HEARTLAND INSPECTIONS inc.

Confidential Inspection Report

LOCATED AT:

1234 Satisfaction Avenue

PREPARED EXCLUSIVELY FOR:

Satisfied Customer

INSPECTED ON:
Monday, April 29, 2019

Inspector, Nick Koenig ASHI# 259093
Heartland Inspections

AMERICAN SOCIETY ASHI OF HOME INSPECTORS
CERTIFIED INSPECTOR

Summary

The following summary is provided as a courtesy to help you understand and prioritize the most important areas in need of attention. The summary is ***not*** an all-inclusive list and should not be considered as such. This summary may include but is not limited to providing maintenance recommendations, repairs, items that require further evaluation by a qualified professional as well as requesting additional information from the seller regarding specific findings.

It is important to take time to read the entire report. The information provided in the report will assist you in making informed decisions regarding the property's overall condition. Afterwards, feel free to call our office for clarification if any items are not fully understood.

CONDITION
DECKS EXTERIOR

SFTY **s-32:** Loose railing, upgrade for safety.

REPR **s-33:** The decks can sway side to side-(racking), recommend strengthening the deck, consult with a qualified contractor for repairs/upgrade.

BRANCH WIRING
ELECTRICAL SYSTEM

SFTY **s-117:** We saw open junction boxes that should have proper covers installed for safety.

SFTY REPR **s-118:** Some cables are improperly run, attached or protected, recommend repair by a qualified electrician.

APPROXIMATE AGE
WATER HEATER PLUMBING SYSTEM
s-142: 2001. The age is determined from available information and may not always be accurate.

MNTR **s-143:** Due to the age of this heater and generally expected lifespan, we recommend you be prepared to replace it in the near future.

CONDITION
WATER HEATER PLUMBING SYSTEM

EVAL **s-144:** Corrosion observed on water heater. Anticipate replacement.

TUB/SHOWER CONDITION
SECOND FLOOR MASTER BATHROOM

REPR **s-236:** Leak on the supply piping below the tub. Repairs needed.

Dear Satisfied Customer,

Following is the complete report for the property inspection we conducted for you on Monday, April 29, 2019 at:

1234 Satisfaction Avenue

Our report is designed to be clear and easy to understand. Please take the time to review it carefully. If there is anything needing clarification please feel free to call us. We would be happy to help with any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SFTY = Hazardous condition that should be corrected as soon as possible.
REPR = Service, maintenance or repair/replacement recommended.
UPG = Upgrade recommended.
EVAL = Further evaluation/inspection recommended.
MNTR = Monitoring and/or performing ongoing maintenance recommend.
INFO = Ask seller for more information.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Nick Koenig
Heartland Inspections

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality records.These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done prior to expiration of contingency period. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Inspection Conditions

START & STOP

START TIME
1: 1:15 pm

FINISH TIME
2: 4:15 pm
3: Report finished off site and delivered via internet.

CLIMATIC CONDITIONS

GENERAL WEATHER
4: Overcast

APPROX. OUTSIDE TEMPERATURE
5: 50's

BUILDING CHARACTERISTICS

ESTIMATED AGE OF HOUSE
6: 2001

BUILDING TYPE
7: Single family, detached (a home not physically connected to other homes).

FLOORS ABOVE GRADE
8: 2

SPACE BELOW GRADE
9: Basement

UTILITY SERVICES

UTILITIES
10: All utilities on

OTHER INFORMATION

HOUSE STATUS
11: Occupied - An occupied home has furnishings which indicate that the house is lived in. Furnishings routinely limit the inspector's ability to fully access/observe the interior. The inspector doesn't move furniture, rugs, storage items or personal belongings. During your Pre-Closing Walkthrough be certain to pay special attention to areas which were obscured from view today.

PRESENT AT INSPECTION
12: Buyer(s)
13: Agent

Grounds

DRIVEWAY

TYPE
14: Asphalt

CONDITION
MNTR **15:** Common cracks observed. These are typical, monitor for changes.

REPR **16:** There is settling where the driveway meets the garage. Recommend this be repaired to prevent water ponding or soaking in and correct or prevent damage to foundation below.

SIDEWALKS

TYPE
17: Concrete

CONDITION
18: Functional. Sidewalks appears to be in usable condition.

GRADING

SITE
19: Sloped

GRADE AT FOUNDATION

UPG **20:** Portions of the area surrounding the house do not appear to slope away from the foundation. This should be improved so that the earth slopes away approximately 1/2" per foot for about 10 feet. This does not insure the basement will be dry, but it is an important first step. Keeping any basement 100% dry can be very difficult, they are not designed like a boat. Maintaining proper grading, installing and maintaining gutters with long downspouts will certainly improve the odds.

LANDSCAPING

CONDITION

REPR **21:** Plantings around the house are overgrown and in need of maintenance.

Exterior

WALLS

MATERIAL

22: Brick
23: Vinyl siding

CONDITION

REPR **24:** Caulking maintenance is needed. Gaps in siding or between the siding and trim observed. Routine maintenance of caulking all openings is necessary to prevent water entry.

REPR **25:** Loose shutter. Recommend securing/repair.

TRIM

MATERIAL

26: Wood or wood fiber materials.

27: Metal

CONDITION

REPR **28:** Painting/finish is recommended at various trim areas. Removal of loose paint is necessary before resealing. Caution should be used when removing loose paint. Some paints may contain lead based products.

EXTERIOR STAIRS

TYPE
29: Concrete

CONDITION
30: Stairs are functional

DECKS

TYPE
31: Wood

CONDITION

SFTY **32:** Loose railing, upgrade for safety.

REPR **33:** The decks can sway side to side-(racking), recommend strengthening the deck, consult with a qualified contractor for repairs/upgrade.

SFTY **34:** Open risers, recommend enclosing the risers for safety.

ACCESS
35: The footings for the deck are primarily underground. No evaluation or determination of footing condition is performed during this inspection.

Roofing System

PRIMARY ROOF COVER

STYLE
36: Gable

AGE
EVAL MNTR **37:** 10 years
38: This information was obtained from an information sheet provided by the seller or their representatives. This information is not verified with any other source.

ACCESS
39: A portion of the roof was walked on and representative samples were observed. We may not of been able to inspect the entire roof in detail for safety reasons.

MATERIALS

40: Composition shingles - Asphalt composition shingles have a potential life of 15 to 25+ years. Many factors influence life span. Annual inspection of the roof for problem spots is recommended. Flashing (roof penetration areas) are the most probable spots for leakage.

OVERALL CONDITION

REPR **41:** Damage/Deterioration/Defects noted. Missing or damaged areas need to be repaired by a competent roofing contractor.

EXPOSED FLASHINGS

ROOF FLASHING

42: Appears functional where close access was possible.

GUTTERS & DOWNSPOUTS

TYPE AND CONDITION

43: 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.

UPG **44:** Extend downspouts away from the building, preferably 8 to 10 feet minimum.

Garage

TYPE
45: Three car

INTERIOR ACCESS
EVAL **46:** Unable to clearly view all of interior, access/view restricted by: storage and finish coverings on walls and/or ceilings. This should be checked during your pre-closing walk through to be certain there are no hidden defects.

AUTOMATIC OPENER
47: Number of openers: 2
48: 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.

VEHICLE DOOR(S)
49: Two doors
50: Roll up. Roll up doors are the most common type. They travel on a metal track with counterbalance springs.

INTERIOR WALLS AND CEILING
MNTR INFO **51:** Moisture stains visible. Ask seller for details on all stains. It is possible that there may be hidden damage associated with these stains.

FLOOR
MNTR **52:** Typical cracks noted which do not appear to effect the usability of building.

SERVICE DOOR TO EXTERIOR

REPR **53:** Decay in lower jamb/trim/threshold, repair recommended.

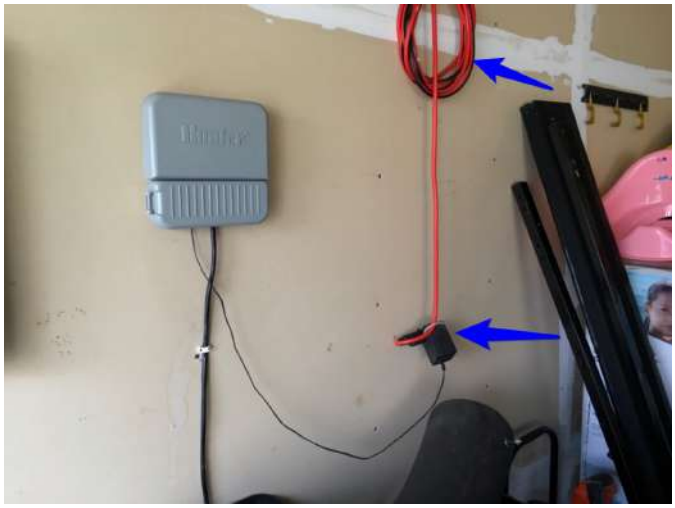
DOOR INTO HOME

54: Functional, meaning it is of a fire resistant type.

ELECTRICAL

55: Unable to reach or access some outlets.

UPG **56:** Extension cords are in use in place of permanent wiring. This is frequently found to lights and garage door openers. Any long term use should be served by a proper local outlet reachable by the manufacturers installed cord. Contact an electrician for installing additional outlet(s).



Foundation - Basement

SPACE BELOW GRADE

57: Basement

STAIRS TO BASEMENT

58: Stairs functional

ACCESSIBILITY
59: The inspectors view and inspection were limited by:
60: Stored items
61: The basement being finished approximately 95%.

62: Insulation and/or vapor barrier. These materials are NOT moved to inspect.

FOUNDATION MATERIAL
63: Poured concrete
64: Not fully visible

FOUNDATION CONDITION
EVAL **65:** Cracks observed in the foundation walls which are less than 1/4" in width. Generally not a major concern, we recommend you consult a contractor regarding the best method of dealing with these cracks.

SUPPORT POSTS AND BEAMS
66: Posts are wood/metal
67: Beams are wood
68: The posts and/or beams are not fully visible.

69: Appears functional where visible.

FLOOR JOISTS
70: Joist Type:
71: Truss joists which are characterized by open triangular sections which typically allow mechanical systems to be kept above the ceiling level.

72: Finished surfaces prevent complete viewing of floor structure.

73: Functional where visible

BASEMENT FLOOR AND DRAIN
74: A floor drain was located. This drain is not tested to determine if or how well it drains. This information may be available from the seller.

MNTR **75:** Minor cracks (smaller than 1/4", level edges) observed. Monitor for changes.

SUMP - WATER CONTROL

MNTR **76:** Sump pump runs

UPG **77:** The exterior discharge needs to be extended away from the foundation so water does not recycle.

REPR **78:** Note: The sump basket/pump is difficult to access. Recommend improvements.

Heating System

Basement Heating System

SYSTEM TYPE
79: Gas Forced Air. This type of furnace has a typical life expectancy of 15-25 years. This is only an expected range with many possible variations.

DISTRIBUTION OF HEAT
80: Ductwork

BTU INPUT
81: 80,000

APPROXIMATE AGE
82: 2001. The age is determined from available information and may not always be accurate.

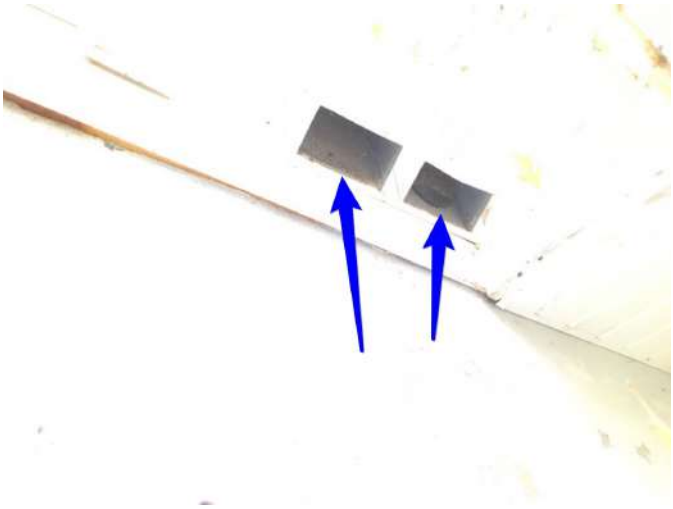
MNTR **83:** Due to the age of this heater and generally expected lifespan, it is recommended that replacement be anticipated.

GENERAL CONDITION
84: No problems visible at time of inspection.

MNTR **85:** This is a visual inspection and as such is not technically exhaustive. Consult a qualified licensed heating contractor for routine annual servicing.

COMBUSTION AIR

REPR **86:** The combustion air supply is dirty. Clean the intake grill at the exterior regularly, consult a heating contractor if you do not know where this grill is. Remove any other obstructions to air flow. The intake must not be located in an inaccessible area.



VENTING

87: No problems visible

88: Note: The vent system is not entirely visible.

BURNERS - HEAT EXCHANGERS

89: The heat exchanger is impossible to fully assess without disassembly or other technical services not provided in this inspection, and cannot be adequately checked during a visual inspection. A heat exchanger defect may present a concealed hazard. For this type of detailed evaluation, we recommend you contact a qualified heating contractor.

PUMP-BLOWER FAN

90: Functional

AIR FILTERS

91: Disposable filter, should be changed every 30-60 days or per the manufacturers recommendation.

92: Filter is functional

AIR EXCHANGE SYSTEM

MNTR **93:** A mechanical air exchange system is installed. It is outside the scope of the standard inspection. You are advised to obtain the operation manual from the current owners. Remember to check and clean the filters and intake hoods on a regular basis.

REPR **94:** The filters are dirty. Recommend servicing per manufacturers instructions. Remember to clean the exterior intake periodically.

REPR **95:** The air exchanger air supply is dirty. Clean the intake grill at the exterior regularly. Consult an HVAC contractor if you do not know where the grill is. Remove any other obstructions to air flow. The intake must not be located in an inaccessible area.

Garage Heating System

SYSTEM TYPE
96: Ceiling hung electric space heater.

GENERAL CONDITION
97: No problems visible at time of inspection.

Carbon Monoxide

FURNACE EXHAUST GAS SAMPLE TAKEN FOLLOWING A WARMUP PERIOD.
98: 15 PPM (parts per million).

99: This is a normal amount.

SUPPLY PLENUM AIR IN AN ACCESS NEAR THE FURNACE:
100: Air sampled in furnace duct on supply side showed 0 ppm.

Air Conditioning

TYPE
101: Central air conditioning is a split system with an exterior and interior portion, connected by tubing.

POWER SOURCE
102: 240 Volt
103: Electrical disconnect present

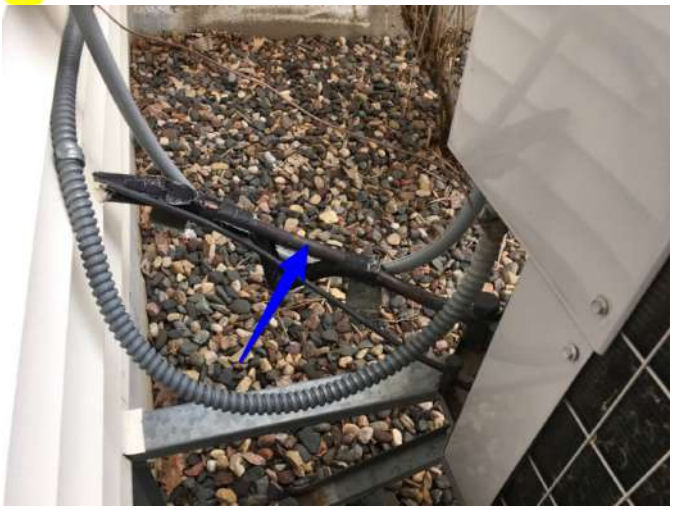
COMPRESSOR AGE
104: 2000. The age is determined from available information and may not always be accurate.

105: Due to the age of this system and generally expected lifespan (around 15-20 years) it is recommended that replacement be anticipated . However, we routinely see older units still functioning. This is likely due to the fact that Minnesota has a short A/C season.

AIR TEMPERATURE DROP
106: The temperature drop difference measured at one supply and one return duct is 16 degrees Fahrenheit. If this number is more than a few degrees off from 14-20 degree range, the system should be checked by a qualified air conditioning technician.

SYSTEM CONDITION

REPR **107:** The insulation on the freon tube needs repair or replacement.

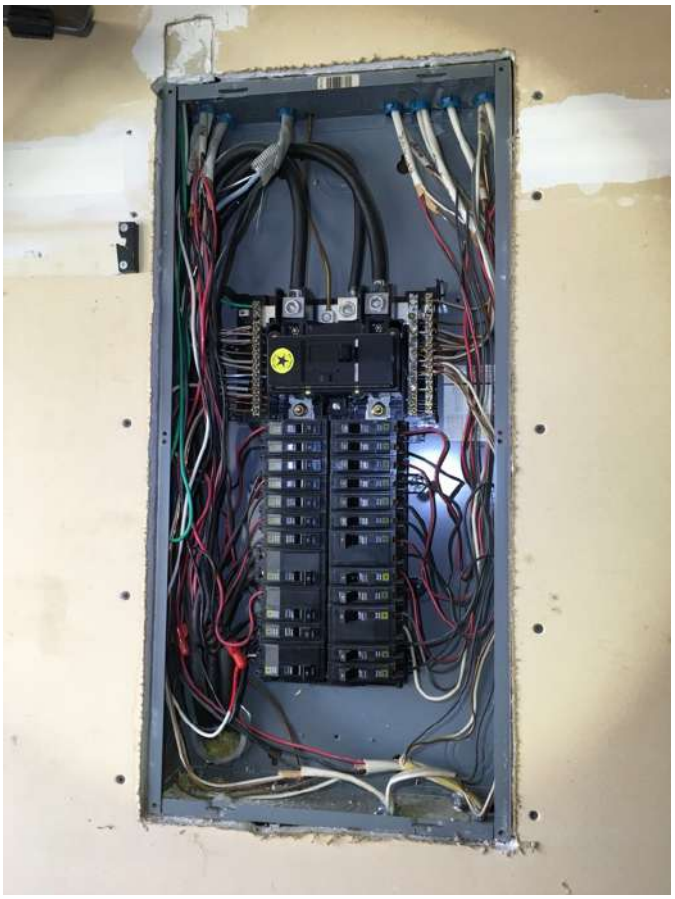


Electrical System

TYPE OF DELIVERY
108: Underground service wires
109: 120/240 Volt
110: The main panel/disconnect is located in the garage.

MAIN PANEL AMPERAGE
111: 150 Amp service

112: Circuit breakers



MAIN SERVICE WIRES AT MAIN PANEL
113: Aluminum

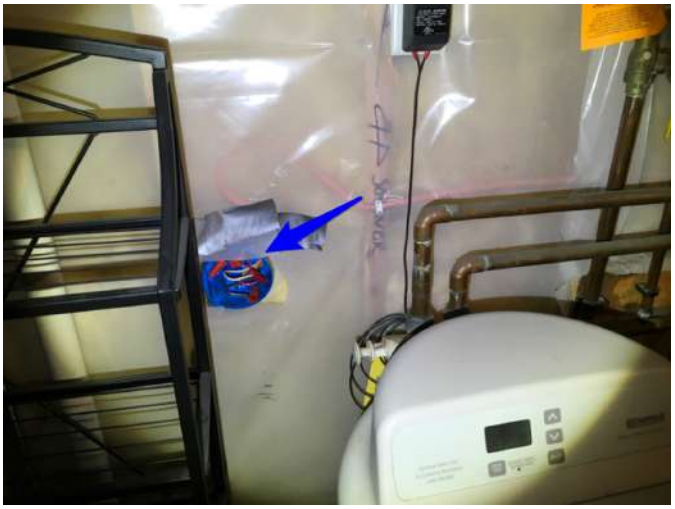
MAIN PANEL NOTES
114: Functional at time of inspection.

BRANCH WIRING
115: Romex (a name commonly used to refer to non metallic, plastic jacket wiring).

116: Conduit (metal or plastic).

SFTY **117:** We saw open junction boxes that should have proper covers installed for safety.

Garage



Mechanical room

Mechanical room

SFTY REPR **118:** Some cables are improperly run, attached or protected, recommend repair by a qualified electrician.

Mechanical room

SWITCHES AND OUTLETS

SFTY **119:** Missing or damaged cover plates observed, install plates to prevent contact with live electrical parts.

Mechanical room

LIGHTS AND CEILING FANS

EVAL **120:** Recessed lights present. We suggest checking the interior information placard on each light to determine if correct lamps are installed and that proper clearance is provided above, if required. This level of detail is not provided in this inspection.

REPR **121:** Light fixture observed which was not properly secured. This should be corrected by an electrician.

Plumbing System

WATER SUPPLY SERVICE

WATER SOURCE

122: The water supply appears to be 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
123: 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
124: Copper pipe. The entire pipe is not visible, so other materials may also be in use.

CONDITION
125: Water main appears functional.

126: Note: Water softener/water filtration system installed - determining whether it delivers soft or filtered water is not part of this inspection.

SUPPLY PIPING

VISIBLE PIPING
127: Copper
128: Poly
129: CPVC (plastic)

CONDITION
130: Visible supply piping is functional at time of inspection.

WASTE PIPING

WASTE DISPOSAL TYPE

131: This inspection does not determine if the waste disposal system is public or private. Request this information from the seller or municipal office. We recommend full professional evaluation of any septic system as part of your prepurchase inspections.

VISIBLE PIPING

132: Plastic PVC and/or ABS.

CONDITION

MNTR **133:** Some improper joining of ABS (Black) and PVC (white) waste piping. These materials are generally not compatible and should be monitored for leaks.

Basement bathroom sink

HOSE/SPRINKLER

HOSE FAUCETS

134: 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.

SPRINKLER SYSTEM

INFO **135:** Underground sprinkler systems are not evaluated as part of this inspection. Consult with the seller regarding functionality of the system. You may also wish to ask what irrigation company they currently use for draining the system in the fall and other servicing. Most systems require professional winterizing to prevent freeze damage.

FUEL SYSTEM

FUEL SYSTEM METER/TANK LOCATION

136: Gas meter located at exterior right side.

MAIN FUEL SHUTOFF LOCATION

137: Basement

FUEL DISTRIBUTION PIPING

138: No problems found. Fuel lines were not fully visible for inspection.

WATER HEATER

TYPE
139: Gas

LOCATION
140: Basement

SIZE
141: 40 Gallons. This is the most common size water heater. It may or may not provide adequate hot water depending on family size, etc. Check this guide www.statewaterheaters.com/literature/sizing-guide/ to see if it will be adequate for your usage.

APPROXIMATE AGE
142: 2001. The age is determined from available information and may not always be accurate.

MNTR **143:** Due to the age of this heater and generally expected lifespan, we recommend you be prepared to replace it in the near future.

CONDITION

EVAL **144:** Corrosion observed on water heater. Anticipate replacement.

VENTING
145: Venting functional. Venting not fully visible for inspection.

TEMPERATURE/PRESSURE RELIEVE (TPR) VALVE
146: 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
147: See comments in Heating:Combustion air section.

Interior

DOORS

MAIN ENTRY DOOR
148: Appears functional

OTHER EXTERIOR DOORS

REPR **149:** Doesn't latch/missing latch, repair recommended.

REPR **150:** Screen needs repairs.

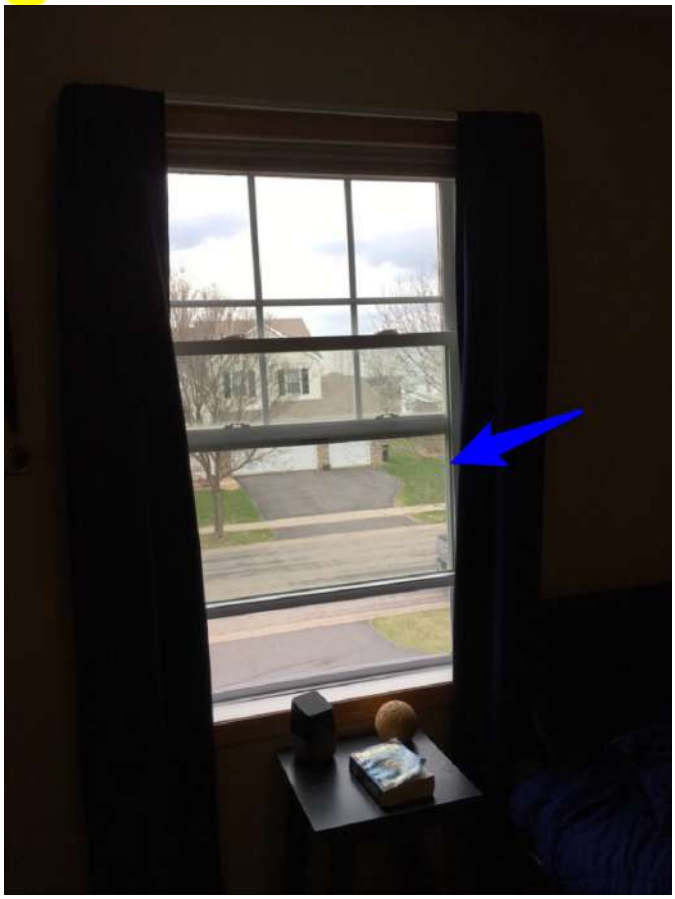
INTERIOR DOORS
151: Appear functional

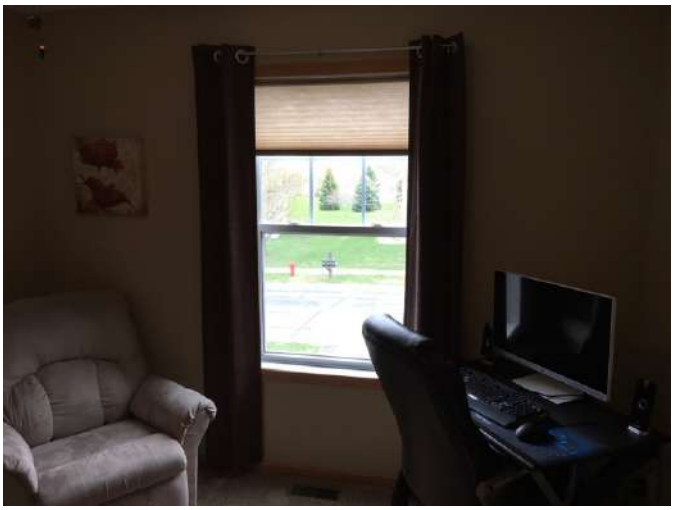
WINDOWS

TYPE
152: Vinyl

CONDITION

REPR **153:** Some windows are hard to operate. Recommend adjustments.





REPR **154:** Note: Screen(s) missing/damaged.

Upper front bedroom

CEILINGS

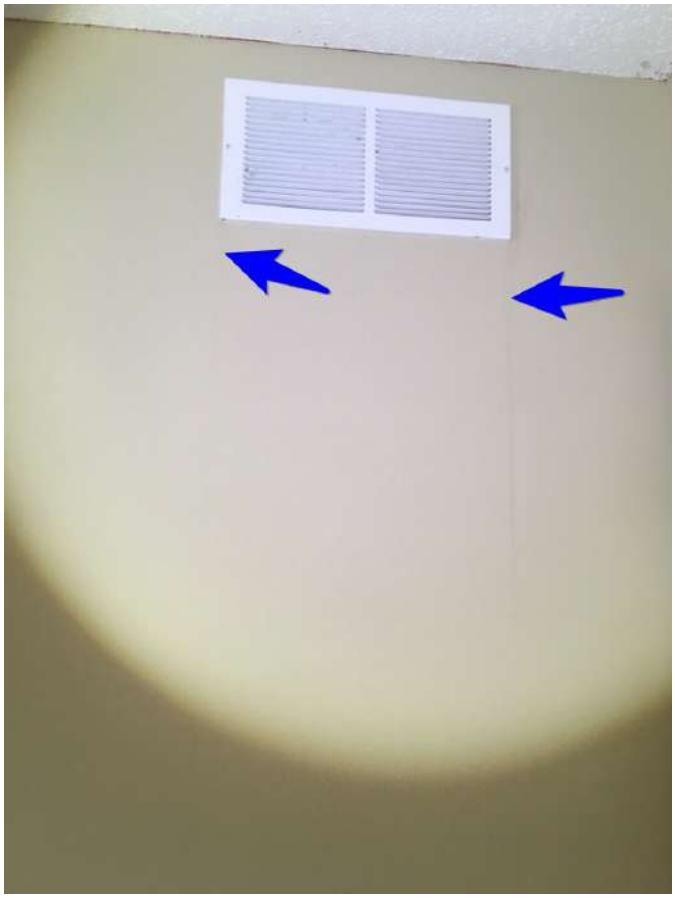
MATERIAL
155: Drywall

CONDITION
156: Functional

WALLS

MATERIAL
157: Drywall

CONDITION
MNTR **158:** Stains observed on wall(s). Request information from the sellers regarding the history of stains and what if any action has been taken. The cause should be determined and corrective measures taken if needed.



Upper rear left bedroom

FLOORS

MATERIALS
159: Carpet
160: Vinyl
161: Wood/Laminate
162: Tile

CONDITION

MNTR INFO **163:** Damage/deterioration is noted. The refrigerator may of leaked. Ask seller for details.

INTERIOR STAIRS & HANDRAILS

CONDITION
164: Interior stairs are functional.

165: Interior handrails are functional.

FIREPLACE

Basement FIREPLACE Interior

FIREPLACE
166: Gas burning
167: Prefabricated metal

REPR **168:** The glass front shows deposits on the inner surface which should be cleaned off. These deposits may become permanent with time. We can not tell if they will come off or not. If they do not come off and you want them gone, glass replacement may be needed (possibly several hundred dollars).

First Floor FIREPLACE Interior

FIREPLACE
169: Gas burning
170: Prefabricated metal
171: No issues visible. Note that fireplaces have numerous components that are not readily observable. Annual service recommended now and going forward.

SMOKE - FIRE- CO ALARMS AND SECURITY SYSTEMS

COMMENTS
172: We found smoke alarms located in each bedroom and at least one common area per floor. The type or functionality of these alarms was not determined and we strongly recommend reviewing the FAQ section and upgrading as needed as soon as you occupy the home.

SFTY **173:** Carbon monoxide (CO) alarms needed. At a minimum, we recommend that a carbon monoxide alarm installed within 10 feet of each bedroom. They may be hardwired, plugged in or battery operated.

SFTY **174:** RECOMMENDED SAFETY UPGRADE: We recommend that ionization smoke alarms- regardless of age- be replaced with photoelectric smoke alarms. Research clearly shows that photoelectric smoke alarms are far more reliable in most real-world scenarios. Nearly 95% of the smoke alarms installed in US residences are IONIZATION alarms. Ionization alarms are approved smoke alarms and DO comply with the legal requirements in most jurisdictions. However, significant research shows that ionization alarms RESPOND TOO SLOWLY to the smoldering/smoke fires responsible for most residential fire deaths. Ionization alarms are also notorious for nuisance tripping from cooking, shower steam, etc. Ionization alarms will fail to adequately warn occupants about 55% of the time. With photoelectric alarms the occupant will receive sufficient warning about 96% of the time. Ionization technology alarms may pose a significant life-safety risk. Combination alarms are not recommended. The type of alarms installed was not verified as part of the inspection. We recommend multiple CO detectors be installed as relying on one detector lowers the odds of an early response. Consult a qualified trade specialist for service. Smoke and CO alarms are noted but not tested. You should test all alarms immediately upon moving into the home to verify proper function, and that alarms are not expired according to the manufacturers information.

Kitchen

COUNTERS
175: Plastic laminate

ELECTRIC
176: Outlet(s) are Ground Fault Circuit Interrupter (GFCI) protected.

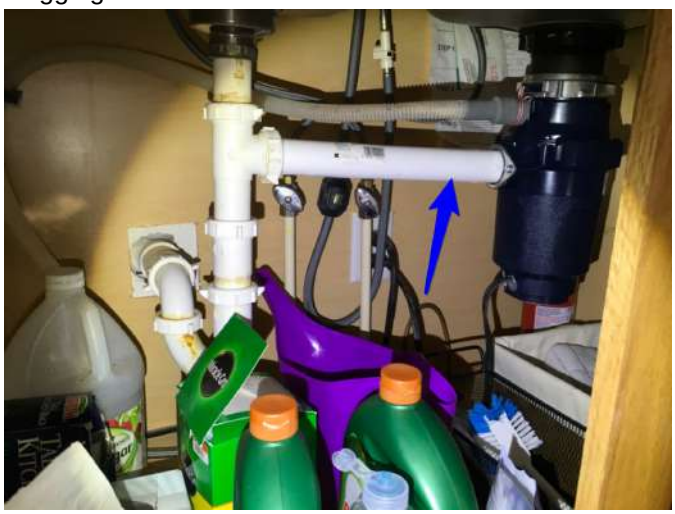
CABINETS
177: Wood (or wood product) cabinets.

178: Appear functional

SINK LOCATION
179: Counter sink

TYPE AND CONDITION
180: Stainless Steel
181: Viewing below the sink is restricted by stored items.

REPR **182:** Pipes were observed which do not have sufficient slope for proper drainage. This may result in pipes clogging and increased maintainance if not corrected. Recommend repair.



Kitchen

GARBAGE DISPOSAL
183: Functional at time of inspection.

RANGE TYPE
184: Electric Range (oven and cooktop).

RANGE CONDITION
185: Functional at time of inspection.

SFTY **186:** The stove is able to tip forward. Recommend installing proper anti tip device for safety as recommended by appliance manufacturers.

KITCHEN VENT

UPG **187:** Recirculating fan (pulls air through filter and discharges directly back into room). Recommend upgrading to a system that vents to the exterior. This is particularly important for gas ranges, ovens and cooktops due to the carbon monoxide produced by gas appliances.

VENT CONDITION
188: Fan/hood operational

MICROWAVE
189: Appears functional when turned on for basic operation. Microwave ovens are not tested for microwave leakage or advanced features.

REFRIGERATOR
190: Functional at time of inspection.

DISHWASHER
191: Functional at time of inspection.

Laundry

LAUNDRY
192: Dryer is electric (240 volt)

REPR **193:** The dryer has a louvered vent at the exterior. They have a tendency to build up lint. Recommend converting to a standard hood with flapper.

SFTY REPR **194:** The strain relief clamp is loose/missing where the electrical cord enters the dryer, recommend repair by a qualified electrician.

WASHING MACHINE

EVAL **195:** Clothes in the machine so machine not operated. Ask seller to verify in writing machine functions properly.

DRYER
196: The clothes dryer was started and briefly run with no apparent issues. It was not run through full or all cycles and may have undiscovered issues.

Bathroom

Basement Bathroom

BATHROOM TYPE
197: Toilet, sink and shower.

VENTILATION
198: Fan

ELECTRIC
199: Outlet(s) present which is Ground Fault Circuit Interrupter (GFCI) protected. Sometimes the actual GFCI device is located in another room of the house, usually another bathroom.

SINK CONDITION
200: Functional
201: The view of the area below the sink was limited due to stored items or other obstructions.

TOILET CONDITION

REPR **202:** Toilet tank is loose at the toilet bowl. Recommend repair.

TUB/SHOWER TYPE AND MATERIAL

203: Stall shower. Although a visual inspection is made to determine if the shower pan currently leaks, it can't be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often don't show except when the shower is in actual use.

204: Manufactured surround

TUB/SHOWER CONDITION

REPR **205:** Hot and cold controls are reversed. Cold water should be controlled by the right side. Potential scald hazard.

FLOORING MATERIAL
206: Tile (Ceramic or stone).

FLOORING CONDITION
207: Visible condition of flooring is functional.

First Floor Bathroom

BATHROOM TYPE
208: Toilet and sink

VENTILATION
209: Ventilation provided by an air exchange system.

ELECTRIC
210: Outlet(s) present which is Ground Fault Circuit Interrupter (GFCI) protected. Sometimes the actual GFCI device is located in another room of the house, usually another bathroom.

SINK CONDITION
211: Functional

TOILET CONDITION
212: Functional

FLOORING MATERIAL
213: Wood

FLOORING CONDITION
214: Visible condition of flooring is functional.

Second Floor Hallway Bathroom

BATHROOM TYPE
215: Toilet, sink, tub and shower.

VENTILATION
216: Fan

ELECTRIC
217: Outlet(s) present which is Ground Fault Circuit Interrupter (GFCI) protected. Sometimes the actual GFCI device is located in another room of the house, usually another bathroom.

SINK CONDITION
218: Functional
219: The view of the area below the sink was limited due to stored items or other obstructions.

TOILET CONDITION
220: Functional

TUB/SHOWER TYPE AND MATERIAL
221: Combination tub shower
222: Manufactured surround

TUB/SHOWER CONDITION

REPR **223:** The shower head leaks. Recommend repair.

FLOORING MATERIAL
224: Sheet goods

FLOORING CONDITION
225: Visible condition of flooring is functional.

Second Floor Master Bathroom

BATHROOM TYPE
226: Toilet, sink, tub and shower.

VENTILATION
227: Window and fan

ELECTRIC
228: Outlet(s) present which is Ground Fault Circuit Interrupter (GFCI) protected. Sometimes the actual GFCI device is located in another room of the house, usually another bathroom.

SINK CONDITION
229: Functional
230: The view of the area below the sink was limited due to stored items or other obstructions.

TOILET CONDITION
231: Functional

TUB/SHOWER TYPE AND MATERIAL
232: Stall shower. Although a visual inspection is made to determine if the shower pan currently leaks, it can't be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often don't show except when the shower is in actual use.

233: Built-in tub
234: Tile. It's important to keep tile caulked or water will seep behind it and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations, seams in corners, and along the floor.

TUB/SHOWER CONDITION
235: Shower functional

REPR **236:** Leak on the supply piping below the tub. Repairs needed.

FLOORING MATERIAL
237: Sheet goods

FLOORING CONDITION
238: Visible condition of flooring is functional.

Attic

ACCESS AND FRAMING
239: Attic was entered and viewed only from areas having safe, visible footing.

240: Truss framing. These are engineered parts installed one section at a time. Most new homes utilize this type of roof structure. Truss systems may have small portions hand framed with dimensional lumber.

CONDITIONS IN ATTIC
241: No apparent issues in visible areas.

INSULATION TYPE
242: Fiberglass - Blown

REPR **243:** Some insulation is uneven. Re-spreading/adding insulation is recommended to provide more consistent coverage.

DEPTH
244: The average insulation depth is approximately 16-18 inches.

VENTILATION
245: Attic vents are present.

FAQs and Limitations

Inspection Conditions-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 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, central vacuum systems, 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-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.

Exterior-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. The footings for decks etc. are primarily underground. No evaluation or determination of footing condition is performed during this inspection.

Roofing System-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. Areas unable to be viewed clearly are not a part of this inspection. Chimney interiors are viewed if accessable. It is difficult to clearly view the entire interior from top or bottom.

Garage-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 standards. 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 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: https://www.cpsc.gov

Foundation-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 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-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.

Carbon Monoxide-FAQ's and LIMITATIONS OF CARBON MONOXIDE SCREENING: Screening for Carbon Monoxide (CO) may be performed as a free additional service, which exceeds the ASHI Standards of Practice. Screening isn't intended to be complete, rigorous or conclusive. In other words, problems may not be detected during the inspection and may occur at any time in the future. Screening results may also vary from one time to another, or under different house or weather conditions. Screening is only performed if the inspector has easy, non

intrusive access to test locations. Whatever the results, we very strongly recommend that you properly install and maintain high quality Carbon Monoxide detectors. Note that detectors may be not be reliable, so multiple detectors are recommended. Some detectors may only be reliable for a period of 5-7 years. Annual service should be performed on all combustion appliances by a qualified technician. This will greatly improve your personal safety regarding this colorless, odorless and potentially deadly gas. Others testing with different instruments on different occasions may find results which do not coincide with our readings.

Air Conditioning-FAQ's and LIMITATIONS OF A/C INSPECTION Pressure tests aren't performed on coolant systems, therefore no representation is made regarding coolant charge or line integrity.

Electrical System-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. Old electric outlets wear out over time and need replacement. Worn out outlets will not be determined by this inspection. 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 in numerous locations inside and outside the house. These locations have been expanded over many years, and older homes often have limited or no GFCI protection. Have an electrician review and upgrade your home as needed for safety. Remote testing and tracing of GFCI outlets is not done as part of the inspection, so all locations are not tested or verified. This should be checked by the electrician doing the GFCI review.

Plumbing System-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 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 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-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. Storm doors, like storm windows, are seasonal items and aren't evaluated. 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. 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. 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. We recommend checking your smoke and fire alarms periodically and on the day you move in. Photoelectric smoke alarms are considered to be superior to ionizing types, so we recommend a minimum of two photoelectric alarms be installed, if not every alarm. Always have multiple numbers of properly functioning smoke and carbon monoxide alarms in your home. 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 typical 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.

Kitchen-FAQs and KITCHEN and LAUNDRY INSPECTION LIMITATIONS Appliances are not moved out to inspect behind them. 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, water supplies 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, etc 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. All range manufacturers recommend tip protection. Check with seller for further information and manuals for all appliances.

Bathroom-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 and shower pans aren't tested due to the possibility of causing water damage.

Attic-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.

Environmental-Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. Environmental concern identification or testing may be available as a separate service, but is not included in the standard home inspection.