

# Inspecta-Homes GENERAL PROPERTY INFO

**Property Inspected:** 12345 Sample Street, St. Paul, MN

**Inspector:** Mark Dubbels

**Client:** John and Jane Doe

**File #:** TEST

**Inspection Date:** 1/10/2004

**Address & Phone:** 9876 Test Avenue North, Minneapolis, MN

**Client's agent:** Joe and Joan Agent

**Real Estate Co:** For Example Real Estate

## INSPECTION AGREEMENT

The inspection and this report have been done in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. where applicable. The report is based upon an inspection of the readily visible and/or accessible systems, components and areas listed herein and expresses the inspector's judgment and opinion of their condition and function at the time of the inspection. The inspection and report are not intended to be technically exhaustive, nor to imply that every defect was discovered, or that the inspected systems and components are in compliance with any code or regulation. The inspection and report does not address nor is it intended to determine the presence of any rodents, wood boring insects, any suspected hazardous substances including but not limited to carcinogens, radon, asbestos, noise, contaminants in the soil, water or air, nor the effectiveness of any systems installed to control or remove any suspected hazardous substances or conditions. Calculating the strength, adequacy or efficiency of any system or component is beyond the scope of this inspection. Unless otherwise noted the disassembly of equipment, opening of walls, moving furniture or other personal belongings, walking on roofs or excavation was not performed.

You are cautioned that the conditions and/or operation of the inspected systems and components may change after the time of the inspection, therefore **NO EXPRESSED OR IMPLIED WARRANTY IS GIVEN CONCERNING THE PREMISES AND/OR ITS SYSTEMS AND COMPONENTS OR THEIR FUTURE FUNCTION, CONDITION OR USEFULNESS.** The total maximum liability of Inspecta-Homes, and/or the inspector is limited to the amount of the inspection fee, except where prohibited by law.

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This inspection and report is done for the sole benefit of the Client to assist them in evaluating the items reported. Contents are confidential and shall not be revealed to third parties without Client's approval. The Client, or their agent, has authorized this inspection and understand and accept the conditions and inspection fee stated herein.

This inspection report may be released No  YES \_\_\_\_\_ If yes, limited to \_\_\_\_\_

Clients signature \_\_\_\_\_ Date \_\_\_\_\_

Inspection Fee \_\_\_\_\_

## Inspecta-Homes GENERAL PROPERTY INFO

**FUNCTIONAL** - Performing its function and its condition is appropriate for its age and use.

**LACKS MAINTENANCE** - Functional, but is in need of normal maintenance upkeep

**MARGINAL** - Performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires repair or maintenance to become **FUNCTIONAL**.

**NON-FUNCTIONAL** - Not performing its function or its condition **IS NOT** appropriate for its age or use. Replacement or extensive repair **WILL BE REQUIRED** to make **FUNCTIONAL**.

**HAZARDOUS** - An imminent **THREAT AND DANGER TO LIFE**, health and safety of the occupants of the property. **DO NOT USE UNTIL HAZARD IS REMOVED**.

**COMMENTS** - Used when other terms are not applicable or additional explanation is needed.

**N/A** - Not applicable. Item is excluded from the inspection or does not exist.

**NV** - Not visible. All or parts were not visible.

### GENERAL INFORMATION

01	Main Entry Faces	South.	Functional	
02	Sub-Structure	Basement.	Functional	
03	Estimated Age		Functional	Estimated age in years; 12.
04	Garage	Attached.	Functional	2 spaces
05	Area	Town.	Functional	
06	Street	Paved; through.	Functional	
07	Weather	Wind, 25 mph; clear.	Functional	Temperature; 10'S
08	Starting Time		Functional	2:00 PM
09	Stories above Grade	2	Functional	
10	Building Type	1 Family.	Functional	
11	Dwelling Occupied	No	Functional	
12	Water Source	Public.	Functional	
13	Sewage Disposal	Public.	Functional	
14	Soil Conditions	Frozen.	Functional	
15	People Present	Buyer; Client's agent.	Functional	

## General Inspection

### GROUNDS, STOOPS & STEPS

Step #	Component	Material Type	Rating	Comments
01	Drainage & Grade Slope		Marginal	Lacks grade slope from foundation, recommend establishing positive grade from foundation.
02	Walks	Concrete.	Comment	Cracked & settled.
03	Entry Steps & Stoops	Concrete.	Functional	
04	Patios	Concrete.	Marginal	Patio is sloped toward the building. Cracked & settled.
06	Driveway	Concrete.	Functional	
07	Porches & Breezeways	Roof same as house; Open.	Functional	
09	Trees & Shrubs	Trees; Shrubs.	Lacks Maintenance	Touching/rubbing building, lacks trimming.
10	Roof Drainage Systems	Plastic.	Lacks Maintenance	Damaged extension.
11	A/C Compressor	Electric refrigeration.	Lacks Maintenance	Make; LENNOX. Model; HS22-411U-2P. SN; 5191J17854. Coils clogged, lacks cleaning. Not operated due to low ambient temperature.
12	Electrical Service	Underground; Outlets; Fixtures.	Marginal	Lacks a weather tight cover on South side.

## General Inspection

### FOUNDATION & EXTERIOR WALLS

Step #	Component	Material Type	Rating	Comments
01	Wall Covering	Wood siding; Brick.	Functional	
02	Trim (Doors, Windows, etc.)	Wood; Vinyl.	Functional	
03	Windows, Sash & Sills	Casement; Fixed; Vinyl.	Comment	Moisture between panes of glass. Internal pane is removable, no thermal seals at home.
04	Storm Windows & Screens	Integral.	Functional	
05	Entry Door(s)	Metal; Side lights.	Functional	
06	Glass Patio Door(s)	W/screen; Vinyl; Sliding.	Functional	
07	Foundation	Concrete block.	Comment	Not visible metal flashing covering blocks.
08	Basement Window(s)	Vinyl; w/screens/stor ms.	Functional	
09	Window Well(s)	Metal; Wood; Area wells.	Comment	Consider plastic covers. Consider steps on deep well.
10	Caulking, Flashing & Venting		Comment	Recommend replacing loose and missing caulk around doors and windows as needed.
11	House Faucet(s)		Comment	Non-functional (possibly due to seasonal shutoff).

## General Inspection

### EXTERIOR ROOF & CHIMNEYS

Step #	Component	Material Type	Rating	Comments
01	Roof Visibility:	Portions; limited by roof design.	Comment	Limited visibility.
02	Viewed from:	Ground with binoculars; Ladder at eaves; Edge of roof.	Comment	Not viewed from atop roof due to frozen shingles.
03	Slope:	Medium.	Functional	
04	Style:	Hip.	Functional	
05	Soffits, Fascia, & Trim	Wood.	Functional	
06	Sloped Roof - Covering	Asphalt shingles.	Marginal	Some loss of granulars. Areas of cracks. Nail pops. Typical normal service life of this type roofing is 17-22 years. This appears to be 12-14 years old.
08	Flashing & Valleys	Woven shingles.	Functional	
09	Flue(s) for Gas Burner(s)	Metal	Functional	
10	Chimney	Wood frame; Metal flue; Metal cap; Pest screen.	Functional	
11	Ventilation	Ridge vent.	Functional	
12	Roof Accessories	Exhaust fan.	Functional	
13	Plumbing Vent(s)		Functional	

## General Inspection

### GARAGE

Step #	Component	Material Type	Rating	Comments
01	Garage Type & Number of Spaces	Attached.	Functional	2 spaces
02	Grounds & Drainage	Same as house.	Comment	See exterior comments.
03	Foundation	Same as house.	Comment	See exterior comments.
04	Exterior Wall Covering, Soffits, Fascia, & Trim	Same as house.	Comment	See exterior comments.
05	Roof Style, Covering, & Flashing	Same as house.	Comment	See exterior comments.
06	House Door	Metal.	Functional	
07	Floor	Concrete.	Comment	Minor cracks.
08	Wall Structure	Frame.	Functional	
09	Roof Structure (interior)	Finished ceiling.	Functional	
10	Window(s) Service Door(s)	Metal.	Marginal	Decayed trim at garage service door.
11	Vehicle Door(s), & Opener(s)	Overhead; hinged; wood.	Marginal	Opener lacks tension adjustment.
12	Electrical	GFI; outlet(s); fixture(s).	Comment	Location of backup generator and power back feed panel. Unable to operate generator.

## General Inspection

### UNFINISHED BASEMENT, CRAWL SPACE, SLAB

Step #	Component	Material Type	Rating	Comments
01	Type structure	Basement.	Functional	
02	Visibility	Limited by stored items.	Functional	
03	Average Height		Functional	8' 0"
04	Access	Interior stair.	Functional	
05	Stairs	Interior; wood.	Functional	
06	Floor-Lower Level	Concrete.	Lacks Maintenance	Minor cracks and stains present.
07	Foundation Wall(s) & Visible Footing(s)	Concrete block.	Comment	Minor cracks, typically associated with settling.
08	Indications of Moisture ?	Floor; wall(s).	Yes	Minor stains, mildew & efflorescence on the walls and floor. Reference photographs, exterior grade and patio comments.
09	Drainage	Floor drain(s).	Functional	
10	Sump Pump	Sump.	Comment	Water standing in the pit. Recommend installing a sump pump to evacuate water from pit.
11	Column(s) or Bearing Wall(s)	Load bearing wall(s).	Functional	
12	Beams	Laminate.	Functional	
13	1st Floor Structure & Rim Joist	Wood; joists.	Functional	
14	1st Floor Subfloor	Particle board.	Functional	
16	Insulation & Caulking	Rim joists.	Functional	

## General Inspection

### MAIN ELECTRICAL

Step #	Component	Material Type	Rating	Comments
01	Main Service (Amps)	Power is ON; entry: aluminum.	200	
02	Main disconnect	In main panel; breaker(s).	Functional	
03	Grounding	Water service pipe.	Functional	
05	Main Service Panel 220v	Breaker; copper.	Functional	
07	Sub-Service Panel 220v	Breaker; copper.	Comment	Sub panel allows 5 circuits to be powered up via a back up generator located in the garage. The back up generator was not started. Recommend generator and back up system be tested yearly by a qualified contractor. (Possibly the local power company)
08	Wiring in Unfinished Area(s)	Cable.	Functional	
09	Outlets & Fixtures in Unfinished Area(s)	Fixture; outlet(s).	Functional	

## General Inspection

### PLUMBING

Step #	Component	Material Type	Rating	Comments
01	Water & Sewage source:	Public water & sewer.	Functional	
02	Sewage Disposal:	Public.	Functional	
03	Water Supply:	Off.	Comment	Water supply to home has been turned off. No plumbing fixtures in the home were tested.
04	Water Service Pipe:	Copper.	Functional	
05	Main Valve at:	Meter.	Functional	
06	Water Conditioners:	Softener; not tested.	Comment	No salt in container. Softener was not plugged in, filter and head was disconnected, then tipped down to drain into floor drain.
07	Water Pipes	Copper.	Functional	
08	Waste & Vent Pipes	Plastic.	Functional	
09	Main Waste Cleanout(s)	Base of stack; basement floor.	Functional	
10	Fixtures & Laundry Connections	Laundry tub/sink; water: hot; water: cold; washer: hot; washer: cold; dryer gas; dryer vented to exterior; location: laundry room.	Functional	
11	Water Heater	Gas.	Comment	50 gal. A. O. Smith. Model; FSG 50 210. SN; MB91-0057684-210. Water heater was not tested. Water and gas to unit have been turned off.
12	Venting	Metal joins heating.	Functional	
13	Fuel Pipe & Lines	Galvanized.	Functional	
15	Other Gas Appliances		<no ratings>	

## General Inspection

### HEATING & A/C

Step #	Component	Material Type	Rating	Comments
01	System Description	Integral A/C; system is ON.	Functional	
02	Type:	Forced air furnace.	Functional	
03	Fuel:	Gas.	Gas	
04	Manufacturer:		Functional	BTU/HR 100,000 Lennox. Model; G20Q3/4E-100-1. SN; 5890G10575.
05	Cabinet, Covering, & Doors	Metal cabinet.	Functional	
06	Visible Burner Area		Marginal	A test of the heat exchanger was NOT performed and is beyond the scope of this inspection. It is recommended that this be done on a yearly basis by a licensed heating technician. The system was operated by user thermostatic controls only. Evidence of incomplete combustion in vestibule. Lacks cleaning/servicing.
07	Controls & Relief Valve	High limit.	Functional	
08	Pump or Blower Fan & Motor	Blower fan; direct drive.	Functional	
09	Filter System	Disposable.	Comment	Size; 16x20x1. Recommend changing monthly. Filter compartment lacks a cover.
10	Fuel Pipes & Valves	Steel piping.	Functional	
11	Flue Pipe, Vent Hood, & Chimney	Aluminum/galvanized.	Functional	
12	Ducts & Heat Pipes	Metal ducts; heating; cooling.	Functional	
14	Thermostat(s)	Heating; cooling.	Functional	
16	A/C Condenser		Comment	Coils not visible, not viewed operating due to low exterior temperature.

## General Inspection

### KITCHEN/BREAKFAST

Step #	Component	Material Type	Rating	Comments
01	Kitchen Location	North; 1st level.	Functional	
02	Kitchen Ceilings/Walls	Wallpaper; paint.	Comment	Crack in the ceiling.
03	Kitchen Floor	Linoleum.	Functional	
04	Kitchen Windows/Exhaust fan		Comment	Screens missing, possibly in storage in basement.
05	Kitchen Electrical	GFCI outlets; fixtures.	Functional	
06	Kitchen Plumbing	Gas piping; sinks; drains; supply piping.	Comment	Water turned off.
07	Kitchen Heating/Cooling	Yes.	Functional	
08	Kitchen Doors/Cabinets/Trim	Counter tops; cabinets/cupboards; base trim.	Functional	
09	Breakfast Room Location	1st level; North.	Functional	
10	Breakfast Room Ceilings/Walls	Wallpaper; paint.	Functional	
11	Breakfast Room Floor	Linoleum.	Functional	
12	Breakfast Room Electrical	Fixtures; Outlets.	Comment	Unable to locate switch for recess light between kitchen and breakfast room.
14	Breakfast Room Heating/Cooling	Yes.	Functional	

## General Inspection

### LIVING/DINING ROOM

Step #	Component	Material Type	Rating	Comments
01	Living Room Location	1st floor; South; East.	Functional	
02	Living Room Ceilings/Walls	Paint.	Comment	Minor cracks in wall next to bay window.
03	Living Room Floor	Carpet.	Functional	
04	Living Room Windows	Yes.	Comment	Screens missing. Possibly in storage in basement.
05	Living Room Doors/trim	Wood.	Functional	
06	Living Room Electrical	Outlets; fixtures.	Functional	
07	Living Room Heating/Cooling	Yes.	Functional	
09	Dining Room Location	1st floor; South; West.	Functional	
10	Dining Room Ceilings/Walls	Wallpaper; paint.	Comment	Minor cracks in soffit area.
11	Dining Room Floor	Carpet.	Functional	
12	Dining Room Windows	Yes.	Comment	Screens missing. Possibly in storage.
13	Dining Room Doors/Trim		Functional	
14	Dining Room Electrical	Outlets; fixtures.	Functional	
15	Dining Room Heating/Cooling	Yes.	Functional	

## General Inspection

### LAUNDRY ROOM

Step #	Component	Material Type	Rating	Comments
01	Location	1st level.	Functional	
02	Ceiling/Walls	Paint.	Functional	
03	Floor	Vinyl.	Functional	
04	Windows, Exhaust fan	Window; dryer vent.	Functional	
05	Doors, Trim	Panel doors; flush doors.	Functional	
06	Electrical	Fixtures; outlets.	Comment	Recommend installing GFCI outlets to the right of the laundry tub.
07	Plumbing	Gas connection; washer drain; laundry tub/sink.	Comment	Water turned off.
08	Heating/Cooling	Yes.	Functional	

## General Inspection

### MASTER BATHROOM

Step #	Component	Material Type	Rating	Comments
01	Bathroom Location	Full; 2nd floor; North; East.	Functional	
02	Bathroom Ceilings/Walls	Tile; paint.	Functional	
03	Bathroom Floor	Tile.	Functional	
04	Bathroom Windows	Yes.	Lacks Maintenance	Sash and sill lacks protective finish.
05	Bathroom Door/Trim	Yes.	Functional	
06	Bathroom Electrical	Fixtures; GFCI Circuits.	Functional	
07	Bathroom Plumbing	Sink; tub; toilet.	Comment	Water turned off, not tested.
08	Bathroom Heating/Cooling	Yes.	Functional	

**General Inspection****BATHROOM #2**

<b>Step #</b>	<b>Component</b>	<b>Material Type</b>	<b>Rating</b>	<b>Comments</b>
01.2	Bathroom Location	Full; 2nd floor.	Functional	
02.2	Bathroom Ceilings/Walls	Paint.	Functional	
03.2	Bathroom Floor	Linoleum.	Functional	
05.2	Bathroom Door/Trim	Yes.	Functional	
06.2	Bathroom Electrical	Fixtures; GFCI Circuits.	Functional	
07.2	Bathroom Plumbing	Sink; tub; toilet.	Comment	Water turned off, not tested.
08.2	Bathroom Heating/Cooling	Yes.	Functional	

**General Inspection****BATHROOM #3**

<b>Step #</b>	<b>Component</b>	<b>Material Type</b>	<b>Rating</b>	<b>Comments</b>
01.3	Bathroom Location	Partial; 1st floor.	Functional	
02.3	Bathroom Ceilings/Walls	Wallpaper; paint.	Functional	
03.3	Bathroom Floor	Tile.	Functional	
05.3	Bathroom Door/Trim	Yes.	Functional	
06.3	Bathroom Electrical	Fixtures; GFCI Circuits.	Functional	
07.3	Bathroom Plumbing	Sink; toilet.	Comment	Water is turned off.
08.3	Bathroom Heating/Cooling	Yes.	Functional	

Sample

## General Inspection

### MASTER BEDROOM

Step #	Component	Material Type	Rating	Comments
01	Bedroom Location	2nd level; South; East.	Functional	
02	Bedroom Ceilings/Walls	Paint.	Comment	Cracks in the ceiling and walls.
03	Bedroom Floor	Carpet.	Functional	
04	Bedroom Windows	Yes.	Lacks Maintenance	Sash & sill lack protective finish.
05	Bedroom Electrical	Outlets; fixtures.	Functional	
07	Bedroom Heating/Cooling	Yes.	Functional	

Sample

## General Inspection

### BEDROOM #2

Step #	Component	Material Type	Rating	Comments
01.2	Bedroom Location	2nd level; North.	Functional	
02.2	Bedroom Ceilings/Walls	Paint.	Functional	
03.2	Bedroom Floor	Carpet.	Functional	
04.2	Bedroom Windows	Yes.	Lacks Maintenance	Sash & sill lack protective finish.
05.2	Bedroom Electrical	Outlets; fixtures.	Functional	
07.2	Bedroom Heating/Cooling	Yes.	Functional	

Sample

## General Inspection

### BEDROOM #3

Step #	Component	Material Type	Rating	Comments
01.3	Bedroom Location	2nd level; North; West.	Functional	
02.3	Bedroom Ceilings/Walls	Paint.	Functional	
03.3	Bedroom Floor	Carpet.	Functional	
04.3	Bedroom Windows	Yes.	Lacks Maintenance	Sash & sill lack protective finish.
05.3	Bedroom Electrical	Outlets; fixtures.	Functional	
07.3	Bedroom Heating/Cooling	Yes.	Functional	

Sample

## General Inspection

### BEDROOM #4

Step #	Component	Material Type	Rating	Comments
01.4	Bedroom Location	2nd level; South; West.	Functional	
02.4	Bedroom Ceilings/Walls	Wallpaper; paint.	Comment	Nail pops.
03.4	Bedroom Floor	Carpet.	Comment	Carpet stains.
04.4	Bedroom Windows	Yes.	Functional	
05.4	Bedroom Electrical	Outlets; fixtures.	Functional	
07.4	Bedroom Heating/Cooling	Yes.	Functional	

Sample

## General Inspection

### HALLS/STAIRWAYS

Step #	Component	Material Type	Rating	Comments
01	Walls & Ceiling	Paint.	Functional	
02	Floors	Carpet.	Lacks Maintenance	Cracked floor tile in foyer.
03	Stair Rise & Run		Functional	
04	Handrails & Guardrails		Functional	
05	Windows & Doors	Yes.	Functional	
06	Electrical Fixtures & Outlets	Yes.	Functional	
07	Smoke Detectors?	Hard wired.	Yes	
08	Carbon Monoxide Detector?	Yes.	No	Carbon Monoxide detector alarm recommended.

## General Inspection

### FAMILY ROOM

Step #	Component	Material Type	Rating	Comments
01	Room Location	1st floor; North; East.	Functional	
02	Room Ceilings/Walls	Wallpaper; paint.	Functional	
03	Room Floor	Tile; carpet.	Functional	
04	Room Windows/Doors/Trim	Yes.	Lacks Maintenance	Sash and sill lack protective finish.
05	Room Electrical	Outlets; fixtures.	Functional	
07	Room Heating/Cooling	Yes.	Functional	
08	Room Fireplace	Metal insert, wood structure.	Lacks Maintenance	Thickness of the hearth is not visible. Wood fireplace not tested with a fire. Fireplace and flue lacks cleaning.

## General Inspection

### INTERIOR ROOF STRUCTURE, ATTIC & INSULATION

Step #	Component	Material Type	Rating	Comments
01	Attic Access:	Ceiling hatch.	Functional	
02	Viewed from:	Hatch opening.	Functional	
03	Visibility:	Limited/obstructed by: structure; insulation.	Comment	Limited visibility.
04	Roof Framing	Trusses.	Functional	
05	Roof Sheathing	Chipboard.	Functional	
06	Indication of Moisture?		No	
07	Chimney or Flue	Metal.	Functional	
08	Exhaust/Distribution Vents		Comment	Not visible.
09	Plumbing Vents	Yes.	Functional	
10	Wiring	Cable.	Functional	
11	Insulation & Location	Loose fiberglass.	Functional	18" to 20" of fiberglass.
12	Ventilation	Ridge vent.	Functional	

## General Inspection

### APPLIANCES, CABINETS AND COUNTERS

Step #	Component	Material Type	Rating	Comments
01	Range	Freestanding; gas.	Functional	
02	Oven	Freestanding; gas; part of #1.	Functional	
03	Microwave	Built-in.	Functional	
04	Vent or Exhaust Fan	Light; vented; fan.	Functional	
06	Dishwasher	Built in.	Comment	Not inspected (water turned off).
07	Refrigerator	Yes.	Functional	
08	Washer	Yes.	Comment	Water turned off.
09	Dryer	Yes.	Comment	Unplugged, not tested.
10	Cabinets and Counters		Functional	