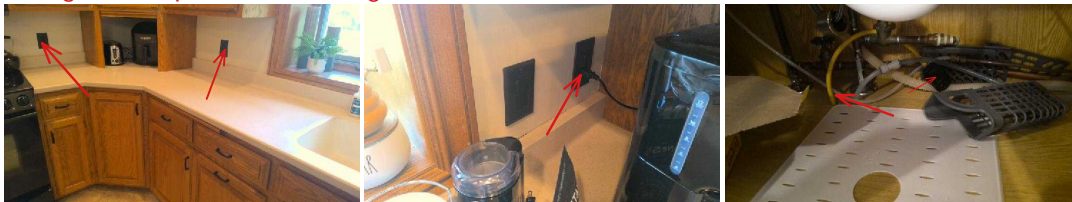


2. Insect Signs: Present - **Suggest further evaluation by an Exterminator any required services suggested.**

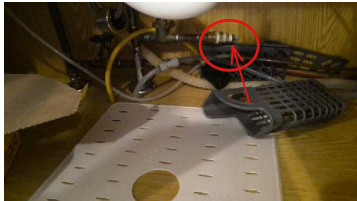


Kitchen

3. 1st Floor Kitchen Electrical Outlet(s): 110 VAC GFCI Outlets/ 110 VAC lighting circuits - **Outlets within 6' of any water source should be GFCI protected for safety. Suggest removal of "handy-man" wiring, extension cords are not designed for permanent usage and could considered a fire hazard**



4. 1st Floor Kitchen Faucets and traps: Chrome Faucet/PVC trap - **Suggest proper capping of shutoff valve not in use.**



Defective Summary (Continued)

5. 1st Floor Kitchen Doors: Solid Core - Unable to access room behind door Suggest having unlocked and verified door operation in room general condition



6. Bar Area Kitchen Refrigerator: LG - Disconnected from power at time of inspection

Living Space(s)

7. Family Room Living Space Windows: Wood Casement - Repair faulty operating hardware, Will not open-requires correction. Moisture damage noted, suggest monitoring and repair as required



8. Family Room Living Space Electrical: 110 VAC Outlets and lighting - Light fixture not functional-repair/replace as required



9. Front Entry Living Space Windows: Skylight - Moisture present inside the layers of glass



10. 2nd floor hall/office area Living Space Smoke Detector: Present - Suggest installation of CO detectors within 10' of all legal sleeping rooms and one per floor for safety.

11. Basement family room Living Space Windows: Wood Casement - Wood rot noted, suggest repair as required



Defective Summary (Continued)

12. Basement family room Living Space Electrical: 110 VAC - Suggest removal of "handy-man" wiring, extension cords are not designed for permanent usage and could considered a fire hazard



Bathroom

13. Master Bathroom Ceiling: Textured Paint - Possible "mold like substance" noted, suggest further evaluation for any required repairs



Attic

14. Main Attic Insulation: Blown in - Suggest adding insulation to the attic access cover

Garage

15. Attached Garage Service Doors: Metal - Wood rot noted, suggest repair/replace as required.



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 right street
City Sauk Rapids State MN Zip 56379
Contact Name For Sale By Owner
E-Mail N/A
Phone N/A

Client Information

Client Name Clear Choice
Client Address 5542 Cameron Ave NE
City Buffalo State MN Zip 55313
Phone (612) 968-2260
E-Mail Mike.Tyo@cchinspections.com

Inspection Company

Inspector Name Mike Tyo
Company Name Clear Choice Home Inspections, LLC
Address 5542 Cameron Ave NE
City Buffalo State MN Zip 55313
Phone (612) 968-2260
E-Mail mike.tyo@cchinspections.com
Company Website www.cchinspections.com
File Number 20250707_clearchoice
Amount Received 450.00

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age Entrance Faces East
Inspection Date 07/07/2025
Start Time 1:30 End Time 4:30
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 82

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General Information (Continued)

Weather Cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal Septic How Verified Visual Inspection
Water Source Well How Verified Visual Inspection
Additions/Modifications Unknown
Permits Obtained unknown How Verified Visual Inspection

Inspection Agreement

A NPNI M D

Inspector Name: Mike Tyo
Company Name: Clear Choice Home Inspections, LLC
Address: 5542 Cameron Ave NE
City State Zip: Buffalo, MN 55313

Client Name: Clear Choice
Address: 5542 Cameron Ave NE
City, State Zip: Buffalo, MN 55313

Property Address: 1234 right street
City State Zip: Sauk Rapids, MN 56379

This Inspection Report is the property of Clear Choice Home Inspection Services, LLC. The information contained within this report is intended for the sole use by the individual(s) named above ONLY. This report may not be sold, nor given to, or used in any other real-estate transaction.

Thank you for having Clear Choice Home Inspection Services, LLC inspect your future home!

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Lots and Grounds

Grounds can not be inspected for proper drainage, slope or any issues not visible due to snow coverage.

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Asphalt
2. ☒ ☐ ☐ ☐ ☐ Sidewalk(s): Paver
3. ☒ ☐ ☐ ☐ ☐ Front Steps: Concrete
4. ☒ ☐ ☐ ☐ ☐ Back Steps: Concrete
5. ☒ ☐ ☐ ☐ ☐ Porch: Covered
6. ☒ ☐ ☐ ☐ ☐ Patio: Paver
7. ☐ ☒ ☐ ☐ ☐ Deck: None present
8. ☐ ☒ ☐ ☐ ☐ Balcony: None present
9. ☒ ☐ ☐ ☐ ☐ Grading: Minor slope
10. ☒ ☐ ☐ ☐ ☐ Swale: Adequate slope and depth for drainage
11. ☒ ☐ ☐ ☐ ☐ Vegetation: Trees/Shrubs - Suggest trimming vegetation away from dwelling.



12. ☒ ☐ ☐ ☐ ☐ Window Wells: None present
13. ☒ ☐ ☐ ☐ ☐ Retaining Walls: None Present
14. ☒ ☐ ☐ ☐ ☐ Basement Stairwell: Concrete
15. ☒ ☐ ☐ ☐ ☐ Basement Stairwell Drain: No drain
16. ☒ ☐ ☐ ☐ ☐ Exterior Surface Drain: None present
17. ☒ ☐ ☐ ☐ ☐ Fences: None Present
18. ☒ ☐ ☐ ☐ ☐ Lawn Sprinklers: None Present

Exterior

A NP NI M D

Entire Dwelling Exterior Surface _____

1. ☒ ☐ ☐ ☐ ☐ Type: Stucco/Brick

Entire Dwelling Exterior Surface _____

2. ☐ ☐ ☐ ☒ ☐ Type: Stucco/Brick - Suggest intrusive moisture testing to ensure that there is no damage not visible.



3. ☒ ☐ ☐ ☐ ☐ Trim: Aluminum/Wood
4. ☒ ☐ ☐ ☐ ☐ Soffit: Aluminum/Wood
5. ☒ ☐ ☐ ☐ ☐ Fascia: Wood

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Exterior (Continued)

6. ☒ ☐ ☐ ☐ ☐ Door Bell: Present
7. ☒ ☐ ☐ ☐ ☐ Entry Doors: Fiberglass
8. ☒ ☐ ☐ ☐ ☐ Storm Door(s): None present
9. ☒ ☐ ☐ ☐ ☐ Patio Door: Wood sliding
10. ☐ ☐ ☐ ☒ ☐ Windows: Wood Casement - **Windows required maintenance to help extend product life.**
11. ☒ ☐ ☐ ☐ ☐ Storm Windows: None
12. ☒ ☐ ☐ ☐ ☐ Basement Windows: Wood Casement
13. ☒ ☐ ☐ ☐ ☐ Window Screens: Metal/vinyl
14. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount
15. ☐ ☐ ☐ ☐ ☒ Exterior Electric Outlets: 110 GFCI/110 NON GFCI - **Inoperative at time of inspection, suggest further evaluation for require repairs**



16. ☒ ☐ ☐ ☐ ☐ Exterior Electrical: Serviceable
17. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary
18. ☒ ☐ ☐ ☐ ☐ Service protrusions: Serviceable
19. ☒ ☐ ☐ ☐ ☐ Gas Meter: Propane
20. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at main line
21. ☒ ☐ ☐ ☐ ☐ Venting Terminations: Present
22. ☐ ☐ ☐ ☐ ☒ Insect Signs: Present - **Suggest further evaluation by an Exterminator any required services suggested.**



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Roof

Snow covered roofs, steep roofs or roofs higher than a single story can not be inspected for the safety of the inspector.

A NPNI M D

Main Roof Surface

1. Method of Inspection: On roof
2. ☒☐☐☐☐ Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: More than 8 years old
5. ☒☐☐☐☐ Flashing: Galvanized
6. ☒☐☐☐☐ Valleys: Preformed metal
7. ☒☐☐☐☐ Skylights: Plastic
8. ☒☐☐☐☐ Plumbing Vents: Serviceable
9. ☒☐☐☐☐ Electrical Mast: Surface mount
10. ☒☐☐☐☐ Gutters: Aluminum
11. ☒☐☐☐☐ Downspouts: Aluminum
12. ☒☐☐☐☐ Leader/Extension: Aluminum

South Chimney

13. ☒☐☐☐☐ Chimney: Brick
14. ☒☐☐☐☐ Flue/Flue Cap: Concrete
15. ☒☐☐☐☐ Chimney Flashing: Galvanized

Kitchen

A NPNI M D

1st Floor Kitchen

1. ☒☐☐☐☐ Oven: Jenn-Air
2. ☒☐☐☐☐ Cook Top Brand: Jenn-Air
3. ☒☐☐☐☐ Cook Top power: Electric
4. ☒☐☐☐☐ Ventilator: Whirlpool
5. ☒☐☐☐☐ Disposal: Present
6. ☒☐☐☐☐ Dishwasher: Kitchenaid
7. ☒☐☐☐☐ Trash Compactor: None present
8. ☒☐☐☐☐ Refrigerator: SUB-ZERO
9. ☒☐☐☐☐ Microwave: Whirlpool
10. ☒☐☐☐☐ Sink: Synthetic
11. ☒☐☐☐☐ Lighting: Surface/recessed
12. ☐☐☐☐☒ Electrical Outlet(s): 110 VAC GFCI Outlets/ 110 VAC lighting circuits - Outlets within 6' of any water source should be GFCI protected for safety. Suggest removal of "handy-man" wiring, extension cords are not designed for permanent usage and could considered a fire hazard



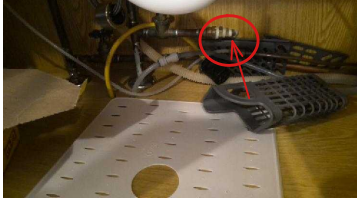
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Kitchen (Continued)

13. ☐☐☐☐☒ Faucets and traps: Chrome Faucet/PVC trap - Suggest proper capping of shutoff valve not in use.



14. Air Gap Present? ☐ Yes ☒ No

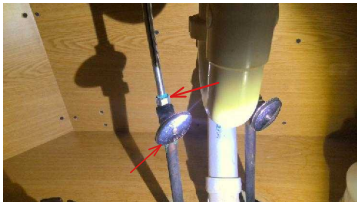
15. ☒☐☐☐☐ Counter Tops: Serviceable
16. ☒☐☐☐☐ Cabinets: Laminate and wood
17. ☒☐☐☐☐ Pantry: None Present
18. ☒☐☐☐☐ Ceiling: Textured Paint
19. ☒☐☐☐☐ Walls: Paint
20. ☒☐☐☐☐ Floor: Tile
21. ☐☐☐☐☒ Doors: Solid Core - Unable to access room behind door Suggest having unlocked and verified door operation in room general condition



22. ☒☐☐☐☐ Windows: Wood Casement
23. ☒☐☐☐☐ HVAC Source: Heating system register

Bar Area Kitchen

24. Air Gap Present? ☐ Yes ☒ No
25. ☐☐☐☐☒ Refrigerator: LG - Disconnected from power at time of inspection
26. ☒☐☐☐☐ Sink: Stainless Steel
27. ☒☐☐☐☐ Electrical: 110 VAC GFCI Outlets/ 110 VAC lighting circuits
28. ☐☐☐☒☐ Plumbing/Fixtures: Chrome Faucet/PVC trap - Corrosion noted on shut off valve suggest monitoring and repairs required



29. ☒☐☐☐☐ Counter Tops: Formica
30. ☒☐☐☐☐ Cabinets: Laminate and wood
31. ☒☐☐☐☐ Ceiling: Textured Paint
32. ☒☐☐☐☐ Walls: Paint

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Kitchen (Continued)

33. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl floor covering
34. ☒ ☐ ☐ ☐ ☐ Doors: None present

Outbuilding

A NPNI M D

Northwest corner of lot Outbuilding _____

1. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Metal
2. ☒ ☐ ☐ ☐ ☐ Roof: Tin
3. ☒ ☐ ☐ ☐ ☐ Roof Structure: Rafter
4. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing/paneling
5. ☒ ☐ ☐ ☐ ☐ Walls: Exposed Framing
6. ☒ ☐ ☐ ☐ ☐ Floor: Poured
7. ☒ ☐ ☐ ☐ ☐ Foundation: POST
8. ☒ ☐ ☐ ☐ ☐ Doors: Exterior Steel
9. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting
10. ☒ ☐ ☐ ☐ ☐ Plumbing: Not visible
11. ☒ ☐ ☐ ☐ ☐ HVAC Source: Gas heater

Living Space(s)

A NPNI M D

Dining room Living Space _____

1. ☒ ☐ ☐ ☐ ☐ Closet: None Present
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement
5. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
6. ☒ ☐ ☐ ☐ ☐ Doors: Exterior wood Sliding
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: None Present

Family Room Living Space _____

10. ☒ ☐ ☐ ☐ ☐ Closet: None Present
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint
12. ☒ ☐ ☐ ☐ ☐ Walls: Paint/Stone
13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
14. ☒ ☐ ☐ ☐ ☐ Doors: None present
15. ☐ ☐ ☐ ☐ ☒ Windows: Wood Casement - Repair faulty operating hardware, Will not open-requires correction.
Moisture damage noted, suggest monitoring and repair as required

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Living Space(s) (Continued)

Windows: (continued)



16. ☐☐☐☐☒ Electrical: 110 VAC Outlets and lighting - Light fixture not functional-repair/replace as required



17. ☒☐☐☐☐ HVAC Source: Heating system register/gas Fireplace
18. ☒☐☐☐☐ Smoke Detector: None Present

3season porch Living Space

19. ☒☐☐☐☐ Closet: None Present
20. ☒☐☐☐☐ Ceiling: Wood
21. ☐☐☐☒☐ Walls: Wood - Evidence of past or present water leakage



22. ☒☐☐☐☐ Floor: Tile
23. ☒☐☐☐☐ Doors: exterior. Aluminum slider
24. ☒☐☐☐☐ Electrical: 110 VAC Outlets and lighting
25. ☒☐☐☐☐ HVAC Source: None present
26. ☒☐☐☐☐ Smoke Detector: None Present

Front Entry Living Space

27. ☒☐☐☐☐ Closet: Single
28. ☒☐☐☐☐ Ceiling: Textured Paint/Wood
29. ☒☐☐☐☐ Walls: Wallpaper/Paint
30. ☒☐☐☐☐ Floor: Carpet//Tile
31. ☒☐☐☐☐ Doors: Exterior fiberglass/Solid interior
32. ☐☐☐☐☒ Windows: Skylight - Moisture present inside the layers of glass



33. ☒☐☐☐☐ Electrical: 110 VAC Outlets and lighting
34. ☒☐☐☐☐ HVAC Source: Heating system register

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Living Space(s) (Continued)

35. ☒ ☐ ☐ ☐ ☐ Smoke Detector: None Present

2nd floor hall/office area Living Space

36. ☒ ☐ ☐ ☐ ☐ Closet: Single

37. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint

38. ☒ ☐ ☐ ☐ ☐ Walls: Wallpaper

39. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

40. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core

41. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement

42. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting

43. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

44. ☐ ☐ ☐ ☐ ☒ Smoke Detector: Present - Suggest installation of CO detectors within 10' of all legal sleeping rooms and one per floor for safety.

2nd floor office Living Space

45. ☒ ☐ ☐ ☐ ☐ Closet: Single

46. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint

47. ☒ ☐ ☐ ☐ ☐ Walls: Paint

48. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

49. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core

50. ☒ ☐ ☐ ☐ ☐ Windows: Small wood awning

51. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting

52. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

53. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present

Office Living Space

54. ☒ ☐ ☐ ☐ ☐ Closet: Cabinet

55. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint

56. ☒ ☐ ☐ ☐ ☐ Walls: Paint

57. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

58. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core

59. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement

60. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting

61. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

62. ☒ ☐ ☐ ☐ ☐ Smoke Detector: None Present

Lower level family room Living Space

63. ☒ ☐ ☐ ☐ ☐ Closet: None Present

64. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint

65. ☒ ☐ ☐ ☐ ☐ Walls: Paint/Wood

66. ☒ ☐ ☐ ☐ ☐ Floor: Carpet

67. ☒ ☐ ☐ ☐ ☐ Doors: Exterior wood Sliding

68. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement

69. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting

70. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register/wood fireplace

71. ☒ ☐ ☐ ☐ ☐ Smoke Detector: None Present

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Living Space(s) (Continued)

Basement family room Living Space

72. ☒ ☐ ☐ ☐ ☐ Closet: Multiple
73. ☒ ☐ ☐ ☐ ☐ Ceiling: Suspended Ceiling
74. ☒ ☐ ☐ ☐ ☐ Walls: Wallpaper
75. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
76. ☒ ☐ ☐ ☐ ☐ Doors: Hollow Core/Solid Core
77. ☐ ☐ ☐ ☐ ☒ Windows: Wood Casement - Wood rot noted, suggest repair as required



78. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - Suggest removal of "handy-man" wiring, extension cords are not designed for permanent usage and could considered a fire hazard



79. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
80. ☒ ☐ ☐ ☐ ☐ Smoke Detector: None Present

Fireplace/Wood Stove

Suggest cleaning and service of Fireplaces prior to use to ensure proper operation

A NPNI M D

Family Room Fireplace

1. ☐ ☐ ☐ ☒ ☐ Fireplace Construction: Framed in unit - Remote control not functioning suggests repair or replace as required
2. Type: Gas log
3. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Metal
4. ☒ ☐ ☐ ☐ ☐ Flue: Not Visible
5. ☒ ☐ ☐ ☐ ☐ Damper: None
6. ☒ ☐ ☐ ☐ ☐ Hearth: Raised

lower level family room Fireplace

7. ☐ ☐ ☒ ☐ ☐ Fireplace Construction: Framed in unit - Fireplace and components need cleaning and inspection prior to use
8. Type: Gas log
9. ☒ ☐ ☐ ☐ ☐ Smoke Chamber: Not visible
10. ☒ ☐ ☐ ☐ ☐ Flue: Not Visible
11. ☒ ☐ ☐ ☐ ☐ Damper: Not Visible
12. ☒ ☐ ☐ ☐ ☐ Hearth: Raised

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Bathroom

A NPNI M D

2nd floor main Bathroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Tile
5. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core
6. ☒ ☐ ☐ ☐ ☐ Windows: none present
7. ☒ ☐ ☐ ☐ ☐ Faucets and traps: Chrome Faucet/PVC trap
8. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI Outlets/ 110 VAC lighting circuits
9. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate and wood
10. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Formica/Porcelain
11. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround
12. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Porcelain tub and tile surround
13. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
14. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
15. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan - Suggest cleaning fan housing and duct to ensure proper operation

Master Bathroom

16. ☒ ☐ ☐ ☐ ☐ Closet: Single
17. ☐ ☐ ☐ ☐ ☒ Ceiling: Textured Paint - Possible "mold like substance" noted, suggest further evaluation for any required repairs



18. ☒ ☐ ☐ ☐ ☐ Walls: Paint
19. ☒ ☐ ☐ ☐ ☐ Floor: Carpet//Tile
20. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core
21. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement
22. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI Outlets/ 110 VAC lighting circuits
23. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate and wood
24. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded dual bowl
25. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Brand not visible/plastic trap
26. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Tile base/Tile surround - Shower tiles have been painted on the walls
27. ☒ ☐ ☐ ☐ ☐ Toilets: American Standard
28. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
29. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan and window - Suggest cleaning fan housing and duct to ensure proper operation

1st floor Half Bathroom

30. ☒ ☐ ☐ ☐ ☐ Closet: None Present
31. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint

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Bathroom (Continued)

32. ☒ ☐ ☐ ☐ ☐ Walls: Wallpaper/Tile
33. ☒ ☐ ☐ ☐ ☐ Floor: Tile
34. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core
35. ☒ ☐ ☐ ☐ ☐ Windows: none present
36. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI Outlets/ 110 VAC lighting circuits
37. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate and wood
38. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl
39. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Brand not visible/plastic trap
40. ☐ ☐ ☐ ☒ ☐ Toilets: American Standard - Cracks noted on the inside of the bowl



41. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
42. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan - Suggest cleaning fan housing and duct to ensure proper operation

Lower level Half Bathroom

43. ☒ ☐ ☐ ☐ ☐ Closet: None Present
44. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint
45. ☒ ☐ ☐ ☐ ☐ Walls: Paint/Tile
46. ☒ ☐ ☐ ☐ ☐ Floor: Tile
47. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core
48. ☒ ☐ ☐ ☐ ☐ Windows: none present
49. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI Outlets/ 110 VAC lighting circuits
50. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Laminate and wood
51. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl
52. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Brand not visible/plastic trap
53. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
54. ☒ ☐ ☐ ☐ ☐ HVAC Source: None present
55. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan - Suggest cleaning fan housing and duct to ensure proper operation

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Bedroom(s)

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2nd floor Southwest corner Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Single
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement - Moisture damage noted on jambs, suggest monitoring and repair as required



5. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
6. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present

2nd floor Northwest Corner Bedroom

10. ☒ ☐ ☐ ☐ ☐ Closet: Single
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint
12. ☒ ☐ ☐ ☐ ☐ Walls: Paint
13. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement
14. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
15. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core
16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting
17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
18. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present

Master Bedroom

19. ☒ ☐ ☐ ☐ ☐ Closet: Multiple
20. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint
21. ☒ ☐ ☐ ☐ ☐ Walls: Paint
22. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement
23. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
24. ☒ ☐ ☐ ☐ ☐ Doors: Exterior Wood/Solid interior
25. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting
26. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
27. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Present

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Laundry Room/Area

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1st Floor Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ Closet: Cabinet
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Textured Paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Laminate
5. ☒ ☐ ☐ ☐ ☐ Doors: Solid Core
6. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 GFCI Outlets/220 VAC
8. ☒ ☐ ☐ ☐ ☐ Smoke Detector: None Present
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
10. ☒ ☐ ☐ ☐ ☐ Laundry Tub: Plastic
11. ☒ ☐ ☐ ☐ ☐ Laundry Tub Drain: Chrome Faucet/PVC trap
12. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Ball valves
13. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110-240 VAC
14. ☒ ☐ ☐ ☐ ☐ Washer and Dryer: Whirlpool
15. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Present - **Suggest cleaning venting for preventative maintenance.**
16. ☒ ☐ ☐ ☐ ☐ Dryer Gas Line: Not Present
17. ☒ ☐ ☐ ☐ ☐ Washer Drain: Wall mounted drain
18. ☒ ☐ ☐ ☐ ☐ Floor Drain: Not present

Basement

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Basement fully finished/Mechanical area noted Basement

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
2. ☒ ☐ ☐ ☐ ☐ Walls: Paint
3. ☒ ☐ ☐ ☐ ☐ Floor: Poured
4. ☒ ☐ ☐ ☐ ☐ Floor Drain: Surface drain
5. ☒ ☐ ☐ ☐ ☐ Doors: Exterior steal/Hollow interior
6. ☒ ☐ ☐ ☐ ☐ Windows: none present
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC Outlets and lighting
8. ☒ ☐ ☐ ☐ ☐ Smoke Detector: None Present
9. ☒ ☐ ☐ ☐ ☐ Rodent Signs: None Present
10. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
11. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Not visible
12. ☒ ☐ ☐ ☐ ☐ Insulation: Not Visible
13. ☒ ☐ ☐ ☐ ☐ Ventilation: Vents
14. ☒ ☐ ☐ ☐ ☐ Sump Pump: Pedestal
15. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood stairs with wood handrails
16. ☒ ☐ ☐ ☐ ☐ Moisture Location: none present

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Structure

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1. ☒ ☐ ☐ ☐ ☐ Structure Type: Not Visble
2. ☒ ☐ ☐ ☐ ☐ Foundation: Block
3. ☒ ☐ ☐ ☐ ☐ Differential Movement: Not Visible
4. ☒ ☐ ☐ ☐ ☐ Beams: Steel I-Beam
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: POST
6. ☒ ☐ ☐ ☐ ☐ Floor Joist: 2x12
7. ☒ ☐ ☐ ☐ ☐ Support Post: Post
8. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab
9. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood stairs with wood handrails
10. ☒ ☐ ☐ ☐ ☐ Subfloor: Composite manufactured materials

Attic

A NP NI M D

Main Attic

1. Method of Inspection: From the attic access
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: Vaulted areas
3. ☒ ☐ ☐ ☐ ☐ Roof Framing: Truss
4. ☒ ☐ ☐ ☐ ☐ Sheathing: Strand board
5. ☒ ☐ ☐ ☐ ☐ Ventilation: Roof and soffit vents
6. ☒ ☐ ☐ ☐ ☐ Rodent Signs: Not Visible
7. ☐ ☐ ☐ ☐ ☒ Insulation: Blown in - Suggest adding insulation to the attic access cover
8. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 9" +
9. ☒ ☐ ☐ ☐ ☐ Vapor Barrier: Not visible
10. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
11. ☒ ☐ ☐ ☐ ☐ Attic Fan: None present
12. ☒ ☐ ☐ ☐ ☐ House Fan: None Present
13. ☒ ☐ ☐ ☐ ☐ Moisture Penetration: Previous water penetration noted
14. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Air Exchanger

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Garage

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Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Metal
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Mechanized/manual
4. ☒ ☐ ☐ ☐ ☐ Door Opener: Present
5. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Stucco/Brick
6. ☒ ☐ ☐ ☐ ☐ Roof: Asphalt shingle
7. ☐ ☐ ☒ ☐ ☐ Roof Structure: No Access
8. ☐ ☐ ☐ ☒ ☐ Service Doors: Metal - Wood rot noted, suggest repair/replace as required.



9. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
10. ☒ ☐ ☐ ☐ ☐ Walls: Paint
11. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Block walls/poured floor
12. ☒ ☐ ☐ ☐ ☐ Hose Bibs: None Present
13. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
14. ☒ ☐ ☐ ☐ ☐ Smoke Detector: None Present
15. ☒ ☐ ☐ ☐ ☐ Windows: Wood Casement
16. ☒ ☐ ☐ ☐ ☐ Heating: None present

Electrical

Inspectors are not licensed electrician's and only do a visual inspection of the service panel. A licensed Electrician is recommended to evaluate electrical service and ensure proper installation of all wiring.

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1. Service Size Amps: 200 Volts: 220-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Serviceable
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Serviceable
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Serviceable
5. ☒ ☐ ☐ ☐ ☐ Aluminum Wiring: serviceable
6. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
7. ☒ ☐ ☐ ☐ ☐ Ground: Not visible
8. ☒ ☐ ☐ ☐ ☐ Smoke Detectors: Present

Basement Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper

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Electrical (Continued)

13. ☒ ☐ ☐ ☐ ☐ Fuses: Not Present
14. ☒ ☐ ☐ ☐ ☐ AFCI: Not present
15. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only
16. Is the panel bonded? ☒ Yes ☐ No

Basement Electric Panel

17. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
18. Maximum Capacity: 200 Amps
19. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
20. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
21. ☒ ☐ ☐ ☐ ☐ Fuses: Not Present
22. ☒ ☐ ☐ ☐ ☐ AFCI: 110 volt
23. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only
24. Is the panel bonded? ☒ Yes ☐ No

Basement Electric Panel

25. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
26. Maximum Capacity: sub panel
27. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: (OFF PEAK)
28. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
29. ☒ ☐ ☐ ☐ ☐ Fuses: Not Present
30. ☒ ☐ ☐ ☐ ☐ AFCI: Not present
31. ☒ ☐ ☐ ☐ ☐ GFCI: Not present
32. Is the panel bonded? ☒ Yes ☐ No

Outbuilding Electric Panel

33. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
34. Maximum Capacity: 200 Amps
35. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
36. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
37. ☒ ☐ ☐ ☐ ☐ Fuses: Not Present
38. ☒ ☐ ☐ ☐ ☐ AFCI: Not present
39. ☒ ☐ ☐ ☐ ☐ GFCI: Not present
40. Is the panel bonded? ☒ Yes ☐ No

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Heating System

Mechanical's should be cleaned and serviced by a Licensed HVAC Contractor to ensure proper operation, also suggest annual service.

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Main Heating System

1. ☐☐☒☐☐ Heating System Operation: Not Tested
2. Manufacturer:
3. Type: Capacity:
4. Area Served: Approximate Age:
5. Fuel Type:
6. ☐☐☐☐☐ Heat Exchanger:
7. ☐☐☐☐☐ Blower Fan/Filter:
8. ☐☐☐☐☐ Filter Size:
9. ☐☐☐☐☐ Distribution:
10. ☐☐☐☐☐ Circulator:
11. ☐☐☐☐☐ Draft Control:
12. ☐☐☐☐☐ Flue Pipe:
13. ☐☐☐☐☐ Controls:
14. ☐☐☐☐☐ Devices:
15. ☐☐☐☐☐ Humidifier:
16. ☐☐☐☐☐ Thermostats:
17. Suspected Asbestos:
18. Temp Rise

Air Conditioning

Mechanical's should be cleaned and serviced by a Licensed HVAC Contractor to ensure proper operation, also suggest annual service.

A NPNI M D

Main AC System

1. ☒☐☐☐☐ A/C System Operation: Appears serviceable
2. ☒☐☐☐☐ Condensate Removal: Plastic tubing
3. ☒☐☐☐☐ Exterior Unit: Pad mounted
4. Manufacturer: Carrier
5. Model Number: Not visible Serial Number: Not visible
6. Area Served: Whole building Approximate Age: More than 8 years old
7. Fuel Type: 220-240 VAC Temperature Differential: 19.5
8. Type: Central A/C Capacity: Unknown
9. ☒☐☐☐☐ Visible Coil: Serviceable
10. ☒☐☐☐☐ Refrigerant Lines: Serviceable condition
11. ☒☐☐☐☐ Electrical Disconnect: Servicable
12. ☒☐☐☐☐ Exposed Ductwork: Metal
13. ☒☐☐☐☐ Blower Fan/Filters: Direct drive with disposable filter
14. ☒☐☐☐☐ Thermostats: Multi-zone

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Air Exchanger

Mechanical's should be cleaned and serviced by a Licensed HVAC Contractor to ensure proper operation, also suggest annual service.

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1. Air Exchanger Present: ☒ Yes ☐ No
2. ☒☐☐☐☐ Type of Exchanger: ERV
3. Manufacturer: RenewAir
4. Model Number: EV450 IN Serial Number: A 142319 L
5. ☒☐☐☐☐ Duct work: Present
6. ☒☐☐☐☐ Electrical: 110 VAC

Radon System

Suggest all homeowner visit the MDH website: <http://www.health.state.mn.us/communities/enviroment/air/docs/radon/rnbrochure.pdf> to get a better understanding of radon and the importance of testing your new home. Radon systems are not always visible, if inspector selected unknown it is suggested to further investigate if a system was installed when the dwelling was built.

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1. Radon System Installed ☐ Yes ☒ No ☐ Unknown
2. System Failure device Visible ☐ Yes ☐ No
3. ☐☐☐☐☐ Active/Passive
4. System fan running ☐ Yes ☐ No
5. ☐☐☐☐☐ Route Location
6. ☐☐☐☐☐ Electrical Disconnect:

Plumbing

Water heaters are only inspected to ensure that they are working properly during the inspection. A licensed plumber is recommended to service unit and ensure proper operation.

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1. ☒☐☐☐☐ Service Line: Polybutelene
2. ☒☐☐☐☐ Main Water Shutoff: Present
3. ☒☐☐☐☐ Water Shutoff Valves: Well
4. ☒☐☐☐☐ Water Lines: Copper/pex
5. ☒☐☐☐☐ Drain Pipes: PVC
6. ☒☐☐☐☐ Service Caps: Accessible
7. ☒☐☐☐☐ Vent Pipes: Serviceable
8. ☒☐☐☐☐ Gas Service Lines: None Present

Closet Water Heater

9. ☒☐☐☐☐ Water Heater Operation: Functional at time of inspection
10. Manufacturer: Rheem
11. Model Number: MR 85245 B Serial Number: 0607 W 38670
12. Type: Electric Capacity: 85 Gal
13. Approximate Age: More than 8 years old Area Served: Whole building
14. ☒☐☐☐☐ TPRV and Drain Tube: Copper relief tube