

Confidential Inspection Report

**Property Inspected:
1234 North South Street, Twin Cities, , MN**

**Client:
Mr. & Mrs. Doe**



**Prepared by:
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Over 5200 Minneapolis St Paul Area Homes Inspected Since 1994

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Report Table of Contents

Inspection Conditions	7
Grounds	8
Exterior	9
Roofing System	10
Garage	11
Foundation - Basement	13
Heating System	14
Electrical System	15
Plumbing System	16
Interior	19
Kitchen - Laundry	20
Bathrooms	23
Attic and Insulation	24



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DATE: December 11, 2010
TO: Mr. & Mrs. Doe
RE: 1234 North South Street, Twin Cities,

This report is a snapshot of the property we inspected today. The following summary is provided as a courtesy to help you prioritize our findings. It isn't an all-inclusive list and shouldn't be considered as such. Take time to review the entire report to help you determine how the property fits into your plans for home ownership. Afterwards, please feel free to call our office for clarification of any items not fully understood.

REPORT SUMMARY

Based on visible components inspected today the items listed below are, in the inspector's opinion, those that deserve higher priority for attention. Generally this is because:

- An item represents a real or potential health and/or safety risk
- An item isn't performing or functioning as intended, and/or
- The item is likely to need significant repair or replacement either now or very soon. It may be in disrepair or nearing the end of its lifespan.

Grounds

SIDEWALKS

Condition:

1. Sidewalk surface has raised or settled areas which create an uneven surface and make it likely that someone may trip and fall. These areas should be corrected for safety.

GRADING

Grade At Foundation:

2. Portions of the area surrounding the house slope toward the foundation. This should be improved so that the earth slopes away approximately 1/2" per foot for about 10 feet.

Exterior

EXTERIOR STAIRS/STOOPS 1

Condition:

3. Stairway railing was found to be loose, this should be repaired for safety.

CHIMNEY

Condition:

4. Loose brick, deteriorated mortar, cracks in covering cap. Recommend repair by chimney technician. We recommend installing proper rain/pest caps on top of chimney.

Roofing System

EXPOSED FLASHINGS

Type and Condition:

5. Repair needed, plumbing vent lead seals are damaged and will leak rainwater.

Garage

STRUCTURE

Interior Walls and Ceiling:

6. Decay was observed at the base of the garage walls. Consult a contractor regarding repairs.

Foundation - Basement

FOUNDATION - BASEMENT

Stairs to Basement:

7. The stairs to the basement do not have proper handrail and/or sidewall protection. Safety concern.

Foundation Condition:

8. Stains and efflorescence observed on walls indicates the presence of periodic moisture.

Heating System

HEATING SYSTEM 1

Burners - Heat Exchangers:

9. Indications of burner and/or ignition problems noted. This needs immediate attention from a qualified technician. Request a written statement from the contractor stating that this equipment is in safe and proper operating condition

Electrical System

CONDUCTORS

Branch Wiring:

10. We saw open junction boxes that should have proper covers installed for safety.

ELECTRICAL PANELS

Main Panel Notes:

11. Corrosion observed in the electrical panel. Corroded electrical components are improper and should be corrected by a licensed electrician. Some wires are double tapped (more than one wire to a terminal). With few exceptions, this is not generally considered good practice. Most devices are designed for single wire attachment and it is difficult to be certain that the contact is good if multiple wires are attached. Consult a licensed electrician for correction.

SWITCHES, OUTLETS, LIGHTS

Switches and Outlets:

12. Some grounding type (three hole) outlets did not test as properly grounded. Open ground is a potentially hazardous condition which should be corrected by a licensed electrician. This often occurs when older two prong outlets are replaced with grounding style three prong outlets.

Plumbing System

WASTE PIPING

Condition:

13. Rusted or corroded pipes were observed which are in need of repair.

Interior

FIREPLACE/WOOD BURNING DEVICES

Fireplace #1:

14. Damper: The damper was operational but lacking a small but very important device

called a safety spacer. This is a "c" clamp type device which prevents the damper from fully closing. If the damper is not open during operation, dangerous quantities of carbon monoxide may accumulate in the home and be a threat to life.

Kitchen - Laundry

RANGE, OVEN AND COOKTOP

Condition:

15. Gas supply pipe and valve, has a flexible brass gas line. These are a potential hazard due to cracks or separations could occur, causing a hazardous gas leak. It is recommended that this connector be replaced as soon as possible by a plumber.

GARBAGE DISPOSAL

Condition:

16. Wire clamp is improper or missing on electrical connection, repair by electrician recommended for safety.

LAUNDRY

Condition:

17. Dryer is gas, Recommend upgrading to all metal dryer vent material for improved safety.

Bathrooms

BATHROOM 1

Bath Location and Type:

18. First floor. hall, Toilet, sink, tub and shower.

Electric:

19. Outlet(s) present which are not Ground Fault Circuit Interrupter (GFCI) protected. This is a recommended upgrade for safety.

Tub/Shower Condition:

20. The shower control is leaking, recommend repair by plumber. .

Attic and Insulation

ATTIC AND INSULATION:

Electrical

21. Light fixture(s) observed which are located too close to combustible material. Correction by electrician recommended for improved safety.

Other repairs and maintenance are needed as mentioned in the report. But none of them appear to have an important impact on the habitability of the home. The majority are the result of normal wear and tear and may be dealt with as normal maintenance.

Sincerely,

HEARTLAND INSPECTIONS

Brian Snowberg
Certified Member 108650
American Society of Home Inspectors

Inspection Address: 1234 North South Street, Twin Cities,, MN

Inspection Conditions

CLIENT & SITE INFORMATION

Inspection Date: November 12th, 2025

Start Time: 8:15 am.

Finish Time: 11:15 am.

Client Name: Mr. & Mrs. Doe.

Inspection

Location: 1234 North South Street, Twin Cities,

Inspector: Brian Snowberg

CLIMATIC CONDITIONS

General Weather Partly Cloudy.

Approx. Outside

Temperature: 40's.

BUILDING CHARACTERISTICS

Estimated Age of

House: 1926.

Building Type: Single family, detached (a home not physically connected to other homes).

Floors above

grade 2.

Space Below

Grade: Basement.

UTILITY SERVICES

Utilities: All utilities on.

OTHER INFORMATION

House Status: Occupied.

Present at

Inspection: Buyer and agent.

Report Definition and Limitation

An item described as "functional" or "serviceable" in this report means that it appears to be in adequate, useable condition. This doesn't mean that the item is perfect, like new, will never malfunction or is not in need of routine maintenance. Bear in mind that all houses, even new ones, need to be maintained. This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home. It's not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the inspector's opinion, based upon brief observation of the conditions that existed at the time of the inspection. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. With the exception of the furnace front cover and the electrical panel cover, no disassembly of equipment, opening of walls, moving of furniture, rugs, appliances, stored items or excavation was performed. Components or conditions which are concealed, camouflaged, or not exposed to view without moving anything or are technically complex or difficult to

Inspection Address: 1234 North South Street, Twin Cities,, MN

inspect are excluded from the report. Unless you have executed a separate contract and paid a separate fee, the following are specifically not included, even if mentioned. Wells, well equipment or water quality, swimming pools, saunas, hot tubs, spas/whirlpools or attached equipment, detached buildings and equipment, environmental hazards including but not limited to asbestos, radon, lead, formaldehyde, electro-magnetic fields (EMF's) microwaves, toxic mold and fungi, wood destroying organisms such as, but not limited to, termites, carpenter ants, wood boring beetles and fungal rot. See individual sections and the inspection agreement for further information on limitations.

Grounds

DRIVEWAY

Type: Asphalt.
Condition: Functional, Typical cracks.

SIDEWALKS

Type: Concrete.
Condition: Sidewalk surface has raised or settled areas which create an uneven surface and make it likely that someone may trip and fall. These areas should be corrected for safety.

GRADING

Site: Flat site.
Grade At Foundation: Portions of the area surrounding the house slope toward the foundation. This should be improved so that the earth slopes away approximately 1/2" per foot for about 10 feet.

LANDSCAPING

Condition: Plantings around the house are overgrown and in need of maintenance.

RETAINING WALLS

Type: Stone.
Condition: Functional.

PATIO

Type: Concrete.
Condition: Functional.

FAQs and LIMITATIONS OF GROUNDS INSPECTION

This visual inspection doesn't attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping, or septic systems. Any reference to grade slope is limited to immediate areas around the exterior of the exposed foundation or exterior walls. Keep in mind that as the earth settles around the foundation it will require regrading to maintain proper drainage. Decks and porches are often built close to the ground, where viewing or access isn't possible. Areas such as these, which are too low to enter or in some other manner not accessible, are excluded from the inspection and not addressed in the report.

We routinely recommend that inquiry be made with the seller about knowledge of any past or present foundation leakage, structural problems or repairs. This inspection doesn't address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

Low voltage or other specialty lighting systems aren't inspected.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Exterior

EXTERIOR STAIRS/STOOPS 1

Location(s): Front, concrete.

Condition: Stairway railing was found to be loose, this should be repaired for safety.

WALLS

Material: Wood siding.

Condition: Some repairs are needed, cracks and gaps in some sections, Paint and caulking maintenance is needed.

TRIM

Material: Wood.

Condition: Stains and/or decay observed at fascia, recommend repair by qualified contractor.

CHIMNEY

Material: Brick.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Condition: Loose brick, deteriorated mortar, cracks in covering cap. Recommend repair by chimney technician. We recommend installing proper rain/pest caps on top of chimney.



FAQs and LIMITATIONS OF EXTERIOR INSPECTION

All exterior grades should allow for surface and roof water to flow away from the foundation. This may be best accomplished by adding or removing earth. Clearance from the siding to the earth should be 6 inches minimum. Areas unable to be viewed clearly are not a part of this inspection. Chimney interiors are viewed if accessible. It is difficult to clearly view the entire interior from top or bottom. The footings for decks etc. are primarily underground. No evaluation or determination of footing condition is performed during this inspection

Roofing System

PRIMARY ROOF COVERING

Style: Gable, Hip.

Age: 10 years, This information was obtained from an information sheet provided by the seller or their representatives.

Access: A portion of the roof was walked and representative samples were observed.

Materials: Composition shingles - Asphalt composition shingles have a potential life of 15 to 25+ years.

Overall Condition: Appears functional/within useful life. This is not a guarantee that leakage will not occur, only that it looks to be in useable condition right now. Regular inspection of your roof surfaces is important to prevent unexpected leakage. This is particularly true following storms.

Inspection Address: 1234 North South Street, Twin Cities,, MN

EXPOSED FLASHINGS

Type and Condition: Repair needed, plumbing vent lead seals are damaged and will leak rainwater.



Sample of damaged vent flashing

GUTTERS & DOWNSPOUTS

Type and Condition: The house has gutters installed on all sides. For proper function they must be kept clear of leaves and debris, with downspouts that discharge well away from the foundation.

FAQs and LIMITATIONS OF ROOF INSPECTION

These comments are an opinion of the general quality and condition of the roofing material. The inspector can't and doesn't offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall and other severe weather. When re-roofing, it is recommended that all previous layers be removed. This will allow the sheathing to be repaired if needed and generally promotes longer life for the new roofing layer

Garage

Location: One car, detached garage.

PRIMARY ROOF COVERING

Style: Gable.

Materials: Composition shingles - Asphalt composition shingles have a potential life of 15 to 25+ years.

Roof Access: Walked on major portions.

Condition: Appears functional/within useful life. This is not a guarantee that leakage will not occur, only that it looks to be in useable condition right now. Regular inspection of your roof surfaces is important to prevent unexpected leakage. This is particularly true following storms.

STRUCTURE

Floor: Typical cracks noted which do not appear to effect the usability of building.

Interior Walls and Ceiling: Decay was observed at the base of the garage walls. Consult a contractor regarding repairs.

Exterior Walls and Trim: The siding is in contact with the earth which will cause decay. Provide clearance, recommended 6 inches from ground to siding.

Inspection Address: 1234 North South Street, Twin Cities,, MN

GARAGE DOOR(S)

Vehicle Door(s): One door, Roll up. Roll up doors are the most common type. They travel on a metal track with counterbalance springs.

Automatic Opener:

Number of openers:1 The opener functions, An electronic eye, auto reverse system is installed and functional. It caused the door to reverse direction when the beam was interrupted. This is an important device to test regularly.

Service Door to Exterior:

Service door to exterior is deteriorated and needs repair.

ELECTRICAL

Observations: Ground Fault Circuit Interrupter (GFCI) outlets are recommended. Contact a licensed electrician for this upgrade.

FAQs AND LIMITATIONS OF GARAGE INSPECTION

Some garage vehicle door automatic operators (automatic operators) are equipped with downward force resistance-sensing auto-reversing capabilities and some may also incorporate upward force resistance-sensing auto-reversing capabilities as well. When downward force and/or upward force resistance-sensing auto-reversing capabilities are provided, they can reduce the potential for both personal injury and damage to personal property. However, due to the potential for personal injury and for damage to garage door components, automatic operator components, and to both real and personal property, any evaluation of garage vehicle door automatic operators for any resistance-sensing autoreversing capabilities is specifically excluded in this inspection and report. If photoelectric obstruction sensing auto-reversing devices are present, they will be evaluated for their height above the garage floor and to determine whether they will reverse the downward movement of the garage door upon sensing an obstruction.

The United States Consumer Product Safety Commission (CPSC) recommends that any automatic operator which does not have resistance-sensing auto-reversing capabilities be disconnected from its power supply and replaced immediately with a new unit which conforms to or exceeds current requirements for automatic operator; therefore, it is recommended that measures be taken as soon as possible to determine if such capabilities are incorporated into automatic operators.

This information may be determined by the presence of visible adjustment controls for resistancesensing auto-reversing capabilities on the automatic operator unit, by obtaining the manufacturers literature for the operator, or by contacting the manufacturer, the manufacturers distributor, or a QUALIFIED garage door automatic operator service.

If it is determined that resistance-sensing auto-reversing capability is incorporated into an automatic operator, it is recommended that a QUALIFIED garage door automatic operator service technician be retained to evaluate the automatic operator for proper adjustment and function of such resistancesensing auto-reversing functions.

Additional information regarding garage vehicle door automatic operators can be found on the CPSC website at: www.cpsc.gov/cpscpub/pubs/523.html

FAQs AND LIMITATIONS OF GARAGE INSPECTION

Some garage vehicle door automatic operators (automatic operators) are equipped with downward force resistance-sensing auto-reversing capabilities and some may also incorporate upward force resistance-sensing auto-reversing capabilities as well. When downward force and/or upward force resistance-sensing auto-reversing capabilities are provided, they can reduce the potential for both personal injury and damage to personal property. However, due to the potential for personal injury and for damage to garage door components, automatic operator components, and to both real and personal property, any evaluation of garage vehicle door automatic operators for any resistance-sensing autoreversing capabilities is specifically excluded in this inspection and report. If photoelectric obstruction sensing auto-reversing devices are present, they will be evaluated for their height above the garage floor and to determine whether they will reverse the downward movement of the garage door upon sensing an obstruction.

The United States Consumer Product Safety Commission (CPSC) recommends that any automatic

Inspection Address: 1234 North South Street, Twin Cities,, MN

operator which does not have resistance-sensing auto-reversing capabilities be disconnected from its power supply and replaced immediately with a new unit which conforms to or exceeds current requirements for automatic operator; therefore, it is recommended that measures be taken as soon as possible to determine if such capabilities are incorporated into automatic operators. This information may be determined by the presence of visible adjustment controls for resistancesensing auto-reversing capabilities on the automatic operator unit, by obtaining the manufacturers literature for the operator, or by contacting the manufacturer, the manufacturers distributor, or a QUALIFIED garage door automatic operator service. If it is determined that resistance-sensing auto-reversing capability is incorporated into an automatic operator, it is recommended that a QUALIFIED garage door automatic operator service technician be retained to evaluate the automatic operator for proper adjustment and function of such resistancesensing auto-reversing functions. Additional information regarding garage vehicle door automatic operators can be found on the CPSC website at: www.cpsc.gov/cpscpub/pubs/523.html

FAQs and LIMITATIONS OF GARAGE INSPECTION

We recommend that you test and adjust automatic door openers frequently to be certain that it is operating safely and properly. We find a large percentage of door opener automatic reverse mechanisms which do not reverse with light to moderate back pressure. Even when properly adjusted, garage doors are capable of causing severe injuries. To prevent injuries, keep people and pets well away from the door when it is being operated. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Storing flammable materials within closed garage areas is NOT recommended

Foundation - Basement

FOUNDATION - BASEMENT

Space Below

Grade: Basement.

Stairs to

Basement: [The stairs to the basement do not have proper handrail and/or sidewall protection. Safety concern.](#)

Accessibility: Basement is fully accessible.

Foundation

Material: Concrete block.

Foundation

Condition: Moisture staining was observed: [Stains and efflorescence observed on walls indicates the presence of periodic moisture.](#)

Support Posts and Beams:

Posts are wood, Beams are, wood, functional.

Floor Joists:

Joist Type: Standard milled dimensional lumber such as 2x8, 2x10, etc., functional.

Basement Floor and Drain:

A floor drain was located. Minor cracks (smaller than 1/4", level edges) observed. Monitor for changes in future.

FAQs and LIMITATIONS OF FOUNDATION - BASEMENT INSPECTION

Areas that are obstructed by belongings or hidden from view aren't inspected. Minor cracks are typical in many foundations. Water seepage may occur anytime in the future. Any moisture symptoms are a signal that changes may be needed to prevent further intrusion. The best defense against water seepage is good drainage of soils near the foundation wall. It's virtually impossible to build and maintain a leakproof basement or crawl space. So, it is not unusual for a Twin Cities basement to get wet. The problem, if there is one, is usually deferred maintenance or lack of gutters and downspouts coupled with improper

Inspection Address: 1234 North South Street, Twin Cities,, MN

slope around foundation. If water in the lower level becomes troublesome, the first line of defense is to clean the gutters and keep them clean; patch any gutter leaks; put the downspouts into drain pipes that will take water well away from the house; and, fill any low spots near the foundation walls to ensure that water flows away from the house. If these low-tech "cures" don't work, the next step is usually installing equipment such as a sump pump; or, a basement de-watering system; or, install an interceptor drain system to catch runoff before it reaches the house. Most concrete slabs experience some degree of cracking due to shrinkage or settling. If sump pumps are in use, we recommend you install a battery backup system for protection during a power outage. Floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath can't be determined.

Heating System

HEATING SYSTEM 1

Location:	Basement.
System Type:	Forced hot water boiler.
Distribution of Heat:	Radiators.
BTU Input:	105,000.
Combustion Air:	Recommend providing a combustion air supply from the exterior. Consult a heating contractor or other knowledgeable source regarding the best options for this supply.
Venting:	Functional.
Burners - Heat Exchangers:	Indications of burner and/or ignition problems noted. This needs immediate attention from a qualified technician. Request a written statement from the contractor stating that this equipment is in safe and proper operating condition
Pump-Blower Fan:	Functional.

FAQs and LIMITATIONS OF HEATING INSPECTION

The heating systems we encounter have a very wide range of conditions. Our brief, nontechnical observation and subsequent recommendations are based on visual clues only. Generally, the older or less well-maintained the equipment is, the greater the chance of needed repairs by a licensed heating contractor.

Limitations: 1) Inspection of furnace heat exchangers for cracks or holes is beyond the scope of this inspection. Many are partially or fully inaccessible due to the design of the equipment. 2) Pilot lights aren't lit and systems aren't turned on if they're off, nor are safety devices tested. 3) Determining the presence of asbestos, sometimes used in older heating systems is an environmental test beyond the scope of this inspection. 4) Other items outside the scope of this visual inspection: thermostats for calibration or timed functions; adequacy, efficiency or consistent distribution of air throughout the building; and electronic air cleaners, humidifiers and dehumidifiers. 5) Subjective judgment of system capacity is not a part of the inspection. 6) Determining condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which may be costly to remedy.

Recommendations: We highly recommend annual service and maintenance of every home heating system. As equipment ages, this annual maintenance becomes increasingly important to catch problems or safety issues as they arise. Heating equipment should be serviced annually or as recommended by your service company. The thoroughness of service provided will vary greatly between providers. It is recommended that you ask potential providers exactly how thorough they are, and then try to be present to watch when the service is performed. Ask questions and learn more about your particular system.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Electrical System

ELECTRICAL SERVICE

Type of Delivery: Overhead service wires, 110/220 Volt, the main panel/disconnect is located in the basement.

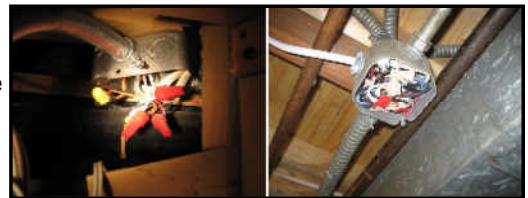
CONDUCTORS

Main service wires at main panel:

Aluminum.

Branch Wiring:

Romex (Non metallic, plastic jacket wiring)
Conduit (metal or plastic), 110 volt circuits are fed by copper wire. 220 volt circuits are fed with both copper and aluminum wires. Either wire type is normal for 220 volt circuits. [We saw open junction boxes that should have proper covers installed for safety.](#)



ELECTRICAL PANELS

Main Panel

Amperage:

100 Amp service. This is the modern minimum capacity, Circuit breakers.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Main Panel

Notes:

Corrosion observed in the electrical panel. Corroded electrical components are improper and should be corrected by a licensed electrician. Some wires are double tapped (more than one wire to a terminal). With few exceptions, this is not generally considered good practice. Most devices are designed for single wire attachment and it is difficult to be certain that the contact is good if multiple wires are attached. Consult a licensed electrician for correction.



SWITCHES, OUTLETS, LIGHTS

Switches and

Outlets:

Some grounding type (three hole) outlets did not test as properly grounded. Open ground is a potentially hazardous condition which should be corrected by a licensed electrician. This often occurs when older two prong outlets are replaced with grounding style three prong outlets.

Lights and

Ceiling Fans:

Lights, Lights functional, Ceiling Fan(s), functional.

FAQs AND LIMITATIONS OF ELECTRICAL INSPECTION

Other than opening cover plates from the main panel and subpanels, only visible portions of the electrical system are inspected. Checking closed or hidden components is not part of this inspection. Switches and outlets are randomly operated and checked for function. Switches whose function are not immediately apparent will not be traced. Keep in mind, inoperative light fixtures often lack bulbs or have dead bulbs which are not changed during the inspection. Request information from the seller regarding the existence of any nonoperational electrical items.

Smoke and carbon monoxide detectors aren't tested but homeowner testing is highly recommended upon taking possession of the property. Homeowners should install, maintain and periodically test these safety devices as recommended by local authorities and the equipment manufacturers.

Ground Fault Circuit Interrupter (GFCI) outlets or circuit breakers are recommended for installation at exterior, garage, bath rooms, kitchens and unfinished basements

Plumbing System

WATER SUPPLY SERVICE

Water Source:

The water supply is provided from a public source. If installed, a water meter will be located at or near the main supply entry point to the house. Water quality testing is not a part of this inspection.

Main Shutoff

Location:

The main water supply shutoff is located in the basement. It is recommended that a homeowner operate the main water valve occasionally to verify that it is functioning. If leakage should occur, valve repair will be necessary

Water Main

Material:

Main line is 3/4 inch diameter, Copper pipe. The entire pipe is not visible, so other materials may also be in use.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Condition: Water main appears functional.

SUPPLY PIPING

Visible Piping: Copper and Galvanized Using these together may present problems if the two different types of metal corrode at the junction. Often this is done for additional plumbing in an older house or as partial replacement due to flow or leakage problems. Be especially alert to problems developing at these areas. Representative samples of the visible portions of the supply piping are inspected for corrosion and leakage.

Condition: Minor corrosion is noted which doesn't appear to be leaking or causing problems at this time, monitor this condition.

WASTE PIPING

Waste Disposal Type: The house appears to be served by a public sewer system. Confirm this with the seller or municipal authorities.

Visible Piping: Cast Iron, Galvanized, Lead, Plastic PVC and/or ABS.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Condition: Rusted or corroded pipes were observed which are in need of repair.



HOSE FAUCETS AND SPRINKLER SYSTEMS

Hose Faucets: All sampled faucets were found to be functional. For freezing weather, turn off any interior valves and remove the hoses at exterior and drain the pipe.

FUEL SYSTEM

Fuel System

Meter/Tank

Location: Gas meter located at exterior.

Main Fuel Shutoff

Location: Basement.

Fuel Distribution

Piping: Piping is functional.

WATER HEATER #1

Type: Gas.

Size: 40 Gallons.

Location: Basement.

Approximate

Age: 6 years. This is an estimate by inspector (best guess)

Condition: Appears functional.

Venting: Venting functional.

Temperature/ Pressure Relieve (TPR) Valve:

A TPR valve is installed on this water heater. This is an important safety relief valve which should be checked annually or per manufacturers recommendation. If the valve drips constantly after testing it may need replacing. This valve is not tested during this inspection.

Combustion Air Supply:

Installation of an exterior air supply is recommended in the water heater area.

FAQs and LIMITATIONS OF PLUMBING INSPECTION

Shut off valves are not tested due to possible leakage, which often happens when an infrequently used valve is moved. It is recommended that a homeowner operate the main water valve occasionally to verify that it is functioning. If leakage should occur, valve repair will be necessary. Testing of water for quality, hardness, or hazardous materials (lead, etc.) is available from a testing lab or possibly your county health department. Underground piping or pipes otherwise hidden from view are excluded from this inspection. Likewise, leakage or corrosion in hidden piping is unlikely to be detected by a

Inspection Address: 1234 North South Street, Twin Cities,, MN

Date:

visual inspection. Some ABS (black) plastic waste plumbing pipes have had documented problems involving cracking or splitting. Contact the pipe manufacturer or qualified licensed plumbing contractor for further information. Testing for gas leaks is not a part of this inspection. Water temperature should be checked and set by the homeowner to the lowest acceptable level. It is not recommended to exceed 120 degrees and caution should be used in any case. You may need to install a larger water heater to provide adequate hot water quantity at lower temperature settings.

Interior

DOORS

Main Entry Door: Appears functional, Dead bolt lock recommended for better security.

Other Exterior

Doors: Rear door, Improvements are needed at the exterior door threshold and/or weather stripping. This type of leakage may affect energy usage and personal comfort.

Interior Doors: Appear functional.

WINDOWS

Type: Wood, Double hung.

Condition: Windows sampled are functional.

A representative sampling was taken (generally one window per room if accessible). Windows blocked by furniture, knick knacks, poorly functioning window coverings, plastic covering or other restrictions are not evaluated. Screens and storms are not checked. As seasonal items, at any given time of year various parts may not be installed. If you wish to verify the condition or presence of all screens or storms you may wish to ask the seller to have them installed prior to your pre-closing walkthrough inspection

CEILINGS

Material: Plaster.

Condition: Functional. Minor cracks. These are quite common (particularly in plaster)

WALLS

Material: Plaster.

Condition: Functional.

Note: Determination of wall material (drywall vs. plaster) is a general guess by the inspector since it's so similar in appearance. Older homes will often have a mix of the two materials. No probing is done to verify material.

FLOORS

Materials: Carpet, Vinyl, Wood.

Condition: General condition functional.

INTERIOR STAIRS & HANDRAILS

Condition: Interior stairs are functional, Interior handrails are functional.

FIREPLACE/WOOD BURNING DEVICES

Fireplace #1: Location: Living Room. Type: Gas Log Conversion, Condition: Gas valve is inside the fire box- this location may present a safety hazard if you are prevented from reaching the valve to shut down the fireplace gas. **Damper:** The damper was operational but lacking a small but very important device called a safety spacer. This is a "c" clamp type device which prevents the damper from fully closing. If the damper is not open

Inspection Address: 1234 North South Street, Twin Cities,, MN

during operation, dangerous quantities of carbon monoxide may accumulate in the home and be a threat to life.

Wood fireplaces aren't viewed in operation and no representation is made regarding how well it functions. Gas fireplaces are viewed in operation if the pilot/ignition is lit or functional. Pilot lights aren't ignited by the inspector. All fireplaces should be cleaned and inspected on a regular basis to make sure no problems have developed. Be aware that large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

SMOKE - FIRE- C.O. DETECTORS - SECURITY SYSTEMS

Comments: Smoke and carbon monoxide detectors are highly recommended for improved personal safety. They are not checked during the inspection because it is not known if they are connected to a monitoring system which may summon emergency response. A mix of hard wired and battery operated units is recommended, starting the day you move in . They should be located, operated and periodically tested per the manufacturers recommendation. Consider replacing older detectors for improved safety. Recent information indicates that detector reliability declines with age. Purchase the best detectors you can afford. We do not recommend CO detectors without a digital readout feature. Security systems and intercom systems (if present) are not evaluated. You may wish to request further information from the sellers if this equipment is installed.

Conditions hidden behind walls, ceilings, floor coverings, paneling, and furnishings can't be judged. Only the general condition of visible portions is included in this inspection. Cosmetic deficiencies such as smaller cracks, dents, wear and stains are not reported. Determining the source or strength of odors or similar conditions isn't a part of this inspection. One window per room will be sampled when accessible. Determining the condition of insulated glass windows isn't always possible due to temperature, weather and lighting conditions. Storm doors, like storm windows, are seasonal items and aren't evaluated. Check with sellers for further information.

Kitchen - Laundry

KITCHEN, GENERAL

Counters: Plastic laminate. Appear serviceable.
Cabinets: Wood (or wood product) cabinets, Appear functional, Minor wear.

SINK

Location(s): Counter sink.
Type and Condition: Cast type sink with enamel surface, Appears functional, Faucet is functional

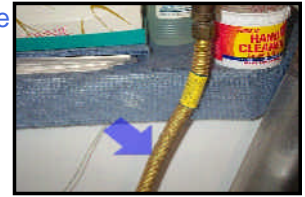
RANGE, OVEN AND COOKTOP

Type: Gas Range (oven and cooktop)

Inspection Address: 1234 North South Street, Twin Cities,, MN

Condition:

Gas supply pipe and valve, has a flexible brass gas line. These are a potential hazard due to cracks or separations could occur, causing a hazardous gas leak. It is recommended that this connector be replaced as soon as possible by a plumber.



VENTILATION

Type:

Recirculating fan (pulls air through filter and discharges directly back into room)

Condition:

Fan/hood operational.

REFRIGERATOR

Condition:

Appears functional.

DISHWASHER

Condition:

Older model unit. May be near end of its useful life.

Inspection Address: 1234 North South Street, Twin Cities,, MN

GARBAGE DISPOSAL

Condition: Wire clamp is improper or missing on electrical connection, repair by electrician recommended for safety.



LAUNDRY

Location: Basement.

Condition: Laundry tub, is functional, Electrical outlet is grounded, Dryer is gas, Recommend upgrading to all metal dryer vent material for improved safety.

FAQs and KITCHEN and LAUNDRY INSPECTION LIMITATIONS

Refrigerator is checked to find out if the interior temperature is cooler than the surrounding room. Specific temperatures aren't evaluated, in other words, we don't know how well it will keep foods cold or frozen. Replacement decisions may involve personal preference cosmetic or wear and tear considerations which aren't evaluated by the inspector. Built-in ice makers and stand-alone freezers aren't inspected. Dishwashers are run through a partial wash cycle to determine that it runs and shows no visible leakage. During the inspection, it isn't possible to determine how well it cleans. You're encouraged to ask the sellers for additional information. Laundry appliances aren't tested or moved during the inspection. As a result, condition of walls or flooring hidden by them cannot be determined. Unless installed on a basement floor near a floor drain, overflow trays are recommended under washing machines. Consider installing braided metal supply hoses for improved blister and burst resistance. Drain lines and water supply valves serving washing machines are not operated. Because water supply valves are seldom used, they may be subject to leaking when operated. We highly recommend cleaning the dryer vent tubes frequently to prevent lint buildup and potential blockage.

Inspection of specialty appliances such as hot water dispensers, trash compactors, and counter top microwaves aren't part of this inspection. Cosmetic blemishes that are a result of everyday use such as dents, chips and scratches don't render an item nonfunctional for inspection purposes. Dishes in the sink and appliances aren't moved during the inspection. Self- or continuous cleaning operations, clocks, timing devices, lights and thermostats accuracy aren't tested by the inspector. You may wish to test these on your own before closing. Gas ranges are checked to determine if it operates and for proper (visible) gas line installation. Electric ranges are checked for adequate (visible) wiring. Many range manufacturers recommend tip protection. Check with seller for further information and manuals for all appliances.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Bathrooms

BATHROOM 1

**Bath Location
and Type:**

First floor hall, Toilet, sink, tub and shower.

Ventilation:

Window and fan.

Electric:

Outlet(s) present which are not Ground Fault Circuit Interrupter (GFCI) protected. This is a recommended upgrade for safety.

Sink Condition:

Functional.

Toilet Condition:

Functional.

**Tub/Shower Type
and Material:**

Combination tub shower, Tile.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Tub/Shower

Condition: The shower control is leaking, recommend repair by plumber. .



Flooring Material: Tile (Ceramic or stone)

Flooring

Condition: Visible condition of flooring is functional.

FAQs and LIMITATIONS OF BATHROOM INSPECTION

Water pressure is checked with all fixtures running at the same time in one bathroom. Other scenarios are not tested; i.e. laundry machines, dishwashers, hose faucets, etc. turned on at the same time. Tub and sink overflow drains, ceramic shower pans and aren't tested due to the possibility of causing damage.

Attic and Insulation

ATTIC AND INSULATION:

Access and

Framing: Viewing was limited to observing from hatch areas only due to lack of solid walking surface.

**Conditions in
attic:**

Staining observed which appears dry at this time.

**Insulation Type
and Condition:**

Cellulose - Blown.

Depth:

The average insulation depth is about 8 to 12 inches.

Ventilation:

Minimal attic vents. Recommendations for attic ventilation have evolved over time. Older homes frequently have poor ventilation by today's standards. Consult an insulation contractor for recommendations.

Inspection Address: 1234 North South Street, Twin Cities,, MN

Electrical

Light fixture(s) observed which are located too close to combustibile material. Correction by electrician recommended for improved safety.



FAQs and LIMITATIONS OF ATTIC INSPECTION

Attics are entered only if clearly visible continuous walking surface is available. Recommended attic insulation depth is material providing about R-44 (a measure of insulation effectiveness). If you decide to add more insulation, ask the contractor to show you how long it might take to see a payback from the upgrade. Be aware that some insulation (particularly vermiculite or zonolite) may contain asbestos. We do not test for asbestos. Many attics have some stains visible, particularly around chimney and lower roof edge areas. If they are dry it is difficult to determine if these are from active or inactive leaks.