



PROPERTY CONDITION ASSESSMENT REPORT

The best property inspection experience available.

PREPARED BY:

John Mika



FOR THE PROPERTY AT:

Sample Report

St. Paul, MN

PREPARED FOR:

SAMPLE REPORT

INSPECTION DATE:

Wednesday, December 30, 2015



Minnesota Inspections, LLC.

7620 Pioneer Creek Rd

Independence, MN 55359

612-328-1522

www.mninspections.com

john@mninspections.com





January 9, 2016

Dear Sample Report,

RE: Report No. 1504
Sample Report
St. Paul, MN

Thank you for choosing us to perform your inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a inspection.

Clients sometimes assume that a inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the structure, recording the conditions on a given date and time. Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing us to perform your inspection.

Sincerely,

John Mika
on behalf of
Minnesota Inspections, LLC.

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Independence, MN 55359
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INVOICE

January 9, 2016

Client: Sample Report

Report No. 1504

For inspection at:

Sample Report

St. Paul, MN

on: Wednesday, December 30, 2015

Home inspection up to 1,500 Sq Ft	\$299.00
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Additional Fee: Homes over 30 years old	\$50.00
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Discount	(\$150.00)
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Total	<u>\$199.00</u>
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AGREEMENT

Sample Report, St. Paul, MN December 30, 2015

Report No. 1504

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PARTIES TO THE AGREEMENT

Company

Minnesota Inspections, LLC.
7620 Pioneer Creek Rd
Independence, MN 55359

Client

Sample Report

Total Fee: \$199.00

This is an agreement between Sample Report and Minnesota Inspections, LLC..

THIS CONTRACT LIMITS THE LIABILITY OF THE INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the structure to identify any systems or components listed in the report, which may be in need of immediate major repair. In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The scope of the inspection is limited to the items listed within the report pages.

LIMITATIONS AND CONDITIONS OF THE INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One property owner may decide that certain conditions require repair or replacement, while another will not.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations.
- Geological stability or soils conditions.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms.
- Asbestos, radon, formaldehyde, lead, water or air quality.
- Electromagnetic radiation or any environmental hazards.
- Building value appraisal.
- Conditions of detached buildings.
- Pools or spas and underground piping.
- Specific components noted as being excluded on the individual system inspections forms.
- Private water or private sewage systems.

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Radio-controlled devices, automatic gates, elevators, lifts,
Dumbwaiters and thermostatic, humidistatic, or time clock controls.
Specialty equipment.

If repair estimates are provided, they represent an approximate cost and do not reflect an actual bid.
Actual repair or replacement costs will vary, sometimes significantly, as the scope of the assessment does not account for scheduling, concealed defects or unforeseen increases in material or labor costs.

Water softeners/purifiers systems or solar heating systems.

Furnace heat exchangers, freestanding appliances, security alarms or personal property.

Adequacy or efficiency of any system or component.

Saunas, steam baths or fixtures and equipment.

ARBITRATION

Any disputes concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.

SEVERABILITY

Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES

Client understands and agrees that any claim for failure to accurately report the visually discernible condition at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Clients agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the conditions in question.

THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Inspection provides you with a basic overview of the condition of the property. Because your Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

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THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

An Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on an Inspection because they only happen under certain circumstances. As an example, your Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

WE DON'T LOOK FOR BURIED TANKS.

Your Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

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If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Clients unauthorized distribution of the inspection report.

PAYMENT

Payment is due the day of the inspection. Reports will not be delivered until payment has been made in full unless payment arrangements have been made before the contract has been accepted.

CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Inspector and the Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, **Sample Report (Signature)** _____, **(Date)** _____, have read, understood and accepted the terms of this agreement.

SUMMARY

Sample Report, St. Paul, MN December 30, 2015

Report No. 1504

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

INTRODUCTION

This report is an unbiased opinion of the conditions found at the property and is intended to help the client make informed decisions regarding the purchase and repair of the property.

SCOPE

While a property inspection does not address issues such as code compliance and building permits, we encourage you to have someone search the history of the home with the local building department to determine whether all appropriate permits have been applied for and signed off. Your legal advisers may be able to help with this.

A property inspection analyzes hundreds of features from all systems of a structure. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the structure. As we look for these major items, we will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the inspection.

PRIORITY ITEMS

Items that require immediate action affect life safety, the immediate condition of the structure or are items whose operation was not confirmed during the inspection. The buyer may want to request that these items are addressed by the seller prior to closing.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

[Priority Maintenance Items](#)

Roofing

General

- Estimated roof repair or replacement costs:

Cost: \$3,000 - \$5,000

SLOPED ROOFING \ Asphalt shingles

Condition: • Missing ice and water shield and deteriorated roofing paper.

Location: Garage

Task: Repair or replace

Time: Immediate

Condition: • [Granule loss](#)

Typical minor granule loss consistent with roof age. The shingles were in good condition, where visible.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Monitor

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Condition: • [Overhangs too big or too small](#)

Poor exposure (overhang too small at eaves) and installation defects have resulted in rotted sheathing at the eaves.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Repair or replace

Time: Immediate

Condition: • [Multiple layers](#)

Two layers on garage or improper installation of starter course with keyways aligned with shingles.

Implication(s): Shortened life expectancy of material

Location: Garage

Task: Further evaluation

Condition: • [Vulnerable to ice damming](#)

Ice dams were present. Poor roof ventilation and missing insulation creates the potential for ice dams. Recommend insulating the hatch and sealing and insulating openings in the ceiling. Install turbine vents to improve attic ventilation.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Home

Task: Improve

Time: Immediate

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Provide

Time: Less than 1 year

Exterior

General

- The shed has sustained substantial damage

Location: Rear

Task: Replace

Time: Discretionary

- Estimated exterior repair costs:

Cost: \$2,000 - \$3,000

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Improve

Time: Less than 1 year

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WALLS \ Soffits and fascia

Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: Various

Task: Repair or replace

Time: Less than 1 year

Condition: • [Paint or stain needed](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Throughout

Task: Provide

Time: Less than 1 year

WALLS \ Trim

Condition: • Paint or stain needed

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout

Task: Provide

Time: Less than 1 year

Condition: • Rot

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Garage

Task: Replace

Time: Less than 1 year

WALLS \ Vinyl siding

Condition: • [Loose or missing pieces](#)

Openings at abandoned window.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Repair

Time: Less than 1 year

EXTERIOR GLASS \ Glass (glazing)

Condition: • [Broken](#)

Implication(s): Chance of water entering building | Chance of pests entering building | Increased heating and cooling costs | Reduced comfort

Location: Crawl Space & Garage

Task: Replace

Time: Immediate

EXTERIOR GLASS \ Exterior drip caps

Condition: • [Missing](#)

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Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Below current standards

EXTERIOR GLASS \ Storms and screens

Condition: • [Torn or holes](#)

Implication(s): Chance of pests entering building

Location: Various

Task: Repair or replace

Time: Less than 1 year

Condition: • [Missing](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various

Task: Replace

Time: Less than 1 year

DOORS \ Doors and frames

Condition: • [Rust](#)

Implication(s): Cosmetic defects | Chance of damage to finishes and structure

Location: Throughout

Task: Repair or replace

Time: Less than 1 year

DOORS \ Exterior drip caps

Condition: • [Missing](#)

Implication(s): Chance of damage to finishes and structure

Task: Below current standards

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

Condition: • [Missing flashing at deck connection](#)

Poor access limited visibility. The flashing was not visible. Missing flashing creates a potential for moisture intrusion or rot behind the ledger board. Monitor and maintain sealant at the top of the deck.

Implication(s): Weakened structure | Chance of movement

Location: Rear Stairs

Task: Below current standards

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • [Stair run too small or not uniform](#)

Under current requirement of 10".

Implication(s): Trip or fall hazard

Location: Rear

Task: Below current standards

Condition: • [Stair rise too big or not uniform](#)

Rise exceeds 7 3/4" and/or greater than 3/8" variance in treads.

Implication(s): Trip or fall hazard

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Location: Throughout

Task: Below current standards

LANDSCAPING \ Walkway

Condition: • [Cracked or damaged surfaces](#)

Typical cracks were observed where the surface was visible.

Implication(s): Trip or fall hazard

Location: Rear

Task: Repair

Time: Discretionary

Condition: • [Unsealed gap at building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Improve

Time: Less than 1 year

LANDSCAPING \ Fence

Condition: • Gate missing.

Location: Front

Task: Provide

Time: Discretionary

Condition: • Damage

Implication(s): Material deterioration

Location: Rear Door

Task: Repair or replace

Time: Less than 1 year

GARAGE \ Floor

Condition: • [Cracked](#)

Typical cracks and/or chips in the surface. The concrete floor is serviceable.

Implication(s): Uneven floors

Location: Garage

Task: Monitor

GARAGE \ Vehicle doors

Condition: • Damaged weather seal

Task: Repair

Time: Discretionary

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Structure

General

- Estimated structure repair costs:

Cost: \$1,000

FOUNDATIONS \ Foundation

Condition: • [Mortar deteriorating or missing](#)

Typical minor mortar deterioration was observed.

Implication(s): Weakened structure | Chance of structural movement

Location: Various

Task: Repair

Time: Less than 5 years

FLOORS \ Sills

Condition: • [Rot](#)

Typical minor rot at garage sills. Sill replacement is impractical as it would require raising the building to install new sill plate.

Implication(s): Weakened structure

Location: Garage

Task: Improve grade or drainage

FLOORS \ Joists

Condition: • [Sag or springy](#)

Implication(s): Chance of structural movement | Bouncy, springy floors

Location: Kitchen

Task: Monitor

WALLS \ Wood frame walls

Condition: • [Mechanical damage](#)

The wall appears to have been impacted by a vehicle.

Implication(s): Weakened structure

Location: Garage

Task: Repair

Time: Less than 1 year

ROOF FRAMING \ Rafters/trusses

Condition: • [Too small or overspanned](#)

2" x 4" rafters are below current standards. The visible areas of the roof structure appear to be performing adequately with no significant sagging or settlement of the rafters observed.

Implication(s): Chance of structural movement

Location: Garage Accessory Roof

Task: Below current standards

Condition: • [Weak connections](#)

Ledger should be connected with structural screws or lags into garage wall studs. There is a potential for structural failure

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from snow load on the roof.

Implication(s): Weakened structure

Location: Garage Accessory Roof

Task: Repair

Time: Immediate

ROOF FRAMING \ Sheathing

Condition: • [Water stains](#)

Stains observed in the area near the chimney.

Implication(s): Material deterioration

Location: Attic

Task: Monitor

Condition: • Rot

Implication(s): Weakened structure | Chance of structural movement

Location: Garage

Task: Repair

Time: Immediate

Electrical

General

• Estimated electrical repair costs:

Cost: \$500-\$1,500

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Branches, vines interfering with wires](#)

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Rear

Task: Improve

Time: Less than 1 year

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • [Neutral bonded to ground downstream of box](#)

Implication(s): Electric shock

Location: Garage

Task: Repair

Time: Less than 1 year

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Openings in panel](#)

Provide blanks for missing breakers. Simple inexpensive repair. Available at most home improvement stores.

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair

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Time: Immediate

Condition: • [Circuits not labeled](#)

Provide index for all circuits.

Implication(s): Nuisance

Location: Laundry Room

Task: Improve

Time: Less than 1 year

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Fuses or breakers too big](#)

The breaker appears to be over sized for the wire gauge. Confirm wire gauge to determine appropriate breaker size. The may require disconnecting the power and removing the wire from the breaker.

Implication(s): Equipment overheating | Fire hazard

Location: Garage

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Should be protected in conduit on walls, ceiling or stud edges.

Implication(s): Electric shock

Location: Garage

Task: Improve

Time: Less than 1 year

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

Spliced lamp cord wiring is a potential fire hazard

Implication(s): Electric shock | Fire hazard

Location: Garage light

Task: Repair or replace

Time: Immediate

Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

Location: Various

Task: Repair

Time: Less than 1 year

Condition: • [Abandoned wire](#)

Incomplete installations.

Implication(s): Electric shock

Location: Various

Task: Repair

Time: Immediate

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Condition: • [Flexible conduit needed](#)

Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Less than 1 year

Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Attic

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Lights

Condition: • Missing globes

Location: Various

Task: Provide

Time: Less than 1 year

Condition: • [Inoperative](#)

Some lights did not operate. Replace lamps and assess further. Missing lamps and suspect old burned out lamps.

Implication(s): Inadequate lighting

Location: Various

Task: Further evaluation

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Utility Room

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Various Exterior Walls

Task: Below current standards

Condition: • [Ground needed for 3-slot outlet](#)

Implication(s): Electric shock

Location: Bedroom

Task: Replace

Time: Immediate

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Utility Room & Garage

Task: Repair

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Time: Less than 1 year

Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Current standards require GFCI protection for all bathroom receptacles, all garage and accessory buildings, all receptacles in unfinished basements (except permanently installed burglar or fire alarms), all receptacles serving kitchen countertops, receptacles within 6' of sinks, receptacles within 6' of showers or tubs, receptacles serving laundry areas, all receptacles serving crawlspace at or below grade, all exterior receptacles (except those serving snow melting or de-icing equipment), outlets supplying dishwashers, hydro massage tubs, and must be readily accessible.

These standards may be enforced by the local building official when outlets are changed or added.

Implication(s): Electric shock

Location: Various

Task: Below current standards

Condition: • [Test faulty on Ground Fault Circuit Interrupter \(GFCI\)](#)

Implication(s): Electric shock

Location: Bathroom

Task: Repair or replace

Time: Immediate

Condition: • [No AFCI \(Arc Fault Circuit Interrupter\)](#)

Current standards require AFCI protection for all 120v 15Amp & 20Amp branch circuits supplying power to outlets in the following areas: Family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways & similar rooms. Also required for kitchen and laundry areas. Also required for devices (switches) in all areas above. Not required on individual circuit for central station alarm in RMC, IMC, EMT or steel-armored cable (type AC or MC) with metal junction boxes.

Local building official may require upgrades to any wiring that is extended, modified or replaced.

Implication(s): Fire hazard

Location: Various

Task: Below current standards

Condition: • [Ground Fault Circuit Interrupter \(GFCI\) needed](#)

GFCI protection should be provided in all bathrooms, kitchens, garage and exterior and wet areas and areas with unfinished concrete floors.

Implication(s): Electric shock

Location: Throughout

Task: Improve

Time: Action recommended but not required

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Various

Task: Repair or replace

Time: Immediate

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DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Missing

Provide smoke detectors in all bedrooms, on each level of the building and in hallways within 10 feet of bedrooms.

Implication(s): Fire hazard

Location: Throughout

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

Provide, at a minimum , on each level of the home within 10 feet of sleeping rooms.

Implication(s): Health hazard

Location: Throughout

Task: Provide

Time: Immediate

Heating

General

• Estimated heating repair costs:

Cost: \$1,500 - \$2,500

• Abandoned heater.

Location: Crawl Space

Task: Remove

Time: Less than 1 year

GAS FURNACE \ Combustion air

Condition: • [Inadequate combustion air](#)

Recommend providing outdoor air source for combustion air. If the mechanical room is partitioned off or if a door is installed, the gas appliance may not be provided with adequate combustion air.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Utility Room

Task: Improve

Time: When remodeling

GAS FURNACE \ Venting system

Condition: • [Poor slope](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Utility Room

Task: Repair

Time: Immediate

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Condition: • [Combustible clearance](#)

Double wall vents require a minimum clearance of 1". Single wall vents require a minimum clearance of 6".

Implication(s): Fire hazard

Location: Utility Room

Task: Improve

Time: Immediate

GAS FURNACE \ Ducts, registers and grilles

Condition: • [Dirty, obstructed or collapsed](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Repair

Time: Less than 1 year

Condition: • [Disconnected ducts](#)

Likely disconnected to provide heat to the crawl space to prevent the pipes from freezing.

Implication(s): Increased heating costs | Reduced comfort

Location: Crawl Space

Task: Repair

Time: Immediate

Condition: • [Leaky joints](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Utility Room

Task: Repair

Time: Less than 1 year

Condition: • [Insulation missing, damaged](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Crawl Space

Task: Below current standards

Condition: • Missing

Missing grills.

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Provide

Time: Less than 1 year

Condition: • [Poor location](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Bedroom

Task: Improve

Time: When remodeling

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CHIMNEY AND VENT \ Metal chimney or vent

Condition: • [Sections not well secured](#)

Remove abandoned vent.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased fire hazard

Location: Attic

Task: Remove

Time: Less than 1 year

Insulation and Ventilation

General

• Estimated insulation repair costs:

Cost: \$1,500-\$3,000

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Task: Improve

Time: Action recommended but not required

Condition: • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Repair

Time: Immediate

Condition: • [Possible Zonolite](#)

Test the vermiculite to determine if it contaminated with asbestos. Treat this material as if it contains asbestos and do not disturb. Have the material removed by a licensed asbestos abatement contractor if it is not tested. Information regarding Zonolite: <http://www.asbestos.com/products/construction/zonolite-insulation.php>

Implication(s): Environmental contamination

Location: Attic

Task: Further evaluation

Time: Immediate

ATTIC/ROOF \ Hatch

Condition: • [Not insulated](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Task: Improve

Time: Immediate

Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Task: Provide

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Time: Less than 1 year

FLOORS \ Floors over unheated areas

Condition: • [Too little insulation](#)

Missing in most areas between joists.

Implication(s): Increased heating costs | Reduced comfort

Location: Crawlspace

Task: Provide

Time: Less than 1 year

FOUNDATION \ Interior insulation

Condition: • [None](#)

Implication(s): Increased heating costs

Task: Provide

Time: Action recommended but not required

FOUNDATION \ Crawlspace ventilation

Condition: • Inadequate

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Improve

Time: Less than 1 year

FOUNDATION \ Crawlspace floor

Condition: • [No vapor barrier](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Provide

Time: Action recommended but not required

Plumbing

General

• Estimated plumbing repair costs:

Cost: \$1,500 - \$2,500

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Rust](#)

Corrosion at fittings.

Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

Location: Water Heater

Task: Monitor

Condition: • [Galvanized steel](#)

Implication(s): Reduced water pressure and volume

Location: Laundry Room

Task: Monitor

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Condition: • [Non-standard material](#)

Flexible supply lines.

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No water

Location: Water Heater

Task: Below current standards

Condition: • [Non-standard material](#)

Saddle valves are prone to leak. Replace with in line shut off valve.

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No water

Location: Kitchen

Task: Monitor

WATER HEATER \ Life expectancy

Condition: • Beyond life expectancy with several defects. The unit was inoperable at the time of the inspection.

Task: Replace

Time: Immediate

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Task: Provide

Time: Immediate

WATER HEATER \ Drain valve

Condition: • Leak

Task: Repair

Time: Immediate

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

Condition: • [Inadequate combustion air](#)

Recommend providing an external combustion air source. If a solid door is added to the mechanical room, adequate combustion air will not be provided.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased operating costs

Location: Utility Room

Task: Improve

Time: Less than 1 year

WATER HEATER - GAS BURNER AND VENTING \ Gas burners

Condition: • [Scorching](#)

Scorching or back drafting is likely the result of poor combustion air.

Implication(s): Chance of damage to finishes | Hazardous combustion products entering home | Increased fire hazard

Location: Utility Room

Task: Monitor

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WATER HEATER - GAS BURNER AND VENTING \ Burner cover

Condition: • [Missing](#)

Implication(s): Fire or explosion

Task: Provide

Time: Immediate

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • [Poor connections](#)

Poor connections create a potential carbon monoxide hazard.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Task: Repair

Time: Immediate

WASTE PLUMBING \ Drain piping - performance

Condition: • [Leak](#)

Implication(s): Sewage entering the building

Location: Bathroom

Task: Repair

Time: Immediate

Condition: • [Rust](#)

Implication(s): Sewage entering the building

Location: Crawl Space

Task: Monitor

Condition: • [Dishwasher drain connections](#)

No high loop. Attach to top of counter top.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Below current standards

WASTE PLUMBING \ Drain piping - installation

Condition: • [Undersized](#)

Implication(s): Sewage entering the building

Location: Washing Machine Stand Pipe

Task: Improve

Time: When remodelling

Condition: • [Nonstandard materials and patches](#)

Flexible drain connector.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Crawl Space

Task: Below current standards

WASTE PLUMBING \ Venting system

Condition: • [Ineffective](#)

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Poor pipe arrangements and missing vents suspect. Concealed plumbing limited the assessment.

Implication(s): Sewer gases entering the building

Location: Various

Task: Repair

Time: When remodelling

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Loose](#)

Loose bathroom vanity.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the building

Location: Bathroom

Task: Repair

Time: Less than 1 year

FIXTURES AND FAUCETS \ Faucet

Condition: • [Drip, leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Repair

Time: Immediate

Condition: • [Obstructed aerator](#)

Implication(s): Reduced water pressure and volume

Location: Bathroom

Task: Repair

Time: Less than 1 year

Condition: • [Loose](#)

Implication(s): Equipment failure

Task: Repair

Time: Less than 1 year

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Tub

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub

Condition: • [Slow drain](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair

Time: Less than 1 year

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FIXTURES AND FAUCETS \ Hose bibb

Condition: • [Backflow prevention missing](#)

Lack of backflow prevention devices has the potential to contaminate water supply. Provide on all threaded faucets and hose bibs.

Implication(s): Contaminated drinking water

Task: Provide

Time: Less than 1 year

GAS SUPPLY \ Gas piping

Condition: • [Improper connections](#)

Uncapped gas line. It was not determined if the line is connected to a gas supply. Exercise caution when opening gas valves until the line is capped or removed.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Utility Room

Task: Repair

Time: Immediate

Condition: • [Inappropriate materials](#)

Old, unapproved "lube" or "plug" gas valves and unions should be monitored for leaks and replaced when appliances are replaced or upgraded or as required by local code.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Utility Room

Task: Below current standards

Interior

General

• Estimated interior repair costs:

Cost: \$10,000 - and up

FLOORS \ General

Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Kitchen

Task: Replace

Time: Less than 1 year

FLOORS \ Resilient flooring

Condition: • [Damage](#)

Implication(s): Cosmetic defects

Location: Utility Room

Task: Replace

Time: Less than 1 year

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FLOORS \ Carpet on floors

Condition: • Excessive stains and wear

Location: Throughout

Task: Replace

Time: Less than 1 year

WALLS \ General

Condition: • Unfinished areas.

Location: Various

Task: Repair

Time: Less than 1 year

Condition: • Typical flaws

Implication(s): Cosmetic defects

Location: Various

Task: Comment

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

Implication(s): Cosmetic defects

Location: Utility Room

Task: Repair

Time: Less than 1 year

CEILINGS \ General

Condition: • Typical flaws

Implication(s): Cosmetic defects

Location: Various

Task: Comment

Condition: • [Missing sections](#)

Missing ceiling sections are creating excessive heat loss and ice dams.

Implication(s): Cosmetic defects | Damage or physical injury due to falling materials

Location: Utility Room Closet

Task: Repair

Time: Immediate

WINDOWS \ General

Condition: • Difficult to operate

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Improve

Time: Less than 1 year

DOORS \ Doors and frames

Condition: • Missing

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Location: Utility Room

Task: Provide

Time: Discretionary

Condition: • [Damage](#)

Bi-fold door is off the track.

Implication(s): Cosmetic defects

Location: Closet

Task: Repair

Time: Less than 1 year

Condition: • [Inoperable](#)

Cracked glass and broken frame.

Implication(s): Reduced operability

Location: Closet

Task: Replace

Time: Immediate

Condition: • [Racked/out-of-square](#)

Poor installation.

Implication(s): Cosmetic defects | Chance of damage to finishes and structure

Location: Various

Task: Repair or replace

Time: Less than 1 year

DOORS \ Hardware

Condition: • [Inoperable](#)

Implication(s): System inoperative or difficult to operate

Location: Rear Storm Door Closer

Task: Repair

Time: Less than 1 year

Condition: • [Broken](#)

Missing bolts.

Implication(s): Cosmetic defects | System inoperative or difficult to operate

Location: Throughout

Task: Repair

Time: Immediate

Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Provide

Time: Less than 1 year

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Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Various

Task: Repair

Time: Less than 1 year

Condition: • Latch not effective on exterior door

Implication(s): Poor security

Location: Rear Storm Door

Task: Repair or replace

Time: Less than 1 year

DOORS \ Interior trim

Condition: • [Missing](#)

Implication(s): Cosmetic defects

Location: Various

Task: Provide

Time: Less than 1 year

CARPENTRY \ Cabinets

Condition: • [Stained, worn, damaged](#)

Implication(s): Cosmetic defects

Task: Repair

Time: Discretionary

CRAWLSPACE \ Wet crawlspace - evidence

Condition: • [Dampness on floor or walls](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Further evaluation

EXHAUST FANS \ Exhaust duct

Condition: • [Not insulated in unconditioned space](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Repair

Time: Less than 1 year

Condition: • [Not vented to exterior](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Repair

Time: Immediate

APPLIANCES \ Range

Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: Kitchen

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Task: Below current standards

APPLIANCES \ Dishwasher

Condition: • Inoperative

Implication(s): Equipment inoperative

Task: Replace

Time: Less than 1 year

APPLIANCES \ Dryer

Condition: • Dryer not vented to exterior

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Provide

Time: Immediate

Condition: • Inoperative

Damaged drum or bearing.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: Less than 1 year

This concludes the Summary section.

The remainder of the report describes each of the structures systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase inspection. These may have to be adjusted based on the findings of specialists.

[Repairs and Improvements - Approximate Costs](#)

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Medium

Limitations

Inspection performed: • From roof edge

Recommendations

General

1. • Estimated roof repair or replacement costs:

Cost: \$3,000 - \$5,000

SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • Missing ice and water shield and deteriorated roofing paper.

Location: Garage

Task: Repair or replace

Time: Immediate



1.

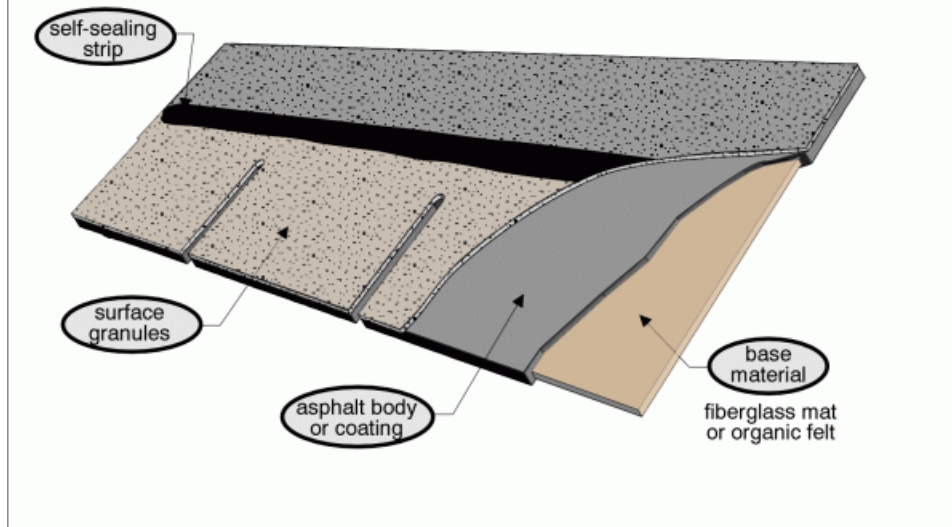
3. **Condition:** • [Granule loss](#)

Typical minor granule loss consistent with roof age. The shingles were in good condition, where visible.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Monitor

Asphalt shingle composition



2. Granule loss

4. Condition: • [Overhangs too big or too small](#)

Poor exposure (overhang too small at eaves) and installation defects have resulted in rotted sheathing at the eaves.

Implication(s): Chance of water damage to contents, finishes and/or structure

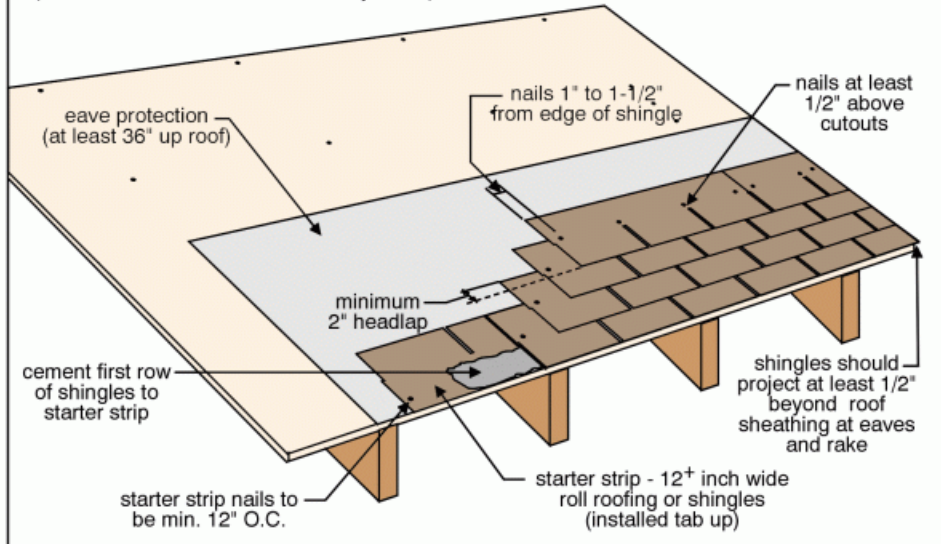
Location: Garage

Task: Repair or replace

Time: Immediate

Asphalt shingle application - showing alternate starter course arrangement

(this is less than ideal but commonly seen)



3. Overhangs too big or too small



4. Overhangs too big or too small

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5. Overhangs too big or too small

5. Condition: • [Multiple layers](#)

Two layers on garage or improper installation of starter course with keyways aligned with shingles.

Implication(s): Shortened life expectancy of material

Location: Garage

Task: Further evaluation



6. Multiple layers

6. Condition: • [Vulnerable to ice damming](#)

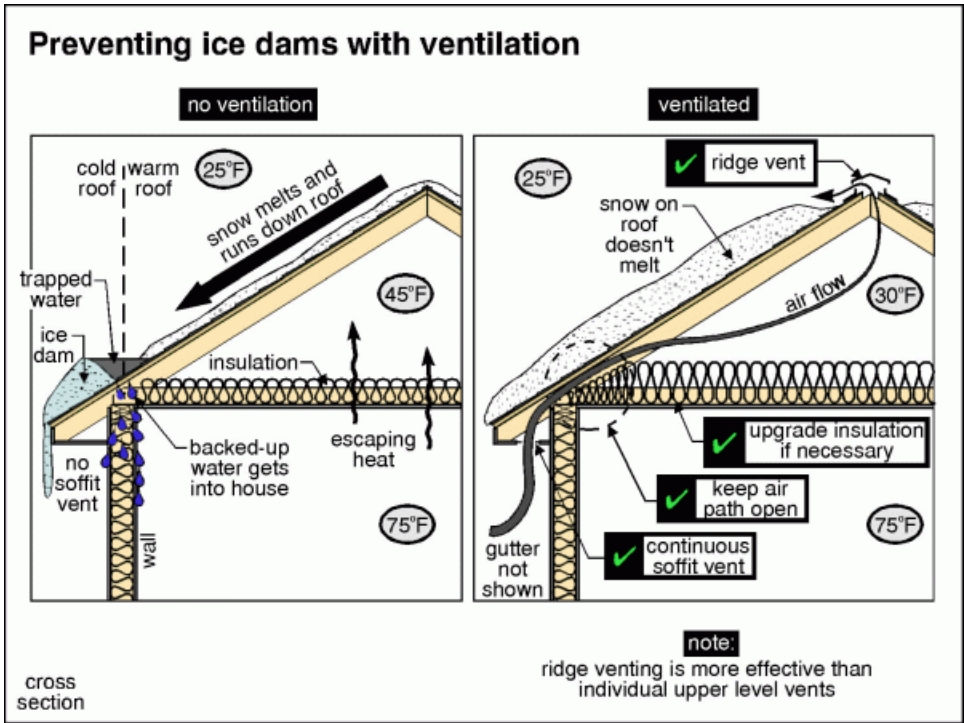
Ice dams were present. Poor roof ventilation and missing insulation creates the potential for ice dams. Recommend insulating the hatch and sealing and insulating openings in the ceiling. Install turbine vents to improve attic ventilation.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Home

Task: Improve

Time: Immediate



7. Vulnerable to ice damming



8. Vulnerable to ice damming

SLOPED ROOF FLASHINGS \ Roof/wall flashings

7. Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Provide

Time: Less than 1 year

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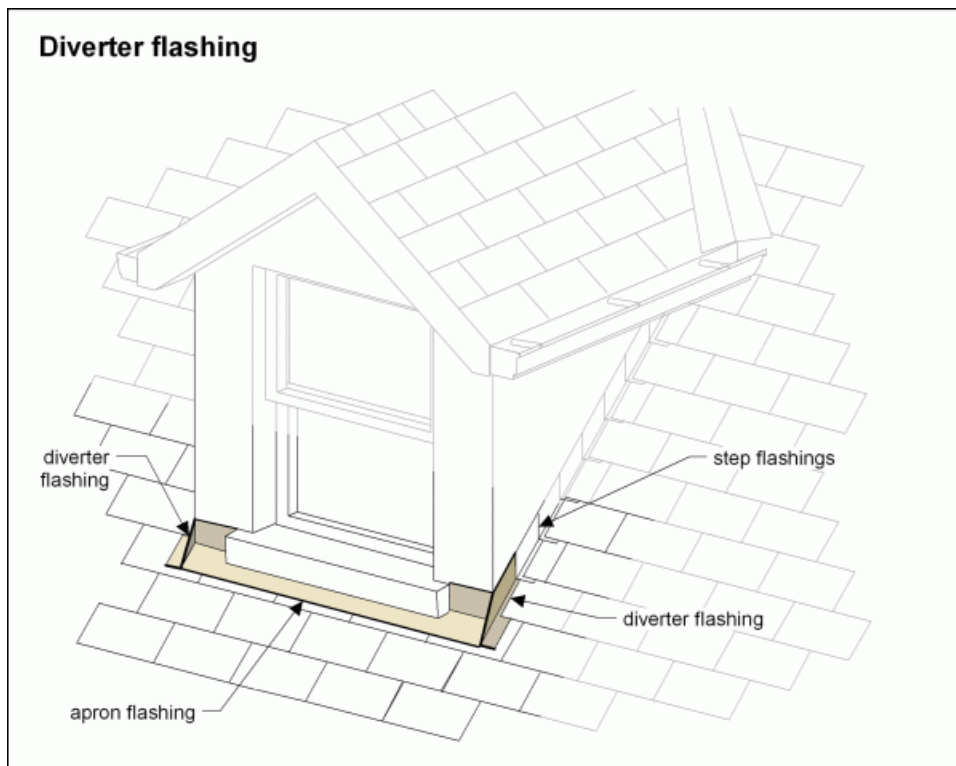
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9. Missing

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Wall surfaces: • [Vinyl siding](#)

Soffit and fascia: • [Wood](#)

Walkway: • Concrete • Earth

Exterior steps: • Concrete • Wood

Fence: • Wood • Chain link

Limitations

Inspection limited/prevented by:

- New finishes/paint/trim
- Snow

Difficult to assess grade and paved surfaces due to snow cover. Limited areas were visible.

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

General

8. • The shed has sustained substantial damage

Location: Rear

Task: Replace

Time: Discretionary



10.

9. • Estimated exterior repair costs:

Cost: \$2,000 - \$3,000

ROOF DRAINAGE \ Downspouts

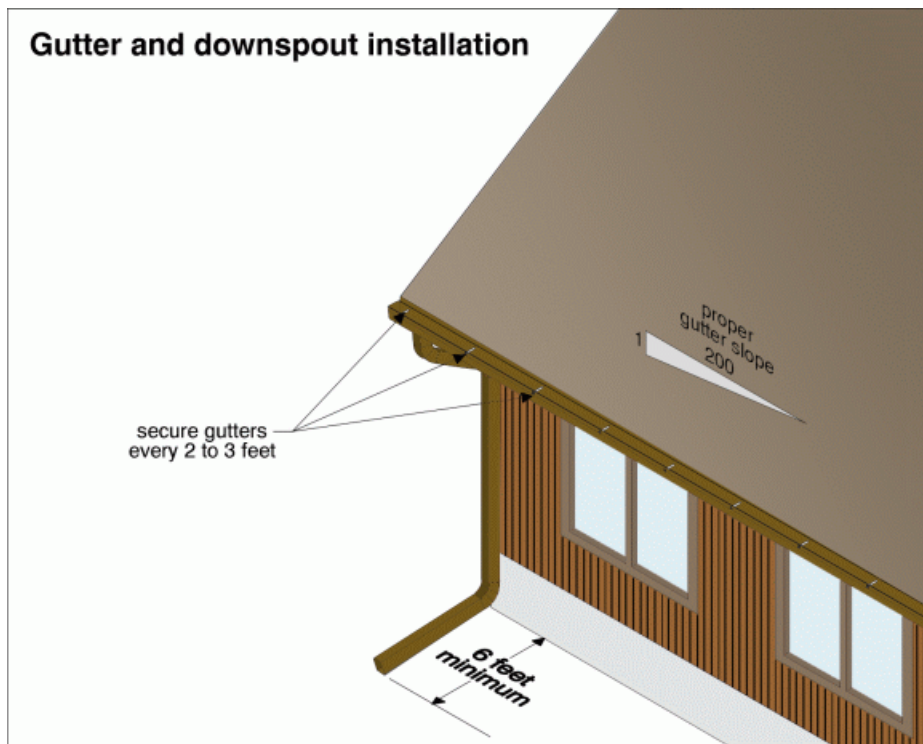
10. **Condition:** • [Downspouts end too close to building](#)

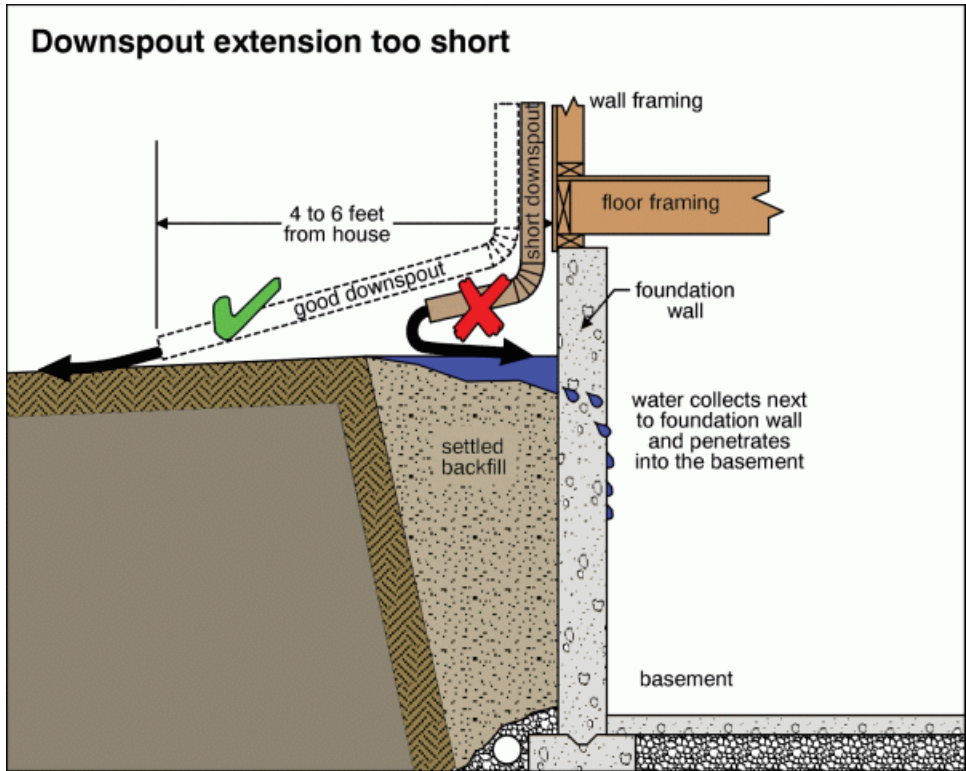
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Improve

Time: Less than 1 year





11. Downspouts end too close to building

WALLS \ Soffits and fascia

11. Condition: • [Loose or missing pieces](#)

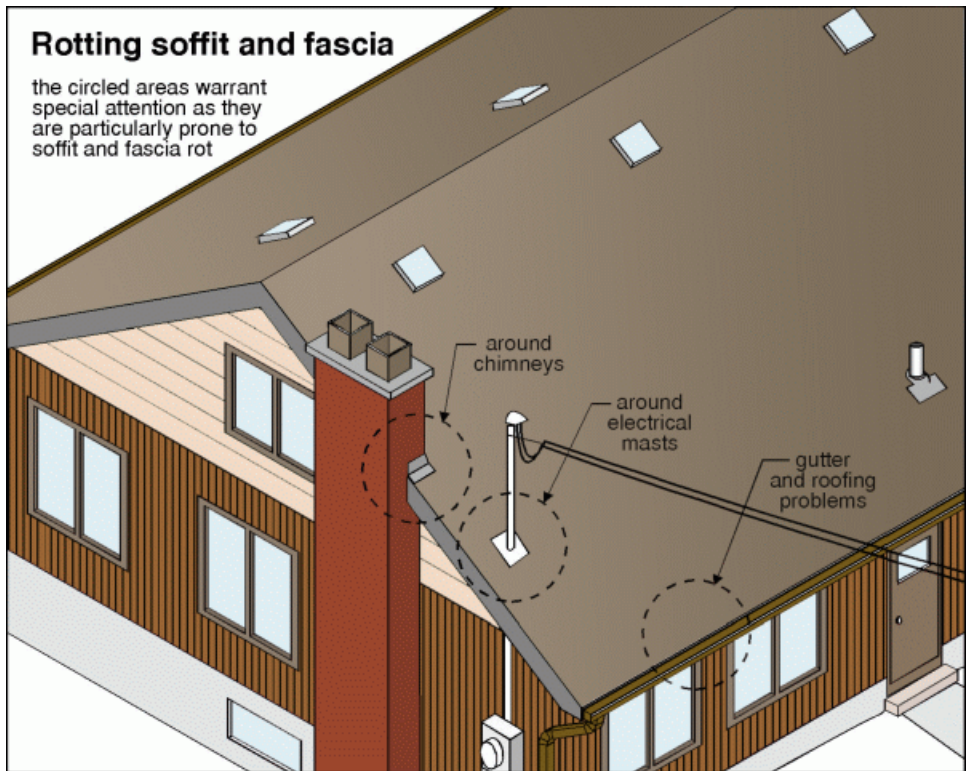
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering building

Location: Various

Task: Repair or replace

Time: Less than 1 year

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12. Loose or missing pieces

12. Condition: • [Paint or stain needed](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

Location: Throughout

Task: Provide

Time: Less than 1 year

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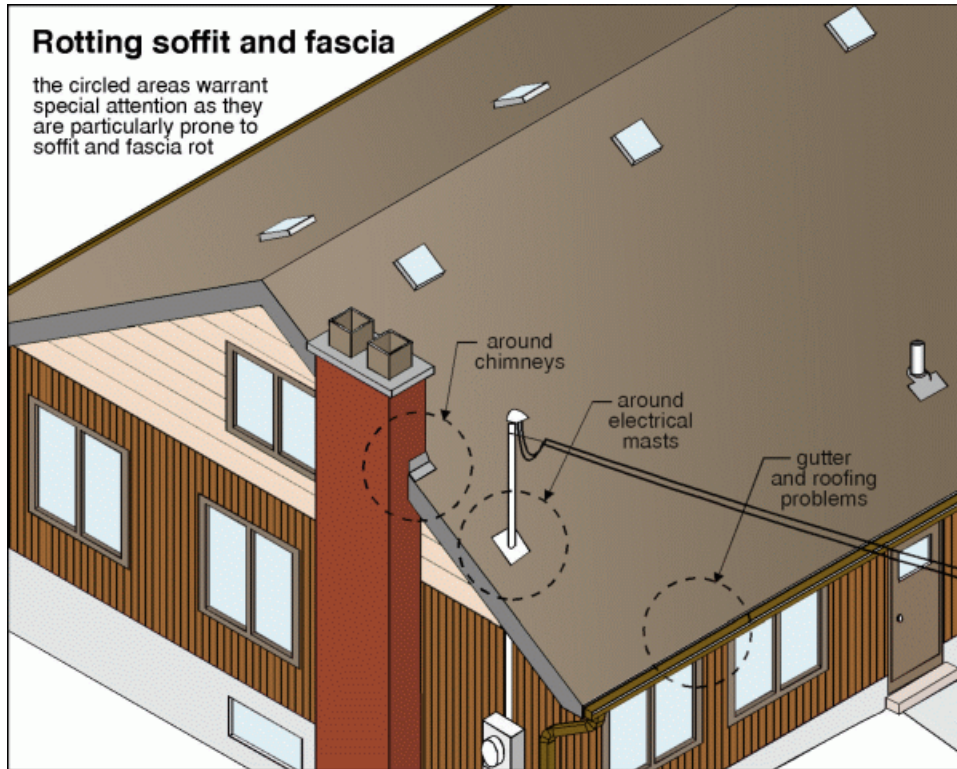
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13. Paint or stain needed



14. Paint or stain needed

WALLS \ Trim

13. Condition: • Paint or stain needed

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout

Task: Provide

Time: Less than 1 year

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15. *Paint or stain needed*

16. *Paint or stain needed*

14. **Condition:** • Rot

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Garage

Task: Replace

Time: Less than 1 year



17. *Rot*

18. *Rot*

WALLS \ Vinyl siding

15. **Condition:** • [Loose or missing pieces](#)

Openings at abandoned window.

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Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Repair

Time: Less than 1 year



19. Loose or missing pieces

EXTERIOR GLASS \ Glass (glazing)

16. Condition: • [Broken](#)

Implication(s): Chance of water entering building | Chance of pests entering building | Increased heating and cooling costs | Reduced comfort

Location: Crawl Space & Garage

Task: Replace

Time: Immediate



20. Broken



21. Broken

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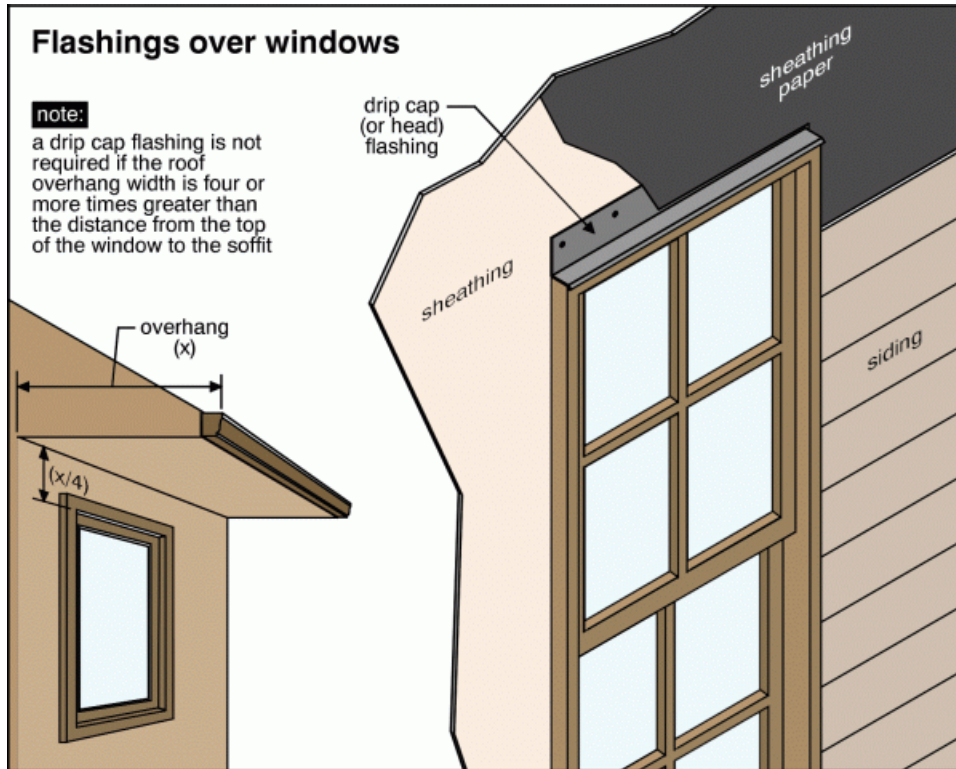
22. Broken

EXTERIOR GLASS \ Exterior drip caps

17. Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Below current standards



EXTERIOR GLASS \ Storms and screens

18. Condition: • [Torn or holes](#)

Implication(s): Chance of pests entering building

EXTERIOR

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SUMMARY

ROOFING

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Location: Various

Task: Repair or replace

Time: Less than 1 year



23. Torn or holes



24. Torn or holes



25. Torn or holes

19. Condition: • [Missing](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various

Task: Replace

Time: Less than 1 year

DOORS \ Doors and frames

20. Condition: • [Rust](#)

Implication(s): Cosmetic defects | Chance of damage to finishes and structure

Location: Throughout

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Task: Repair or replace

Time: Less than 1 year



26. Rust



27. Rust

DOORS \ Exterior drip caps

21. Condition: • [Missing](#)

Implication(s): Chance of damage to finishes and structure

Task: Below current standards

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

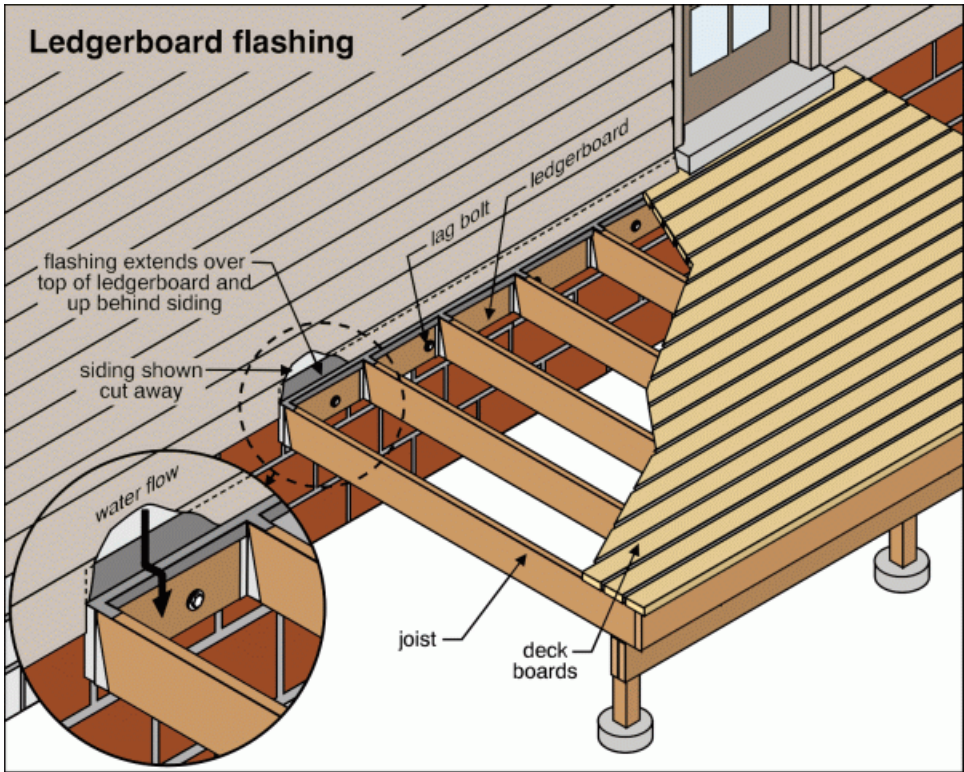
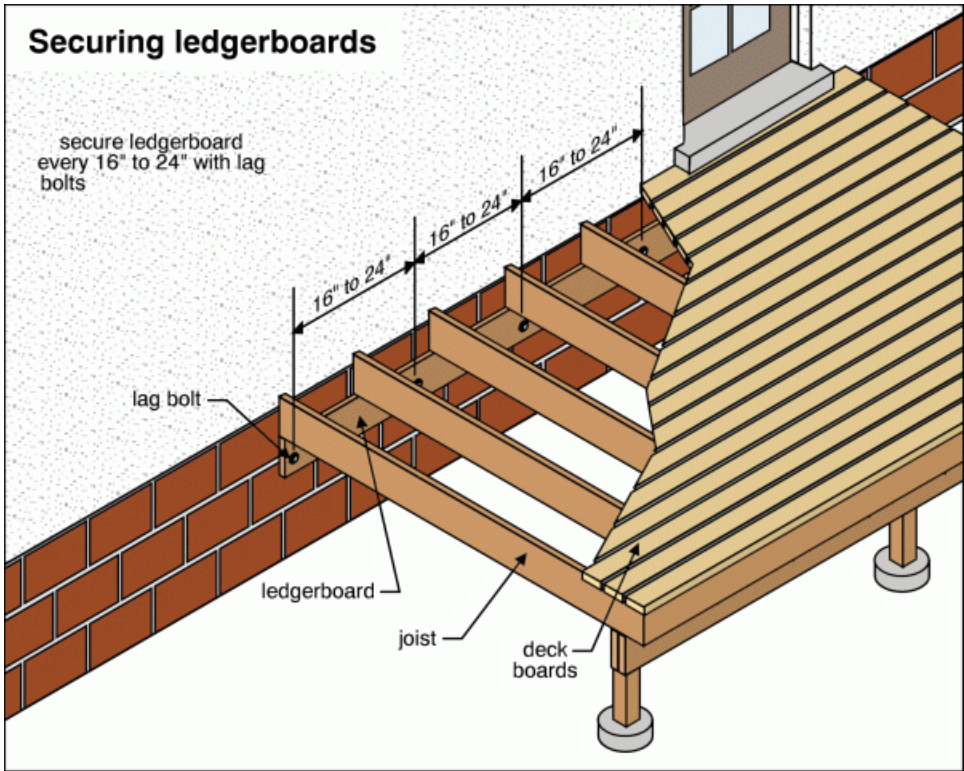
22. Condition: • [Missing flashing at deck connection](#)

Poor access limited visibility. The flashing was not visible. Missing flashing creates a potential for moisture intrusion or rot behind the ledger board. Monitor and maintain sealant at the top of the deck.

Implication(s): Weakened structure | Chance of movement

Location: Rear Stairs

Task: Below current standards



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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

23. Condition: • [Stair run too small or not uniform](#)

Under current requirement of 10".

Implication(s): Trip or fall hazard

Location: Rear

Task: Below current standards

24. Condition: • [Stair rise too big or not uniform](#)

Rise exceeds 7 3/4" and/or greater than 3/8" variance in treads.

Implication(s): Trip or fall hazard

Location: Throughout

Task: Below current standards

LANDSCAPING \ Walkway

25. Condition: • [Cracked or damaged surfaces](#)

Typical cracks were observed where the surface was visible.

Implication(s): Trip or fall hazard

Location: Rear

Task: Repair

Time: Discretionary

26. Condition: • [Unsealed gap at building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Improve

Time: Less than 1 year



28. Unsealed gap at building

LANDSCAPING \ Fence

27. Condition: • Gate missing.

Location: Front

Task: Provide

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Time: Discretionary



29.

28. Condition: • Damage

Implication(s): Material deterioration

Location: Rear Door

Task: Repair or replace

Time: Less than 1 year



30. Damage



31. Damage

GARAGE \ Floor

29. Condition: • [Cracked](#)

Typical cracks and/or chips in the surface. The concrete floor is serviceable.

Implication(s): Uneven floors

Location: Garage

Task: Monitor

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32. Cracked

GARAGE \ Vehicle doors

30. Condition: • Damaged weather seal

Task: Repair

Time: Discretionary



33.

STRUCTURE

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Description

Configuration: • [Crawl space](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#)

Floor construction: • [Joists](#) • Wood beams • Subfloor - plank

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plank sheathing](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Insulation

Attic/roof space: • Inspected from access hatch

Crawl space: • Inspected from access hatch

Percent of foundation not visible: • 75 %

Recommendations

General

31. • Estimated structure repair costs:

Cost: \$1,000

FOUNDATIONS \ Foundation

32. Condition: • [Mortar deteriorating or missing](#)

Typical minor mortar deterioration was observed.

Implication(s): Weakened structure | Chance of structural movement

Location: Various

Task: Repair

Time: Less than 5 years



34. *Mortar deteriorating or missing*

FLOORS \ Sills

33. Condition: • [Rot](#)

Typical minor rot at garage sills. Sill replacement is impractical as it would require raising the building to install new sill plate.

Implication(s): Weakened structure

Location: Garage

Task: Improve grade or drainage



35. Rot

FLOORS \ Joists

34. Condition: • [Sag or springy](#)

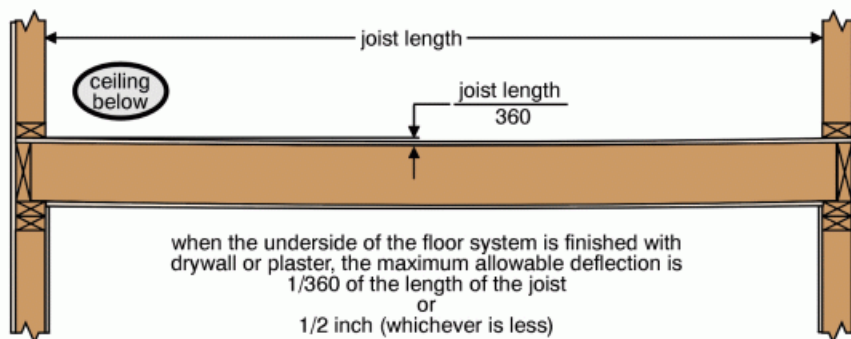
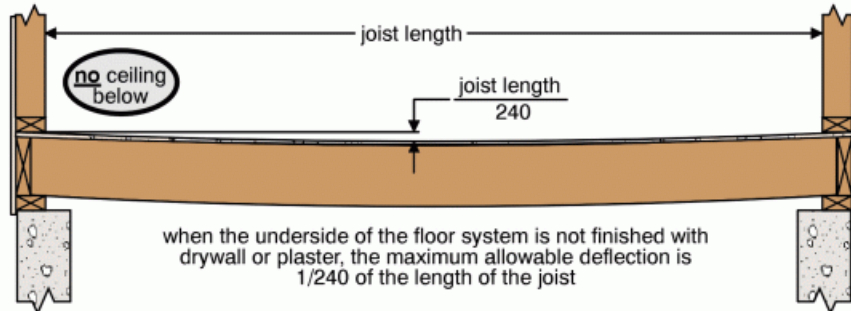
Implication(s): Chance of structural movement | Bouncy, springy floors

Location: Kitchen

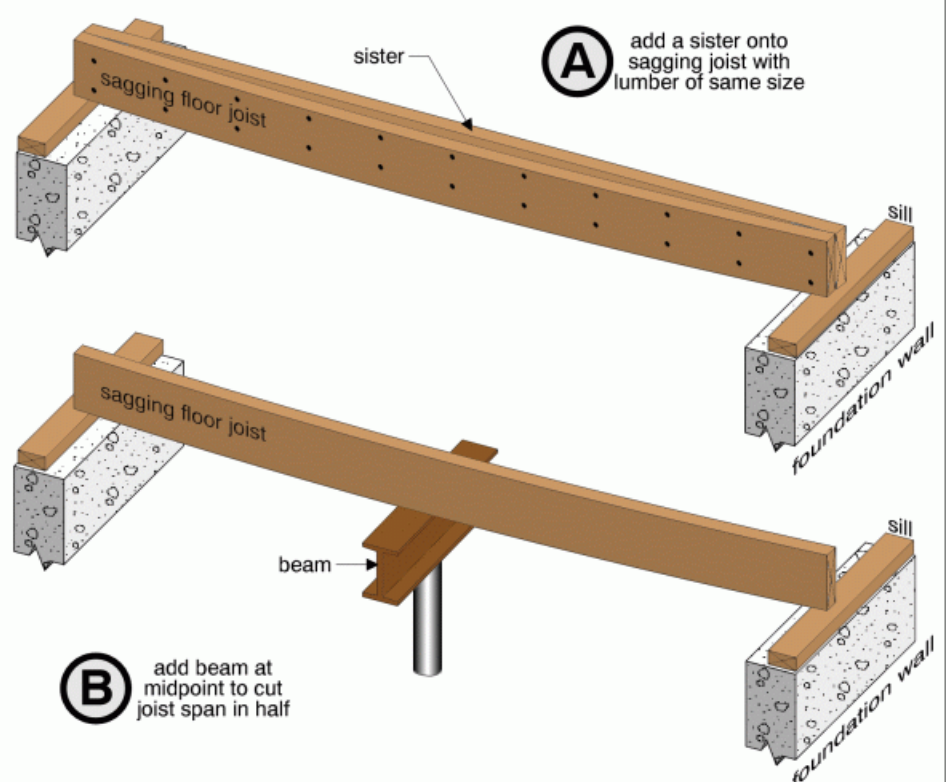
Task: Monitor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

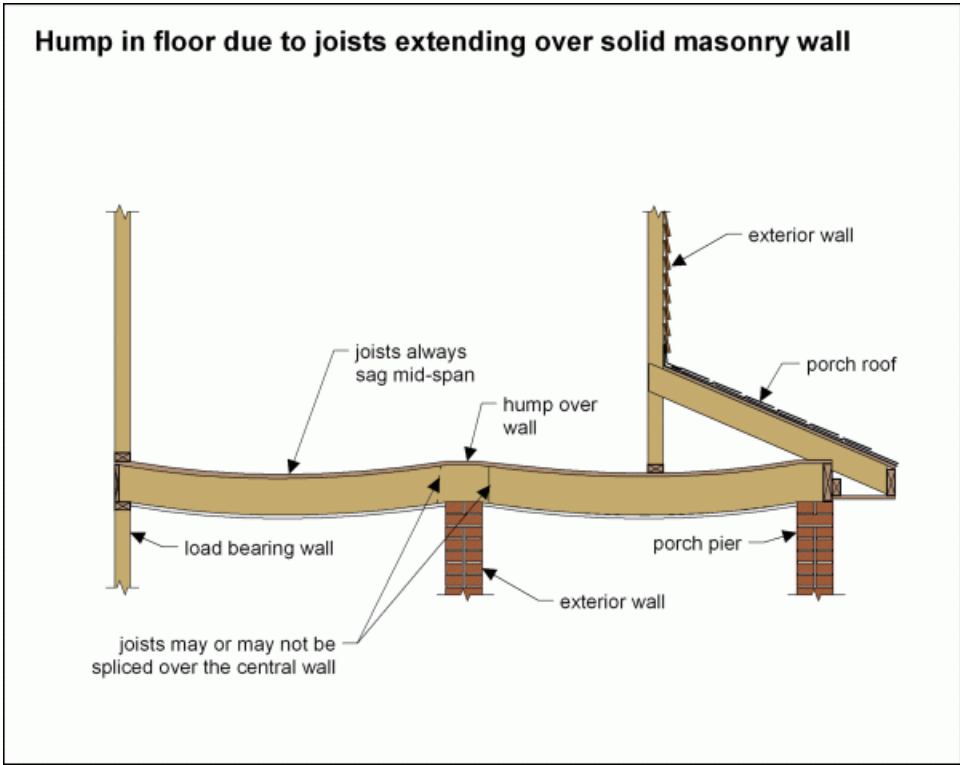
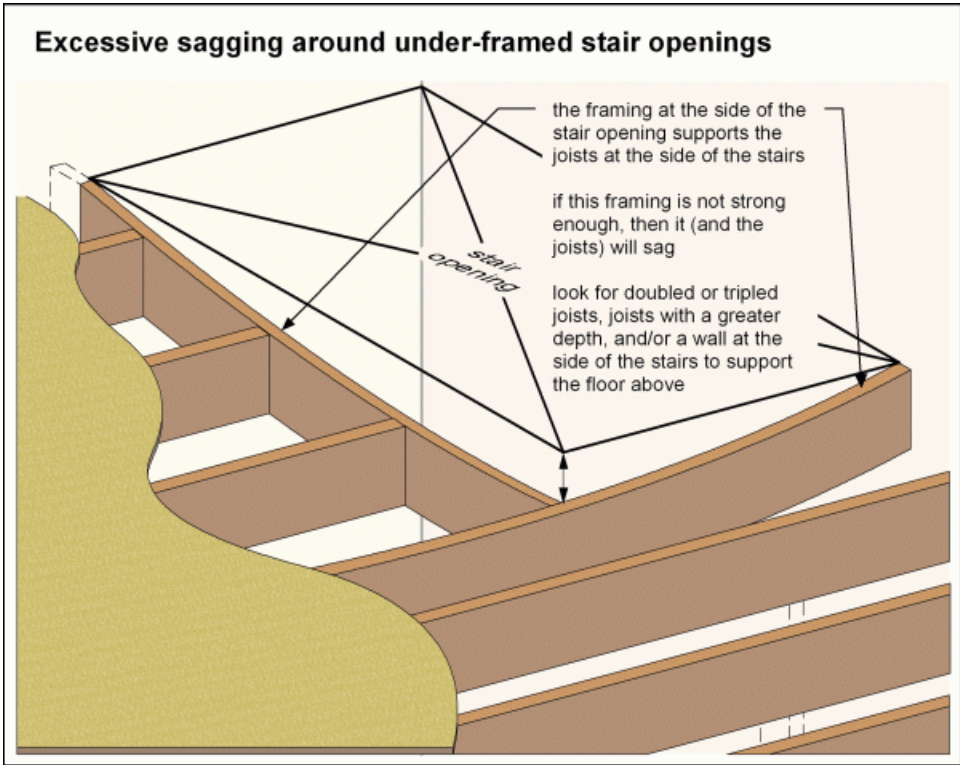
Allowable floor deflections



Two methods for improving sagging joists



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WALLS \ Wood frame walls

35. Condition: • [Mechanical damage](#)

The wall appears to have been impacted by a vehicle.

Implication(s): Weakened structure

Location: Garage

Task: Repair

Time: Less than 1 year



36. *Mechanical damage*

ROOF FRAMING \ Rafters/trusses

36. Condition: • [Too small or overspanned](#)

2" x 4" rafters are below current standards. The visible areas of the roof structure appear to be performing adequately with no significant sagging or settlement of the rafters observed.

Implication(s): Chance of structural movement

Location: Garage Accessory Roof

Task: Below current standards



37. *Too small or overspanned*

37. Condition: • [Weak connections](#)

Ledger should be connected with structural screws or lags into garage wall studs. There is a potential for structural failure from snow load on the roof.

Implication(s): Weakened structure

Location: Garage Accessory Roof

Task: Repair

Time: Immediate



38. *Weak connections*

ROOF FRAMING \ Sheathing

38. Condition: • [Water stains](#)

Stains observed in the area near the chimney.

Implication(s): Material deterioration

Location: Attic

Task: Monitor

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39. Water stains

39. Condition: • Rot

Implication(s): Weakened structure | Chance of structural movement

Location: Garage

Task: Repair

Time: Immediate



40. Rot



41. Rot

SUMMARY

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Description

Service entrance cable and location: • [Overhead aluminum](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - first floor](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - upgraded](#) • [Ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#)

Smoke detectors: • None noted

Carbon monoxide (CO) detectors: • None noted

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

General

40. • Estimated electrical repair costs:

Cost: \$500-\$1,500

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

41. Condition: • [Branches, vines interfering with wires](#)

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Rear

Task: Improve

Time: Less than 1 year

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42. Branches, vines interfering with wires

SERVICE BOX, GROUNDING AND PANEL \ System grounding

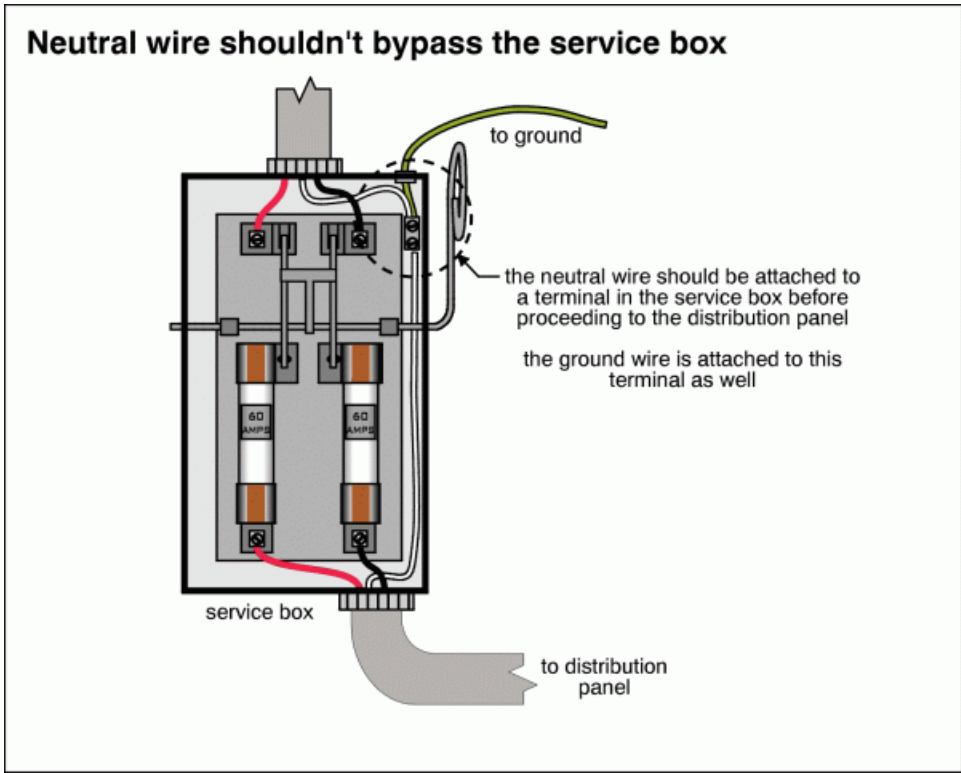
42. Condition: • [Neutral bonded to ground downstream of box](#)

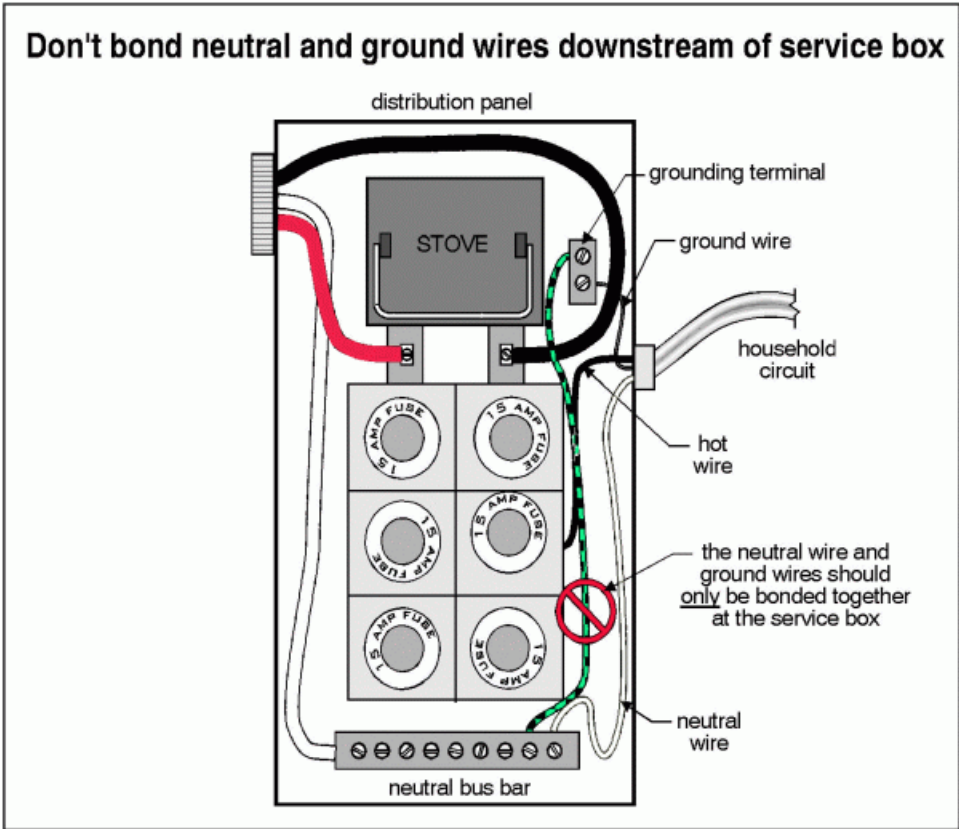
Implication(s): Electric shock

Location: Garage

Task: Repair

Time: Less than 1 year





43. Neutral bonded to ground downstream of box

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

43. Condition: • [Openings in panel](#)

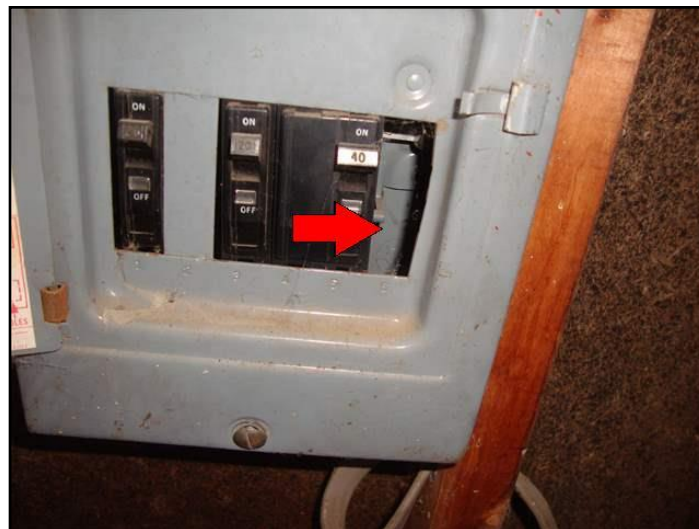
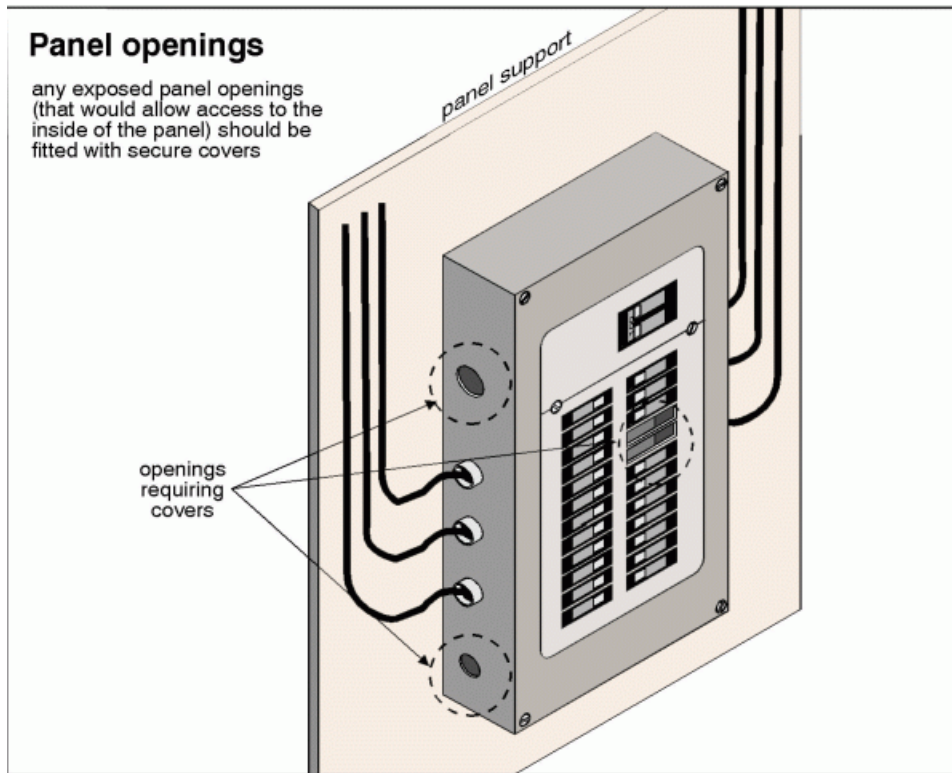
Provide blanks for missing breakers. Simple inexpensive repair. Available at most home improvement stores.

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Repair

Time: Immediate



44. Openings in panel

44. Condition: • [Circuits not labeled](#)

Provide index for all circuits.

Implication(s): Nuisance

Location: Laundry Room

Task: Improve

Time: Less than 1 year



45. Circuits not labeled

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

45. Condition: • [Fuses or breakers too big](#)

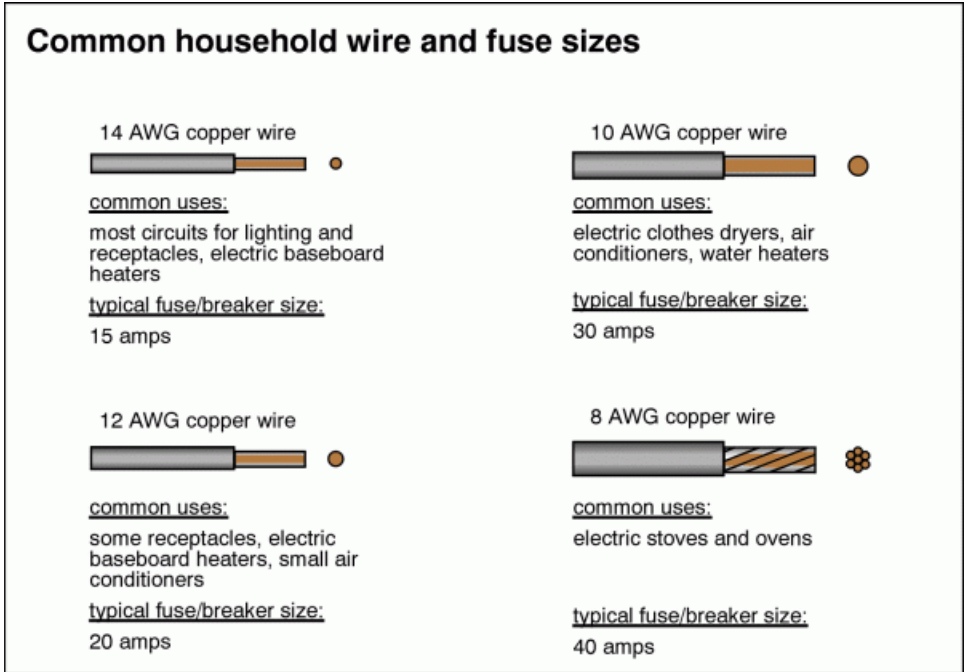
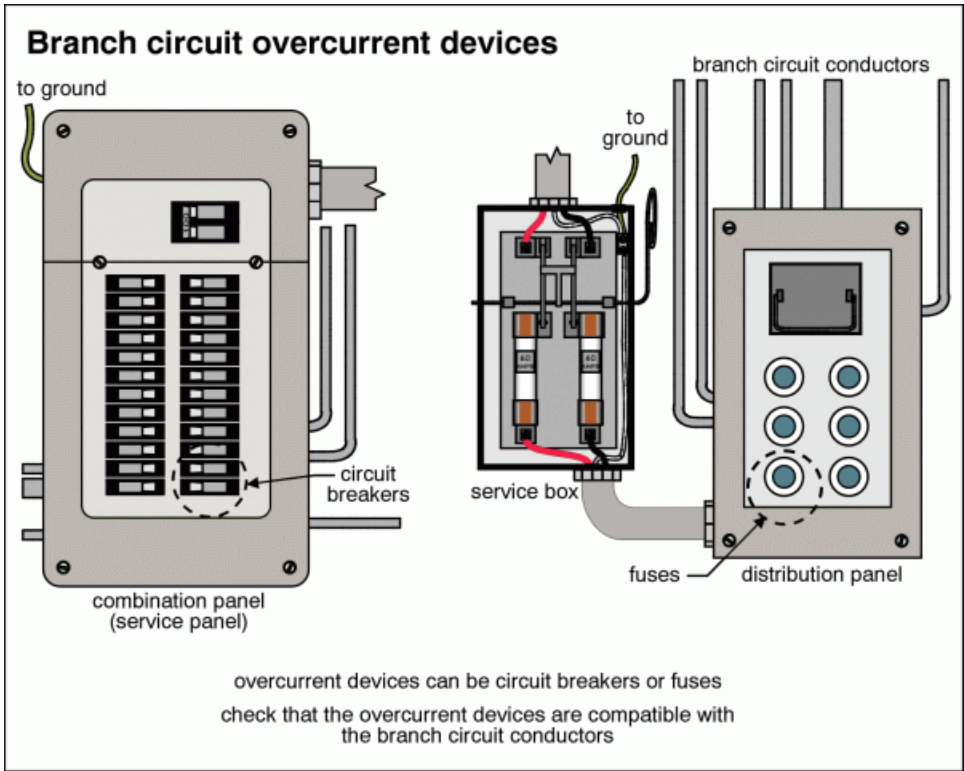
The breaker appears to be over sized for the wire gauge. Confirm wire gauge to determine appropriate breaker size. The may require disconnecting the power and removing the wire from the breaker.

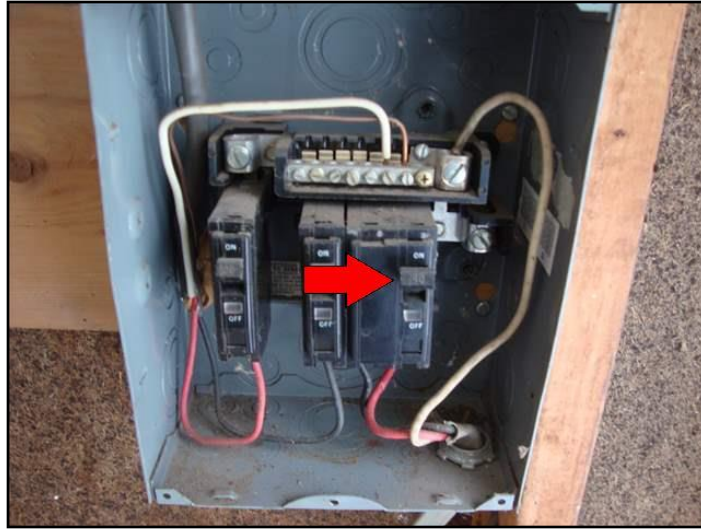
Implication(s): Equipment overheating | Fire hazard

Location: Garage

Task: Further evaluation

Time: Immediate





46. Fuses or breakers too big

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

46. Condition: • [Exposed on walls or ceilings](#)

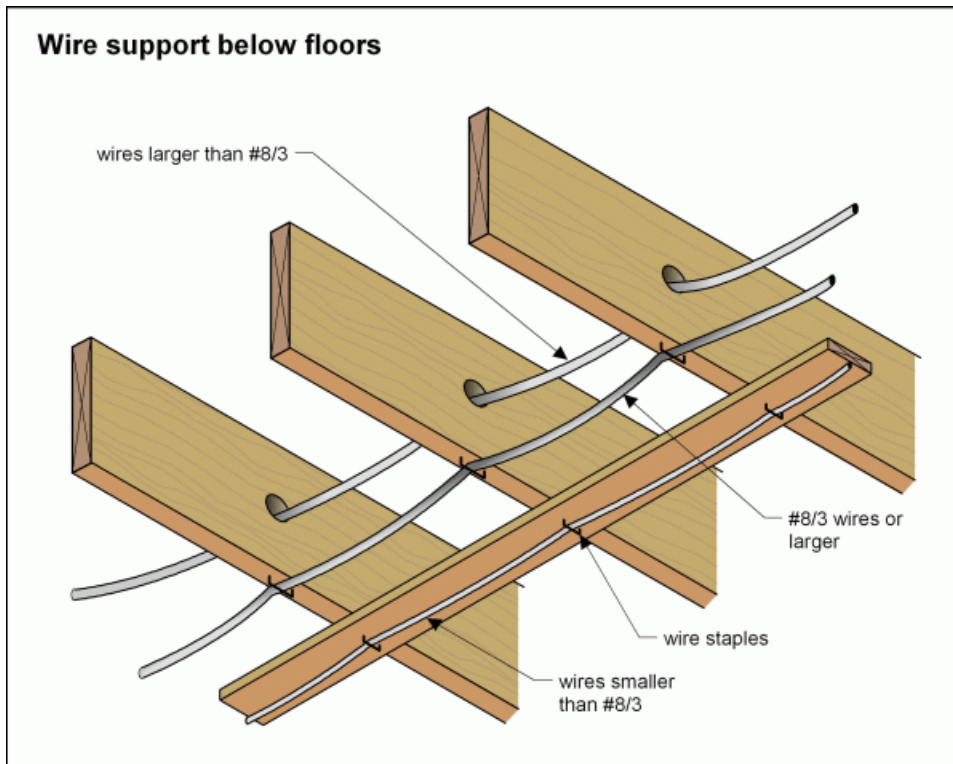
Should be protected in conduit on walls, ceiling or stud edges.

Implication(s): Electric shock

Location: Garage

Task: Improve

Time: Less than 1 year





47. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Wiring - installation

47. Condition: • [Open splices](#)

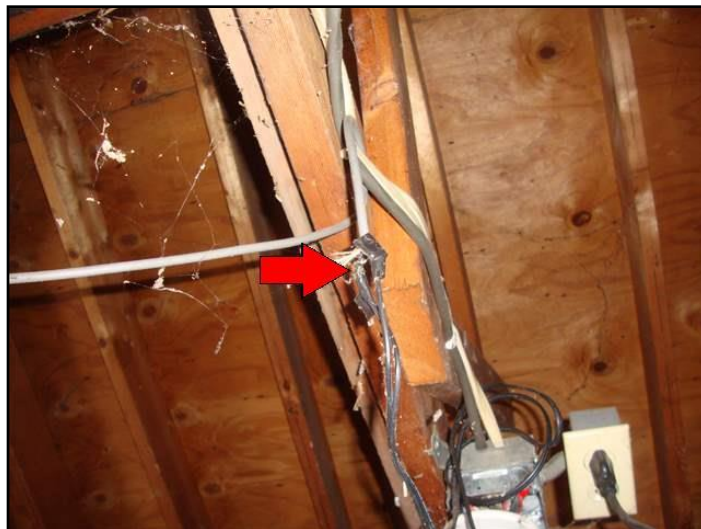
Spliced lamp cord wiring is a potential fire hazard

Implication(s): Electric shock | Fire hazard

Location: Garage light

Task: Repair or replace

Time: Immediate



48. Open splices

48. Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

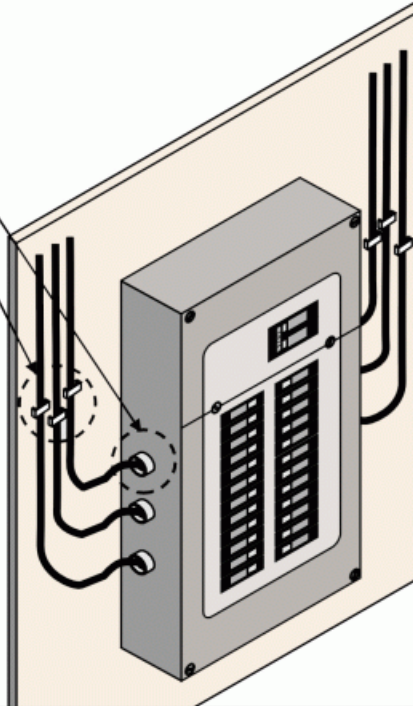
Location: Various

Task: Repair

Time: Less than 1 year

Securing wires

cables should be clamped where they enter the panel
they should also be secured within 12 inches of the panel



Cable support inside walls

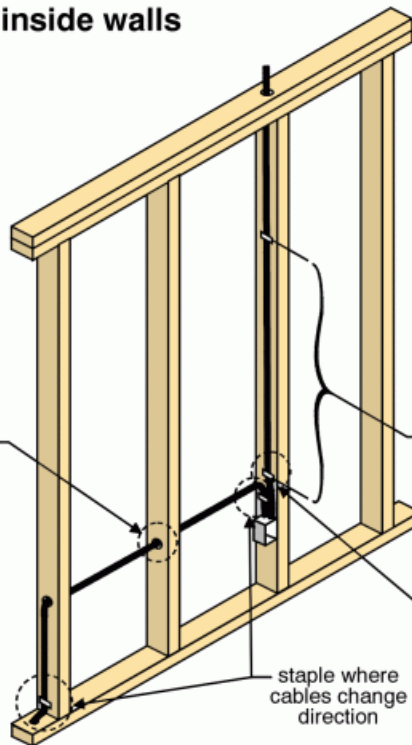
staples not required where cables run through holes in framing members

staple every 4-1/2 feet (USA)

staple every 5 feet (CANADA)

staple within 12 inches of electrical boxes

staple where cables change direction





49. *Not well secured*

49. **Condition:** • [Abandoned wire](#)

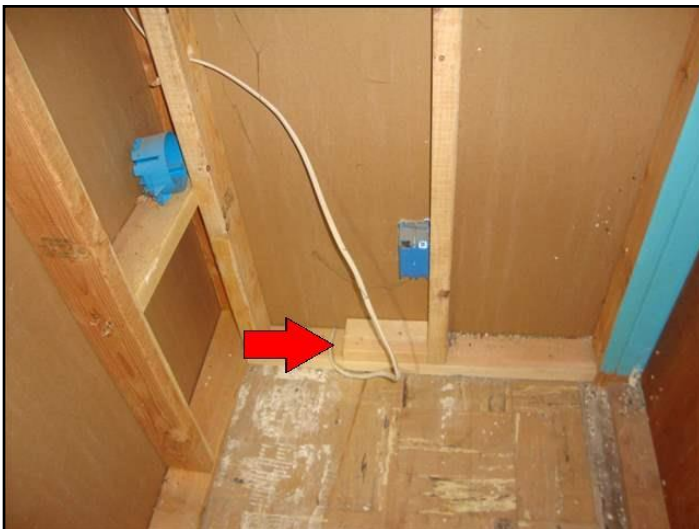
Incomplete installations.

Implication(s): Electric shock

Location: Various

Task: Repair

Time: Immediate



50. *Abandoned wire*

50. **Condition:** • [Flexible conduit needed](#)

Implication(s): Electric shock



51. *Abandoned wire*

Location: Kitchen
Task: Provide
Time: Less than 1 year



52. Flexible conduit needed

51. Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Attic

Task: Repair

Time: Immediate



53. Extension cord used as permanent wiring

DISTRIBUTION SYSTEM \ Lights

52. Condition: • Missing globes

Location: Various

Task: Provide

Time: Less than 1 year



54.

53. Condition: • [Inoperative](#)

Some lights did not operate. Replace lamps and assess further. Missing lamps and suspect old burned out lamps.

Implication(s): Inadequate lighting

Location: Various

Task: Further evaluation



55. *Inoperative*

54. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Utility Room

Task: Replace

Time: Immediate



56. Loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

55. Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Various Exterior Walls

Task: Below current standards

56. Condition: • [Ground needed for 3-slot outlet](#)

Implication(s): Electric shock

Location: Bedroom

Task: Replace

Time: Immediate



57. Ground needed for 3-slot outlet

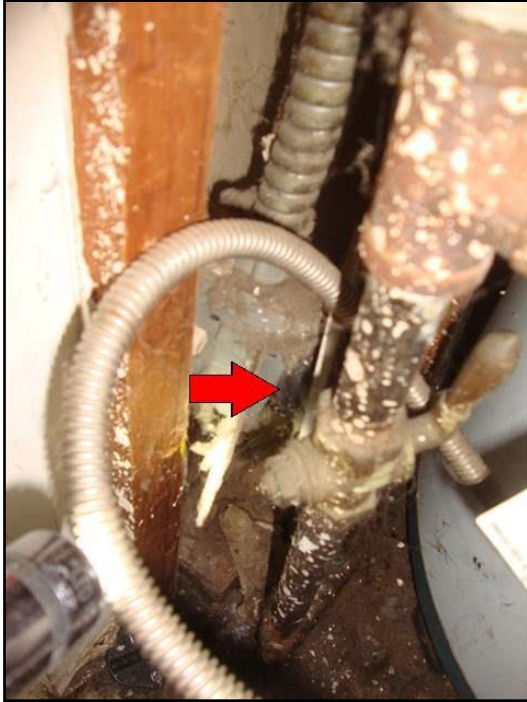
57. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Utility Room & Garage

Task: Repair

Time: Less than 1 year



58. Loose



59. Loose

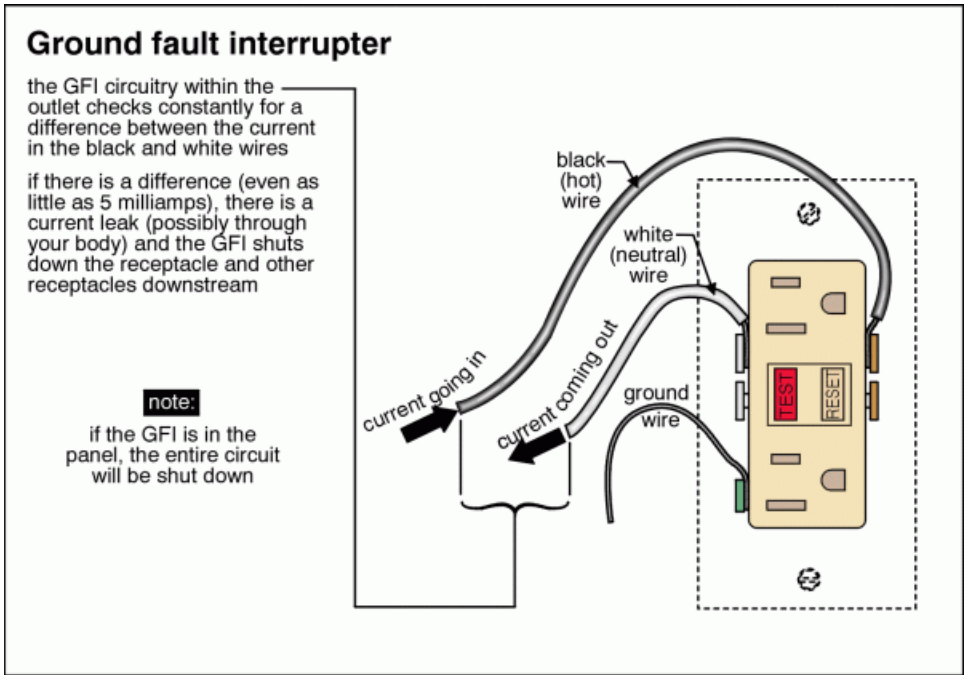
58. Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Current standards require GFCI protection for all bathroom receptacles, all garage and accessory buildings, all receptacles in unfinished basements (except permanently installed burglar or fire alarms), all receptacles serving kitchen countertops, receptacles within 6' of sinks, receptacles within 6' of showers or tubs, receptacles serving laundry areas, all receptacles serving crawlspace at or below grade, all exterior receptacles (except those serving snow melting or de-icing equipment), outlets supplying dishwashers, hydro massage tubs, and must be readily accessible. These standards may be enforced by the local building official when outlets are changed or added.

Implication(s): Electric shock

Location: Various

Task: Below current standards



59. Condition: • [Test faulty on Ground Fault Circuit Interrupter \(GFCI\)](#)

Implication(s): Electric shock

Location: Bathroom

Task: Repair or replace

Time: Immediate



60. *Ground Fault Circuit Interrupter (GFCI)...*

60. Condition: • [No AFCI \(Arc Fault Circuit Interrupter\)](#)

Current standards require AFCI protection for all 120v 15Amp & 20Amp branch circuits supplying power to outlets in the following areas: Family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways & similar rooms. Also required for kitchen and laundry areas. Also required for devices (switches) in all areas above. Not required on individual circuit for central station alarm in RMC, IMC, EMT or

steel-armored cable (type AC or MC) with metal junction boxes.

Local building official may require upgrades to any wiring that is extended, modified or replaced.

Implication(s): Fire hazard

Location: Various

Task: Below current standards

61. Condition: • [Ground Fault Circuit Interrupter \(GFCI\) needed](#)

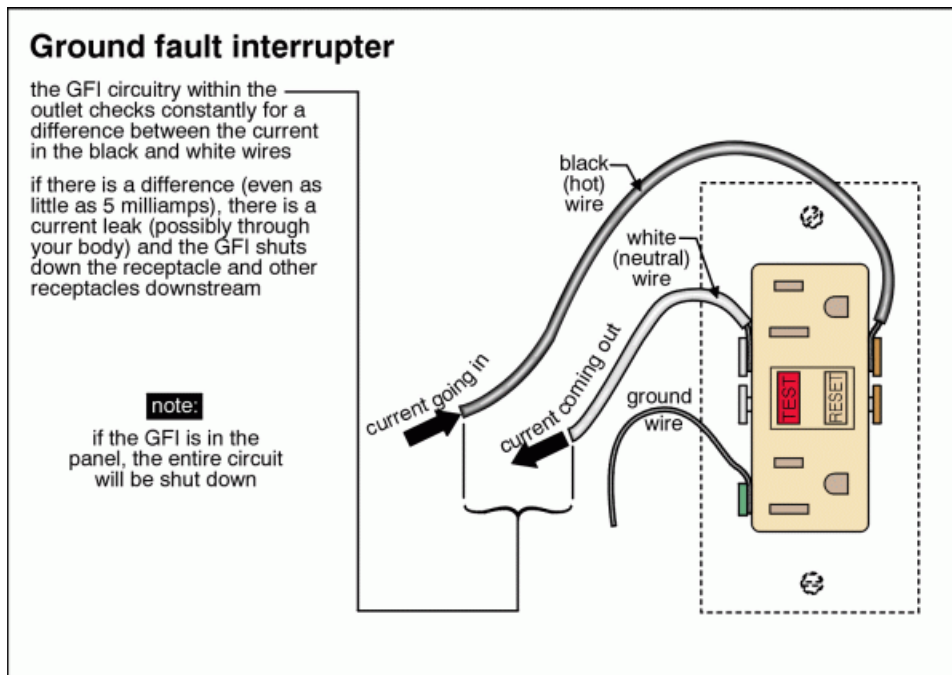
GFCI protection should be provided in all bathrooms, kitchens, garage and exterior and wet areas and areas with unfinished concrete floors.

Implication(s): Electric shock

Location: Throughout

Task: Improve

Time: Action recommended but not required



DISTRIBUTION SYSTEM \ Cover plates

62. Condition: • [Missing](#)

Implication(s): Electric shock

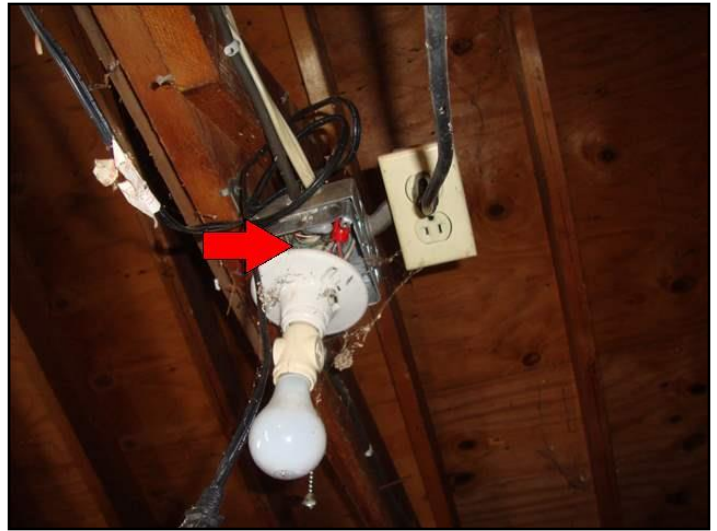
Location: Various

Task: Repair or replace

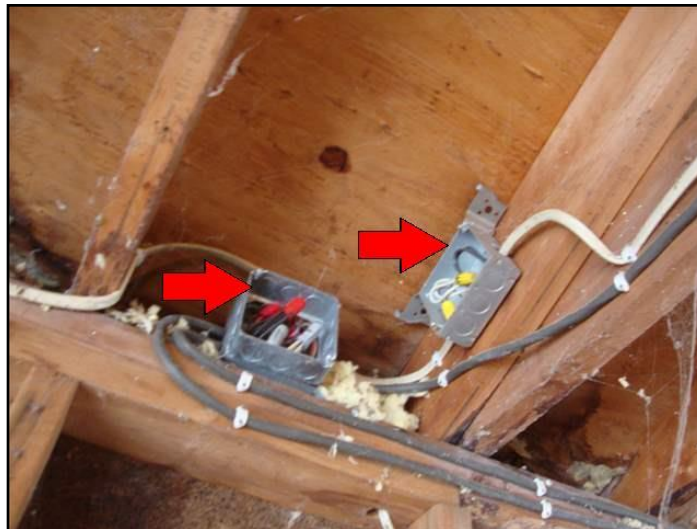
Time: Immediate



61. Missing



62. Missing



63. Missing

DISTRIBUTION SYSTEM \ Smoke detectors

63. Condition: • Missing

Provide smoke detectors in all bedrooms, on each level of the building and in hallways within 10 feet of bedrooms.

Implication(s): Fire hazard

Location: Throughout

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

64. Condition: • None

Provide, at a minimum, on each level of the home within 10 feet of sleeping rooms.

Implication(s): Health hazard

Location: Throughout

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Time: Immediate

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Description

Fuel/energy source: • [Gas](#)

System type: • Abandoned heater in the crawl space was not assessed

System type: • [Furnace](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 66,000 BTU/hr

Efficiency: • [Mid-efficiency](#)

Approximate age: • [7 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter • Utility room

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • Single wall

Chimney/vent: • [Masonry](#)

Chimney liner: • [Metal](#)

Combustion air source: • Interior of building

Mechanical ventilation system for home: • Bathroom exhaust fan

Limitations

General: • Humidifiers are not assessed

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Only a small portion visible

Recommendations

General

65. • Estimated heating repair costs:

Cost: \$1,500 - \$2,500

66. • Abandoned heater.

Location: Crawl Space

Task: Remove

Time: Less than 1 year



64.

GAS FURNACE \ Combustion air

67. Condition: • [Inadequate combustion air](#)

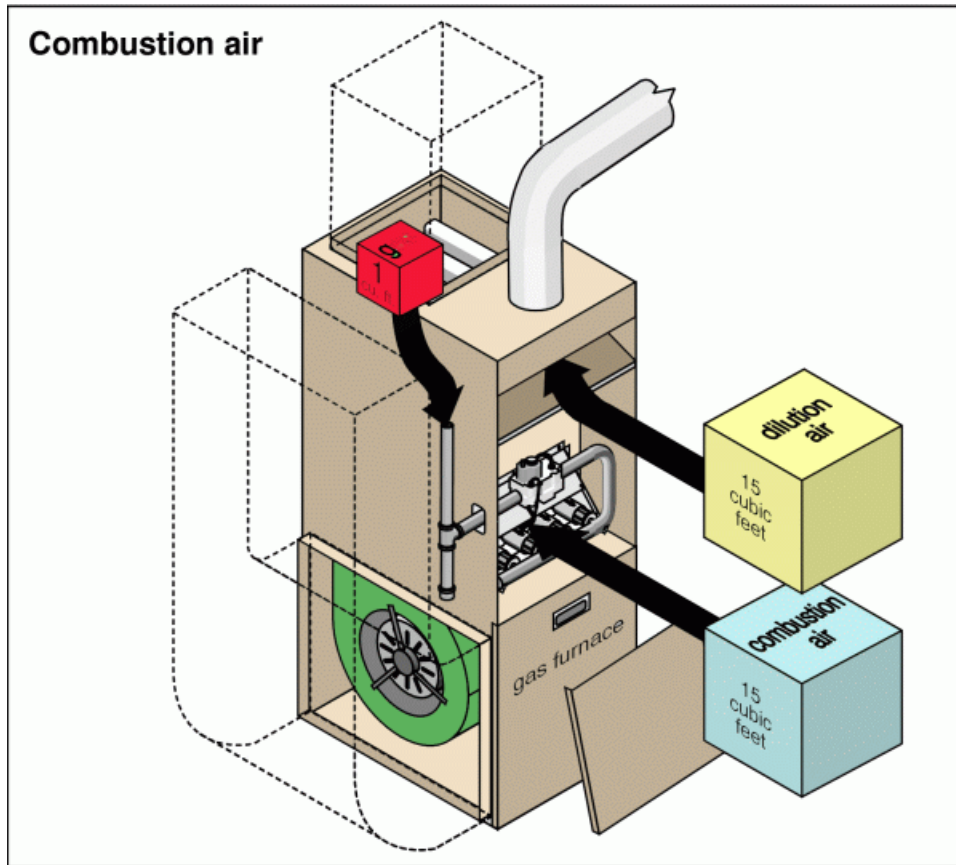
Recommend providing outdoor air source for combustion air. If the mechanical room is partitioned off or if a door is installed, the gas appliance may not be provided with adequate combustion air.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Utility Room

Task: Improve

Time: When remodeling



GAS FURNACE \ Venting system

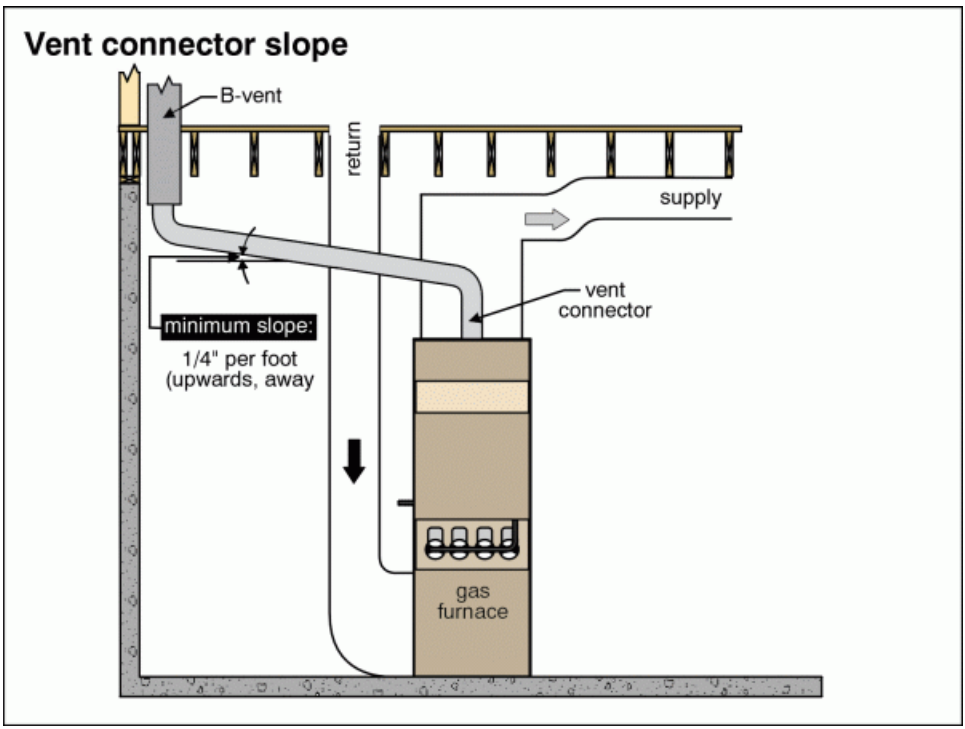
68. Condition: • [Poor slope](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Utility Room

Task: Repair

Time: Immediate



65. Poor slope

69. Condition: • [Combustible clearance](#)

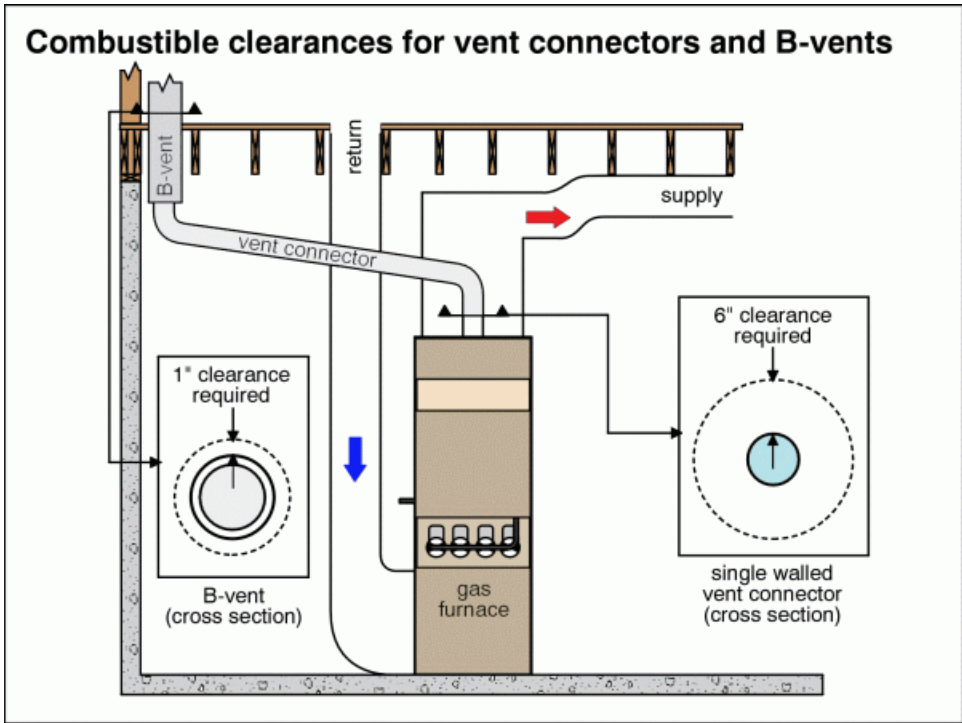
Double wall vents require a minimum clearance of 1". Single wall vents require a minimum clearance of 6".

Implication(s): Fire hazard

Location: Utility Room

Task: Improve

Time: Immediate



66. Combustible clearance

GAS FURNACE \ Ducts, registers and grilles

70. Condition: • [Dirty, obstructed or collapsed](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Repair

Time: Less than 1 year



67. Dirty, obstructed or collapsed

71. Condition: • [Disconnected ducts](#)

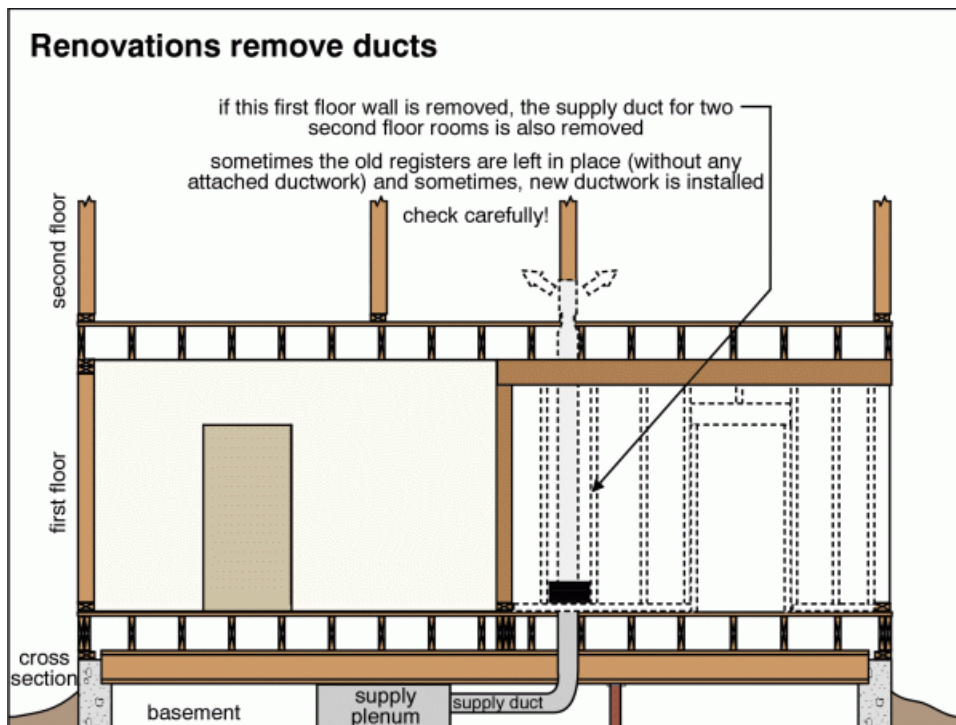
Likely disconnected to provide heat to the crawlspace to prevent the pipes from freezing.

Implication(s): Increased heating costs | Reduced comfort

Location: Crawl Space

Task: Repair

Time: Immediate



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68. *Disconnected ducts*

72. **Condition:** • [Leaky joints](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Utility Room

Task: Repair

Time: Less than 1 year



69. *Leaky joints*

73. **Condition:** • [Insulation missing, damaged](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Crawl Space

HEATING

Sample Report, St. Paul, MN December 30, 2015

Report No. 1504

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Below current standards

74. Condition: • Missing

Missing grills.

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Provide

Time: Less than 1 year



70. Missing

75. Condition: • [Poor location](#)

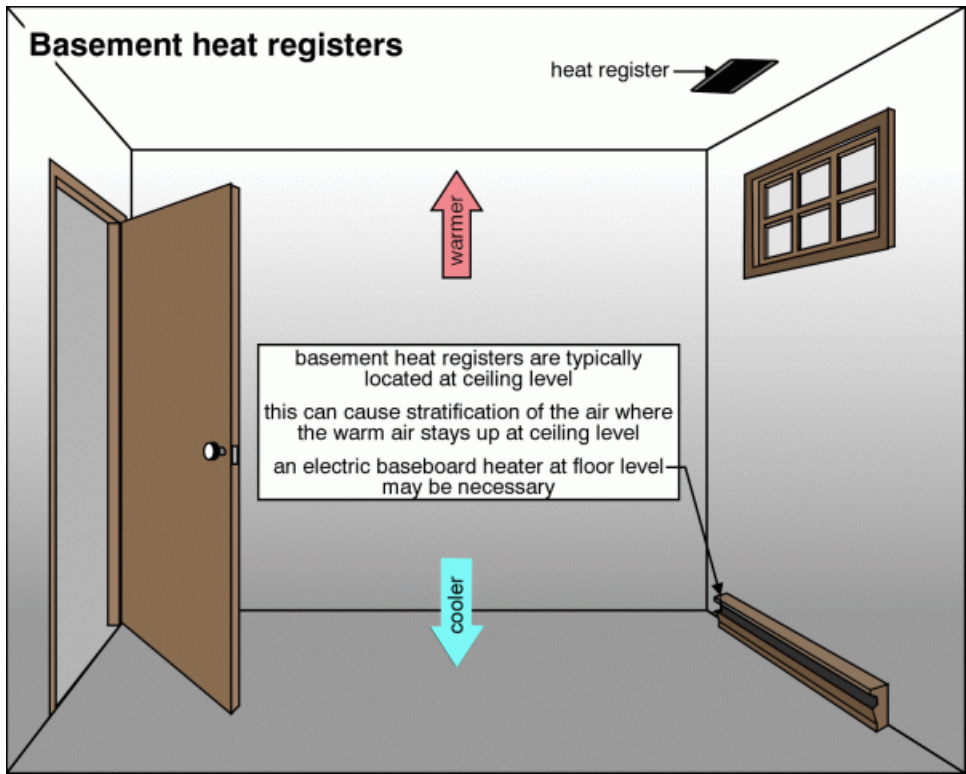
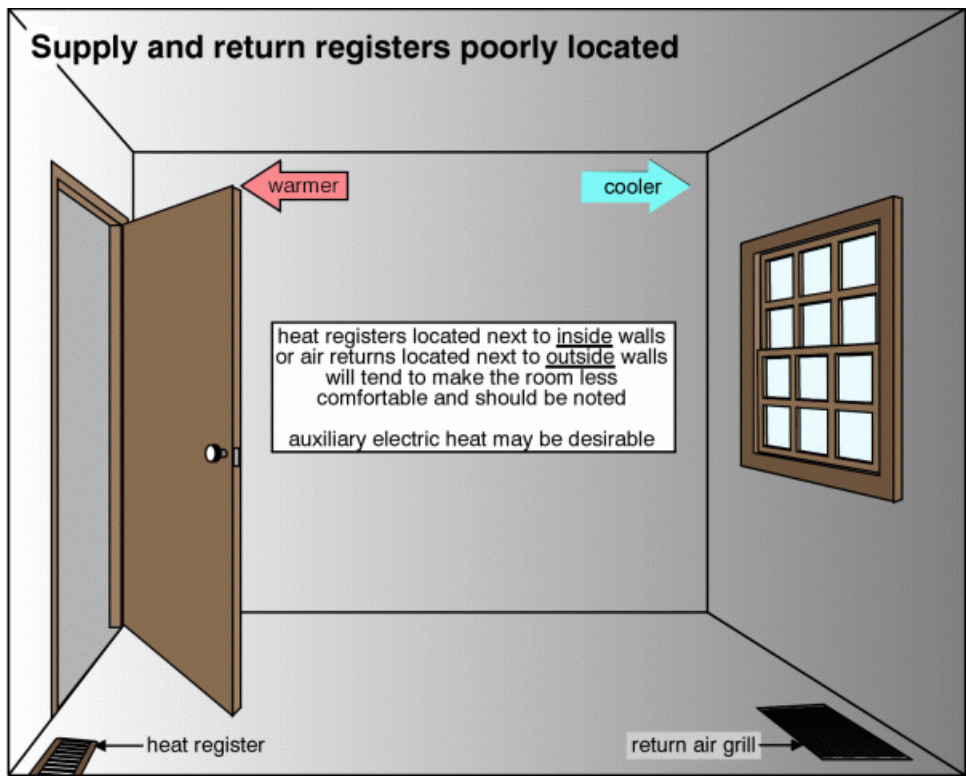
Implication(s): Increased heating costs | Reduced comfort

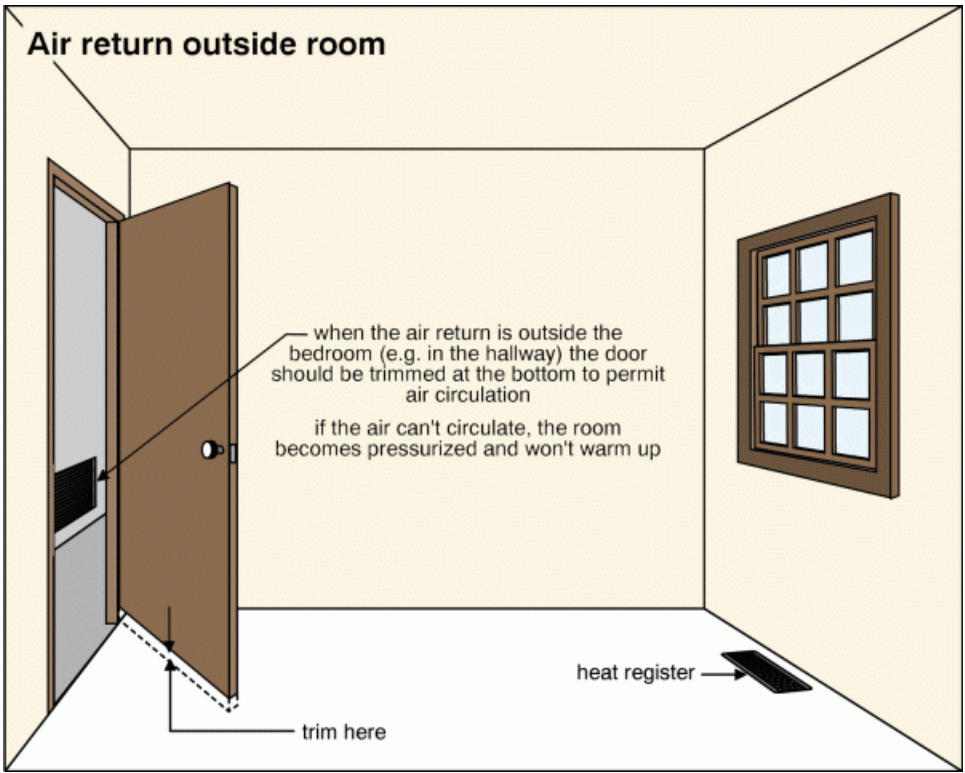
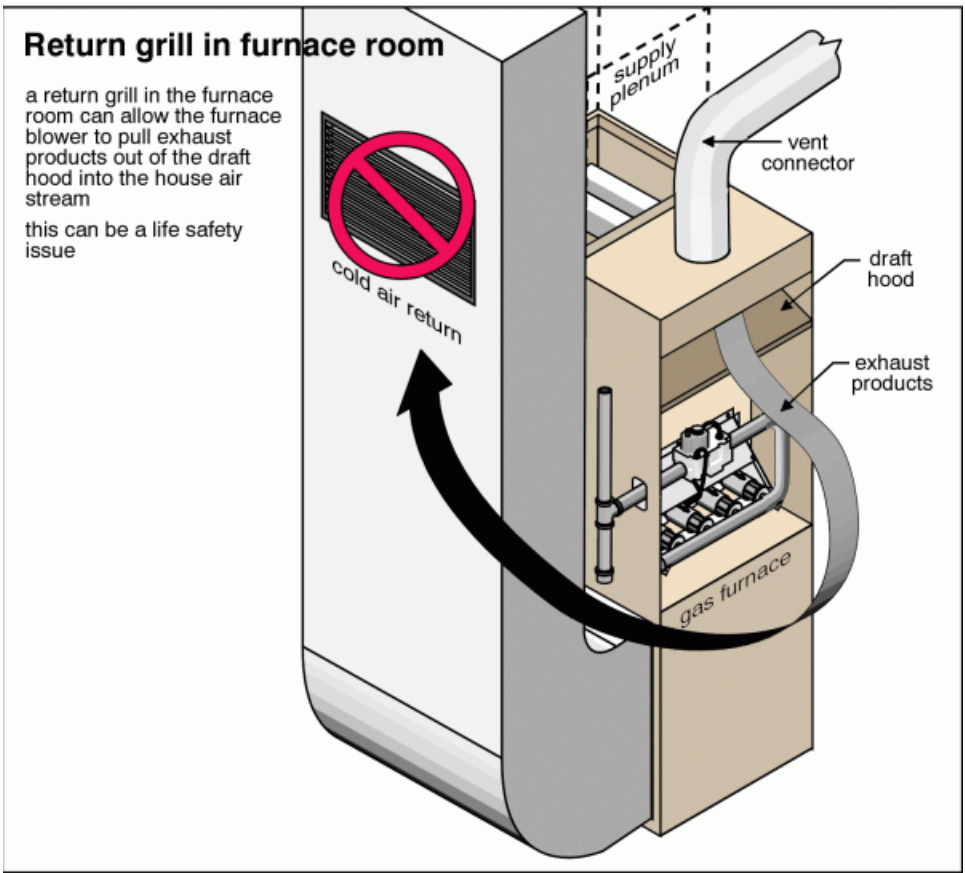
Location: Bedroom

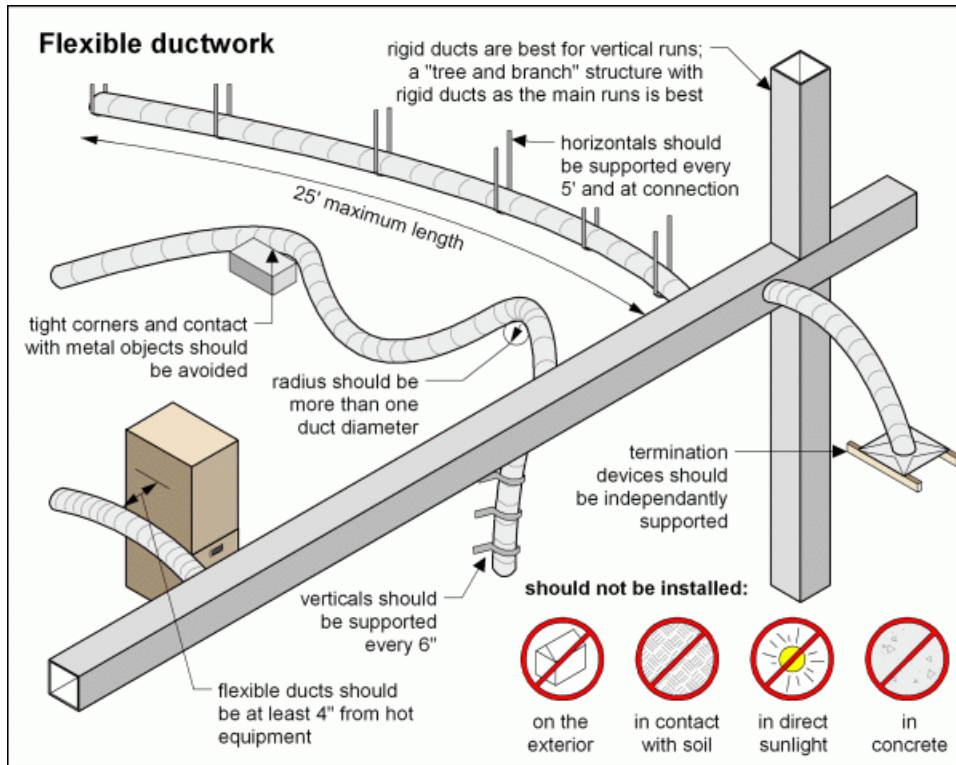
Task: Improve

Time: When remodeling

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									







71. Poor location

CHIMNEY AND VENT \ Metal chimney or vent

76. Condition: • [Sections not well secured](#)

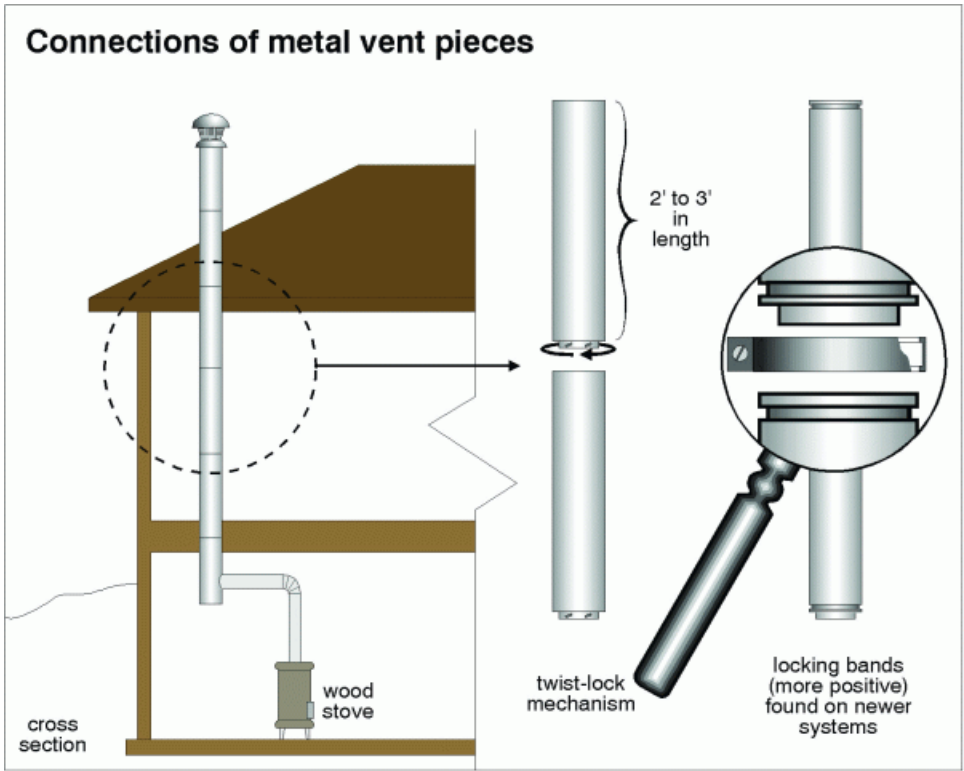
Remove abandoned vent.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased fire hazard

Location: Attic

Task: Remove

Time: Less than 1 year



72. Sections not well secured



73. Sections not well secured

COOLING & HEAT PUMP

Sample Report, St. Paul, MN December 30, 2015

Report No. 1504

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • None present

Limitations

Heat gain calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

INSULATION AND VENTILATION

Sample Report, St. Paul, MN December 30, 2015

Report No. 1504

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#) • [Vermiculite](#)

Attic/roof insulation amount/value:

• [R-12](#)

Approximate

Attic/roof ventilation: • [Roof vent](#) • [Gable vent](#)

Attic/roof air/vapor barrier: • [None found](#)

Wall insulation amount/value: • Not determined

Floor above basement/crawlspace air/vapor barrier: • None found

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Recommendations

General

77. • Estimated insulation repair costs:

Cost: \$1,500-\$3,000

ATTIC/ROOF \ Insulation

78. **Condition:** • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Task: Improve

Time: Action recommended but not required

79. **Condition:** • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Repair

Time: Immediate



74. Gaps or voids

80. Condition: • [Possible Zonolite](#)

Test the vermiculite to determine if it contaminated with asbestos. Treat this material as if it contains asbestos and do not disturb. Have the material removed by a licensed asbestos abatement contractor if it is not tested. Information regarding Zonolite: <http://www.asbestos.com/products/construction/zonolite-insulation.php>

Implication(s): Environmental contamination

Location: Attic

Task: Further evaluation

Time: Immediate



75. Possible Zonolite

ATTIC/ROOF \ Hatch

81. Condition: • [Not insulated](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

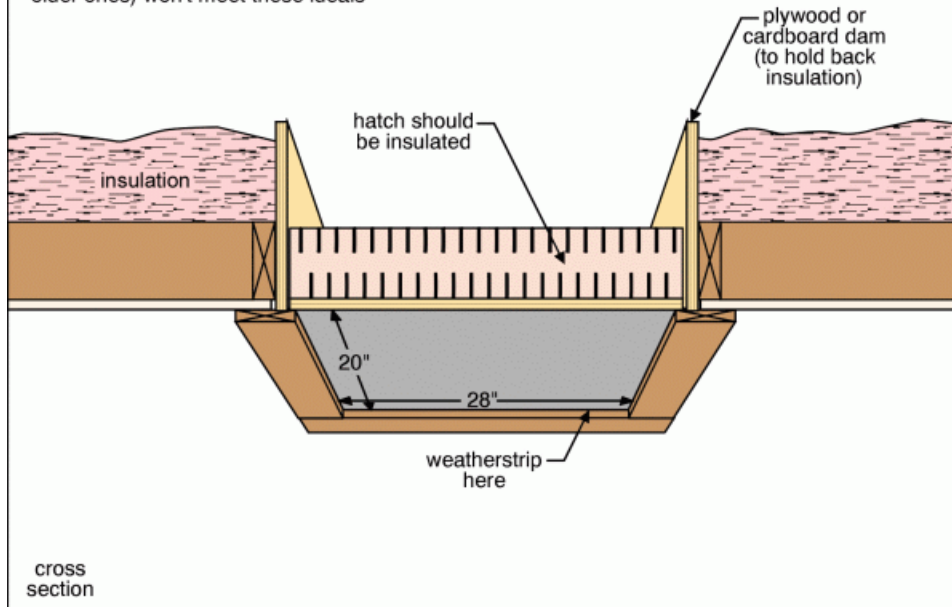
Task: Improve

Time: Immediate

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



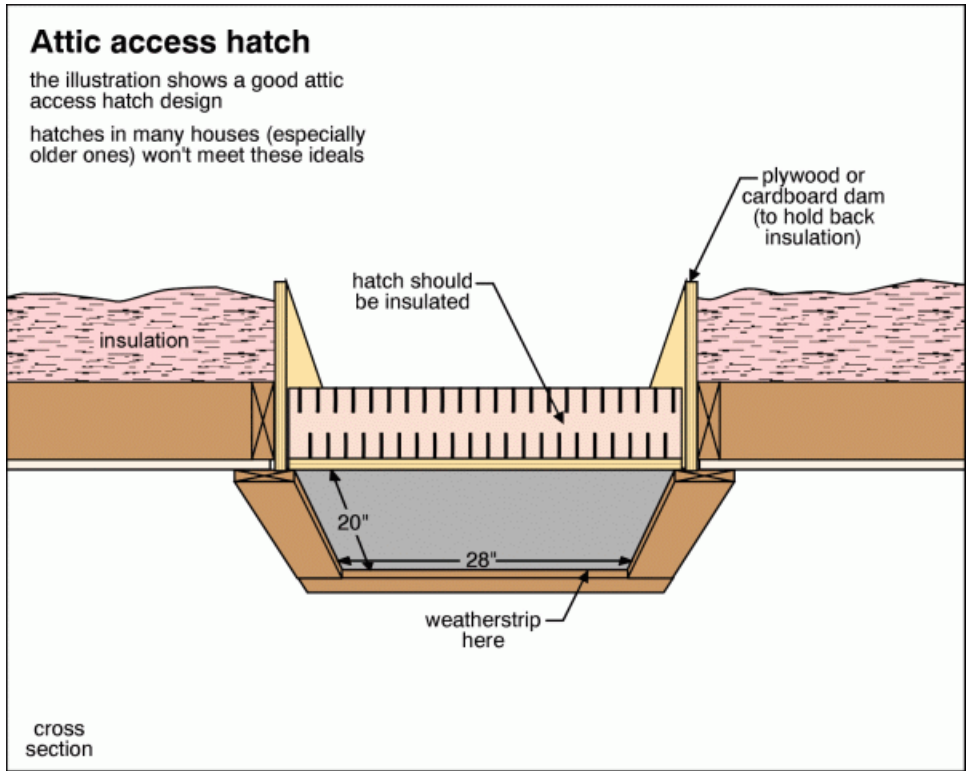
76. Not insulated

82. Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Task: Provide

Time: Less than 1 year



FLOORS \ Floors over unheated areas

83. Condition: • [Too little insulation](#)

Missing in most areas between joists.

Implication(s): Increased heating costs | Reduced comfort

Location: Crawlspace

Task: Provide

Time: Less than 1 year



77. Too little insulation

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

FOUNDATION \ Interior insulation

84. Condition: • [None](#)

Implication(s): Increased heating costs

Task: Provide

Time: Action recommended but not required

FOUNDATION \ Crawlspace ventilation

85. Condition: • Inadequate

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Improve

Time: Less than 1 year

FOUNDATION \ Crawlspace floor

86. Condition: • [No vapor barrier](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Provide

Time: Action recommended but not required

Description

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • CPVC (Chlorinated PolyVinylChloride)

Main water shut off valve at the: • Meter

Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Natural draft

Tank capacity: • 50 gallons

Water heater approximate age: • 13 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [High](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Plastic](#) • [Cast Iron](#) • [Galvanized steel](#)

Floor drain location: • Near heating system

Gas piping: • Steel • Copper

Limitations

General: • Irrigation systems, if present, are not assessed

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

Recommendations

General

87. • Estimated plumbing repair costs:

Cost: \$1,500 - \$2,500

SUPPLY PLUMBING \ Supply piping in building

88. **Condition:** • [Rust](#)

Corrosion at fittings.

Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage | Reduced system life expectancy | Equipment failure

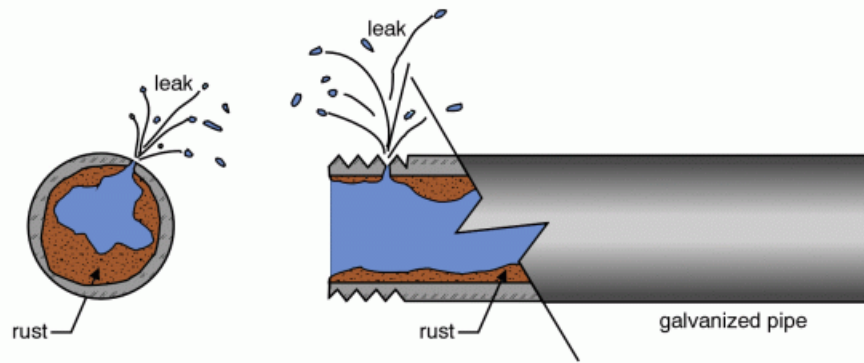
Location: Water Heater

Task: Monitor

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



cross section



78. Rust

89. Condition: • [Galvanized steel](#)

Implication(s): Reduced water pressure and volume

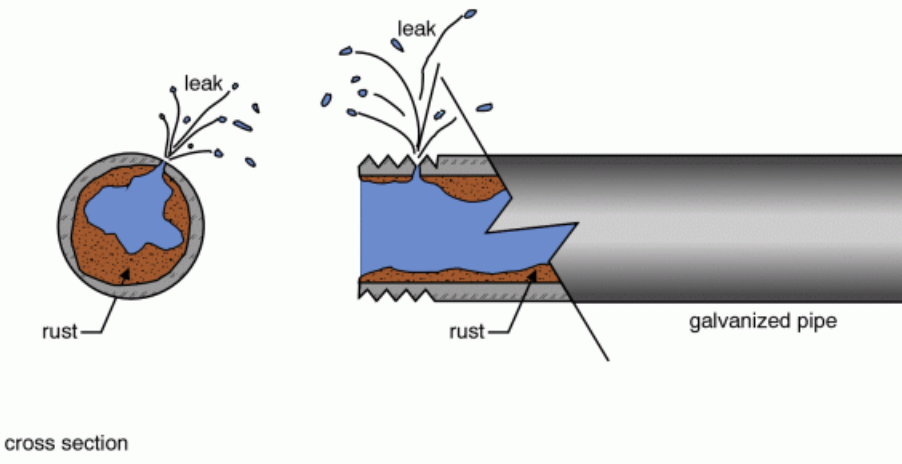
Location: Laundry Room

Task: Monitor

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



79. Galvanized steel

90. Condition: • [Non-standard material](#)

Flexible supply lines.

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No water

Location: Water Heater

Task: Below current standards



80. *Non-standard material*

91. Condition: • [Non-standard material](#)

Saddle valves are prone to leak. Replace with in line shut off valve.

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No water

Location: Kitchen

Task: Monitor



81. *Non-standard material*

WATER HEATER \ Life expectancy

92. Condition: • Beyond life expectancy with several defects. The unit was inoperable at the time of the inspection.

Task: Replace
Time: Immediate

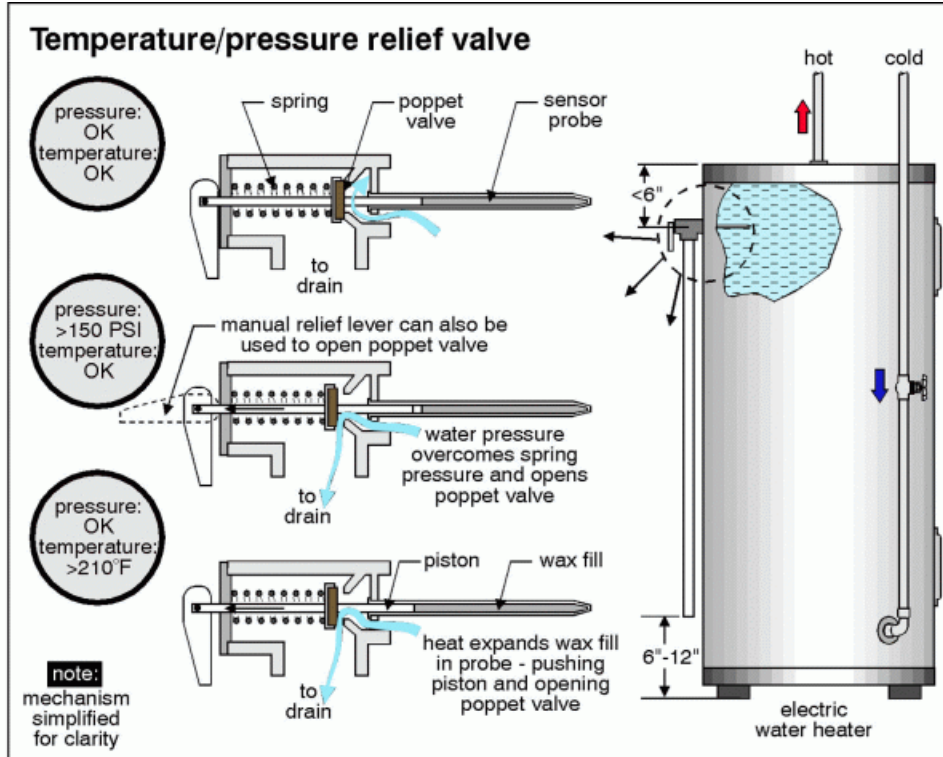
WATER HEATER \ Temperature/pressure relief valve

93. Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Task: Provide

Time: Immediate



82. Discharge tube missing

WATER HEATER \ Drain valve

94. Condition: • Leak

Task: Repair

Time: Immediate



83.

WATER HEATER - GAS BURNER AND VENTING \ Combustion air

95. Condition: • [Inadequate combustion air](#)

Recommend providing an external combustion air source. If a solid door is added to the mechanical room, adequate combustion air will not be provided.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased operating costs

Location: Utility Room

Task: Improve

Time: Less than 1 year

WATER HEATER - GAS BURNER AND VENTING \ Gas burners

96. Condition: • [Scorching](#)

Scorching or back drafting is likely the result of poor combustion air.

Implication(s): Chance of damage to finishes | Hazardous combustion products entering home | Increased fire hazard

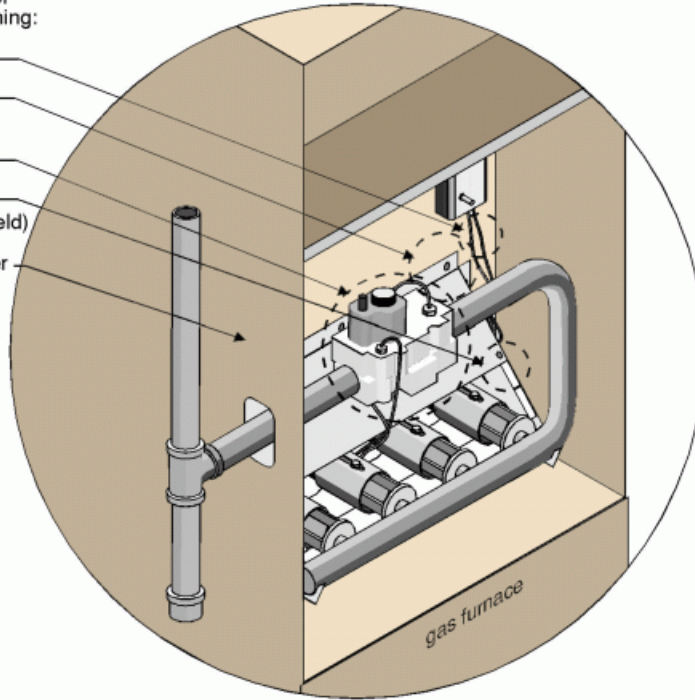
Location: Utility Room

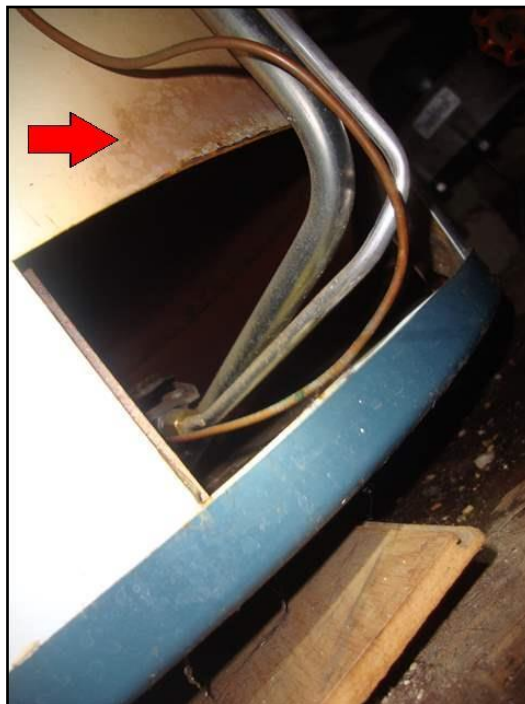
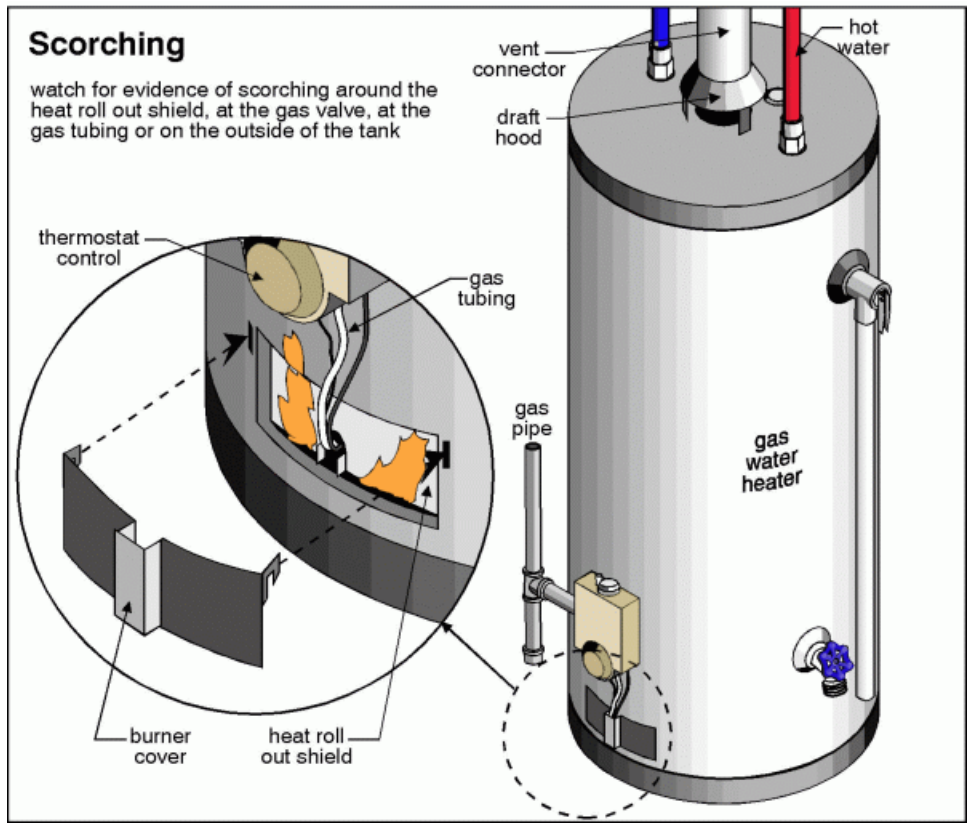
Task: Monitor

Scorching

locations to look for evidence of scorching:

- wiring
- heat exchanger face plate
- gas valve
- heat shield (flame rollout shield)
- cabinetry or cover





84. Scorching

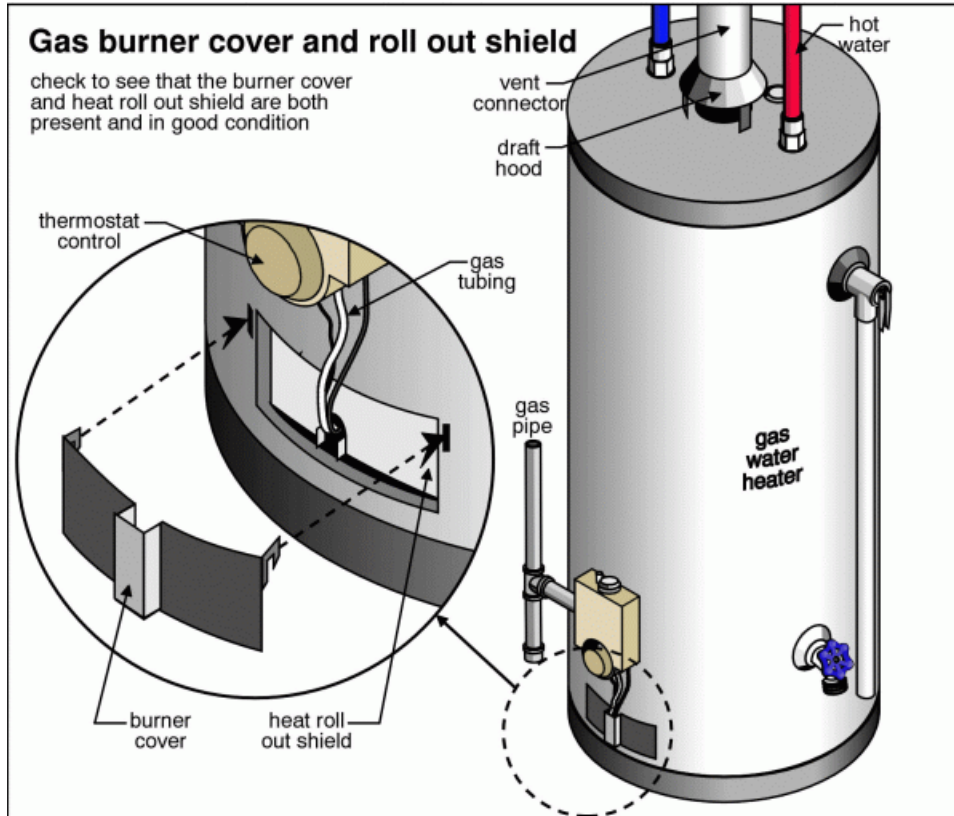
WATER HEATER - GAS BURNER AND VENTING \ Burner cover

97. Condition: • [Missing](#)

Implication(s): Fire or explosion

Task: Provide

Time: Immediate



WATER HEATER - GAS BURNER AND VENTING \ Venting system

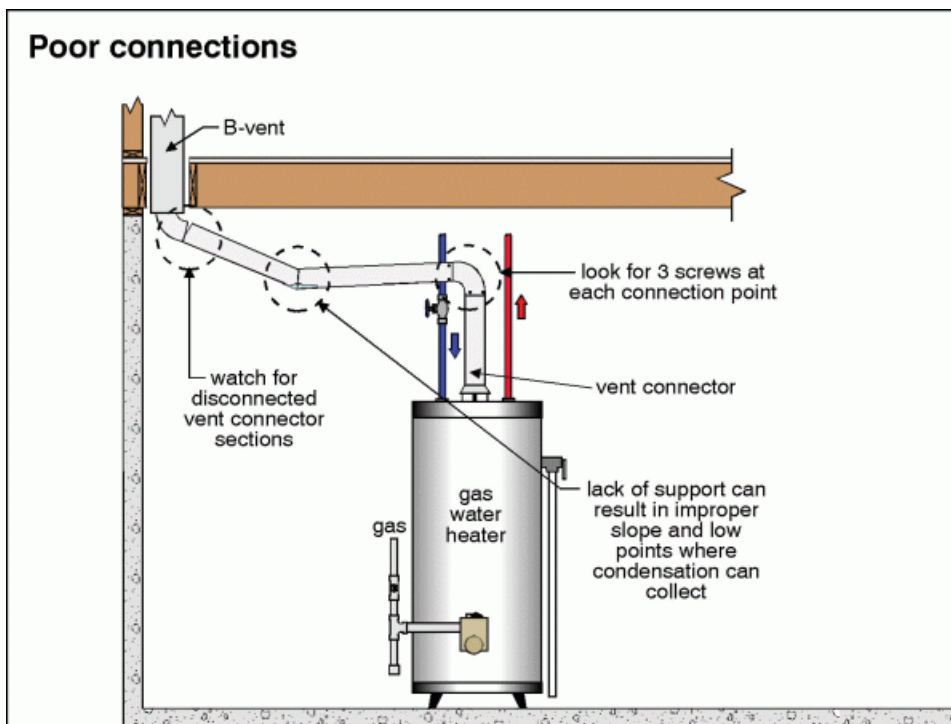
98. Condition: • [Poor connections](#)

Poor connections create a potential carbon monoxide hazard.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Task: Repair

Time: Immediate



85. Poor connections

WASTE PLUMBING \ Drain piping - performance

99. Condition: • [Leak](#)

Implication(s): Sewage entering the building

Location: Bathroom

Task: Repair

Time: Immediate



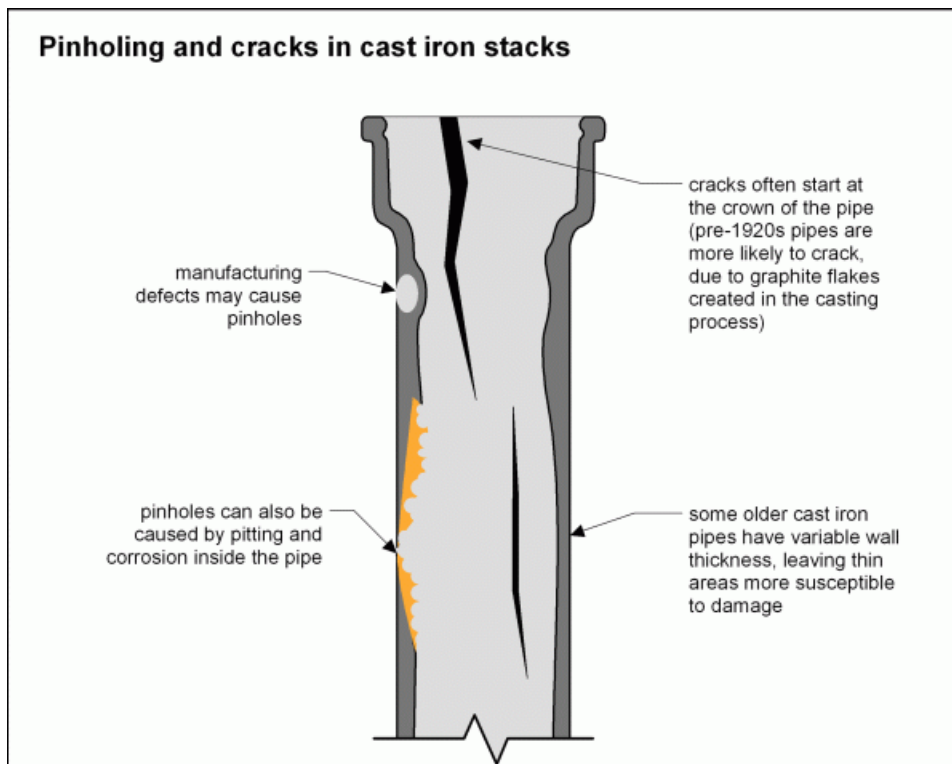
86. Leak

100. Condition: • [Rust](#)

Implication(s): Sewage entering the building

Location: Crawlspace

Task: Monitor





87. *Rust*

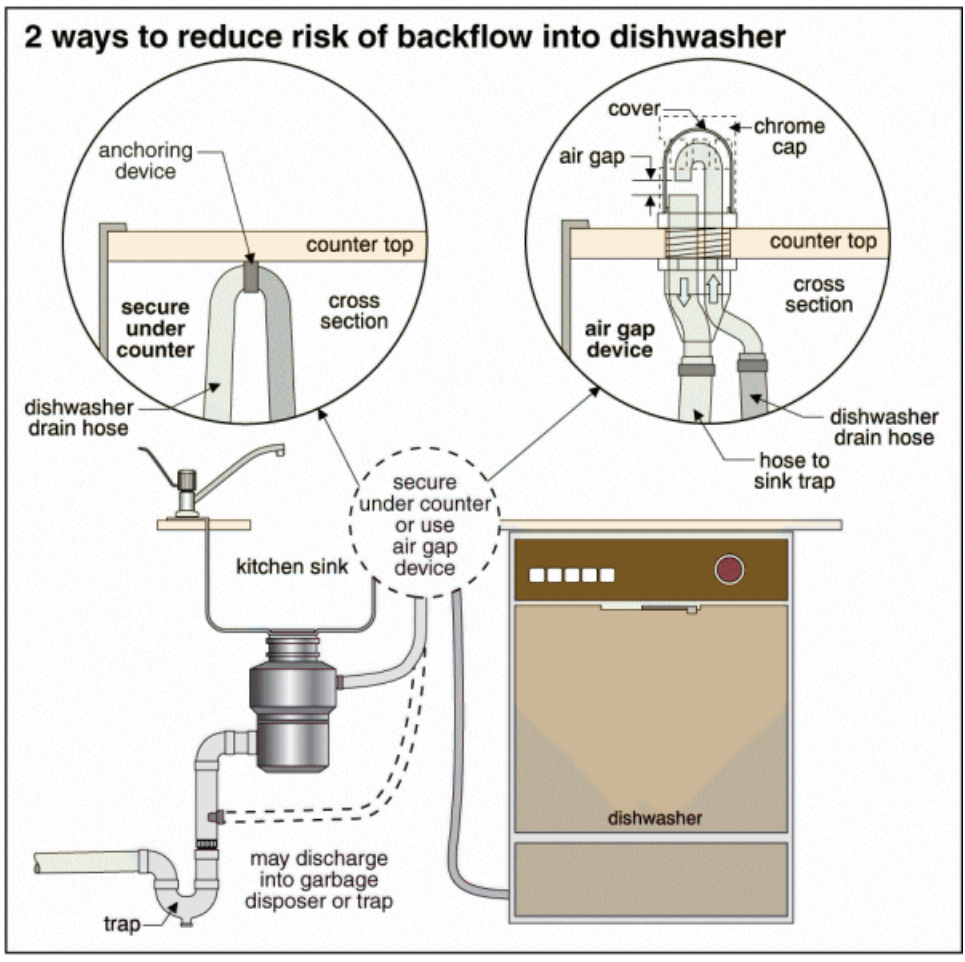
101. Condition: • [Dishwasher drain connections](#)

No high loop. Attach to top of counter top.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Below current standards



88. Dishwasher drain connections

WASTE PLUMBING \ Drain piping - installation

102. Condition: • [Undersized](#)

Implication(s): Sewage entering the building

Location: Washing Machine Stand Pipe

Task: Improve

Time: When remodelling

103. Condition: • [Nonstandard materials and patches](#)

Flexible drain connector.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Crawl Space

Task: Below current standards



89. Nonstandard materials and patches

WASTE PLUMBING \ Venting system

104. Condition: • [Ineffective](#)

Poor pipe arrangements and missing vents suspect. Concealed plumbing limited the assessment.

Implication(s): Sewer gases entering the building

Location: Various

Task: Repair

Time: When remodelling

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

105. Condition: • [Loose](#)

Loose bathroom vanity.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the building

Location: Bathroom

Task: Repair

Time: Less than 1 year

FIXTURES AND FAUCETS \ Faucet

106. Condition: • [Drip, leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Repair

Time: Immediate



90. *Drip, leak*

107. Condition: • [Obstructed aerator](#)

Implication(s): Reduced water pressure and volume

Location: Bathroom

Task: Repair

Time: Less than 1 year



91. *Obstructed aerator*

108. Condition: • [Loose](#)

Implication(s): Equipment failure

Task: Repair
Time: Less than 1 year



92. Loose

FIXTURES AND FAUCETS \ Toilet

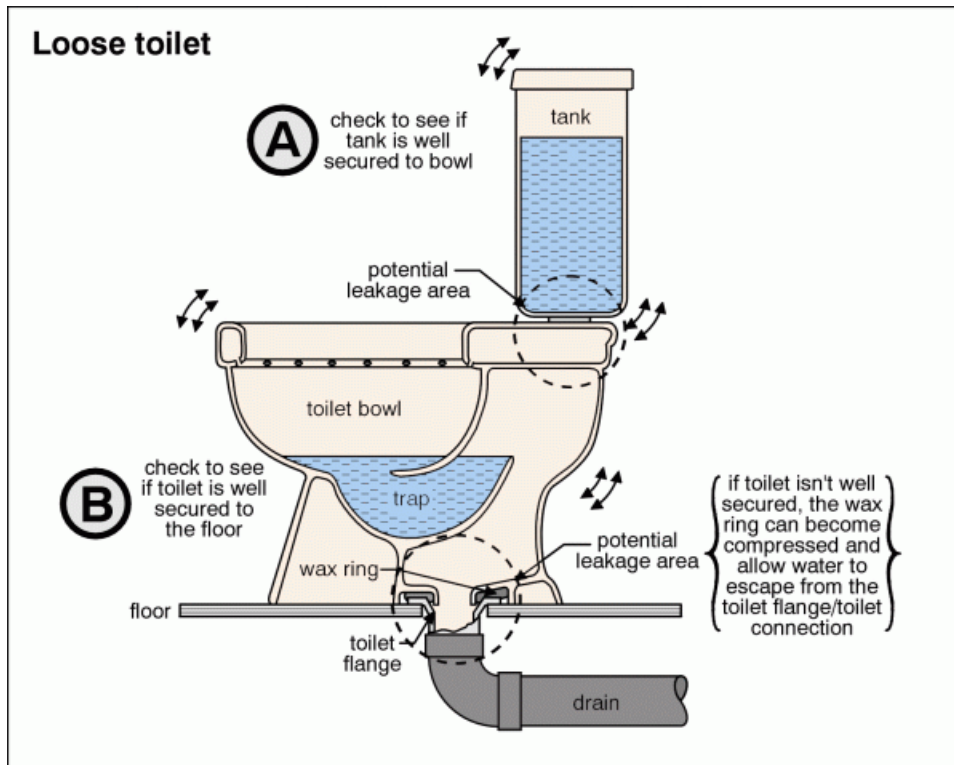
109. Condition: • Loose

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Tub

Task: Repair

Time: Immediate



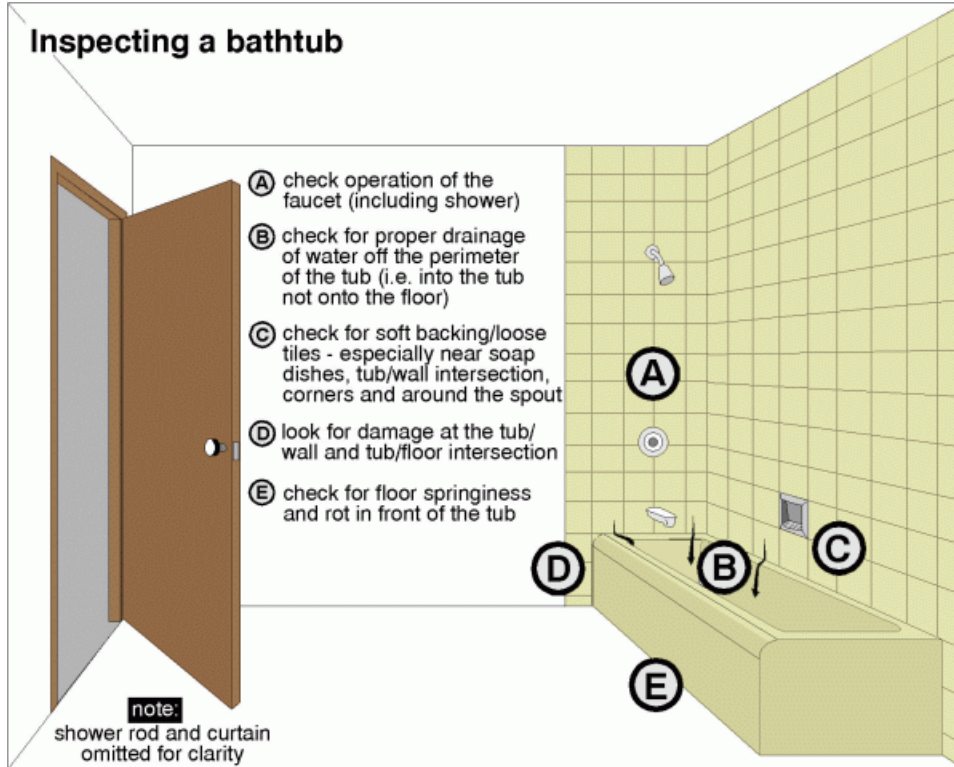
FIXTURES AND FAUCETS \ Bathtub

110. Condition: • [Slow drain](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair

Time: Less than 1 year



93. Slow drain

FIXTURES AND FAUCETS \ Hose bibb

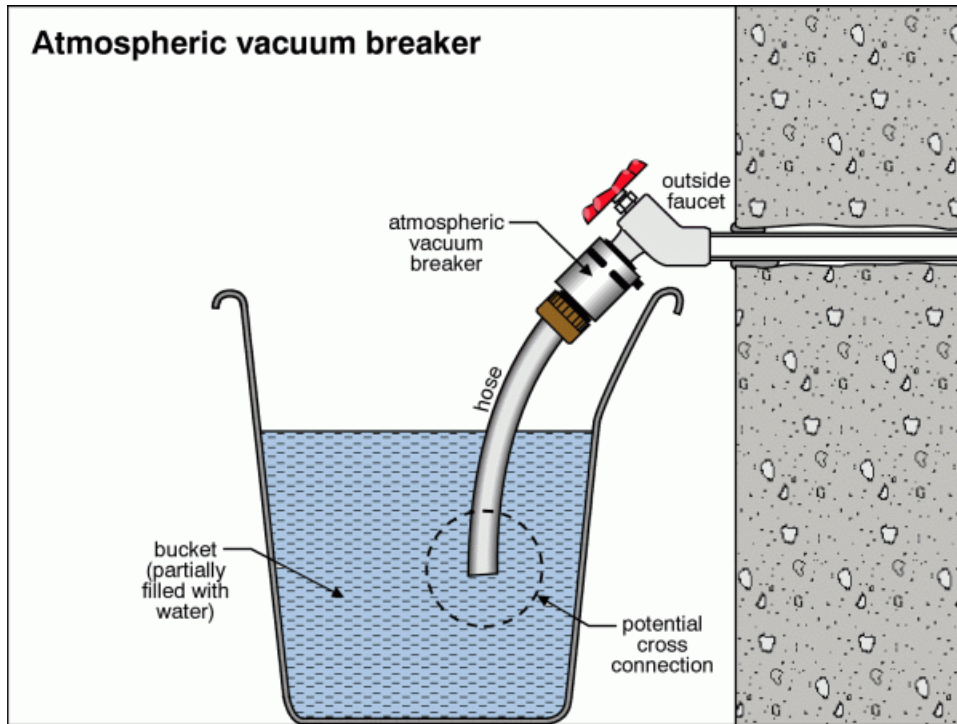
111. Condition: • [Backflow prevention missing](#)

Lack of backflow prevention devices has the potential to contaminate water supply. Provide on all threaded faucets and hose bibs.

Implication(s): Contaminated drinking water

Task: Provide

Time: Less than 1 year



GAS SUPPLY \ Gas piping

112. Condition: • [Improper connections](#)

Uncapped gas line. It was not determined if the line is connected to a gas supply. Exercise caution when opening gas valves until the line is capped or removed.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Utility Room

Task: Repair

Time: Immediate



94. *Improper connections*

113. Condition: • [Inappropriate materials](#)

Old, unapproved "lube" or "plug" gas valves and unions should be monitored for leaks and replaced when appliances are replaced or upgraded or as required by local code.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Utility Room

Task: Below current standards



95. *Inappropriate materials*

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Resilient](#) • [Laminate](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • Wood • Vinyl

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • Hinged • [Metal](#)

Evidence of crawlspace leakage: • Dampness

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 75 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

General

114. • Estimated interior repair costs:

Cost: \$10,000 - and up

FLOORS \ General

115. **Condition:** • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Kitchen

Task: Replace

Time: Less than 1 year



96. Loose or missing pieces

FLOORS \ Resilient flooring

116. Condition: • [Damage](#)

Implication(s): Cosmetic defects

Location: Utility Room

Task: Replace

Time: Less than 1 year

FLOORS \ Carpet on floors

117. Condition: • Excessive stains and wear

Location: Throughout

Task: Replace

Time: Less than 1 year



97.

WALLS \ General

118. Condition: • Unfinished areas.

Location: Various

Task: Repair

Time: Less than 1 year



98.



99.

119. Condition: • Typical flaws

Implication(s): Cosmetic defects

Location: Various

Task: Comment



100. Typical flaws

WALLS \ Plaster or drywall

120. Condition: • [Water damage](#)

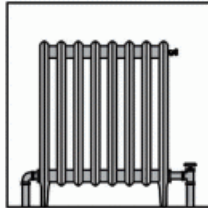
Implication(s): Cosmetic defects

Location: Utility Room

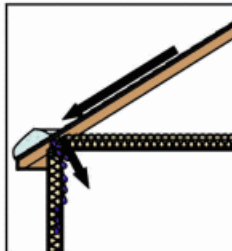
Task: Repair

Time: Less than 1 year

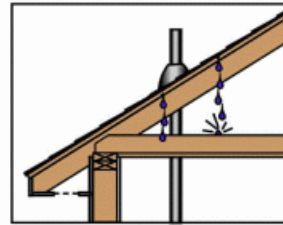
Sources of interior water damage



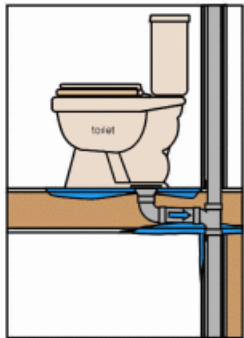
heating leaks



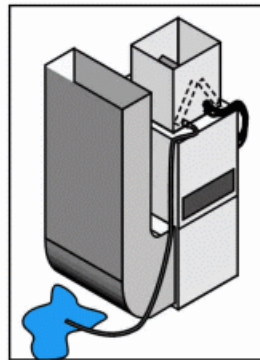
ice damming and condensation



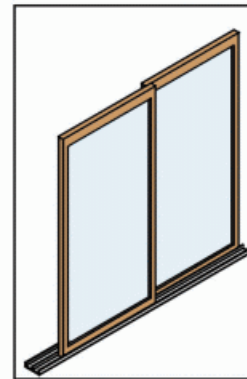
roof or flashing leaks



plumbing leaks



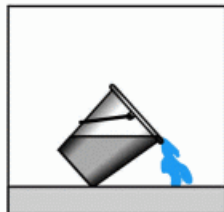
air conditioning leaks



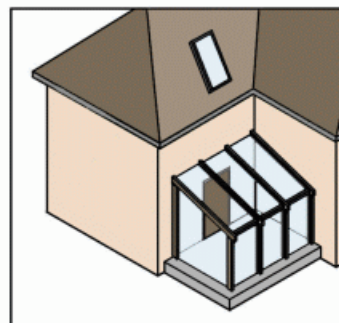
door leaks



melting snow



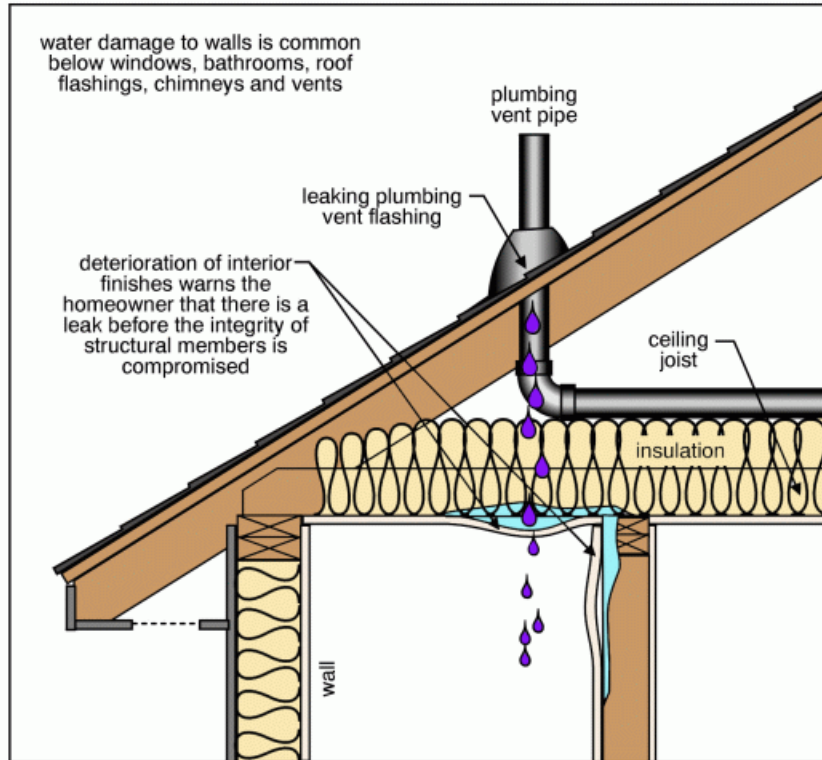
accidental spills



wall, window, solarium and skylight leaks

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Common locations for water damage



101. Water damage

CEILINGS \ General

121. Condition: • Typical flaws

Implication(s): Cosmetic defects

Location: Various

Task: Comment

122. Condition: • [Missing sections](#)

Missing ceiling sections are creating excessive heat loss and ice dams.

Implication(s): Cosmetic defects | Damage or physical injury due to falling materials

Location: Utility Room Closet

Task: Repair

Time: Immediate



102. *Missing sections*

WINDOWS \ General

123. Condition: • Difficult to operate

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Improve

Time: Less than 1 year

DOORS \ Doors and frames

124. Condition: • Missing

Location: Utility Room

Task: Provide

Time: Discretionary



103.

125. Condition: • [Damage](#)

Bi-fold door is off the track.

Implication(s): Cosmetic defects

Location: Closet

Task: Repair

Time: Less than 1 year



104. Damage

126. Condition: • [Inoperable](#)

Cracked glass and broken frame.

Implication(s): Reduced operability

Location: Closet

Task: Replace

Time: Immediate



105. Inoperable

127. Condition: • [Racked/out-of-square](#)

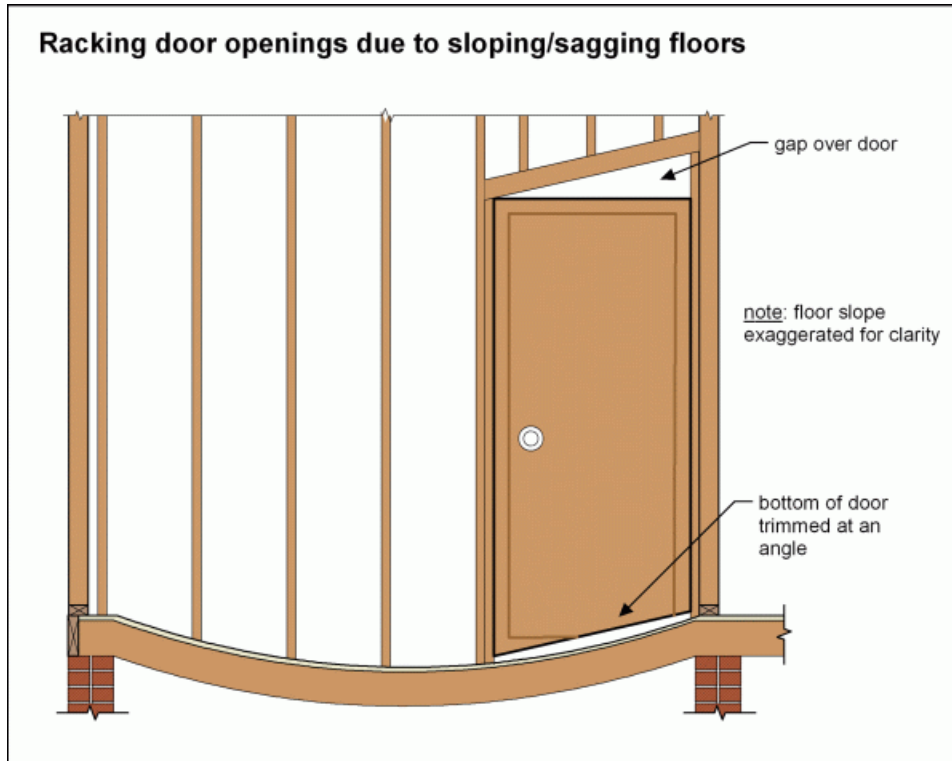
Poor installation.

Implication(s): Cosmetic defects | Chance of damage to finishes and structure

Location: Various

Task: Repair or replace

Time: Less than 1 year



DOORS \ Hardware

128. Condition: • [Inoperable](#)

Implication(s): System inoperative or difficult to operate

Location: Rear Storm Door Closer

Task: Repair

Time: Less than 1 year



106. Inoperable

129. Condition: • [Broken](#)

Missing bolts.

Implication(s): Cosmetic defects | System inoperative or difficult to operate

Location: Throughout

Task: Repair

Time: Immediate



107. Broken

130. Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

Location: Various

Task: Provide

Time: Less than 1 year

131. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: Various

Task: Repair

Time: Less than 1 year



108. Loose

132. Condition: • Latch not effective on exterior door

Implication(s): Poor security

Location: Rear Storm Door

Task: Repair or replace

Time: Less than 1 year



109. Latch not effective on exterior door

DOORS \ Interior trim

133. Condition: • [Missing](#)

Implication(s): Cosmetic defects

Location: Various

Task: Provide

Time: Less than 1 year

CARPENTRY \ Cabinets

134. Condition: • [Stained, worn, damaged](#)

Implication(s): Cosmetic defects

Task: Repair

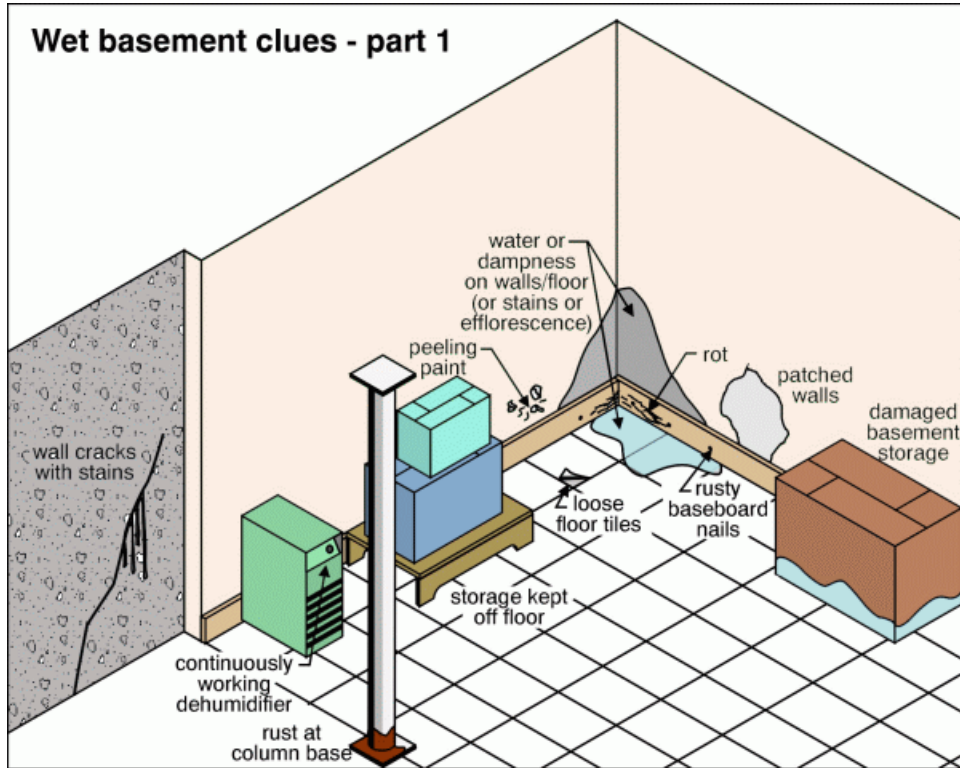
Time: Discretionary

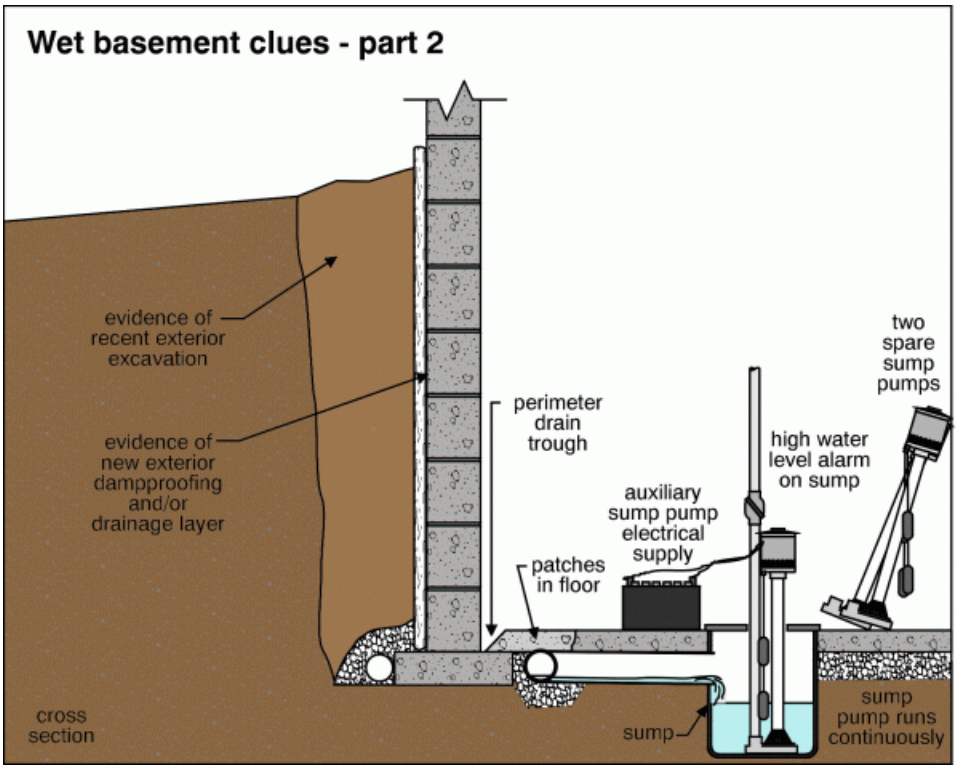
CRAWLSPACE \ Wet crawlspace - evidence

135. Condition: • [Dampness on floor or walls](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Further evaluation





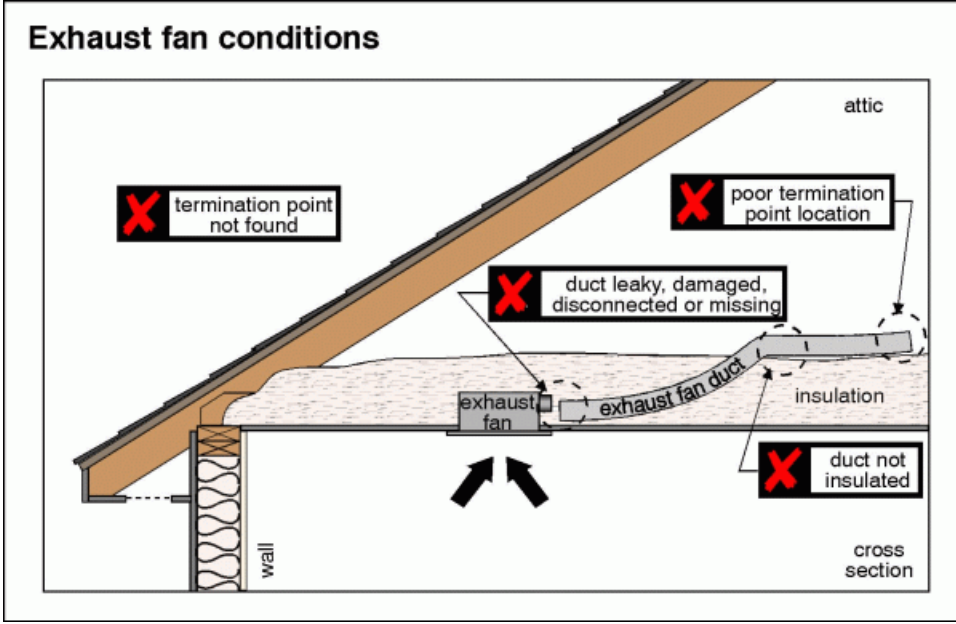
EXHAUST FANS \ Exhaust duct

136. Condition: • [Not insulated in unconditioned space](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Repair

Time: Less than 1 year



137. Condition: • [Not vented to exterior](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Repair

Time: Immediate



110. *Not vented to exterior*

APPLIANCES \ Range

138. Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: Kitchen

Task: Below current standards

APPLIANCES \ Dishwasher

139. Condition: • Inoperative

Implication(s): Equipment inoperative

Task: Replace

Time: Less than 1 year

APPLIANCES \ Dryer

140. Condition: • Dryer not vented to exterior

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Provide

Time: Immediate

141. Condition: • Inoperative

Damaged drum or bearing.

Implication(s): Equipment inoperative

Task: Repair or replace

Time: Less than 1 year



111. *Inoperative*

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

