



# PROPERTY CONDITION ASSESSMENT REPORT

*The best property inspection experience available.*

**PREPARED BY:**

John Mika



**FOR THE PROPERTY AT:**

Sample Report  
Minneapolis, MN

**PREPARED FOR:**

SAMPLE REPORT

**INSPECTION DATE:**

Tuesday, December 1, 2015



Minnesota Inspections, LLC.  
7620 Pioneer Creek Rd  
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612-328-1522

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January 10, 2016

Dear Sample Report,

RE: Report No. 1497  
Sample Report  
Minneapolis, 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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# SUMMARY

Sample Report, Minneapolis, MN December 1, 2015

Report No. 1497

[www.mninspections.com](http://www.mninspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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## 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

### **SLOPED ROOFING \ Asphalt shingles**

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

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

**Location:** Garage

**Task:** Below current standards

### **SLOPED ROOF FLASHINGS \ Roof/wall flashings**

**Condition:** • [Missing](#)

Metal dormer flashing was not visible and appeared to be missing. Monitor this area and repair the sealant at the wall as needed until the porch is re-roofed. This area may be vulnerable to leaks.

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

**Location:** Front Porch

**Task:** Monitor - Provide

**Time:** When re-roofing

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## SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

**Condition:** • [No kickout flashing](#)

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

**Location:** Front

**Task:** Provide

**Time:** When re-roofing

## FLAT ROOFING \ Roll roofing

**Condition:** • Exposed fasteners should be pounded flush with the roofing material and sealed

**Location:** Front Porch

**Task:** Repair

**Time:** Immediate

**Condition:** • [Near end of life expectancy](#)

Visible areas were brittle and in poor condition.

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

**Location:** Front Porch

**Task:** Replace

**Time:** Less than 2 years

## Exterior

### WALLS \ Trim

**Condition:** • Paint or stain needed

Wood trim.

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

**Location:** Throughout

**Task:** Repair

**Time:** Less than 1 year

### WALLS \ Flashings and caulking

**Condition:** • [Caulking missing or ineffective](#)

Caulk is beginning to shrink or is missing in areas. Monitor and repair/replace as necessary. It is important to keep vulnerable areas sealed to prevent moisture intrusion.

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

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year

### WALLS \ Wood siding

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

**Implication(s):** Shortened life expectancy of material

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year



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**Condition:** • [Too close to grade](#)

Vulnerable to rot. Siding is generally recommended to be held back a minimum of 6 inches from grade however this may vary based on manufacturer recommendations.

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

**Location:** Garage

**Task:** Below current standards

**Condition:** • [Rot](#)

**Implication(s):** Cosmetic defects | Weakened structure | Material deterioration

**Location:** South Garage

**Task:** Repair or replace

**Time:** Less than 1 year

**WALLS \ Metal siding**

**Condition:** • [Discolored](#)

Faded

**Implication(s):** Cosmetic defects

**Location:** Various

**Task:** Improve

**Time:** Discretionary

**WALLS \ Vinyl siding**

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

Pieces have been face nailed to secure the siding to the structure. Original installation procedures are suspect. Recommend sealing exposed nail heads.

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

**Location:** Rear

**Task:** Below current standards - Repair

**Time:** Less than 1 year

**WALLS \ Stucco and EIFS**

**Condition:** • [Cracked](#)

Minor to moderate cracks observed in various areas of the building. There is a potential for moisture penetration and further damage to stucco and hard coat surfaces. Seal cracks and voids with an approved sealant or repair or replace affected areas with a masonry repair.

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

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year

**Condition:** • [Too close to grade](#)

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

**Task:** Below current standards

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**Condition:** • [Patched](#)

**Implication(s):** Cosmetic defects | Shortened life expectancy of material

**Location:** Various

**Task:** Monitor

**Condition:** • [No drip screed](#)

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

**Location:** Throughout

**Task:** Below current standards

## EXTERIOR GLASS \ Frames

**Condition:** • Rot

**Implication(s):** Material deterioration

**Location:** North - Garage & Home

**Task:** Repair or replace

**Time:** Less than 1 year

## EXTERIOR GLASS \ Exterior drip caps

**Condition:** • [Missing](#)

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

**Location:** Throughout

**Task:** Below current standards

## EXTERIOR GLASS \ Storms and screens

**Condition:** • [Holes](#)

**Implication(s):** Chance of pests entering building

**Location:** Various

**Task:** Repair

**Time:** Discretionary

## 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 \ Steps and landings

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

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

**Implication(s):** Trip or fall hazard

**Location:** Front

**Task:** Below current standards

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • [Too low](#)

Under current requirement of 34"-38"

**Implication(s):** Fall hazard

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**Location:** Rear

**Task:** Below current standards

## LANDSCAPING \ Driveway

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

A small portion was visible due to snow cover.

**Implication(s):** Trip or fall hazard

**Task:** Repair or replace

**Time:** Discretionary

**Condition:** • [Improper slope or drainage](#)

Monitor and improve if leaks are observed.

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

**Location:** South

**Task:** Improve

**Time:** If necessary

## LANDSCAPING \ Walkway

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

**Implication(s):** Trip or fall hazard

**Location:** Rear

**Task:** Repair or replace

**Time:** Discretionary

**Condition:** • [Improper slope or drainage](#)

Monitor and improve if leaks are observed.

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

**Location:** West

**Task:** Improve

**Time:** If necessary

## GARAGE \ Floor

**Condition:** • [Cracked](#)

**Implication(s):** Uneven floors

**Task:** Monitor

## Structure

### FOUNDATIONS \ Foundation

**Condition:** • [Spalling, crumbling or broken material](#)

The old stone foundation will likely require regular maintenance repairs to the mortar.

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

**Location:** Basement

**Task:** Repair

**Time:** Ongoing

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## FLOORS \ Columns or piers

**Condition:** • Adjustable column.

The pin in one column is not installed through both holes.

**Task:** Below current standards - Repair

**Time:** Less than 1 year

**Condition:** • [Rot](#)

Minor rot was observed suggesting previous moisture intrusion.

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Monitor

## FLOORS \ Beams

**Condition:** • The additional beams supported by temporary adjustable steel columns are constructed of glued 1" x 4" material and are likely undersized for the application. Engineered or dimensional lumber should be selected according to the span and load.

**Location:** Basement

**Task:** Replace

**Time:** Less than 2 years

## FLOORS \ Sills

**Condition:** • [At or below grade level](#)

The bottom plate is at grade and water appears to be entering the garage from the exterior. This condition will eventually lead to rot. This defect will be difficult to correct without excavating the soil and installing proper drainage.

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

**Location:** Garage

**Task:** Below current standards - Repair

**Time:** Less than 1 year

## FLOORS \ Joists

**Condition:** • The joists and beams lack adequate clearance from the earth in some areas. The joists are encased in mortar and lack adequate air space at the ends of the joist. Monitor for moisture intrusion as these areas are vulnerable to rot.

**Location:** Crawl Space - Basement

**Task:** Below current standards - Monitor

**Condition:** • [Notches or holes](#)

The joist was notched and split but was supported by a temporary column and beam.

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Monitor

**Condition:** • [Poor end bearing, joist hanger connections](#)

Missing joist hangers. Common in older homes. Monitor for any movement or settling of joists and install metal joist hangers if necessary.

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

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**Location:** Basement

**Task:** Below current standards

**Condition:** • [Ineffective blocking, bracing or bridging](#)

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

**Location:** Basement

**Task:** Repair

**Time:** Less than 2 years

## WALLS \ Wood frame walls

**Condition:** • [Rot](#)

Water damaged sheathing observed.

**Implication(s):** Weakened structure

**Location:** Garage

**Task:** Repair

**Time:** Less than 1 year

## Electrical

### 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:** Correct

**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:** Carport

**Task:** Repair

**Time:** Less than 1 year

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • Individual breakers are tied together.

**Location:** Garage

**Task:** Repair

**Time:** Immediate

**Condition:** • [Openings in panel](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement & Garage

**Task:** Repair

**Time:** Immediate



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**Condition:** • [Circuits not labeled](#)

**Implication(s):** Nuisance

**Task:** Below current standards

**Condition:** • [Double taps](#)

**Implication(s):** Fire hazard

**Location:** Garage

**Task:** Repair

**Time:** Immediate

## **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

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

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Improve

**Time:** Immediate

## **DISTRIBUTION SYSTEM \ Wiring - installation**

**Condition:** • [Open splices](#)

Exposed wires. Install junction box and install the wire in to the box and cover with cover plate.

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement

**Task:** Repair

**Time:** Immediate

**Condition:** • [Not well secured](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement & Garage

**Task:** Repair

**Time:** Immediate

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

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Provide

**Time:** Less than 1 year

## **DISTRIBUTION SYSTEM \ Lights**

**Condition:** • [Poor stairway lighting](#)

**Implication(s):** Trip or fall hazard

**Location:** Basement

**Task:** Improve

**Time:** Action recommended but not require

**Condition:** • [Improper closet lighting](#)

Add globe to reduce the risk of fire when items in the closet have the potential to come into contact with or have little

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clearance from hot exposed bulb.

**Implication(s):** Fire hazard

**Location:** Master Bedroom

**Task:** Repair or replace

**Time:** Immediate

**Condition:** • [Isolating links needed on pull chains](#)

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Provide

**Time:** Less than 1 year

## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [Inoperative](#)

Outlets near the the GFCI.

**Implication(s):** Equipment inoperative

**Location:** First Floor Bathroom

**Task:** Repair

**Time:** Less than 1 year

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

**Implication(s):** Electric shock

**Location:** Garage, Living Room, Dining Room, Bedrooms

**Task:** Repair

**Time:** Immediate

**Condition:** • [Loose](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Dining Room

**Task:** Repair

**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:** • [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

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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

## DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Replace

**Time:** Immediate

## DISTRIBUTION SYSTEM \ Smoke detectors

**Condition:** • Poor Location. Locate no close than 4" from wall or ceiling. Do not place near ceiling fans. Place not further than 12" from ceiling of located on a wall.

**Location:** Bedroom

**Task:** Improve

**Time:** Immediate

**Condition:** • Missing

**Implication(s):** Fire hazard

**Task:** Provide

**Time:** Immediate

**Condition:** • [Inoperative](#)

**Implication(s):** Fire hazard

**Task:** Repair or replace

**Time:** Immediate

## DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

**Condition:** • Inoperative

**Implication(s):** Health hazard

**Location:** Second Floor

**Task:** Repair or replace

**Time:** Immediate

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## Heating

### GAS FURNACE \ Gas burners

**Condition:** • Scale

**Implication(s):** Shortened life expectancy of material | Material deterioration

**Task:** Clean

**Time:** Less than 1 year

### GAS FURNACE \ Venting system

**Condition:** • [Poor connections](#)

Deteriorated foil tape at CO test hole.

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

**Task:** Repair

**Time:** Immediate

### GAS FURNACE \ Ducts, registers and grilles

**Condition:** • [Too few](#)

Missing cold air returns.

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Second Floor

**Task:** Below current standards

### CHIMNEY AND VENT \ Masonry chimney

**Condition:** • [Loose, missing or deteriorated mortar](#)

**Implication(s):** Material deterioration

**Task:** Repair

**Time:** Less than 1 year

### CHIMNEY AND VENT \ Masonry chimney cap

**Condition:** • [Cracked](#)

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

**Task:** Repair or replace

**Time:** Immediate

### CHIMNEY AND VENT \ Metal chimney or vent

**Condition:** • [Cap missing, obstructed or wrong type](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Equipment not operating properly | Hazardous combustion products entering home

**Task:** Provide

**Time:** Less than 1 year

**Condition:** • [Screen missing or damaged](#)

**Implication(s):** Chance of pests entering building | Fire hazard

**Task:** Provide

**Time:** Less than 1 year

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## Cooling & Heat Pump

### RECOMMENDATIONS \ Overview

**Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

## Insulation and Ventilation

### FOUNDATION \ Crawlspace floor

**Condition:** • [No vapor barrier](#)

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

**Task:** Below current standards

## Plumbing

### General

• Abandoned boiler pipes appear to have asbestos insulation. Do not disturb this material until tested or confirmed by an environmental professional.

<http://www2.epa.gov/asbestos>

**Implication(s):** Potential health hazard

**Location:** Basement

**Task:** Further evaluation

### SUPPLY PLUMBING \ Water service pipe

**Condition:** • Rusted fitting

**Location:** Basement

**Task:** Repair

**Time:** Less than 1 year

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • [Dishwasher drain connections](#)

No high loop on drain line. Attach to top of counter top.

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

**Task:** Below current standards

## Interior

### FLOORS \ General

**Condition:** • Typical flaws

**Implication(s):** Cosmetic defects

**Task:** Comment

### WALLS \ General

**Condition:** • Typical flaws

**Implication(s):** Cosmetic defects



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**Task:** Comment

## **CEILING** \ **General**

**Condition:** • Typical flaws

**Implication(s):** Cosmetic defects

**Task:** Comment

## **WINDOWS** \ **Glass (glazing)**

**Condition:** • [Cracked](#)

**Implication(s):** Cosmetic defects | Physical injury

**Location:** Living Room

**Task:** Repair or replace

**Time:** Less than 1 year

**Condition:** • Safety glass not installed

Safety glazing was not confirmed. No visible label on glass.

**Implication(s):** Physical injury

**Location:** First Floor Bathroom

**Task:** Below current standards

## **WINDOWS** \ **Sashes**

**Condition:** • [Won't stay open](#)

**Implication(s):** Nuisance | Glass breaking | Physical injury

**Location:** Various - Bedroom & Living Room

**Task:** Repair

**Time:** Less than 1 year

## **WINDOWS** \ **Hardware**

**Condition:** • [Inoperable](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Dining Room

**Task:** Repair

**Time:** Less than 1 year

**Condition:** • [Missing](#)

Missing window locks.

**Implication(s):** System inoperative or difficult to operate

**Location:** Various

**Task:** Provide

**Time:** Less than 1 year

## **WINDOWS** \ **Means of egress/escape**

**Condition:** • [Too small](#)

Windows have less than 5.7 sq ft net clear opening in bedrooms.

**Implication(s):** Restricted emergency exits

**Location:** Bedrooms

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**Task:** Below current standards

## WINDOWS \ Interior trim

**Condition:** • [Stained](#)

Water stains and faded. Monitor for evidence of moisture when the window is closed.

**Implication(s):** Cosmetic defects

**Location:** Various

**Task:** Repair

**Time:** Discretionary

## DOORS \ Doors and frames

**Condition:** • [Damage](#)

Bi-fold door is off the track.

**Implication(s):** Cosmetic defects

**Location:** Bedroom

**Task:** Repair

**Time:** Discretionary

## STAIRS \ Lighting

**Condition:** • [Not controlled by three way switch](#)

**Implication(s):** Trip or fall hazard

**Location:** Basement

**Task:** Below current standards

## STAIRS \ Fire safety

**Condition:** • [Drywall missing or incomplete on underside of stairs](#)

**Implication(s):** Increased fire hazard

**Location:** Throughout

**Task:** Below current standards

## STAIRS \ General

**Condition:** • [Poor lighting](#)

**Implication(s):** Trip or fall hazard

**Location:** Basement

**Task:** Below current standards

## STAIRS \ Height

**Condition:** • [Headroom - less than ideal](#)

Less than 6'-8". Typical in older buildings.

**Implication(s):** Physical injury

**Task:** Below current standards

## STAIRS \ Treads

**Condition:** • Run under 10"

**Location:** Basement

**Task:** Below current standards

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**Condition:** • [Rise or run not uniform](#)

Rise exceeds current standard of 7 3/4 " maximum height or has more than 3/8" variance between treads. Typical in older buildings.

**Implication(s):** Trip or fall hazard

**Location:** Basement

**Task:** Below current standards

**Condition:** • [Width too small](#)

Under 36" wide.

**Implication(s):** Trip or fall hazard

**Location:** Throughout

**Task:** Below current standards

**Condition:** • [Thickness inadequate](#)

Weak treads.

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

**Location:** Basement

**Task:** Repair or replace

**Time:** Immediate

**Condition:** • [Worn or damaged](#)

**Implication(s):** Weakened structure | Trip or fall hazard

**Location:** Basement

**Task:** Repair

**Time:** Immediate

**STAIRS \ Landings**

**Condition:** • [Too small](#)

Less than current standard of 36"x36"

**Implication(s):** Trip or fall hazard

**Location:** Throughout

**Task:** Below current standards

**STAIRS \ Handrails**

**Condition:** • Handrail is not continuous to the bottom tread

**Location:** Basement

**Task:** Improve

**Time:** Immediate

**Condition:** • Does not return to wall

**Location:** Throughout

**Task:** Below current standards

**Condition:** • [Too low](#)

Too low. Current standards are between 34" and 38".

**Implication(s):** Fall hazard

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**Location:** Throughout

**Task:** Below current standards

## **STAIRS \ Guardrails**

**Condition:** • [Missing](#)

**Implication(s):** Fall hazard

**Location:** Basement

**Task:** Provide

**Time:** Immediate

## **STAIRS \ Spindles or balusters**

**Condition:** • [Too far apart](#)

**Implication(s):** Fall hazard

**Task:** Below current standards

## **EXHAUST FANS \ Exhaust fan**

**Condition:** • [Inoperative](#)

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

**Location:** First Floor Bathroom

**Task:** Repair or replace

**Time:** Less than 1 year

## **APPLIANCES \ Refrigerator**

**Condition:** • Water dispenser is inoperable.

**Task:** Repair

**Time:** Discretionary

## **APPLIANCES \ Range**

**Condition:** • Anti-tip device missing

**Implication(s):** Physical injury

**Location:** Kitchen

**Task:** Below current standards

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](#)

**Flat roofing material:**

• [Roll roofing](#)

Low sloped porch roof

**Probability of leakage:** • Medium

## Limitations

**Roof inspection limited/prevented by:** • Lack of access (too slippery/fragile) • Snow/ice/frost

**Inspection performed:** • From roof edge

## Recommendations

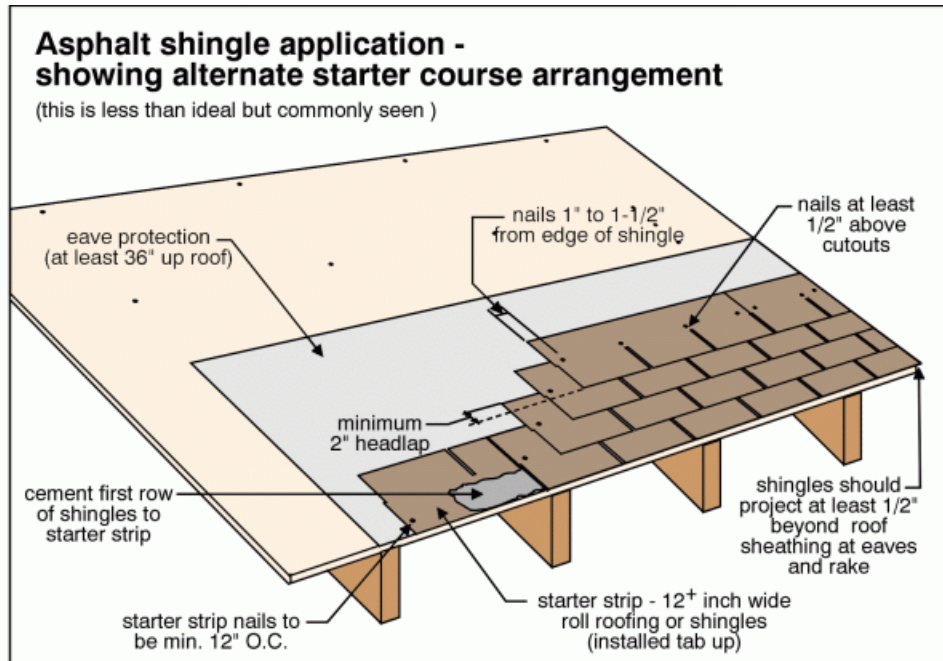
### **SLOPED ROOFING \ Asphalt shingles**

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

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

**Location:** Garage

**Task:** Below current standards







1. Overhangs too big or too small

## SLOPED ROOF FLASHINGS \ Roof/wall flashings

### 2. Condition: • [Missing](#)

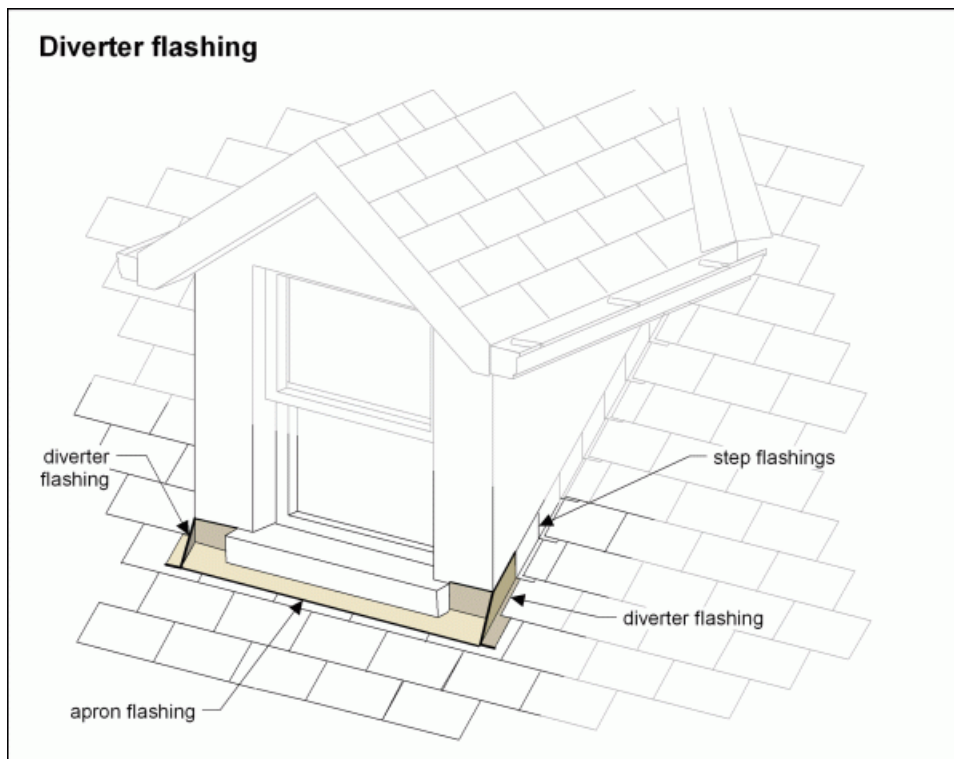
Metal dormer flashing was not visible and appeared to be missing. Monitor this area and repair the sealant at the wall as needed until the porch is re-roofed. This area may be vulnerable to leaks.

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

**Location:** Front Porch

**Task:** Monitor - Provide

**Time:** When re-roofing



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2. Missing

3. Missing

## SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

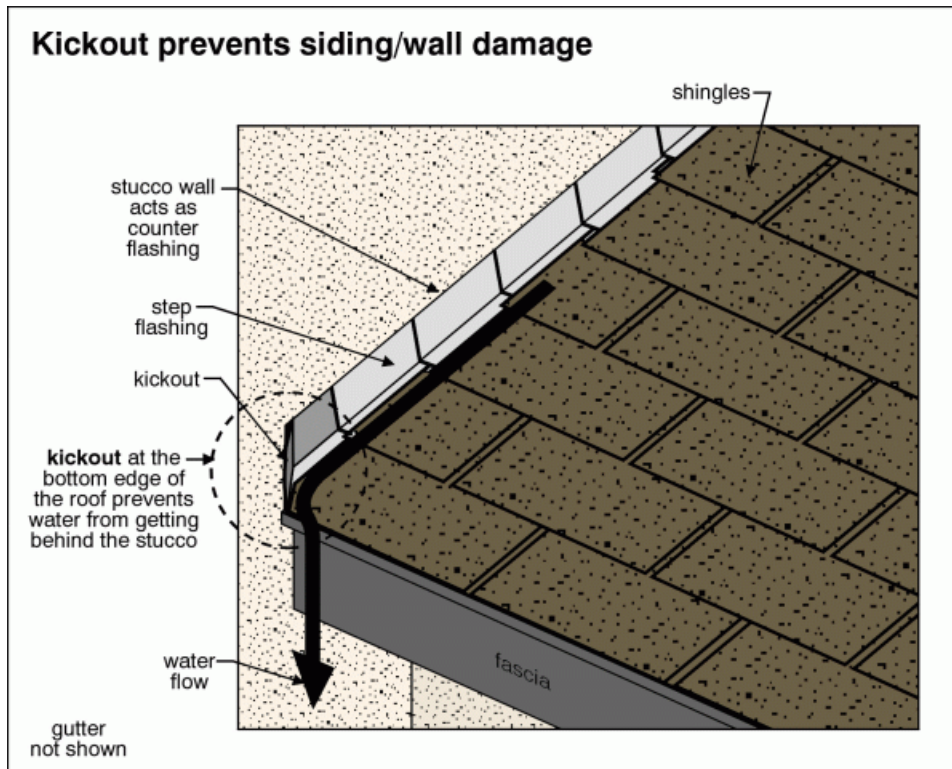
3. Condition: • [No kickout flashing](#)

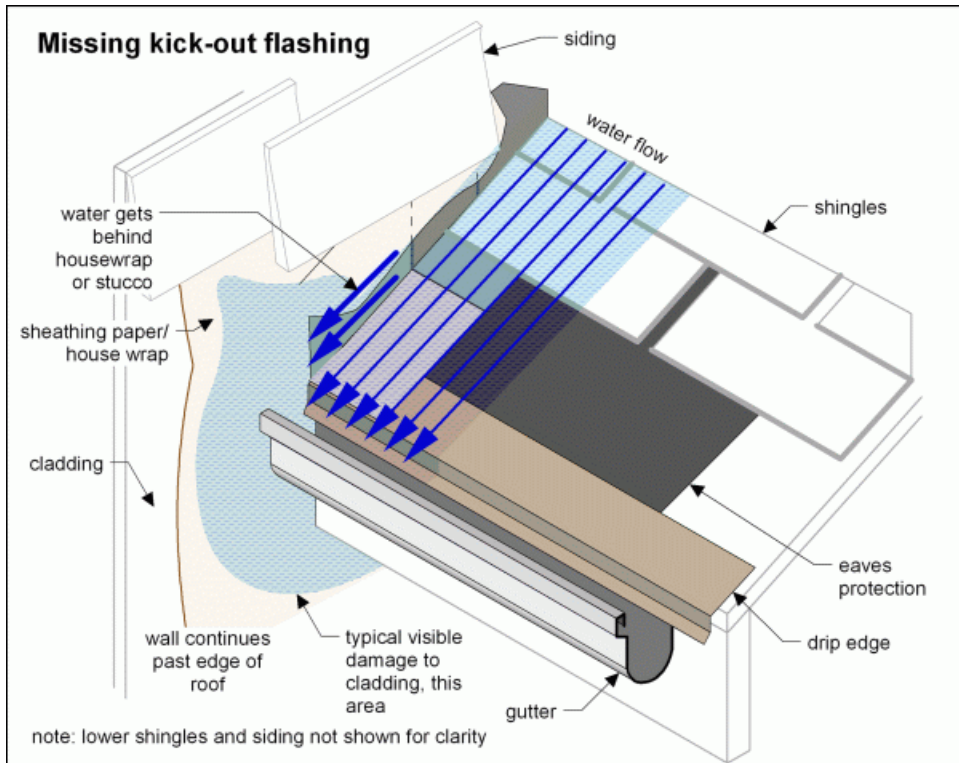
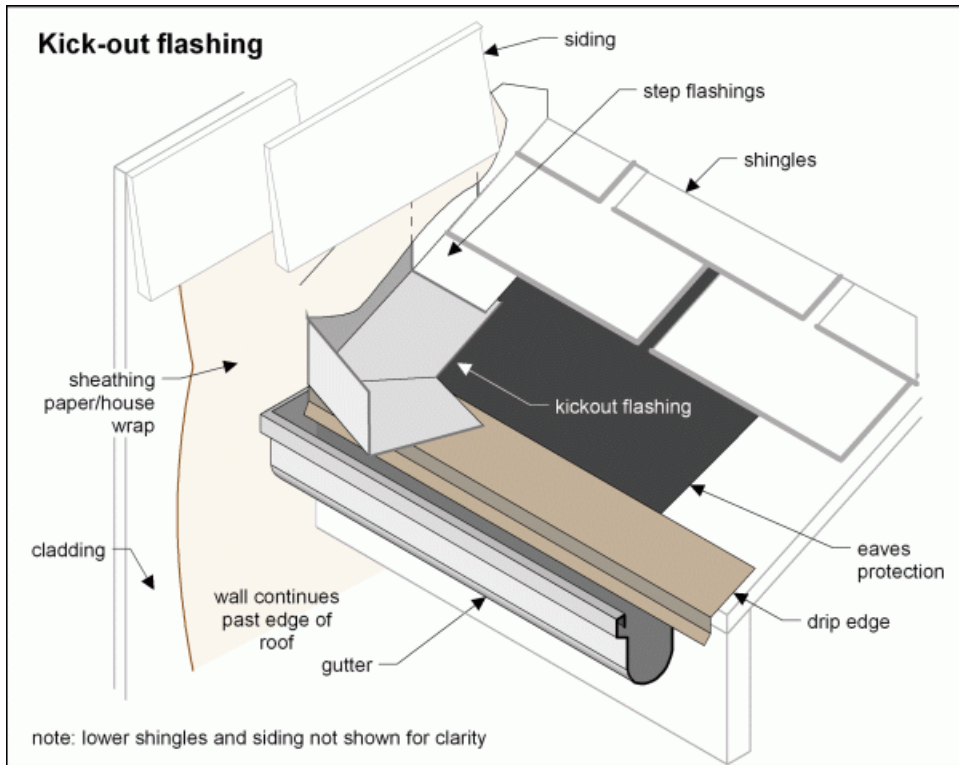
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front

Task: Provide

Time: When re-roofing





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4. No kickout flashing

## FLAT ROOFING \ Roll roofing

4. **Condition:** • Exposed fasteners should be pounded flush with the roofing material and sealed

**Location:** Front Porch

**Task:** Repair

**Time:** Immediate



5.

5. **Condition:** • [Near end of life expectancy](#)

Visible areas were brittle and in poor condition.

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

**Location:** Front Porch

**Task:** Replace

**Time:** Less than 2 years



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## Description

**Gutter & downspout material:** • No gutters or downspouts

**Wall surfaces - wood:** • [Boards](#)

**Wall surfaces:** • [Vinyl siding](#) • [Metal siding](#) • [Stucco](#)

**Soffit and fascia:** • [Aluminum](#)

**Driveway:** • Asphalt • Concrete

**Walkway:** • Concrete

**Exterior steps:** • Concrete • Wood

**Patio:** • Pavers

**Fence:** • Wood • Chain link

## Limitations

**Inspection limited/prevented by:** • New finishes/paint/trim • Snow

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

## Recommendations

### WALLS \ Trim

**6. Condition:** • Paint or stain needed

Wood trim.

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

**Location:** Throughout

**Task:** Repair

**Time:** Less than 1 year



6. *Paint or stain needed*



7. *Paint or stain needed*



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## WALLS \ Flashings and caulking

### 7. Condition: • [Caulking missing or ineffective](#)

Caulk is beginning to shrink or is missing in areas. Monitor and repair/replace as necessary. It is important to keep vulnerable areas sealed to prevent moisture intrusion.

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

**Location:** Various

**Task:** Repair

**Time:** Less than 1 year



8. Caulking missing or ineffective



9. Caulking missing or ineffective



10. Caulking missing or ineffective



11. Caulking missing or ineffective

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12. Caulking missing or ineffective



13. Caulking missing or ineffective

## WALLS \ Wood siding

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

Implication(s): Shortened life expectancy of material

Location: Various

Task: Repair

Time: Less than 1 year



14. Paint or stain - needed



15. Paint or stain - needed

9. Condition: • [Too close to grade](#)

Vulnerable to rot. Siding is generally recommended to be held back a minimum of 6 inches from grade however this may vary based on manufacturer recommendations.

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

Location: Garage

Task: Below current standards

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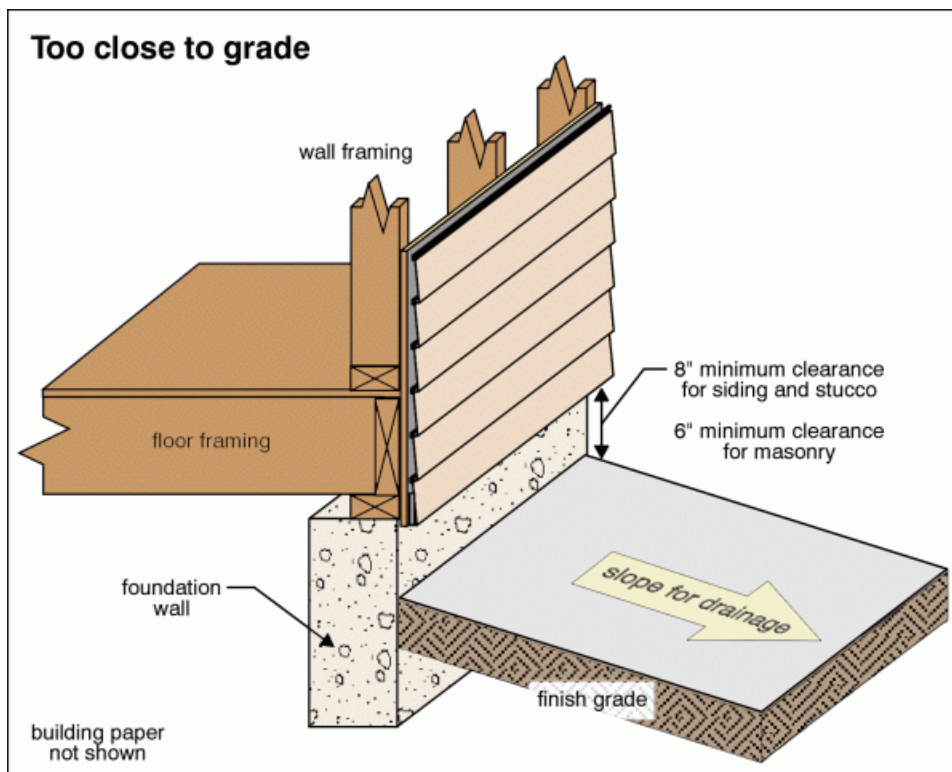
COOLING

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16. Too close to grade

10. Condition: • [Rot](#)

Implication(s): Cosmetic defects | Weakened structure | Material deterioration

Location: South Garage

Task: Repair or replace

Time: Less than 1 year

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17. Rot

## **WALLS \ Metal siding**

11. Condition: • [Discolored](#)

Faded

**Implication(s):** Cosmetic defects

**Location:** Various

**Task:** Improve

**Time:** Discretionary

## **WALLS \ Vinyl siding**

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

Pieces have been face nailed to secure the siding to the structure. Original installation procedures are suspect. Recommend sealing exposed nail heads.

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

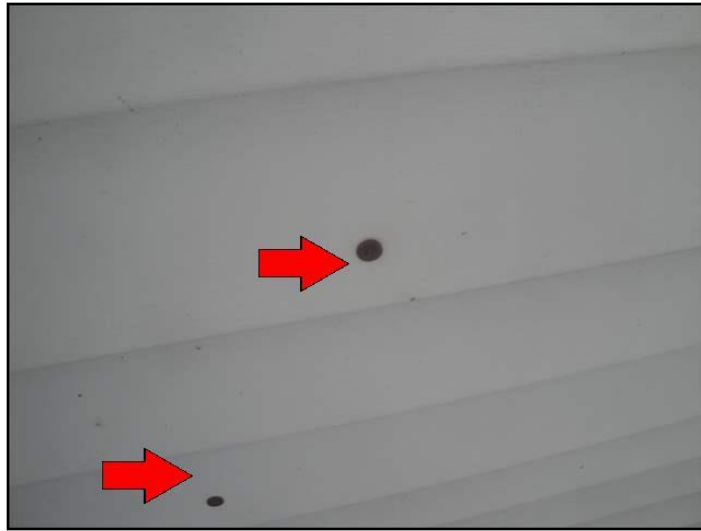
**Location:** Rear

**Task:** Below current standards - Repair

**Time:** Less than 1 year



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18. Loose or missing pieces

**WALLS \ Stucco and EIFS**

**13. Condition:** • [Cracked](#)

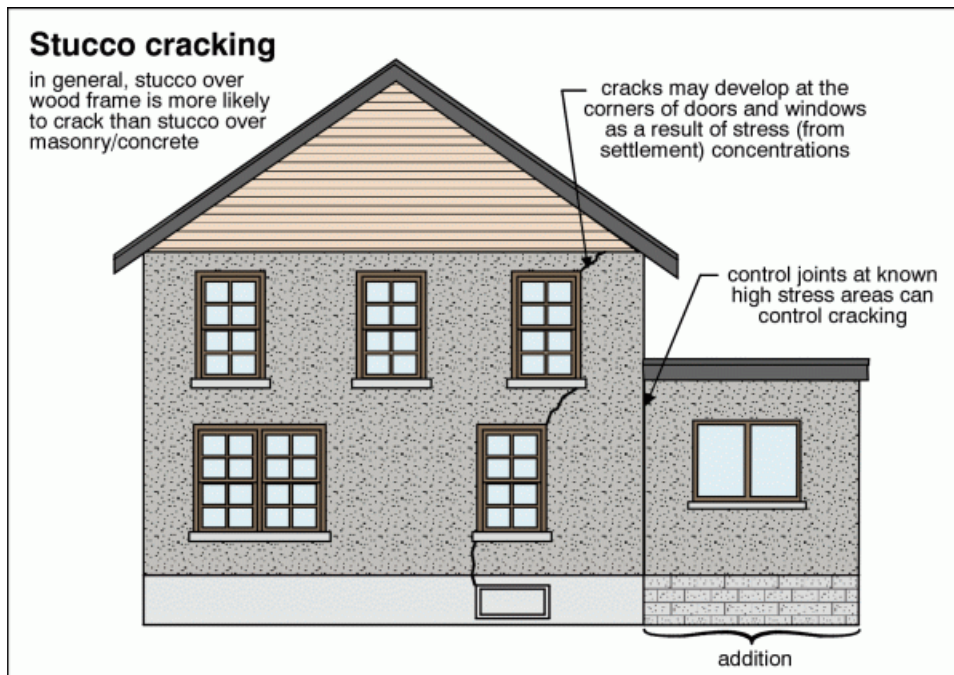
Minor to moderate cracks observed in various areas of the building. There is a potential for moisture penetration and further damage to stucco and hard coat surfaces. Seal cracks and voids with an approved sealant or repair or replace affected areas with a masonry repair.

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

**Location:** Various

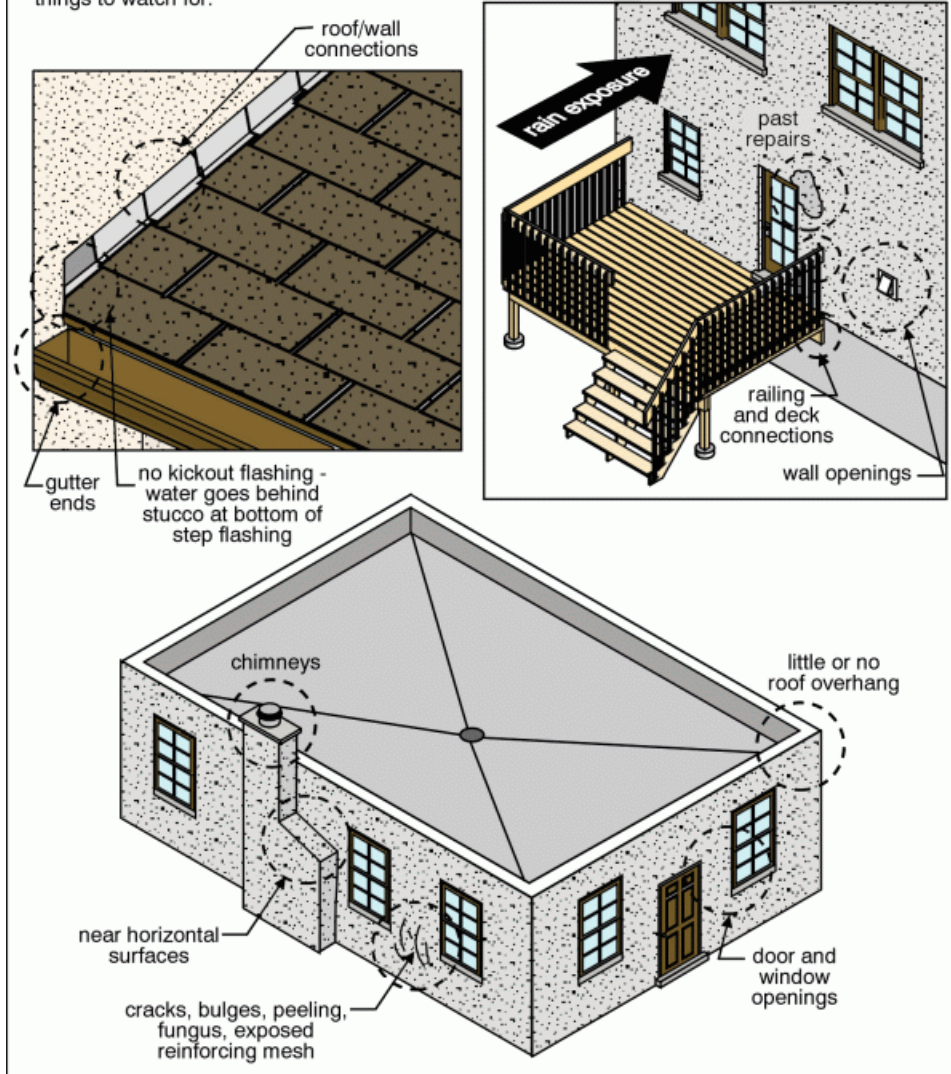
**Task:** Repair

**Time:** Less than 1 year



## Exterior inspection strategy for EIFS

things to watch for:



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19. Cracked



20. Cracked



21. Cracked



22. Cracked

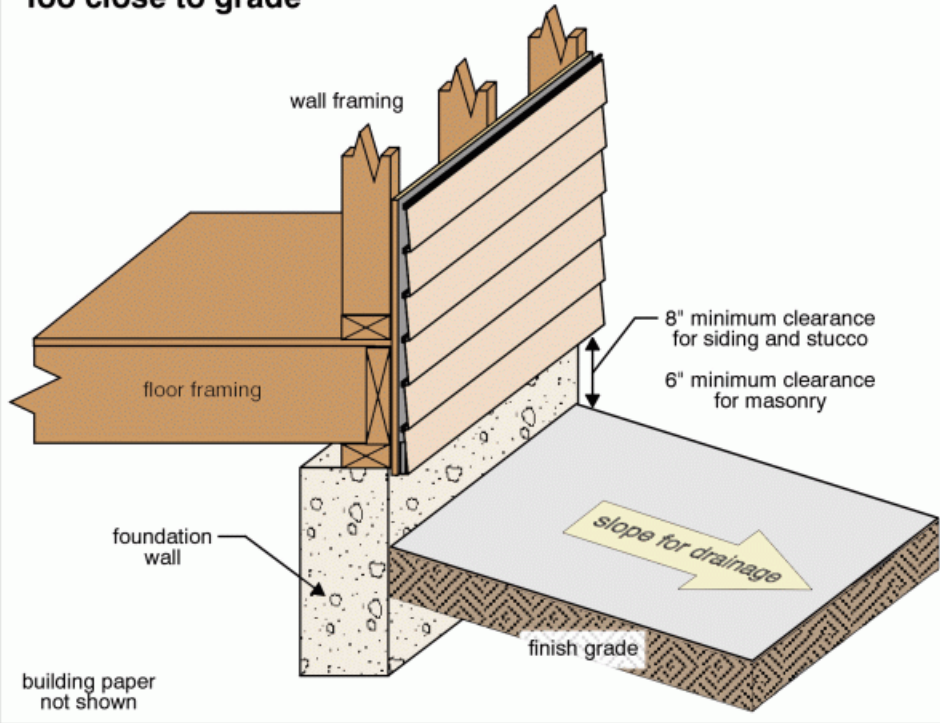
14. Condition: • [Too close to grade](#)

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

Task: Below current standards

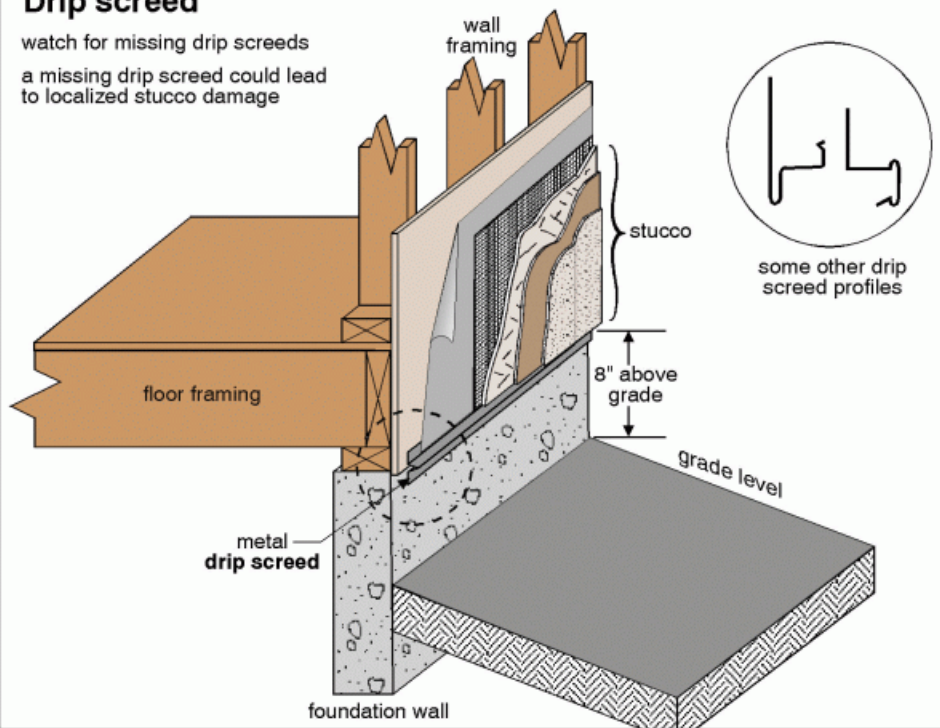


**Too close to grade**

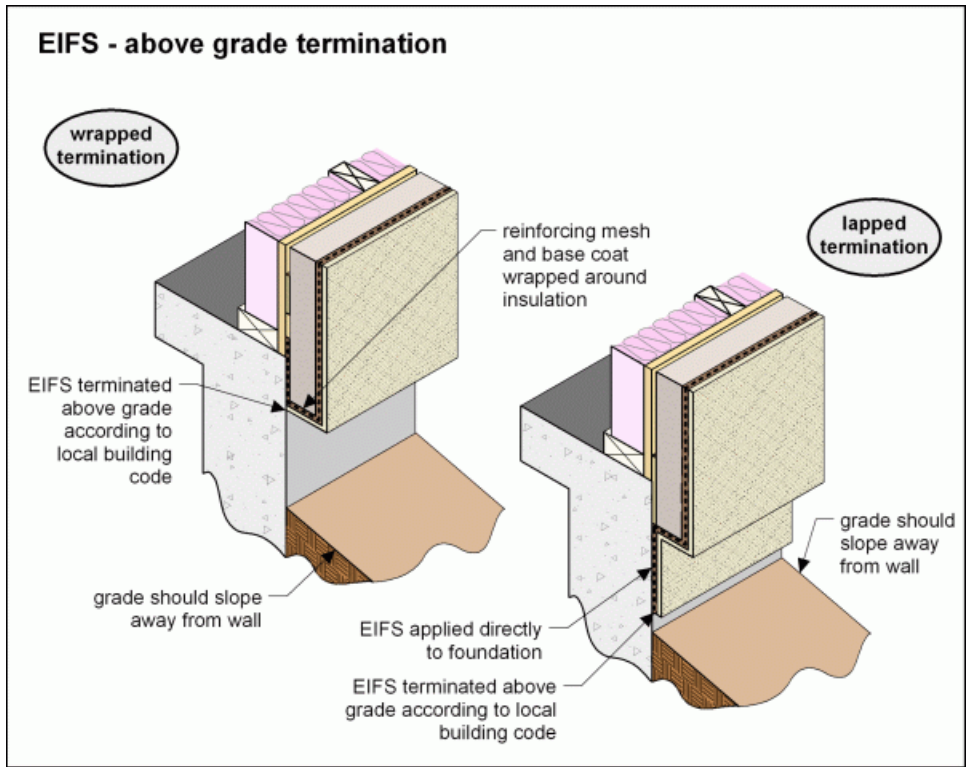


**Drip screed**

watch for missing drip screeds  
a missing drip screed could lead  
to localized stucco damage







15. Condition: • Patched

Implication(s): Cosmetic defects | Shortened life expectancy of material

Location: Various

Task: Monitor



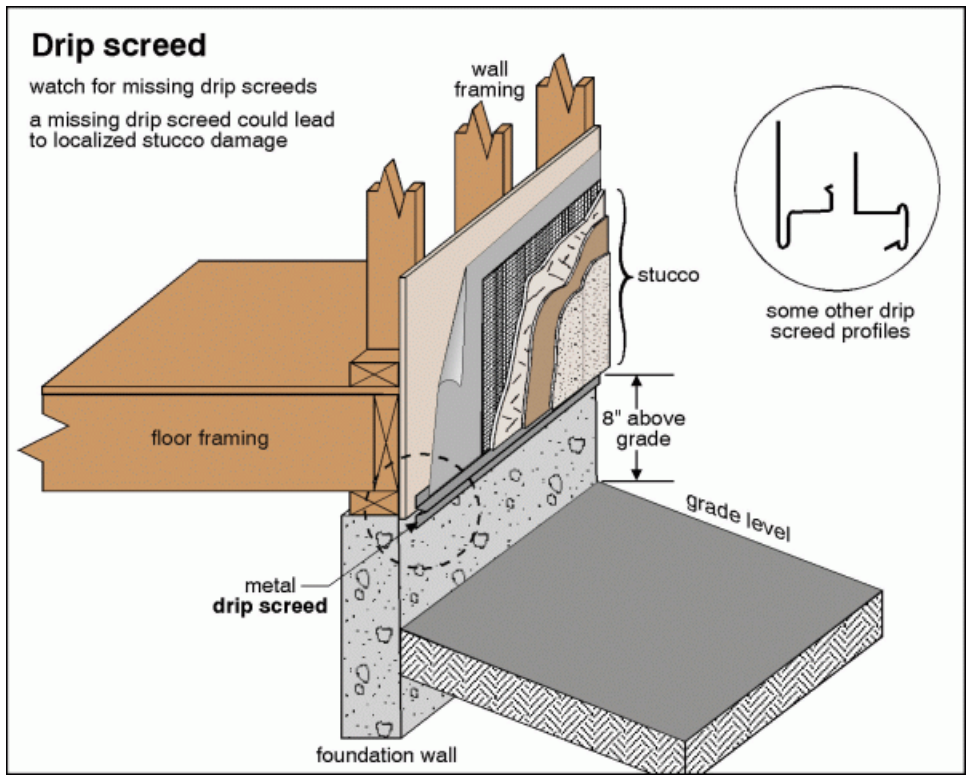
23. Patched

16. Condition: • No drip screed

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

Location: Throughout

Task: Below current standards



24. No drip screed

**EXTERIOR GLASS \ Frames**

17. Condition: • Rot

Implication(s): Material deterioration

Location: North - Garage & Home

Task: Repair or replace

Time: Less than 1 year

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25. Rot

26. Rot

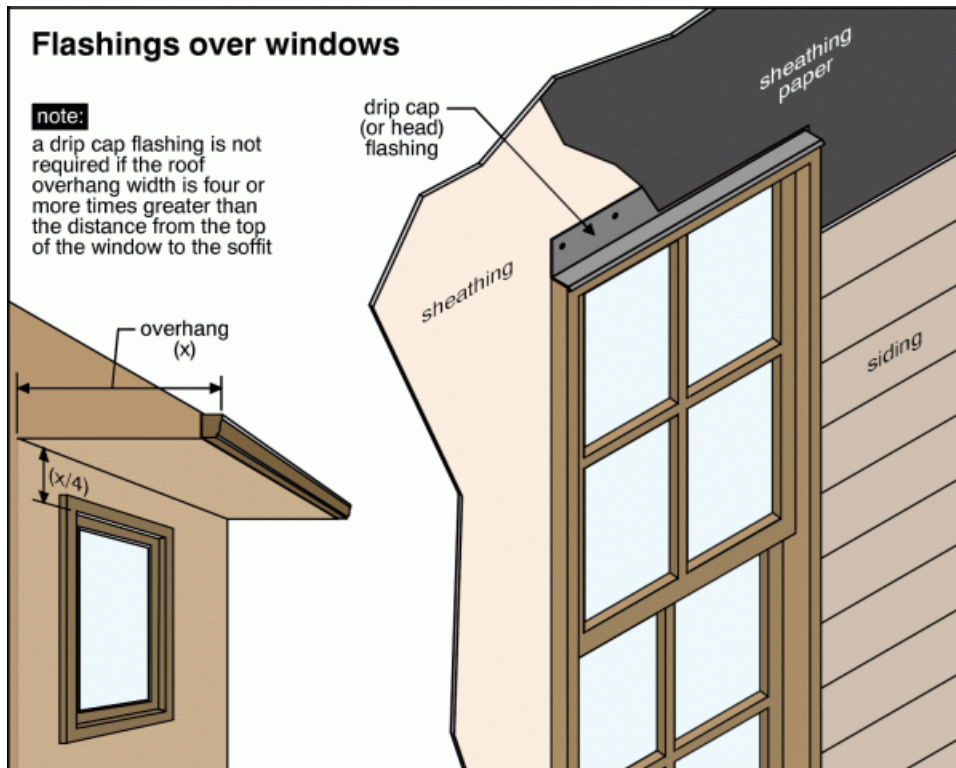
## EXTERIOR GLASS \ Exterior drip caps

18. Condition: • [Missing](#)

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

Location: Throughout

Task: Below current standards



## EXTERIOR GLASS \ Storms and screens

19. Condition: • [Holes](#)



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**Implication(s):** Chance of pests entering building

**Location:** Various

**Task:** Repair

**Time:** Discretionary



27. Holes



28. Holes



29. Holes

## DOORS \ Exterior drip caps

20. Condition: • [Missing](#)

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

**Task:** Below current standards

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

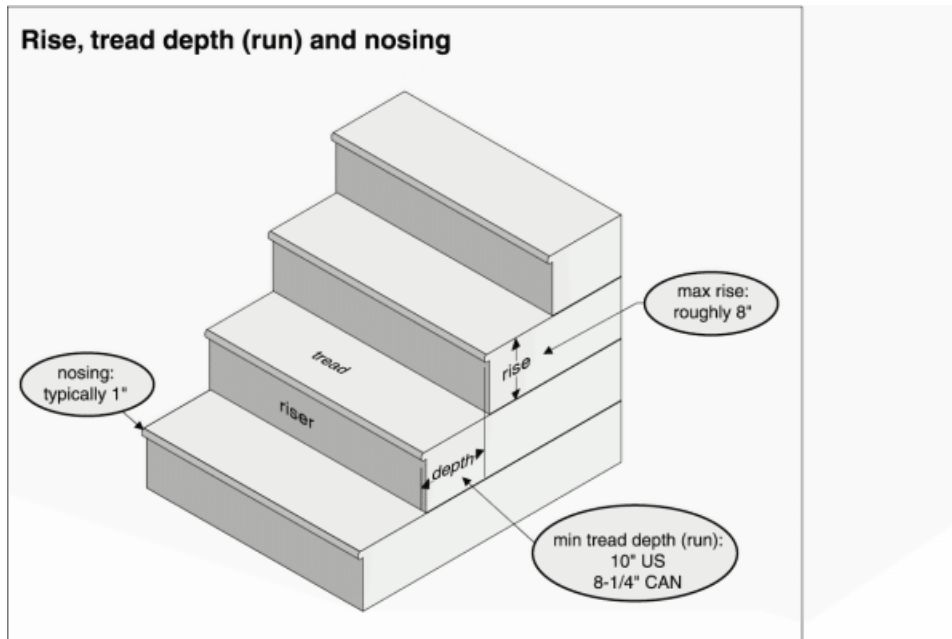
21. Condition: • [Stair rise too big or not uniform](#)

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

**Implication(s):** Trip or fall hazard

**Location:** Front

**Task:** Below current standards



**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

**22. Condition:** • [Too low](#)

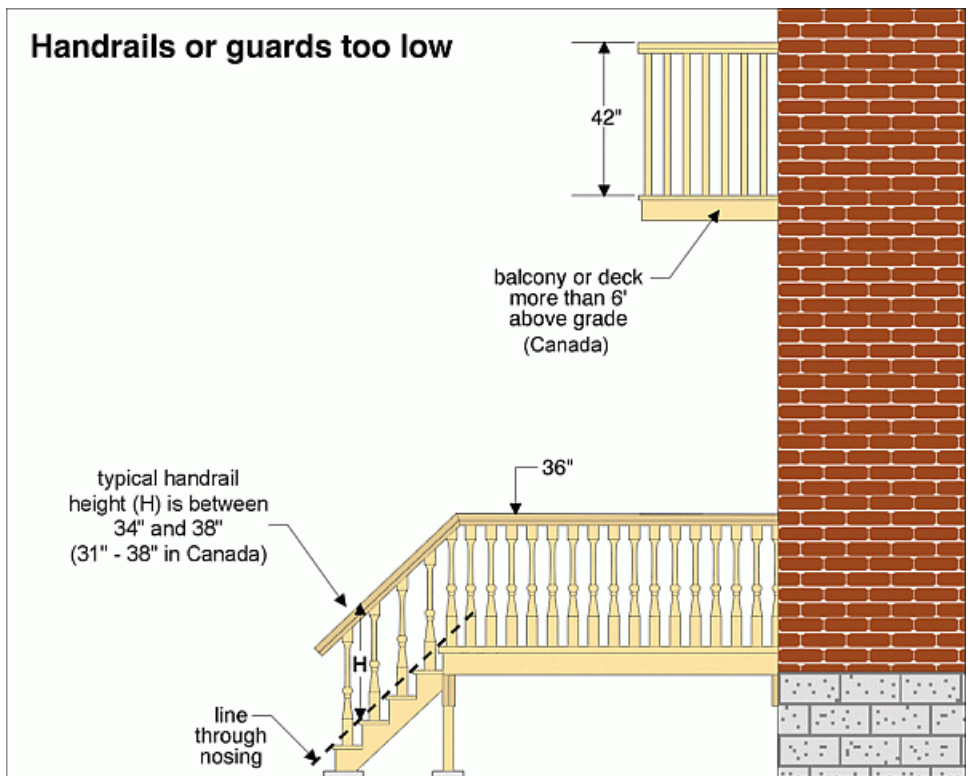
Under current requirement of 34"-38"

**Implication(s):** Fall hazard

**Location:** Rear

**Task:** Below current standards

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## LANDSCAPING \ Driveway

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

A small portion was visible due to snow cover.

**Implication(s):** Trip or fall hazard

**Task:** Repair or replace

**Time:** Discretionary



30. Cracked or damaged surfaces

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## 24. Condition: • [Improper slope or drainage](#)

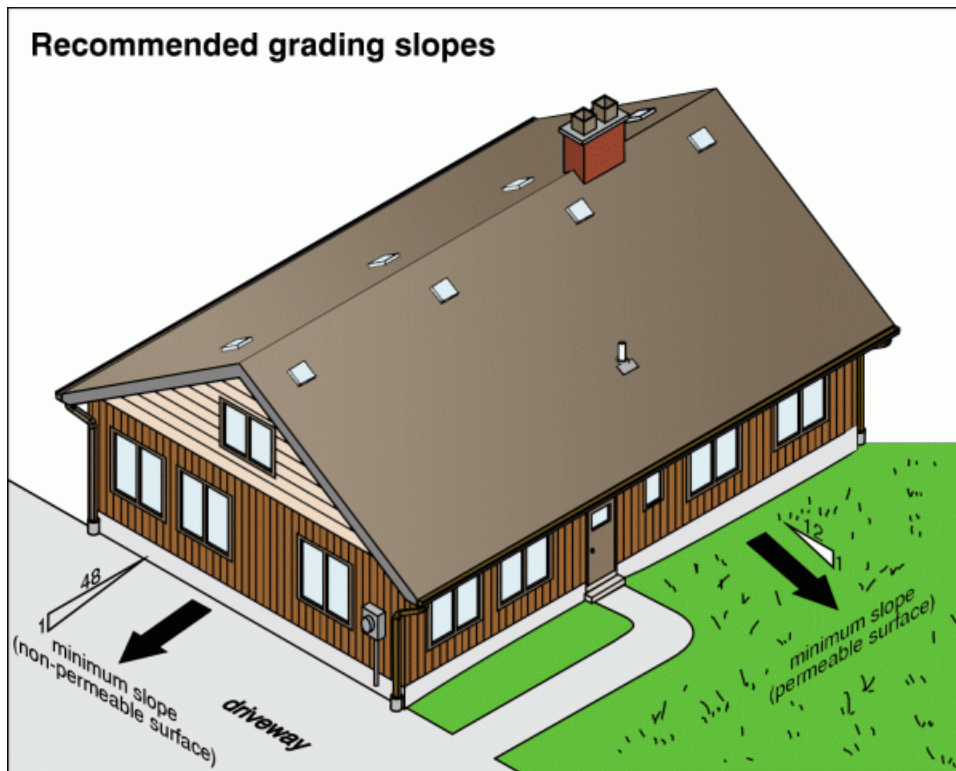
Monitor and improve if leaks are observed.

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

**Location:** South

**Task:** Improve

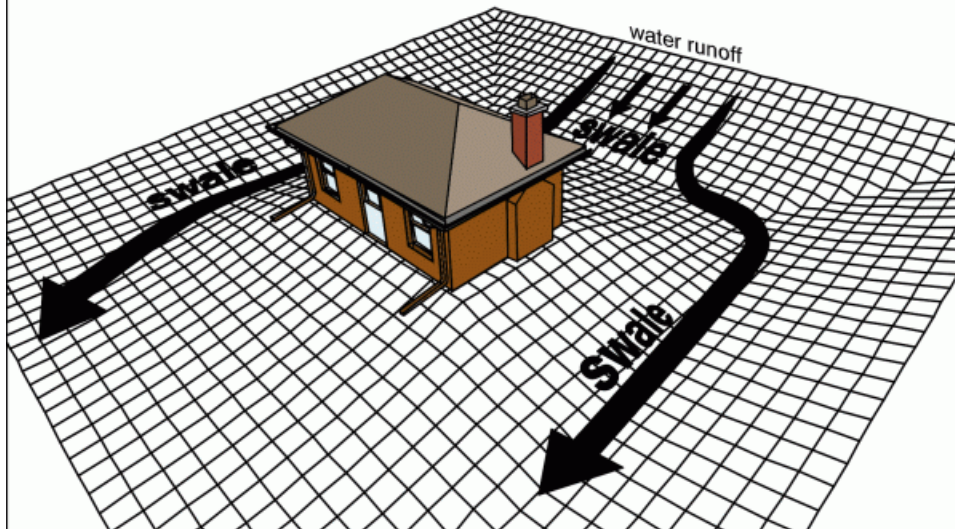
**Time:** If necessary



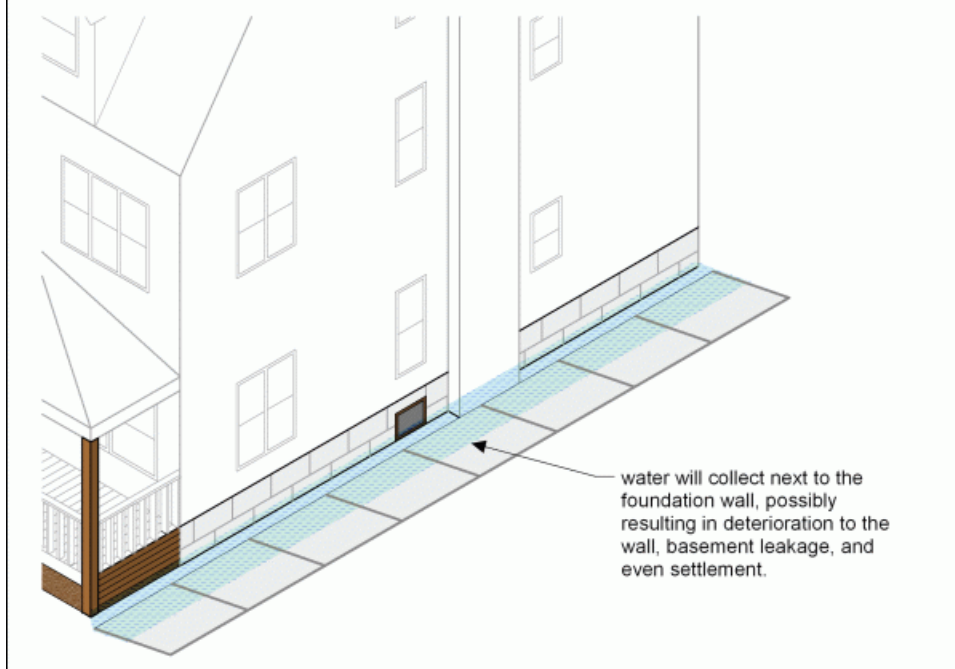


## Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



## Walk/patio sloping toward house





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31. *Improper slope or drainage*

## LANDSCAPING \ Walkway

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

**Implication(s):** Trip or fall hazard

**Location:** Rear

**Task:** Repair or replace

**Time:** Discretionary



32. *Cracked or damaged surfaces*

26. **Condition:** • [Improper slope or drainage](#)

Monitor and improve if leaks are observed.

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

**Location:** West

**Task:** Improve

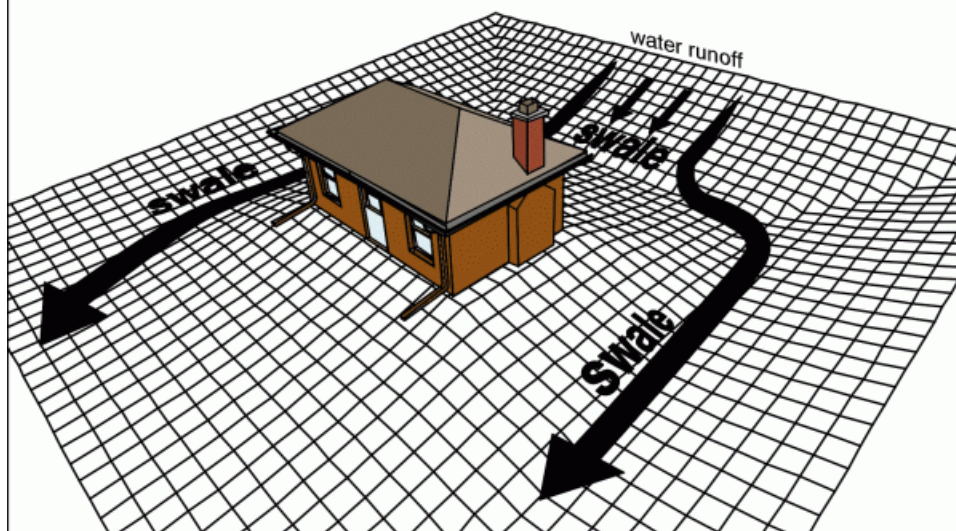
**Time:** If necessary

## Recommended grading slopes



## Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



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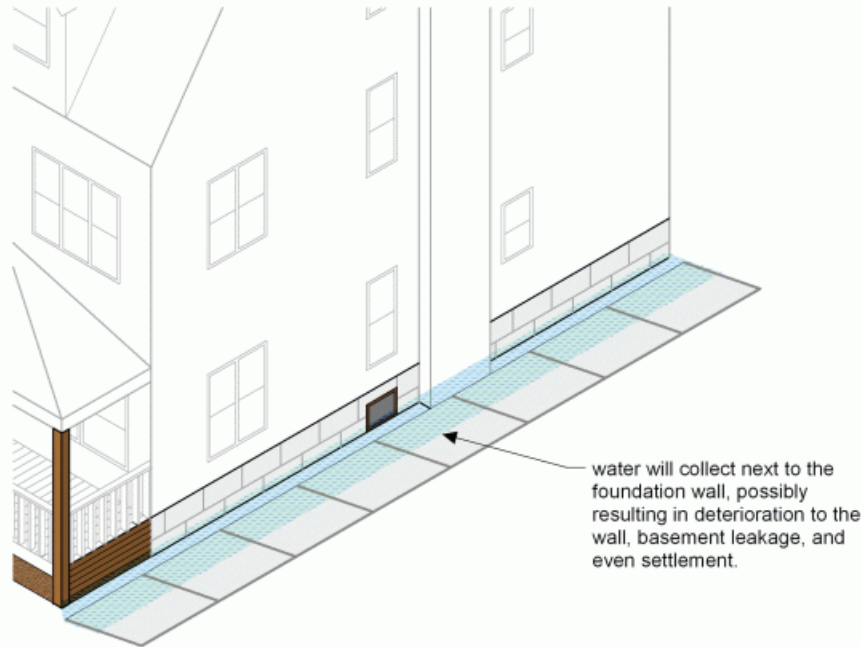
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## Walk/patio sloping toward house



33. *Improper slope or drainage*

## GARAGE \ Floor

27. Condition: • [Cracked](#)

Implication(s): Uneven floors

Task: Monitor

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34. Cracked



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## Description

**Configuration:** • [Basement](#) • [Crawl space](#)

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

**Floor construction:** • [Joists](#) • Steel columns • Wood columns • Wood beams • Built-up wood beams • Subfloor - plank

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

**Roof and ceiling framing:** • Not visible

## Limitations

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

**Attic/roof space:**

• No access

Ceiling above the hatch restricted access.



35. No access



36. No access

**Crawl space:** • No access

**Percent of foundation not visible:** • 75 %

## Recommendations

### FOUNDATIONS \ Foundation

**28. Condition:** • [Spalling, crumbling or broken material](#)

The old stone foundation will likely require regular maintenance repairs to the mortar.

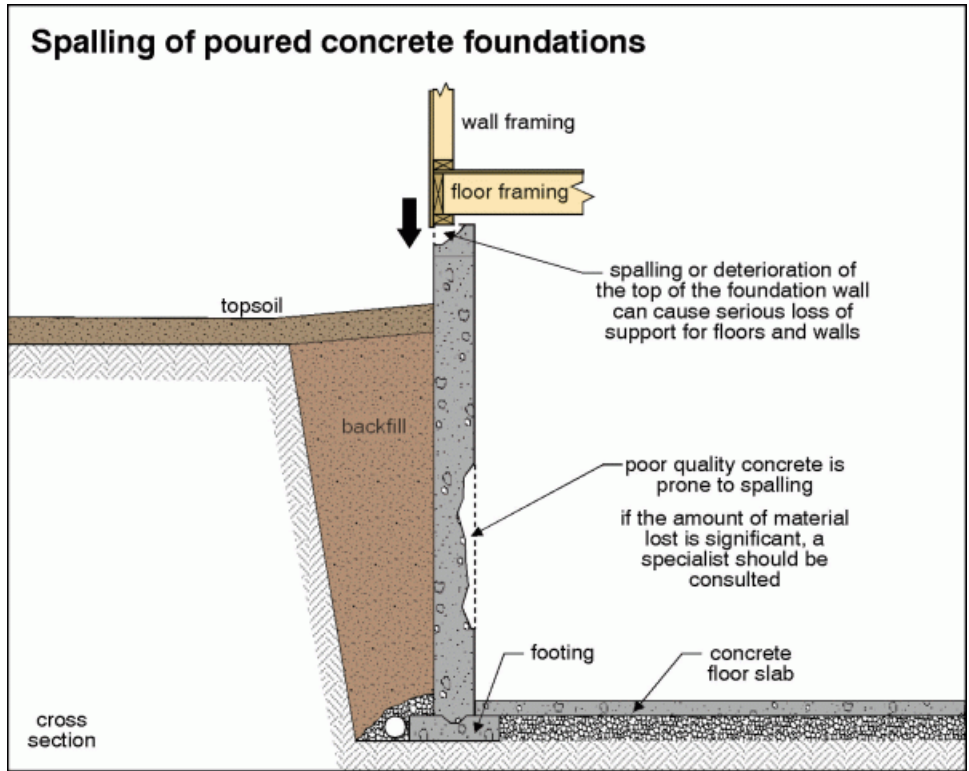
**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Basement

**Task:** Repair

**Time:** Ongoing

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37. Spalling, crumbling or broken material

38. Spalling, crumbling or broken material

**FLOORS \ Columns or piers**

29. Condition: • Adjustable column.

The pin in one column is not installed through both holes.

Task: Below current standards - Repair

Time: Less than 1 year

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39. Adjustable column.

40. Adjustable column.

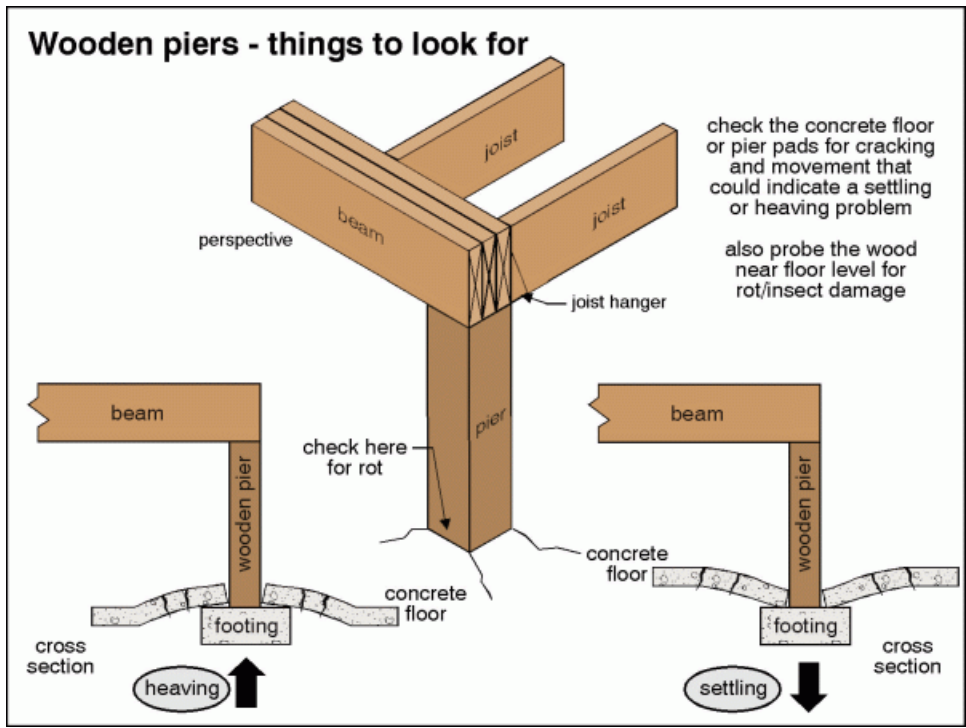
**30. Condition:** • [Rot](#)

Minor rot was observed suggesting previous moisture intrusion.

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Monitor







41. Rot

## FLOORS \ Beams

**31. Condition:** • The additional beams supported by temporary adjustable steel columns are constructed of glued 1" x 4" material and are likely undersized for the application. Engineered or dimensional lumber should be selected according to the span and load.

**Location:** Basement

**Task:** Replace

**Time:** Less than 2 years



42.

## FLOORS \ Sills

**32. Condition:** • [At or below grade level](#)

The bottom plate is at grade and water appears to be entering the garage from the exterior. This condition will eventually lead to rot. This defect will be difficult to correct without excavating the soil and installing proper drainage.

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

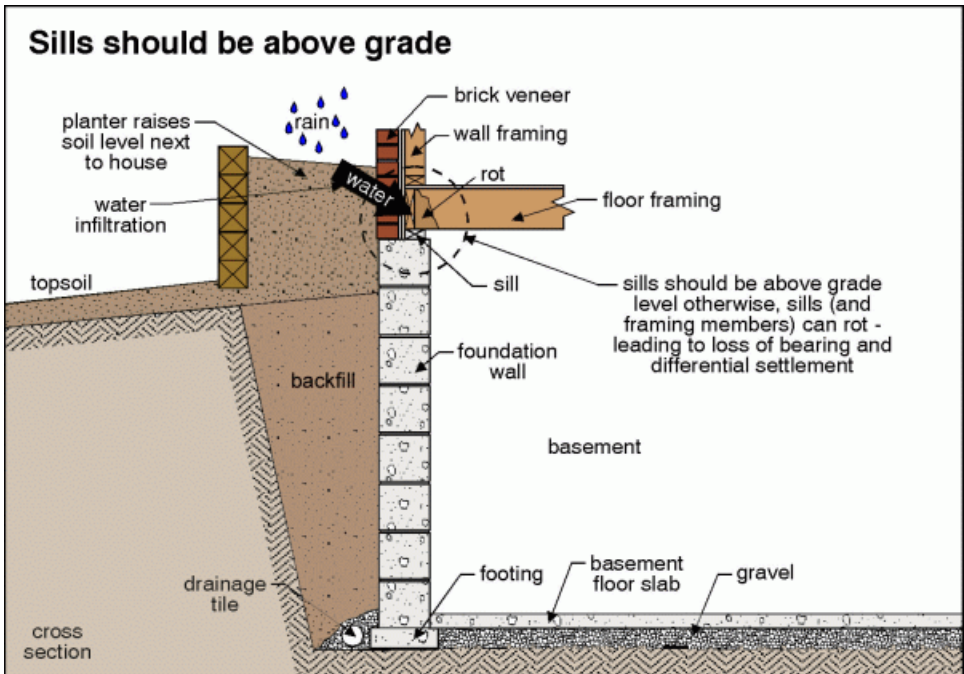
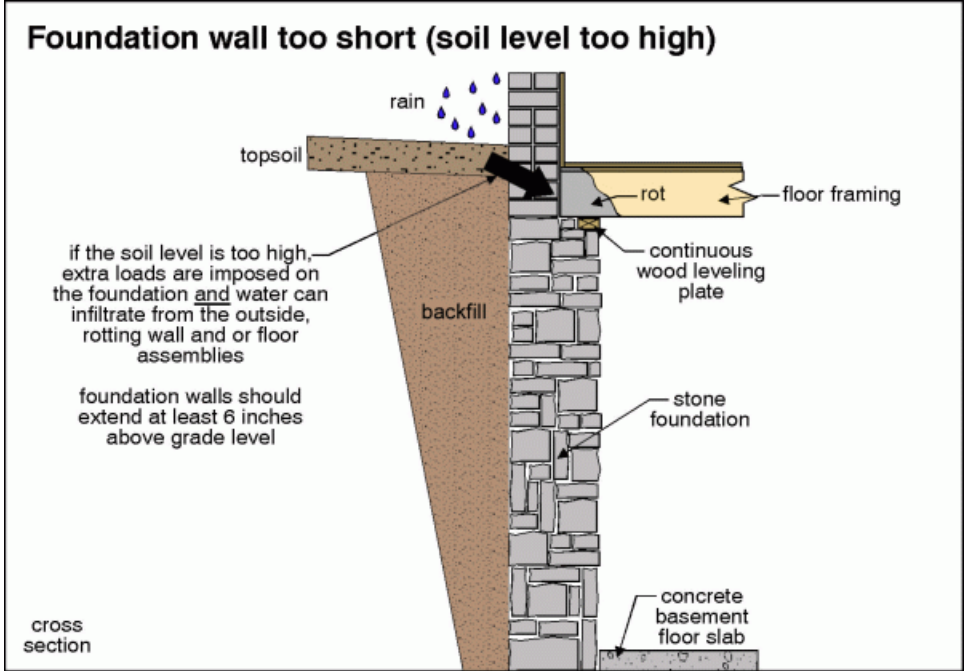


SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

**Location:** Garage

**Task:** Below current standards - Repair

**Time:** Less than 1 year





43. At or below grade level

## FLOORS \ Joists

**33. Condition:** • The joists and beams lack adequate clearance from the earth in some areas. The joists are encased in mortar and lack adequate air space at the ends of the joist. Monitor for moisture intrusion as these areas are vulnerable to rot.

**Location:** Crawl Space - Basement

**Task:** Below current standards - Monitor



44.



45.

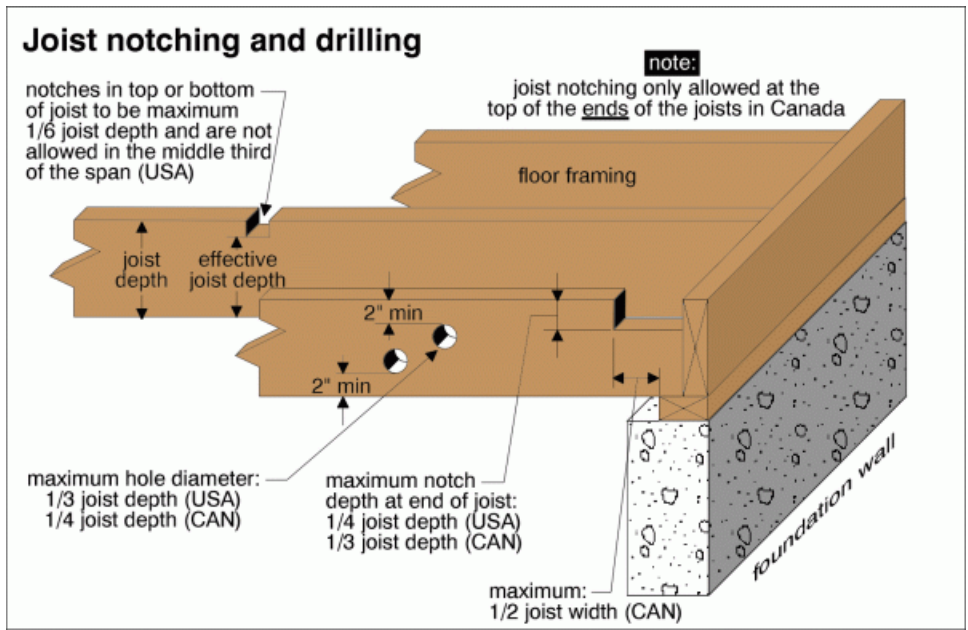
**34. Condition:** • [Notches or holes](#)

The joist was notched and split but was supported by a temporary column and beam.

**Implication(s):** Weakened structure

**Location:** Basement

**Task:** Monitor



46. Notches or holes

**35. Condition:** • [Poor end bearing, joist hanger connections](#)

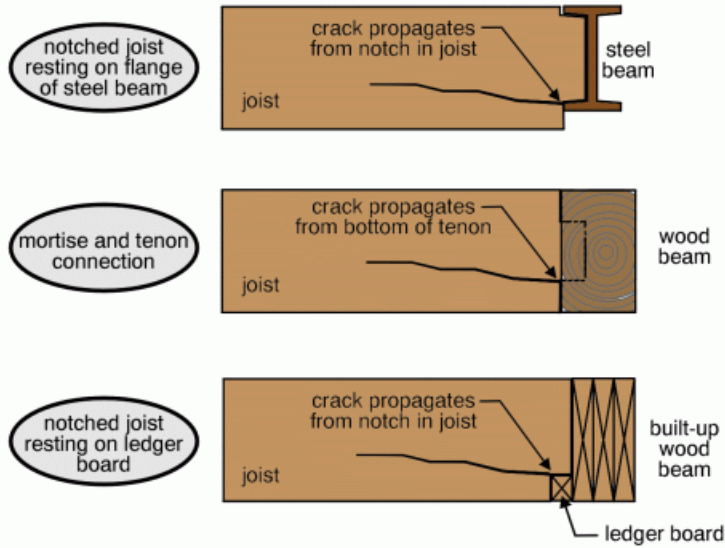
Missing joist hangers. Common in older homes. Monitor for any movement or settling of joists and install metal joist hangers if necessary.

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

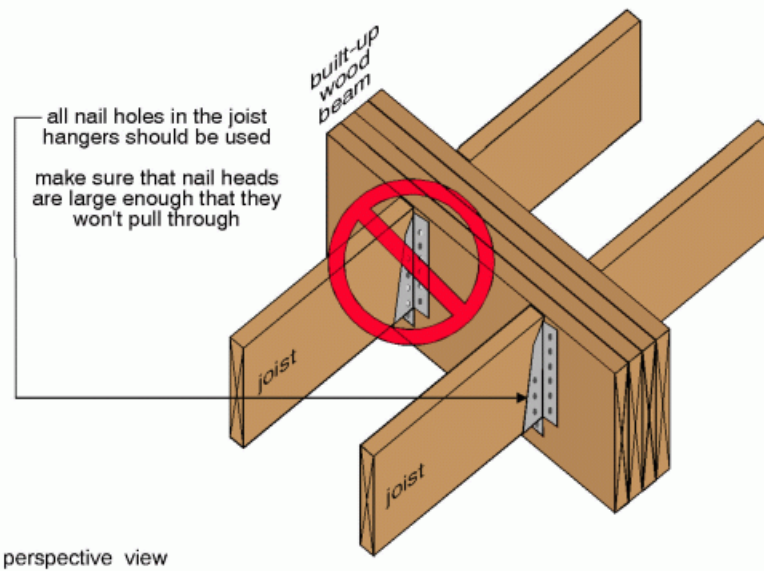
**Location:** Basement

**Task:** Below current standards

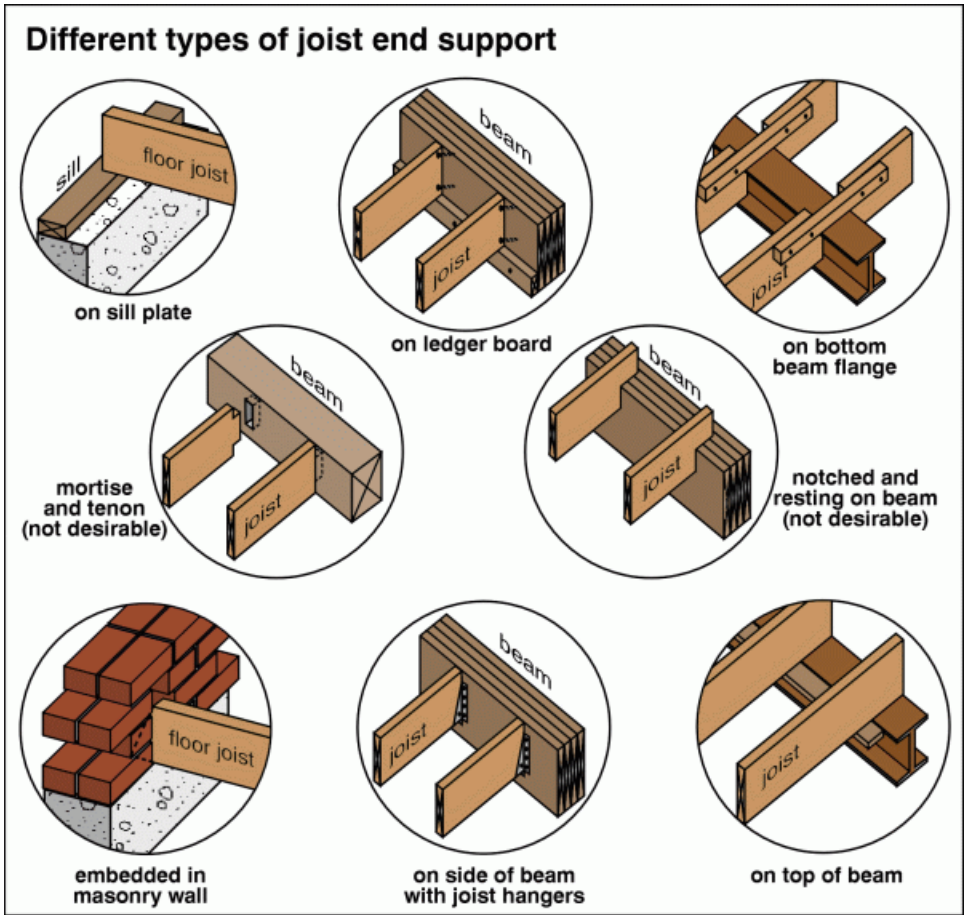
## Examples of weak joist/beam connections



## Watch for insufficient nails in joist hangers







47. Poor end bearing, joist hanger connections

48. Poor end bearing, joist hanger connections

36. Condition: • [Ineffective blocking, bracing or bridging](#)

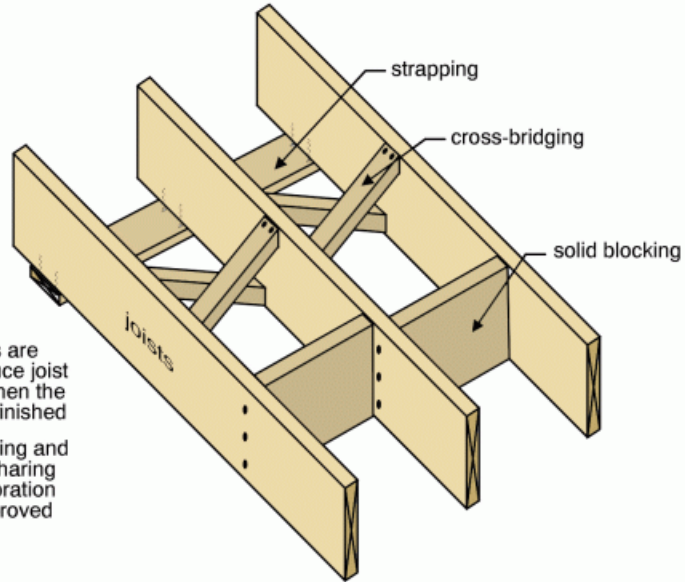
Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Task: Repair

**Time:** Less than 2 years

### Strapping, bridging and blocking



all of these methods are commonly used to reduce joist twisting and rotating when the ceilings below are not finished  
another benefit of bridging and blocking is that load sharing between joists and vibration damping are also improved

perspective



49. Ineffective blocking, bracing or bridging

### WALLS \ Wood frame walls

37. Condition: • [Rot](#)

Water damaged sheathing observed.

**Implication(s):** Weakened structure

**Location:** Garage

**Task:** Repair



# STRUCTURE

Sample Report, Minneapolis, MN December 1, 2015

Report No. 1497

[www.mninspections.com](http://www.mninspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Less than 1 year



50. Rot



51. Rot

## Description

**Service entrance cable and location:** • [Overhead - cable type not determined](#)

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

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

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

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

**Distribution panel type and location:** • [Breakers - garage](#)

**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](#) • [GFCI - kitchen](#)

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present

## Limitations

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

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

## Recommendations

### **SERVICE DROP AND SERVICE ENTRANCE \ Service drop**

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

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

**Location:** Rear

**Task:** Correct

**Time:** Less than 1 year



52. Branches, vines interfering with wires

## **SERVICE BOX, GROUNDING AND PANEL \ System grounding**

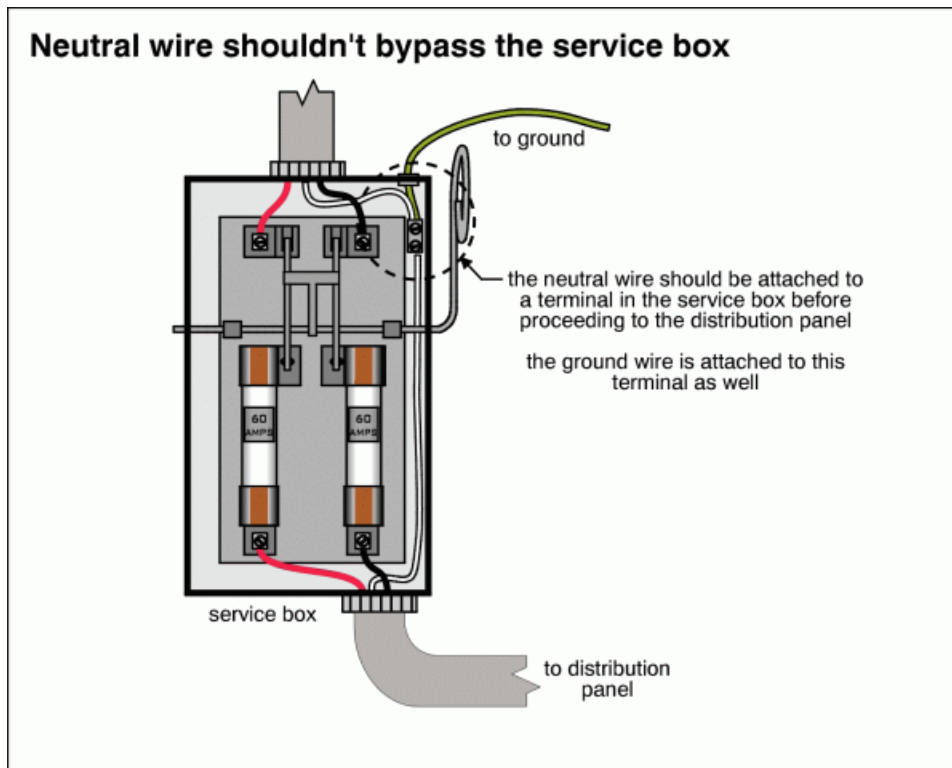
**39. Condition:** • [Neutral bonded to ground downstream of box](#)

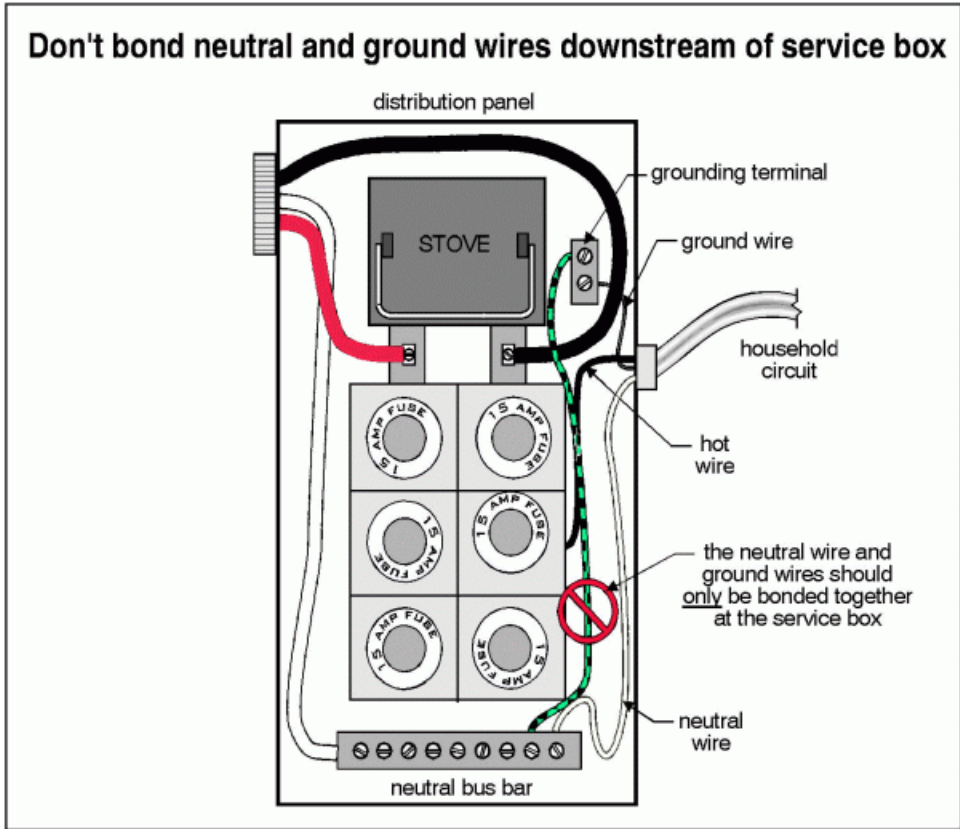
**Implication(s):** Electric shock

**Location:** Carport

**Task:** Repair

**Time:** Less than 1 year





53. Neutral bonded to ground downstream of box

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**40. Condition:** • Individual breakers are tied together.

**Location:** Garage

**Task:** Repair

**Time:** Immediate





54.

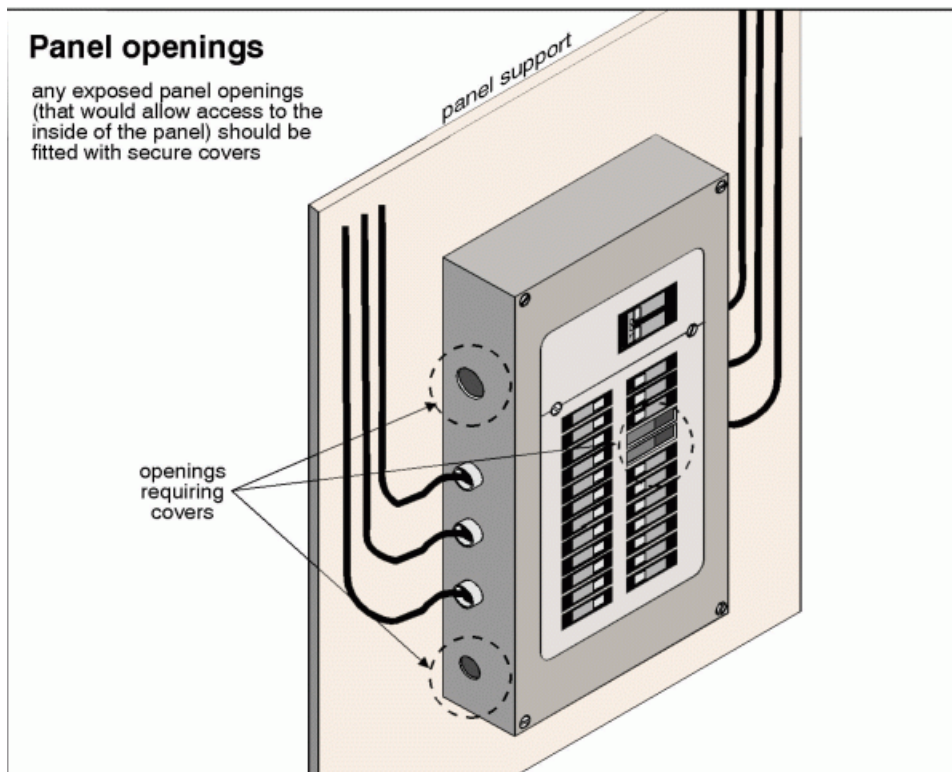
41. Condition: • [Openings in panel](#)

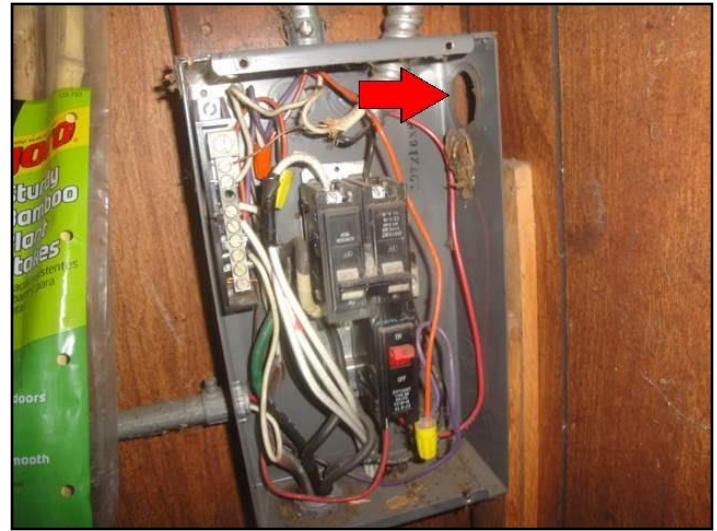
Implication(s): Electric shock | Fire hazard

Location: Basement & Garage

Task: Repair

Time: Immediate





55. Openings in panel

56. Openings in panel

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

Implication(s): Nuisance

Task: Below current standards

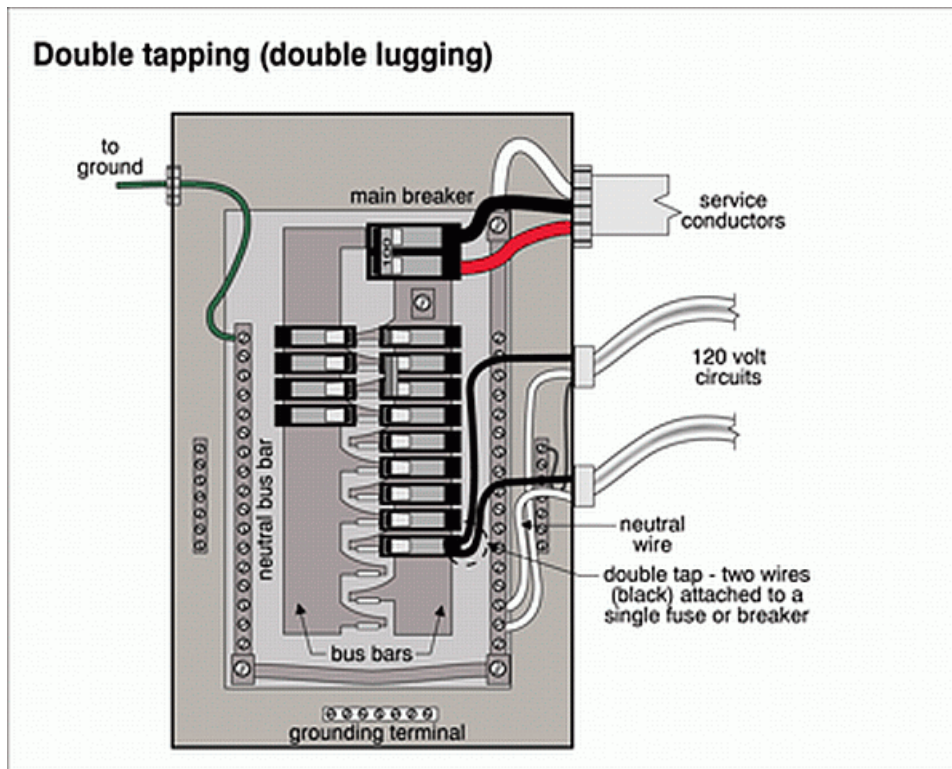
43. Condition: • [Double taps](#)

Implication(s): Fire hazard

Location: Garage

Task: Repair

Time: Immediate



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



57. Double taps

**DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

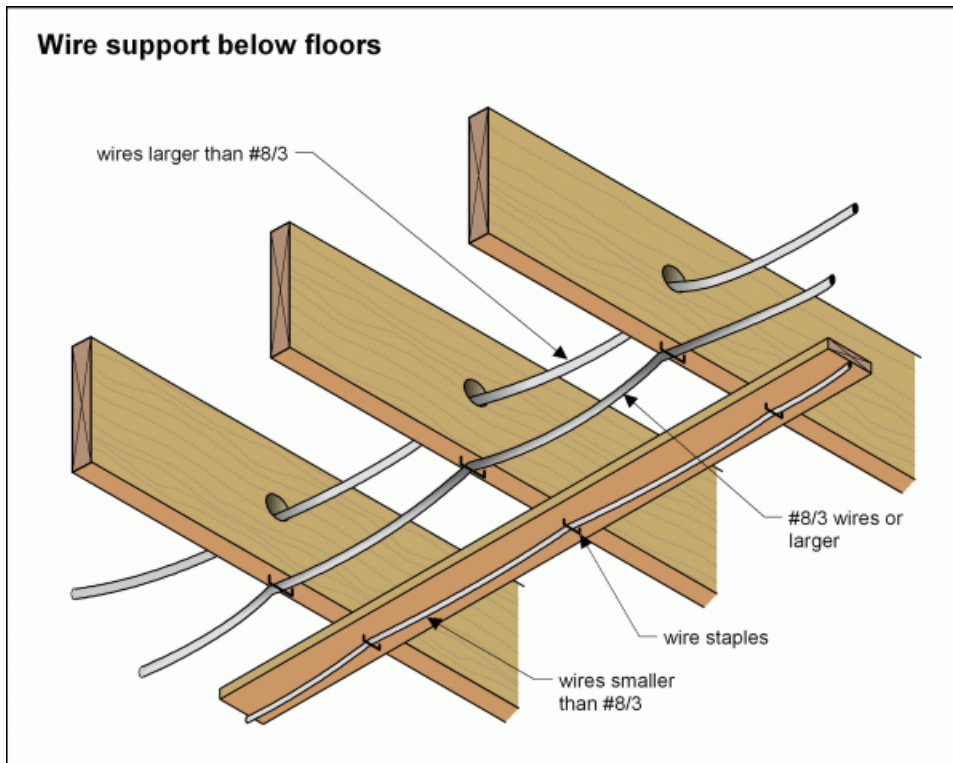
44. Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

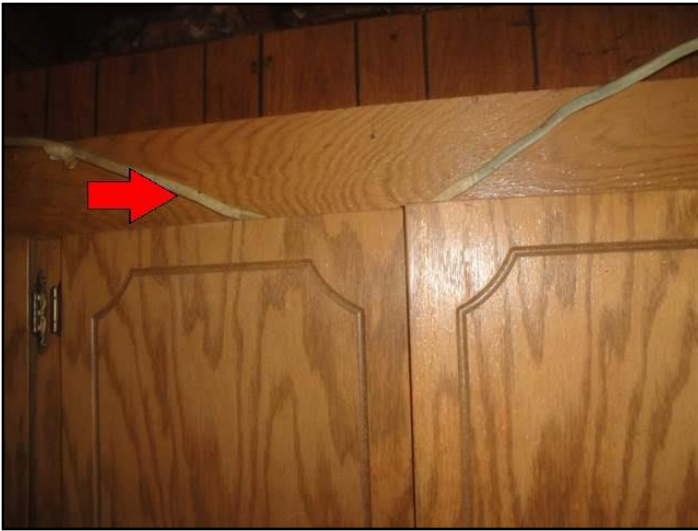
Location: Garage

Task: Improve

Time: Immediate







58. Exposed on walls or ceilings

59. Exposed on walls or ceilings

**DISTRIBUTION SYSTEM \ Wiring - installation**

45. Condition: • [Open splices](#)

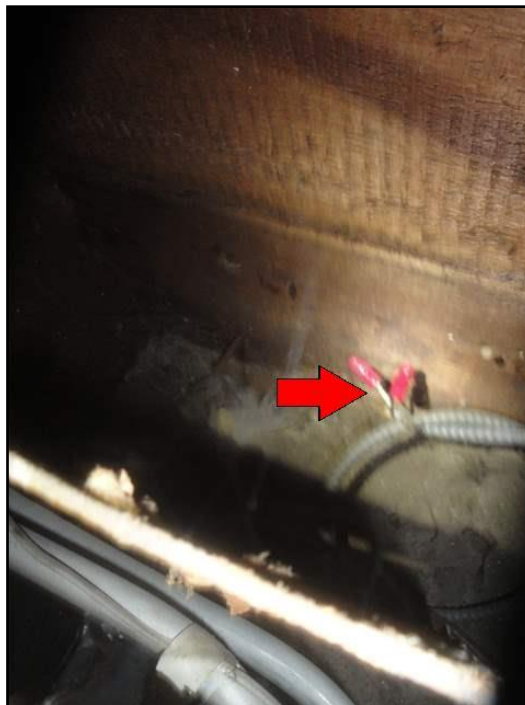
Exposed wires. Install junction box and install the wire in to the box and cover with cover plate.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Repair

Time: Immediate



60. Open splices

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



**Implication(s):** Electric shock | Fire hazard

**Location:** Basement & Garage

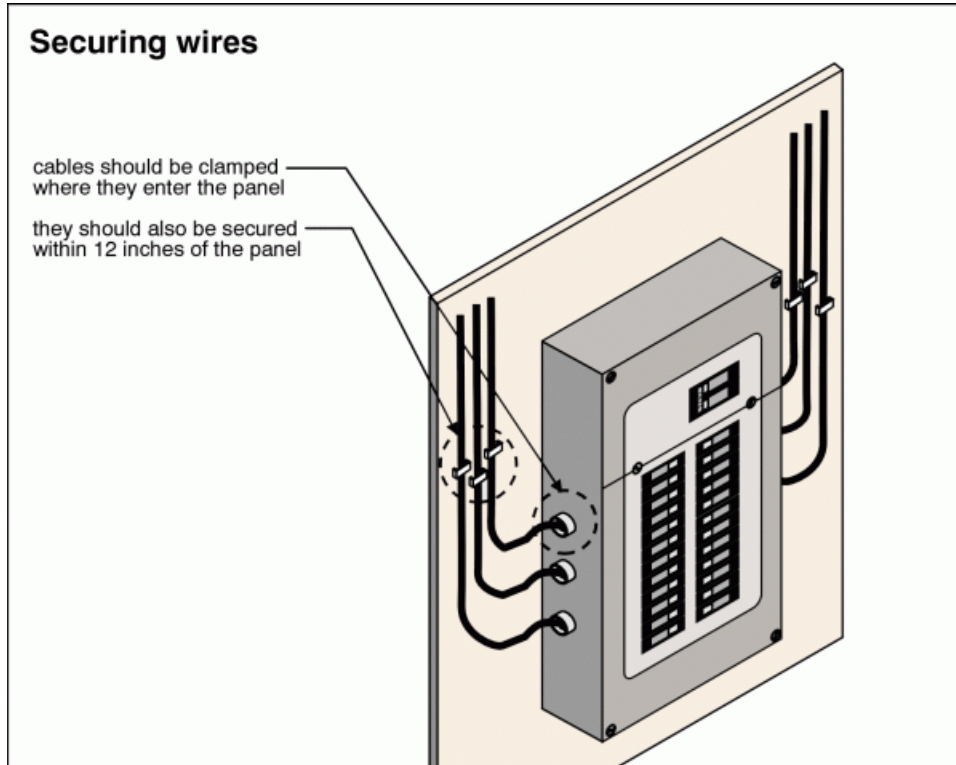
**Task:** Repair

**Time:** Immediate

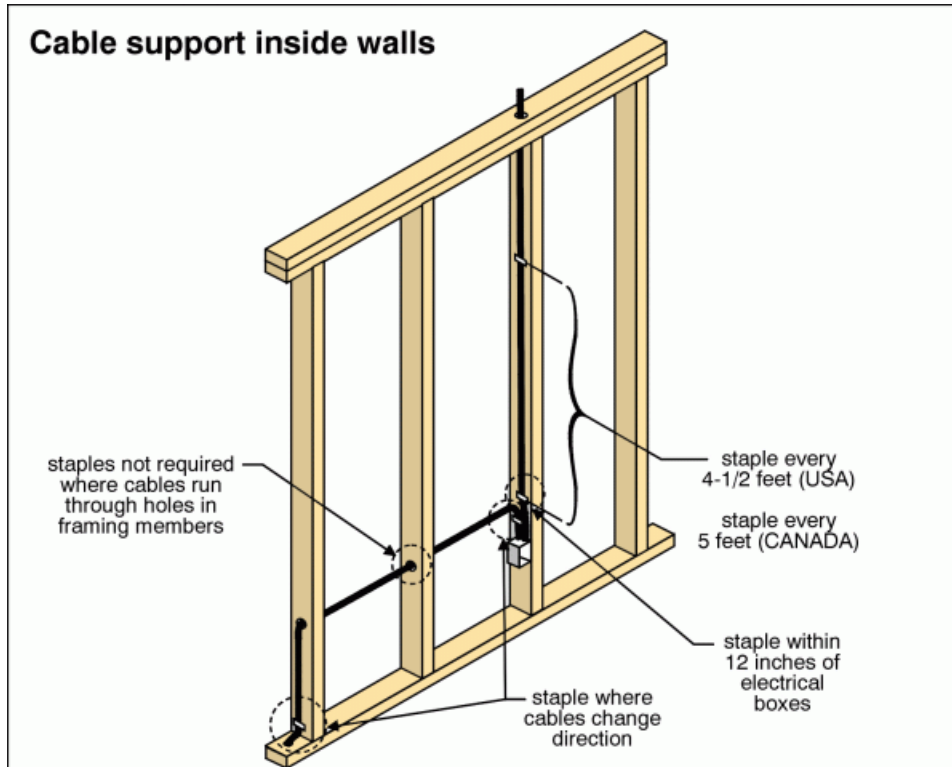
## Securing wires

cables should be clamped where they enter the panel

they should also be secured within 12 inches of the panel



## Cable support inside walls



61. *Not well secured*

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

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Provide

**Time:** Less than 1 year

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



62. Flexible conduit needed

### DISTRIBUTION SYSTEM \ Lights

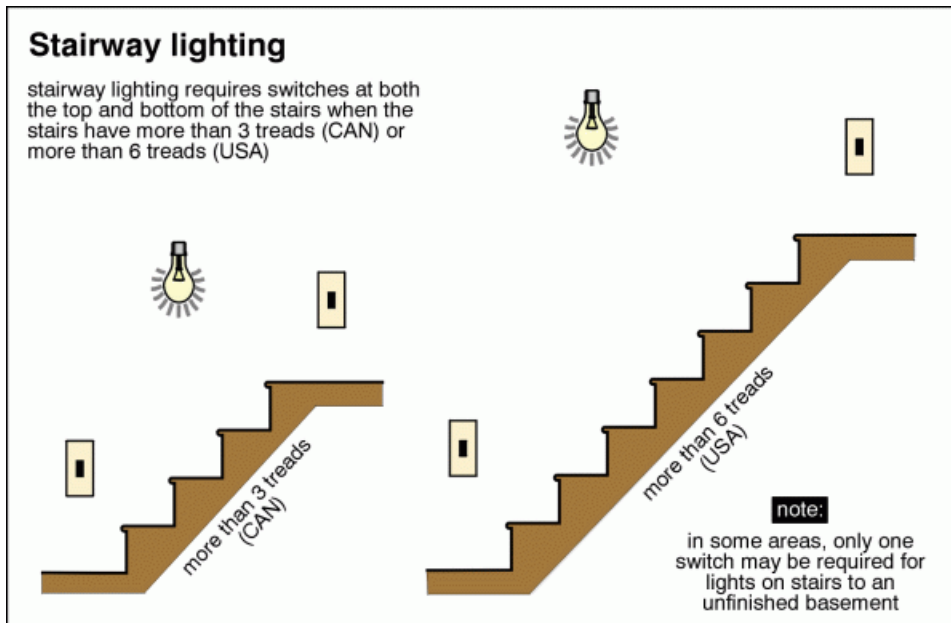
48. Condition: • [Poor stairway lighting](#)

Implication(s): Trip or fall hazard

Location: Basement

Task: Improve

Time: Action recommended but not require



49. Condition: • [Improper closet lighting](#)

Add globe to reduce the risk of fire when items in the closet have the potential to come into contact with or have little clearance from hot exposed bulb.

Implication(s): Fire hazard

Location: Master Bedroom

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

**Task:** Repair or replace

**Time:** Immediate



63. Improper closet lighting

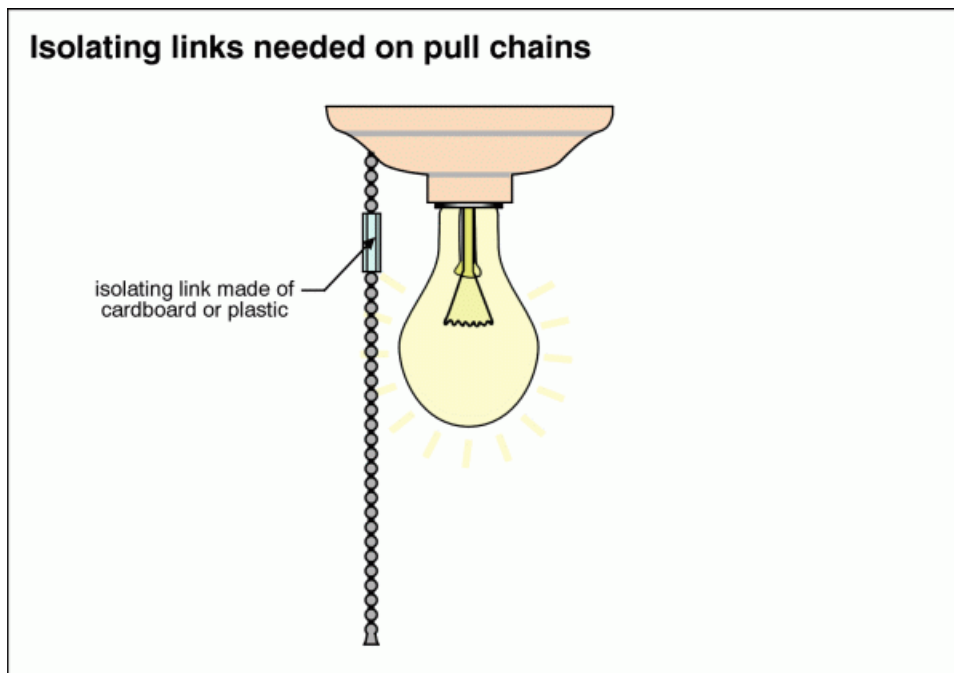
50. Condition: • [Isolating links needed on pull chains](#)

Implication(s): Electric shock

Location: Basement

Task: Provide

Time: Less than 1 year







64. Isolating links needed on pull chains

## **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

51. Condition: • [Inoperative](#)

Outlets near the the GFCI.

Implication(s): Equipment inoperative

Location: First Floor Bathroom

Task: Repair

Time: Less than 1 year



65. Inoperative

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

Implication(s): Electric shock

Location: Garage, Living Room, Dining Room, Bedrooms

Task: Repair

Time: Immediate



66. Ground needed for 3-slot outlet

67. Ground needed for 3-slot outlet

**53. Condition:** • [Loose](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Dining Room

**Task:** Repair

**Time:** Less than 1 year

**54. 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.

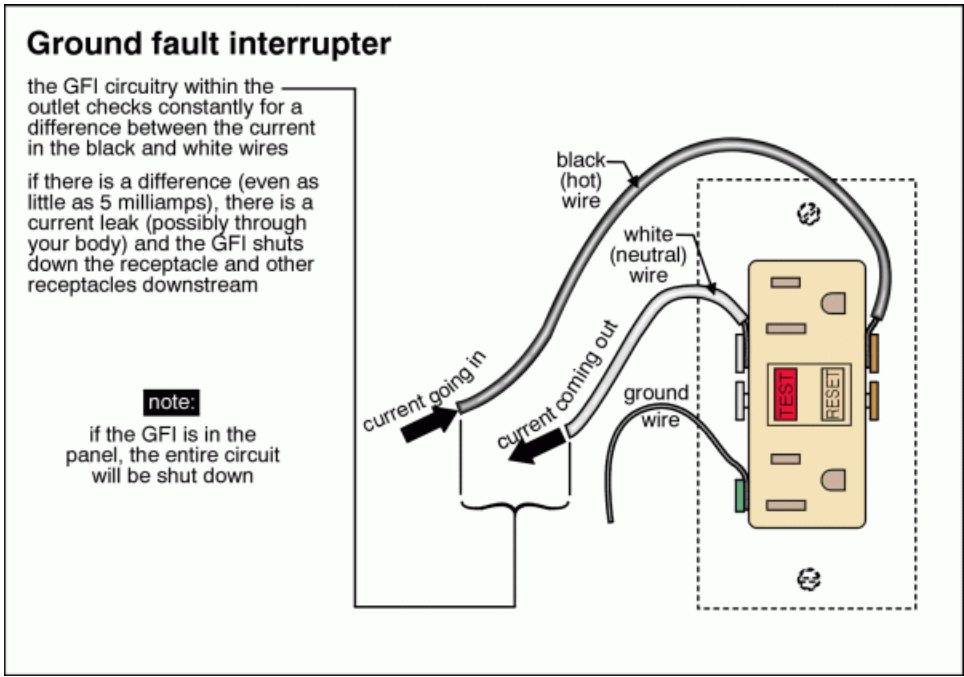
These standards may be enforced by the local building official when outlets are changed or added.

**Implication(s):** Electric shock

**Location:** Various

**Task:** Below current standards

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



**55. 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

**DISTRIBUTION SYSTEM \ Cover plates**

**56. Condition:** • [Missing](#)

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Replace

**Time:** Immediate



68. Missing

### DISTRIBUTION SYSTEM \ Smoke detectors

**57. Condition:** • Poor Location. Locate no close than 4" from wall or ceiling. Do not place near ceiling fans. Place not further than 12" from ceiling of located on a wall.

**Location:** Bedroom

**Task:** Improve

**Time:** Immediate

**58. Condition:** • Missing

**Implication(s):** Fire hazard

**Task:** Provide

**Time:** Immediate

**59. Condition:** • [Inoperative](#)

**Implication(s):** Fire hazard

**Task:** Repair or replace

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

**60. Condition:** • Inoperative

**Implication(s):** Health hazard

**Location:** Second Floor

**Task:** Repair or replace

**Time:** Immediate



# HEATING

Sample Report, Minneapolis, MN December 1, 2015

Report No. 1497

[www.mninspections.com](http://www.mninspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

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

**Approximate capacity:** • [100,000 BTU/hr](#)

**Efficiency:** • [Mid-efficiency](#)

**Approximate age:** • [16 years](#)

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

**Main fuel shut off at:** • Basement

**Failure probability:** • [Medium](#)

**Exhaust pipe (vent connector):** • Type B

**Chimney/vent:** • [Masonry](#)

**Chimney liner:** • [Metal](#)

**Combustion air source:** • Outside

**Mechanical ventilation system for home:** • Bathroom exhaust fan

## Limitations

**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

### GAS FURNACE \ Gas burners

**61. Condition:** • Scale

**Implication(s):** Shortened life expectancy of material | Material deterioration

**Task:** Clean

**Time:** Less than 1 year

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



69. Scale

### GAS FURNACE \ Venting system

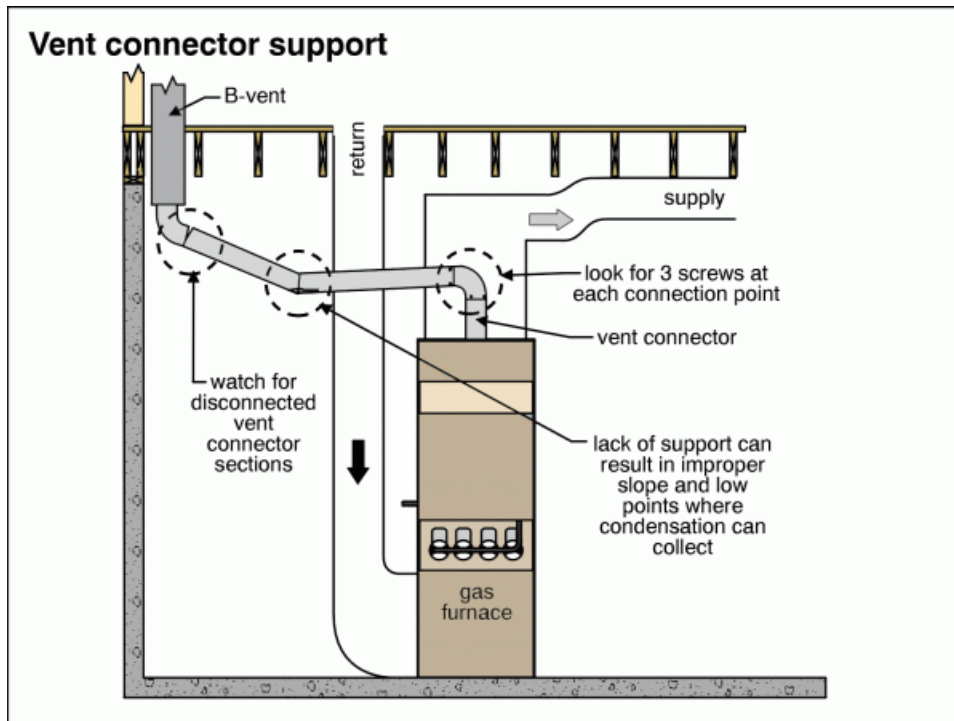
62. Condition: • [Poor connections](#)

Deteriorated foil tape at CO test hole.

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

**Task:** Repair

**Time:** Immediate





70. Poor connections

### GAS FURNACE \ Ducts, registers and grilles

63. Condition: • [Too few](#)

Missing cold air returns.

Implication(s): Increased heating costs | Reduced comfort

Location: Second Floor

Task: Below current standards

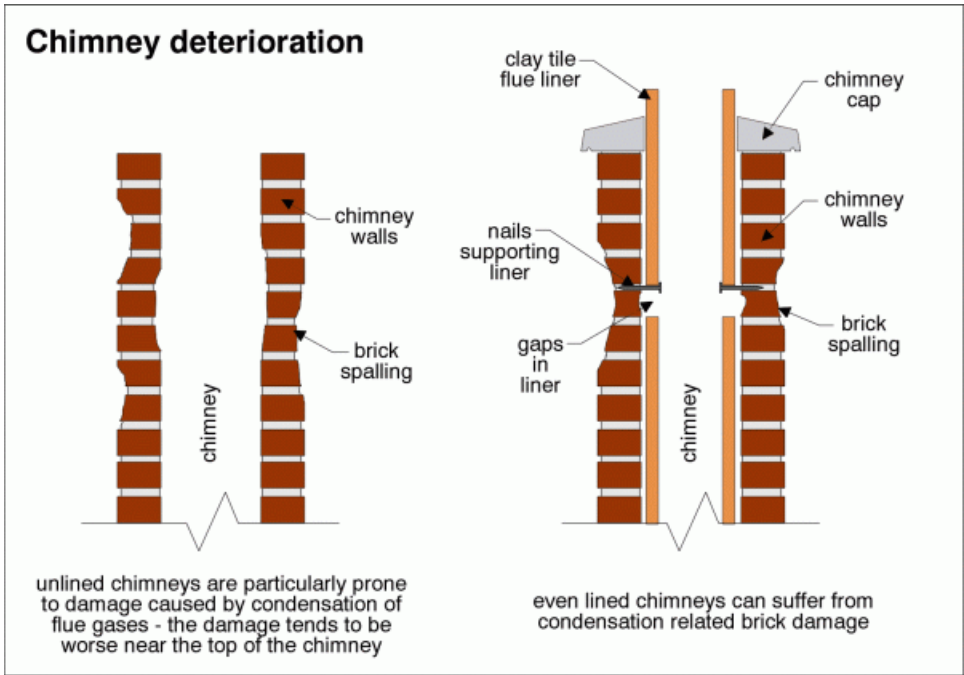
### CHIMNEY AND VENT \ Masonry chimney

64. Condition: • [Loose, missing or deteriorated mortar](#)

Implication(s): Material deterioration

Task: Repair

Time: Less than 1 year



71. Loose, missing or deteriorated mortar

**CHIMNEY AND VENT \ Masonry chimney cap**

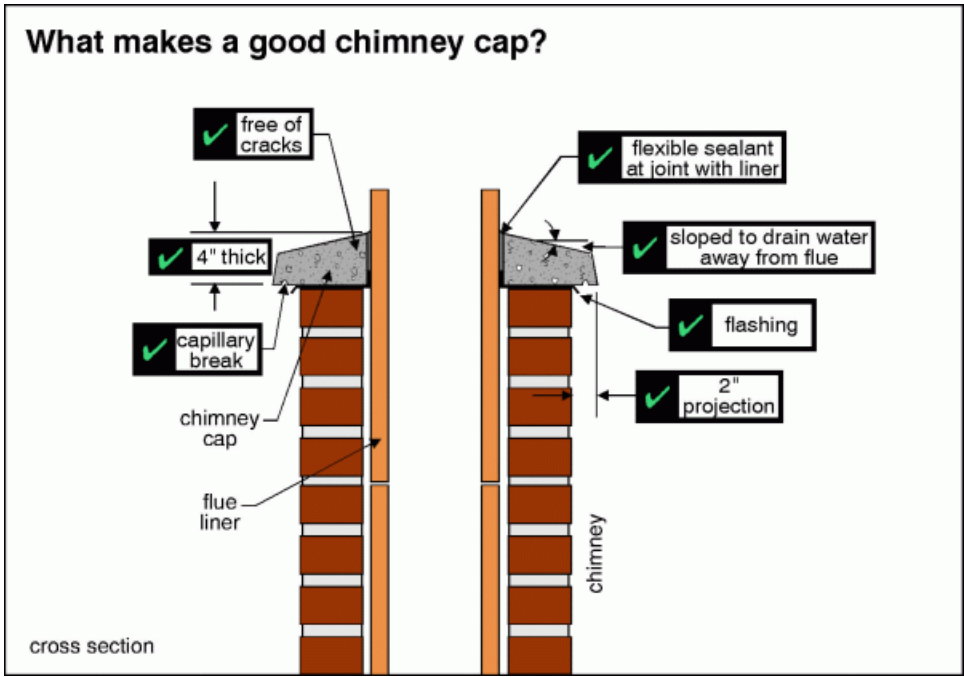
65. Condition: • [Cracked](#)

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

Task: Repair or replace

Time: Immediate





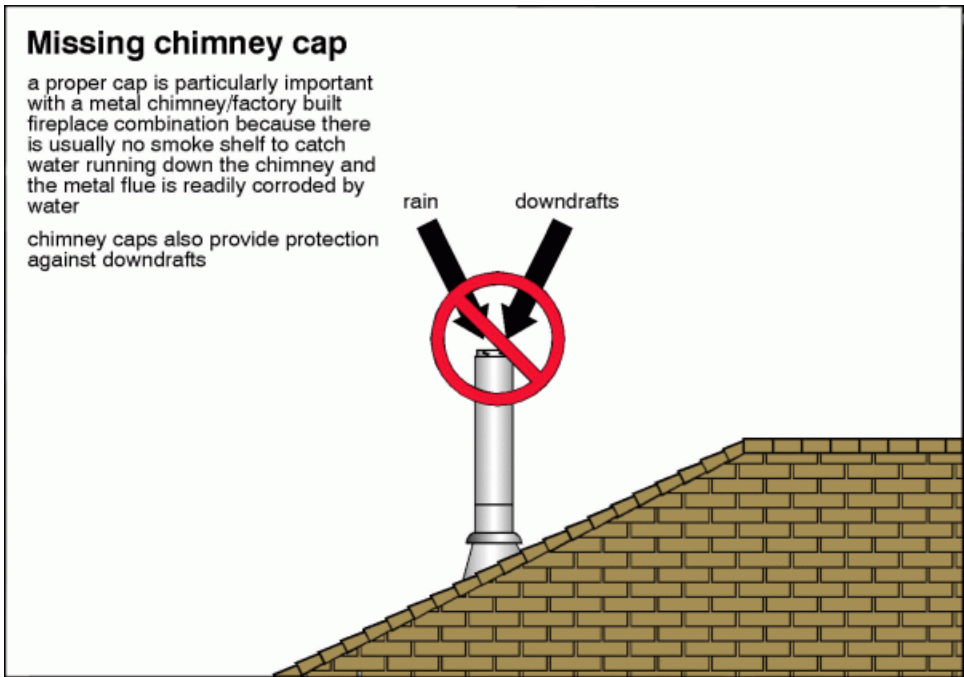
**CHIMNEY AND VENT \ Metal chimney or vent**

66. Condition: • [Cap missing, obstructed or wrong type](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Equipment not operating properly | Hazardous combustion products entering home

Task: Provide

Time: Less than 1 year



# HEATING

Sample Report, Minneapolis, MN December 1, 2015

Report No. 1497

[www.mninspections.com](http://www.mninspections.com)

SUMMARY

ROOFING

EXTERIOR

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ELECTRICAL

HEATING

COOLING

INSULATION

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REFERENCE

**67. Condition:** • [Screen missing or damaged](#)

**Implication(s):** Chance of pests entering building | Fire hazard

**Task:** Provide

**Time:** Less than 1 year

# COOLING & HEAT PUMP

Sample Report, Minneapolis, MN December 1, 2015

Report No. 1497

[www.mninspections.com](http://www.mninspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

- Air conditioning type:** • [Air cooled](#)
- Cooling capacity:** • [30,000 BTU/hr](#)
- Compressor approximate age:** • 3 years
- Failure probability:** • [Low](#)

## Limitations

### Inspection limited/prevented by:

- Low outdoor temperature
- Severe compressor damage may result if temperature has been below 60 degrees 24 hours prior to the inspection.

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

## Recommendations

### RECOMMENDATIONS \ Overview

- 68. Condition:** • No air conditioning or heat pump recommendations are offered as a result of this inspection.

# INSULATION AND VENTILATION

Sample Report, Minneapolis, MN December 1, 2015

Report No. 1497

[www.mninspections.com](http://www.mninspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

**Attic/roof insulation amount/value:** • Not determined

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

**Attic/roof air/vapor barrier:** • Not determined

**Foundation wall insulation amount/value:** • [None found](#)

## Limitations

**Inspection prevented by no access to:** • Attic • Roof space • Wall space • Crawl space

**Roof ventilation system performance:** • Not evaluated

**Air/vapor barrier system:** • Continuity not verified

## Recommendations

**FOUNDATION \ Crawlspace floor**

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

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

**Task:** Below current standards



72. No vapor barrier



## Description

**Water supply source:** • Public

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

**Supply piping in building:** • [Copper](#) • [Plastic](#)

**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:** • [40 gallons](#)

**Water heater approximate age:** • 3 years

**Typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [Low](#)

**Waste disposal system:** • [Public](#)

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

**Floor drain location:** • Near heating system

**Gas piping:** • Steel

## Limitations

**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

**70.** • Abandoned boiler pipes appear to have asbestos insulation. Do not disturb this material until tested or confirmed by an environmental professional.

<http://www2.epa.gov/asbestos>

**Implication(s):** Potential health hazard

**Location:** Basement

**Task:** Further evaluation



73.

74.

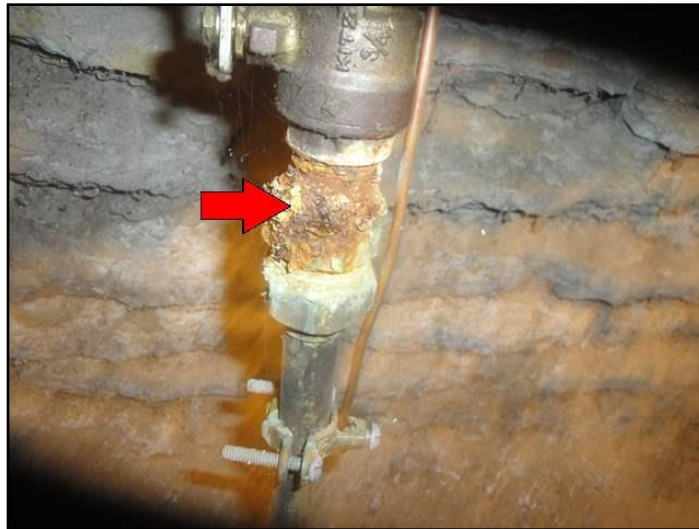
## SUPPLY PLUMBING \ Water service pipe

71. Condition: • Rusted fitting

Location: Basement

Task: Repair

Time: Less than 1 year



75.

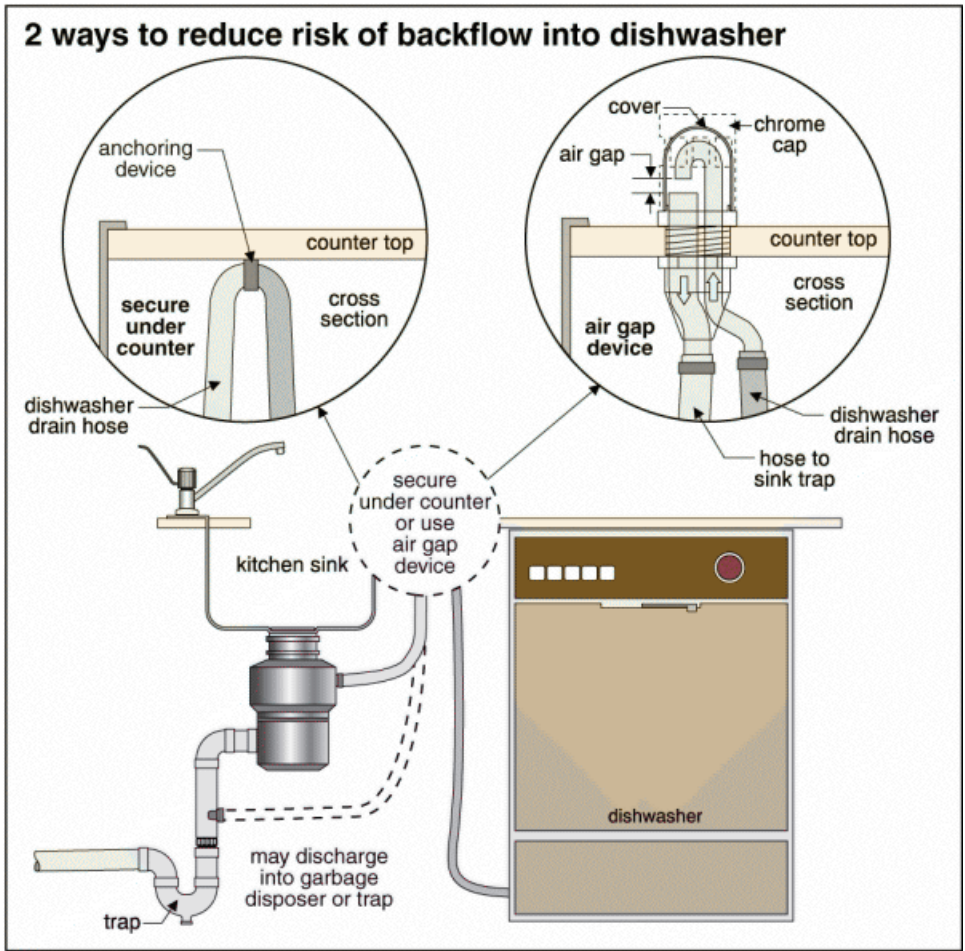
## WASTE PLUMBING \ Drain piping - performance

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

No high loop on drain line. Attach to top of counter top.

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

Task: Below current standards



76. Dishwasher drain connections

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

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

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

**Windows:** • [Fixed](#) • [Single/double hung](#) • [Casement](#) • Wood • Aluminum

**Glazing:** • [Double](#) • [Primary plus storm](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#)

## 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

### FLOORS \ General

**73. Condition:** • Typical flaws

**Implication(s):** Cosmetic defects

**Task:** Comment

### WALLS \ General

**74. Condition:** • Typical flaws

**Implication(s):** Cosmetic defects

**Task:** Comment



77. Typical flaws

### CEILINGS \ General

75. Condition: • Typical flaws

Implication(s): Cosmetic defects

Task: Comment

### WINDOWS \ Glass (glazing)

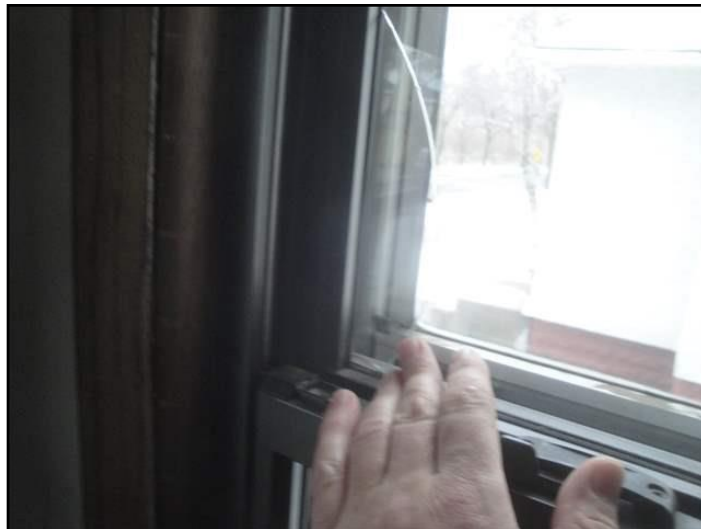
76. Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Physical injury

Location: Living Room

Task: Repair or replace

Time: Less than 1 year



78. Cracked

77. Condition: • Safety glass not installed

Safety glazing was not confirmed. No visible label on glass.



**Implication(s):** Physical injury

**Location:** First Floor Bathroom

**Task:** Below current standards



79. Safety glass not installed

## WINDOWS \ Sashes

**78. Condition:** • [Won't stay open](#)

**Implication(s):** Nuisance | Glass breaking | Physical injury

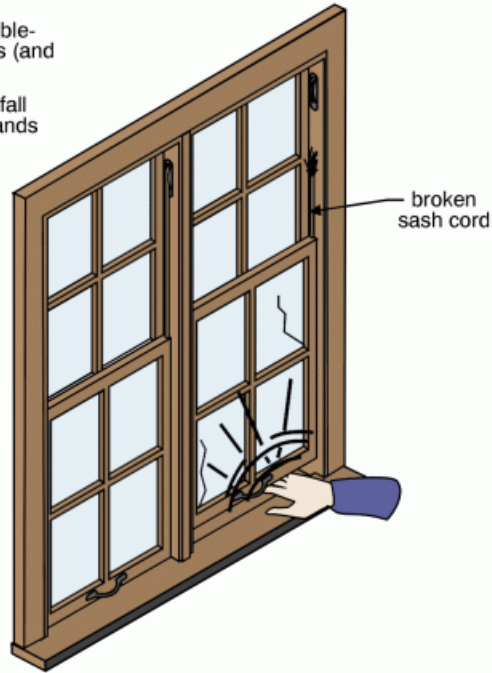
**Location:** Various - Bedroom & Living Room

**Task:** Repair

**Time:** Less than 1 year

## Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms) if they're defective, they could fall unexpectedly - injuring your hands and/or the window



### WINDOWS \ Hardware

79. Condition: • [Inoperable](#)

Implication(s): System inoperative or difficult to operate

Location: Dining Room

Task: Repair

Time: Less than 1 year



80. Inoperable

# INTERIOR

Sample Report, Minneapolis, MN December 1, 2015

Report No. 1497

[www.mninspections.com](http://www.mninspections.com)

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## 80. Condition: • [Missing](#)

Missing window locks.

**Implication(s):** System inoperative or difficult to operate

**Location:** Various

**Task:** Provide

**Time:** Less than 1 year



81. *Missing*

82. *Missing*

## **WINDOWS \ Means of egress/escape**

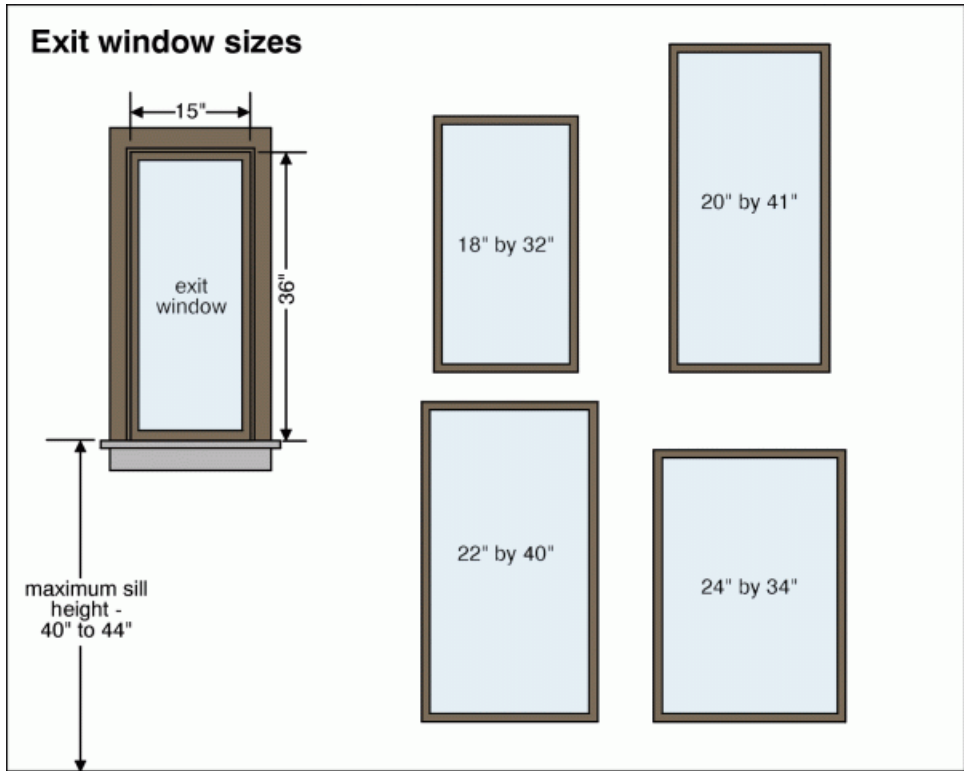
### 81. Condition: • [Too small](#)

Windows have less than 5.7 sq ft net clear opening in bedrooms.

**Implication(s):** Restricted emergency exits

**Location:** Bedrooms

**Task:** Below current standards



## WINDOWS \ Interior trim

82. Condition: • [Stained](#)

Water stains and faded. Monitor for evidence of moisture when the window is closed.

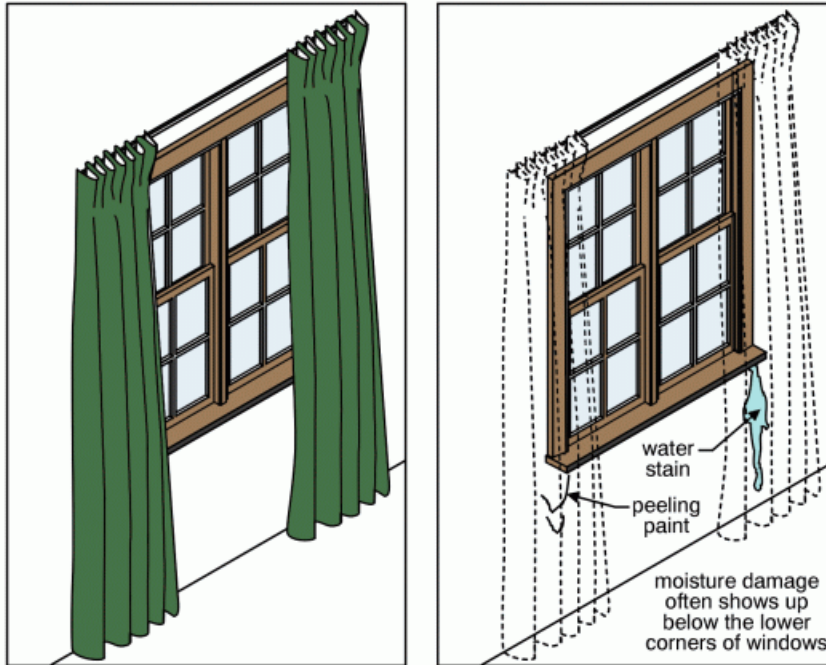
Implication(s): Cosmetic defects

Location: Various

Task: Repair

Time: Discretionary

## Look behind window treatments



83. Stained

### DOORS \ Doors and frames

83. Condition: • [Damage](#)

Bi-fold door is off the track.

**Implication(s):** Cosmetic defects

**Location:** Bedroom

**Task:** Repair

**Time:** Discretionary





84. Damage

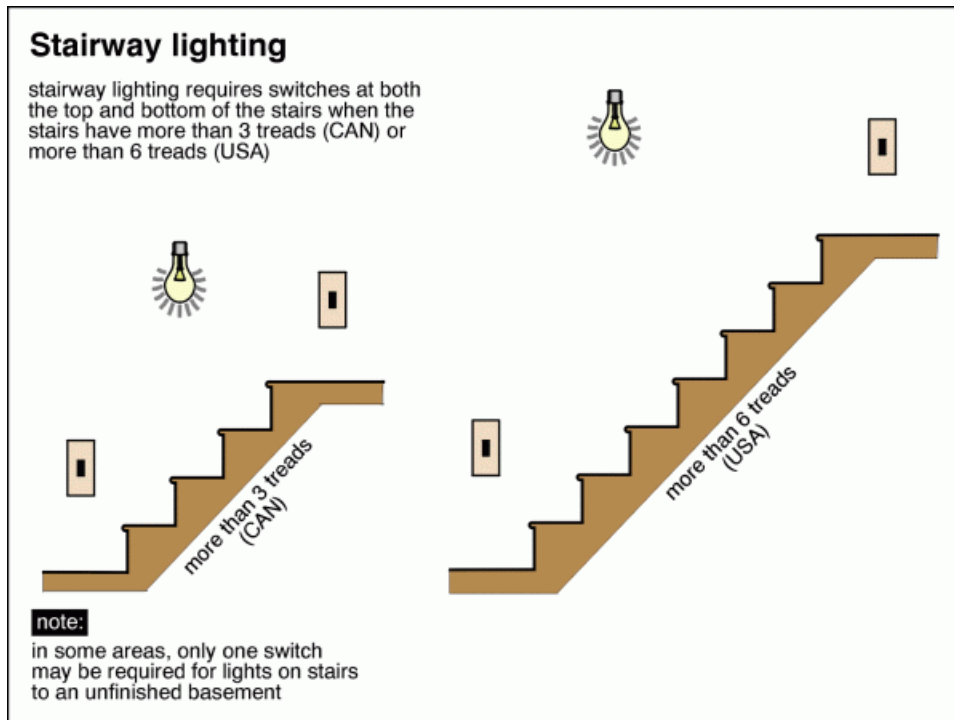
**STAIRS \ Lighting**

84. Condition: • [Not controlled by three way switch](#)

Implication(s): Trip or fall hazard

Location: Basement

Task: Below current standards



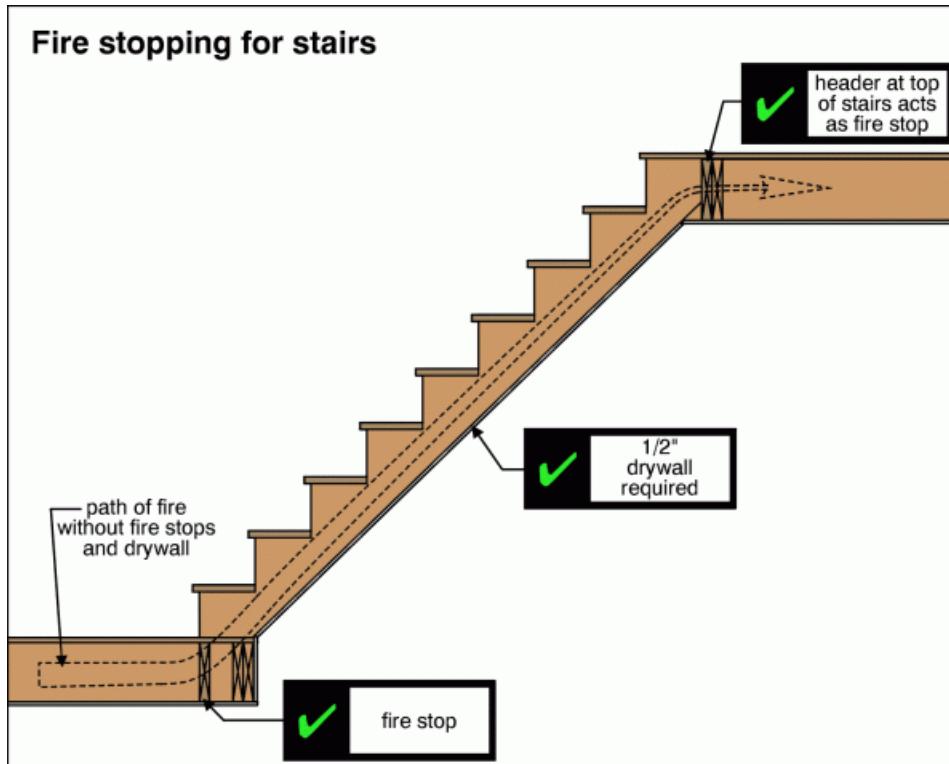
**STAIRS \ Fire safety**

85. Condition: • [Drywall missing or incomplete on underside of stairs](#)

Implication(s): Increased fire hazard

**Location:** Throughout

**Task:** Below current standards



85. Drywall missing or incomplete on underside...

## STAIRS \ General

86. Condition: • [Poor lighting](#)

Implication(s): Trip or fall hazard

Location: Basement

Task: Below current standards

## STAIRS \ Height

**87. Condition:** • [Headroom - less than ideal](#)

Less than 6'-8". Typical in older buildings.

**Implication(s):** Physical injury

**Task:** Below current standards

## STAIRS \ Treads

**88. Condition:** • Run under 10"

**Location:** Basement

**Task:** Below current standards

**89. Condition:** • [Rise or run not uniform](#)

Rise exceeds current standard of 7 3/4 " maximum height or has more than 3/8" variance between treads. Typical in older buildings.

**Implication(s):** Trip or fall hazard

**Location:** Basement

**Task:** Below current standards

**90. Condition:** • [Width too small](#)

Under 36" wide.

**Implication(s):** Trip or fall hazard

**Location:** Throughout

**Task:** Below current standards

**91. Condition:** • [Thickness inadequate](#)

Weak treads.

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

**Location:** Basement

**Task:** Repair or replace

**Time:** Immediate

**92. Condition:** • [Worn or damaged](#)

**Implication(s):** Weakened structure | Trip or fall hazard

**Location:** Basement

**Task:** Repair

**Time:** Immediate



86. Worn or damaged

### STAIRS \ Landings

93. Condition: • [Too small](#)

Less than current standard of 36"x36"

Implication(s): Trip or fall hazard

Location: Throughout

Task: Below current standards

### STAIRS \ Handrails

94. Condition: • Handrail is not continuous to the bottom tread

Location: Basement

Task: Improve

Time: Immediate

95. Condition: • Does not return to wall

Location: Throughout

Task: Below current standards

96. Condition: • [Too low](#)

Too low. Current standards are between 34" and 38".

Implication(s): Fall hazard

Location: Throughout

Task: Below current standards

### STAIRS \ Guardrails

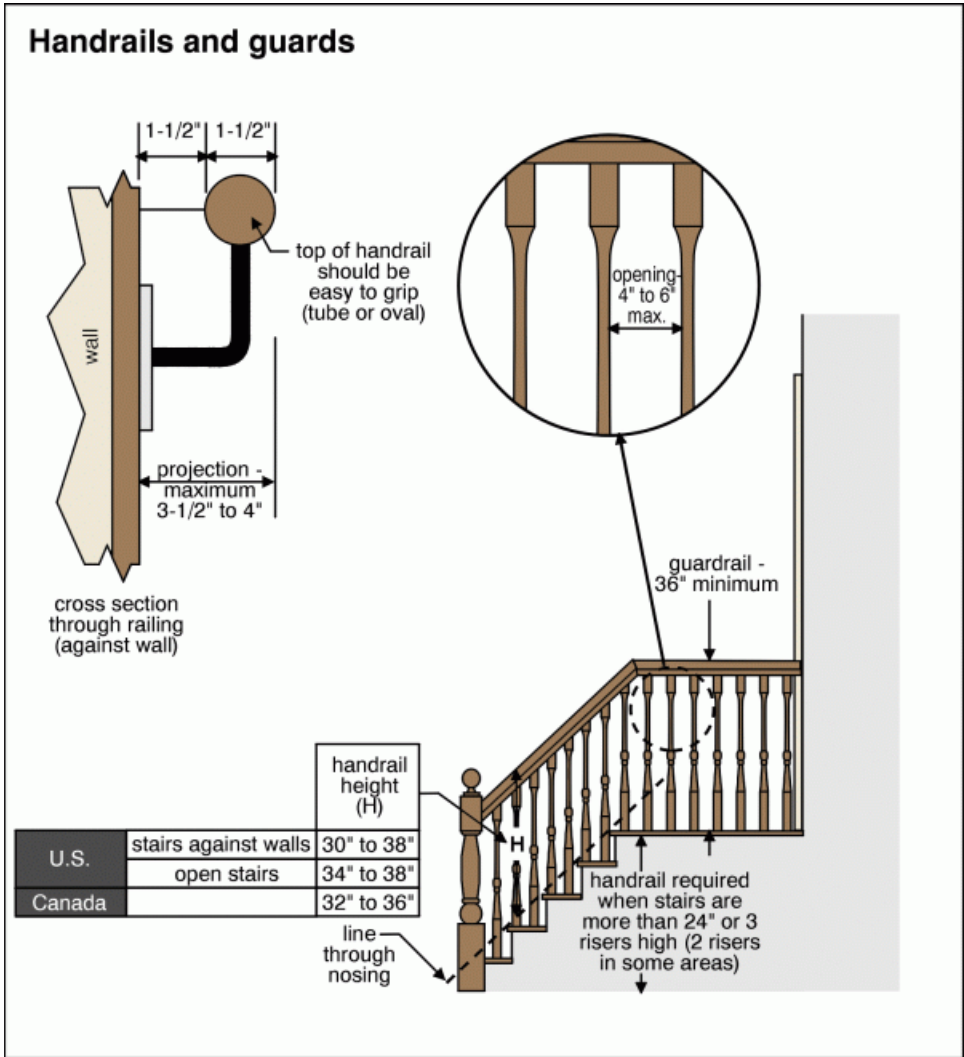
97. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement

Task: Provide

Time: Immediate



87. Missing

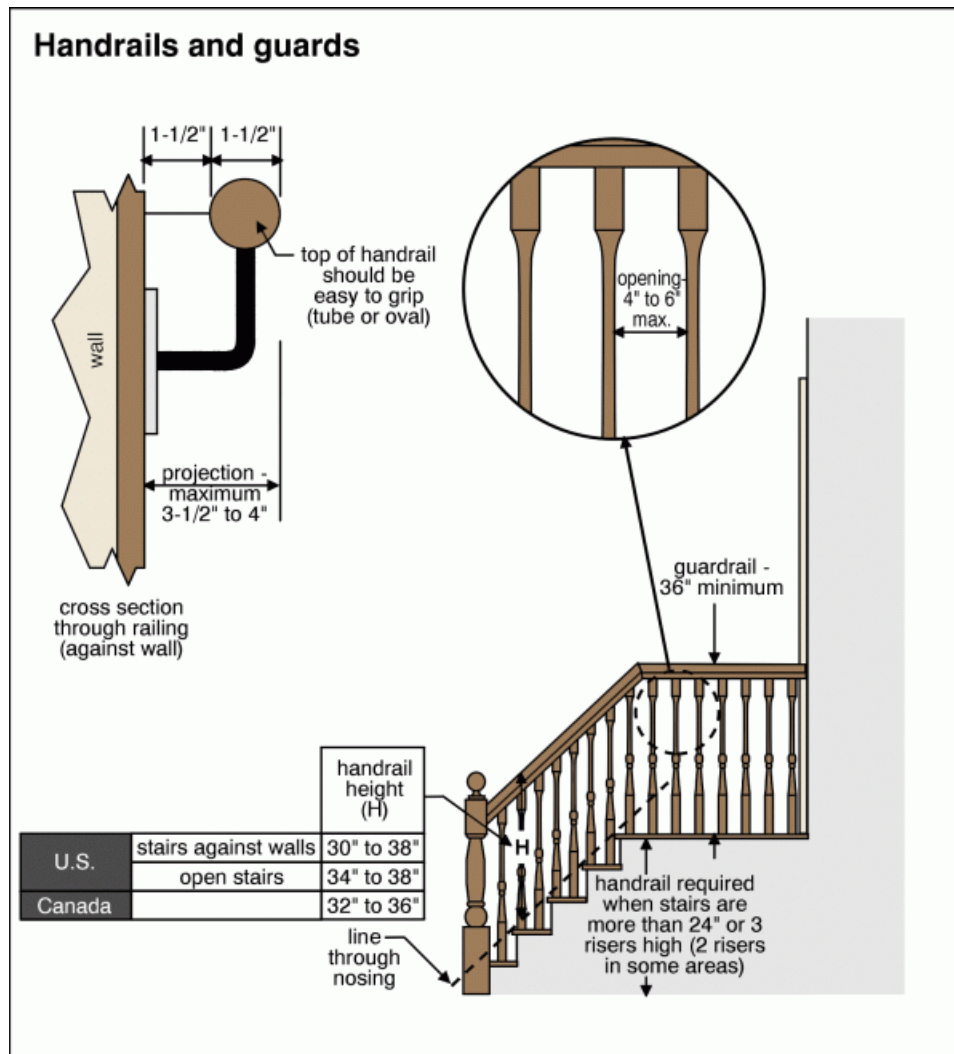


## STAIRS \ Spindles or balusters

98. Condition: • [Too far apart](#)

Implication(s): Fall hazard

Task: Below current standards



## EXHAUST FANS \ Exhaust fan

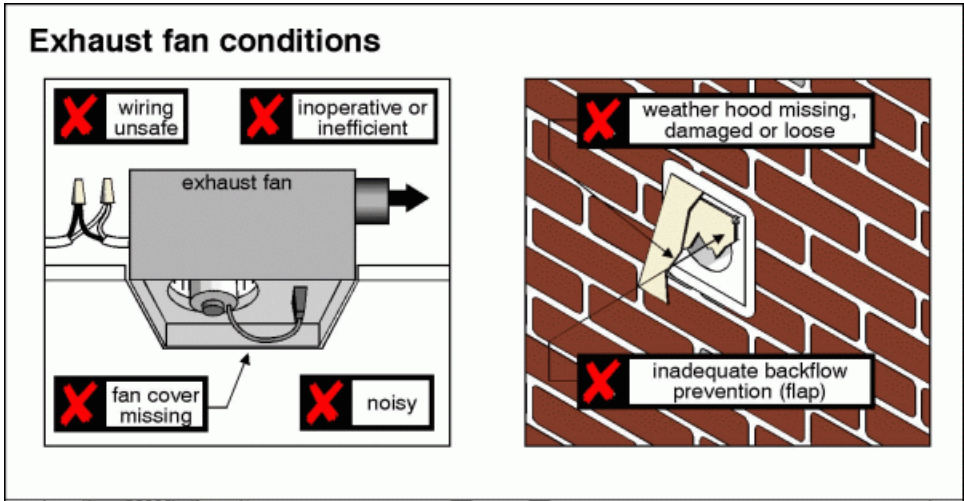
99. Condition: • [Inoperative](#)

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

Location: First Floor Bathroom

Task: Repair or replace

Time: Less than 1 year



**APPLIANCES \ Refrigerator**

100. Condition: • Water dispenser is inoperable.

Task: Repair

Time: Discretionary



88.

**APPLIANCES \ Range**

101. Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: Kitchen

Task: Below current standards

END OF REPORT

# REFERENCE LIBRARY

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## REFERENCE

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

