Inspection Report

Sample Sample

Property Address:
123 Any Street
Plymouth MN 55447

Eagle Home Inspection

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3100 Shadyview Ln
Plymouth, MN. 55447
763 442 4039

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Date: 4/17/2014	**Time:**	**Report ID:** 00002014987
Property: 123 Any Street Plymouth MN 55447	**Customer:** Sample Sample	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector torepair or replace suggests a second opinion or further inspection by a qualifiedcontractor. All costs associated with further inspection fees and repair orreplacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observedthe item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect thisitem, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for notinspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning asintended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes everyeffort to point out safety issues, it does not inspect for code. It is commonthat homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does notgrade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention andrepair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typicaland fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hiddendamage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Standards of Practice:	**In Attendance:**	**Type of building:**
INACHI National Associationof Certified Home Inspectors	Customer and their agent	Single Family (1story)
Approximate age of building:	**Temperature:**	**Weather:**
Over 50 Years	Below 32 (F) = 0 (C)	Snow
Ground Condition:	**Rain/Snow in last 3 days:**	**Radon Test:**
Frozen	Yes	No
Water Test:		
No		

1. Roofing

There are many different roof types that we evaluate as indicated by the report. Every roof will wear differently relative to its age, number of layers, quality of materials, method of application, exposure to weather conditions, and the regularity of maintenance. Regardless of its desig every roof is only as good as the water resistant membrane beneath it which is concealed and cannot be examined without removing the roo material. What remains true of any roof is that it is virtually impossible for anyone to detect a leak except as it may be occurring, consequently only the installer's can guarantee that the roof will not leak. Every effort was made to properly evaluate the condition of the roof however not a are 100% accessible due to either snow cover or steep slope as noted in the report if such condition exists. In such cases I recommend you have the roof further evaluated by a qualified roofing contractor when weather permits. I evaluate every roof conscientiously but we will not predict its remaining life or guarantee that it will not leak.

Styles & Materials

Roof Covering:	**Viewed roof covering from:**	**Sky Light(s):**
Wood shakes	Walked roof	One
Roof Age:	**Gutters:**	**Downspouts:**
15 Years +	Aluminum	Aluminum

		IN	NI	NP	RR
1.0	CEDAR SHAKE SHINGLES				X
1.1	GUTTERS	X			
1.2	DOWNSPOUTS				X
1.3	SKYLIGHTS	X			
1.4	FLASHINGS				X
1.5	VALLEYS	X			
1.6	DRIP EDGE	X			

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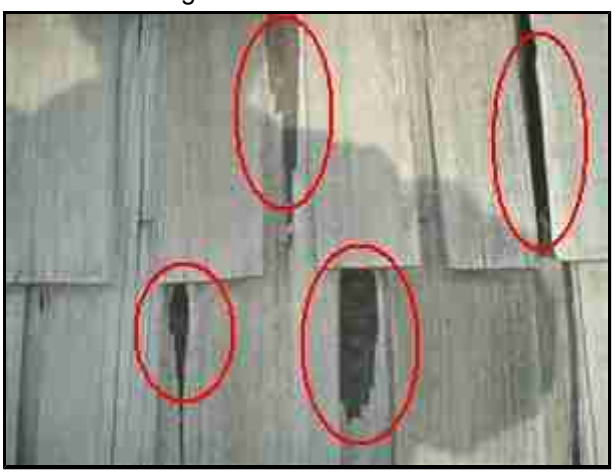
Comments:

1.0 CONDITION: Cedar Shake Deterioration
LOCATION: Various places throughout the entire roof
EXPLANATION: Cedar shake shingles will eventually deteriorate at this location, the shake is thinner at this point and may also trap roof debris which will speed up the deterioration. This exposes the underlayment (which is the actual component that keeps your roof from leaking), to harmful UV light eventually causing it to deteriorate which will then cause your roof to leak. Typically these areas can be covered up by installing wood shims which will prolong the life of the roof.
IMPACT/CONSEQUENCES: Damage To Underlayment, Eventual Roof Leak If Not Addressed.
RECOMMENDED ACTION: Consult with a qualified cedar shake roofing contractor for best course of action.


1.0 Picture 1

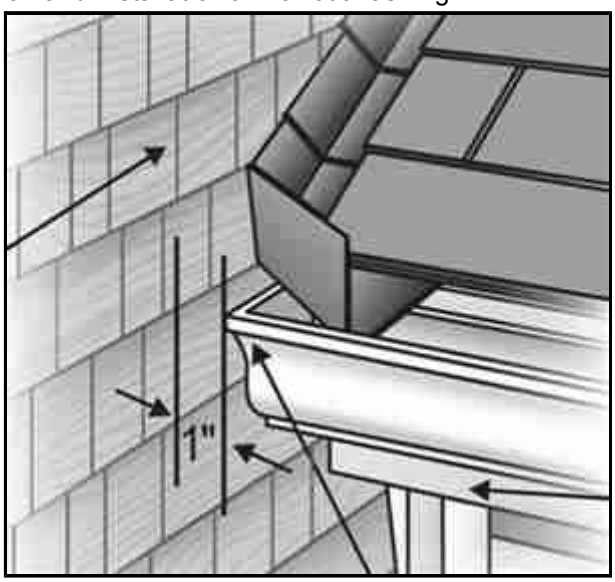

1.0 Picture 2

1.2 CONDITION: Missing Downspout Extension
LOCATION: Left side of home

EXPLANATION: Downspout extensions carry roof water away from the house, these should be at least 5 feet long or more
IMPACT/CONSEQUENCES: Gutter systems that do not operate as intended will add to the potential of basement water intrusion and possible foundation cracking and movement.
RECOMMENDED ACTION: Install extensions

1.2 Picture 1

1.4 CONDITION: **Kick Out Flashing Missing**
LOCATION: Left side of home
EXPLANATION: Kick out flashings are used to divert water away from exterior side wall.
IMPACT/CONSEQUENCES: Increased potential of water entering wall cavity at this location causing interior damage to wall cavity, (not visible without removing siding)
RECOMMENDED ACTION: Consult with siding contractor for further inspection to this area and best course of action and installation of kick out flashing.



1.4 Picture 1

1.4 Picture 2

The visible/accessible portions of the roof of the home was inspected and reported on with the above information in compliance with the standards and practice of the American Society Of Home Inspectors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The exterior wall covering is the first line of defense of the vertical building structure. It is critical that regular maintenance be performed to the exterior wall materials to keep water out, as well as to protect against the wind and temperature changes. Trees, shrubs, or vines should be trimmed so the do not touch or hang over the building, doing so traps moisture against the building which may cause damage such as moss or fungal growth, rot, and attract insects Due to past safety issues deck construction has significantly changed over the years. It is not uncommon to find amateur workmanship in deck construction that does not meet today's safety standards. Issues such as rot, loose deck boards, rusted hardware, loose railings, weak connections to the house, and lateral movement with your deck be addressed immediately by a qualified contractor to maintain its structural stability and safety.

Styles & Materials

Siding Material:	Exterior Entry Doors:	Appurtenance:
Masonry Stucco	Steel	Patio

		IN	NI	NP	RR
2.0	SOFFITS EAVES FACIA	X			
2.1	MASONRY STUCCO SIDING	X			
2.2	BRICK VERNEER SIDING	X			
2.3	CASEMENT WINDOWS				X
2.4	FIXED WINDOWS	X			
2.5	WINDOW SCREEN	X			
2.6	DOORS (exterior and storm)	X			
2.7	SLIDING DOORS	X			
2.8	GARAGE DOOR	X			
2.9	DECK			X	
2.10	STEPS	X			
2.11	BALCONY			X	

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Comments:

2.1 CONDITION: Minor Cracks In Masonry Stucco Siding
LOCATION: Various Places Throughout The Siding.
EXPLANATION: Minor cracks less than 1/16 of an inch in masonry stucco are typical and in most cases are not a concern but may become larger as time goes on. Typically these cracks develope due to expansion and contraction of the stucco siding along with normal movement of the house.
IMPACT/CONSEQUENCES: If cracks get larger moisture intrusion in wall cavity may happen (not visible without removing siding)
RECOMMENDED ACTION: As with all stucco siding periodic monitoring for damage and crack expansion is recommended. If repairs are needed down the road please consult with a qualified stucco siding contractor for best course of action, sometimes do it yourself repairs can cause more damage.

2.3 CONDITION: Rotted Window Trim
LOCATION: Living room
EXPLANATION: Exposed un painted wood will eventually rot, paint is not only cosmetic but also protects and preserves wood.
IMPACT/CONSEQUENCES: Moisture intrusion in wall cavity under window, Window structure compromised, rotted wood provides a home for insects.
RECOMMENDED ACTION: Consult with a window contractor for repairs or replacement.

2.3 Picture 1

The exterior ofthe home was inspected and reported on with the above information in compliancewith the standards and practice of the American Society Of Home Inspectors.While the inspector makes every effort to find all areas of concern, some areascan go unnoticed. Please be aware that the inspector has your best interest inmind. Any repair items mentioned in this report should be considered before purchase. I recommended that qualified contractors be used in your furtherinspection or repair issues as it relates to the comments in this inspection report.

3. Grounds

It is important to remember the ground, including sidewalks and patios, surrounding the building slope away from at a rate of approximately one inch drop to 10 feet of distance away from the building to carry surface water away from the foundation. Similarly, downspouts and sump pump extensions should extend 4 feet or more away from the building to carry water away. Water that is not directed away from the foundation is frequently the cause of wet basements, foundation movement, and mold growth. It is also important to keep the ground/grade approximately 6 inches below the top of the masonry foundation. Ground which is too high will promote wood rot and provide easy access for wood destroying insects.

Styles & Materials

Sidewalk:
Concrete

Driveway:
Concrete

Grounds:
Snow Cover (no access)
Sloped

Patio:
Concrete

		IN	NI	NP	RR
3.0	GRADE	X			
3.1	VEGETATION	X			
3.2	RETAINING WALL			X	
3.3	DRIVEWAY				X
3.4	SIDEWALK	X			
3.5	LAWN SPRINKER		X		
3.6	PATIO				X
3.7	FENCE			X	

		IN	NI	NP	RR

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Comments:

3.3 CONDITION: Uneven/Settled Concrete
LOCATION: Driveway
EXPLANATION: Concrete settles for several reasons including installation and compaction of grade, frost heave, and water accumulation underneath.
IMPACT/CONSEQUENCES: Trip Hazard
RECOMMENDED ACTION: In summer when the ground is not frozen re check this area, if not leveled out then consult with a qualified concrete mud/sand jack contractor for leveling and best course of action to prevent further movement.

3.3 Picture 1

3.5 CONDITION: Lawn Sprinkler Not Inspected
LOCATION: Yard

EXPLANATION: Underground lawn sprinklers need to be professionally winterized in the fall to drain all the water out to prevent freezing and bursting the pipes and sprinkler heads. I did not inspect this.
IMPACT/CONSEQUENCES: Unknown defects
RECOMMENDED ACTION: Consult with a qualified underground sprinkler service for annual winterizing and spring time de winterizing, at that time have them teach you how to operate the system throughout the summer months.

3.5 Picture 1

3.6 CONDITION: **Patio Slopes Towards House**
LOCATION: Rear of home
EXPLANATION: Ground surface should slope away from the house at a minimum of 6 inches slope per 10 feet away from the house to properly channel water away from the foundation of the house.
IMPACT/CONSEQUENCES: Increased potential of foundation movement and basement moisture intrusion.
RECOMMENDED ACTION: Consult with a qualified concrete contractor to determine best course of action for improvements.

3.6 Picture 1

The grounds of the home were inspected and reported on with the above information in compliance with the standards and practice of the American Society Of Home Inspectors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The foundation of a home is the below grade walls that support the home. It is a common misconception that these walls are water proof, the will resist water penetration but not completely seal out water. It is very important to maintain your landscape and gutter system to insure that rain water will run away from the foundation of the house. The interior wall finishes provide decorative surface that conceal the structural, mechanical, and electrical systems that are contained within the walls and were not inspected. Cracks in the wall and ceiling surfaces typically are a consequence of movement/settlement and will often re appear if they are repaired. Such cracks can become the subject of disputes, therefore, should be evaluated and repaired by a specialist.

Styles & Materials

Ceiling Materials:	**Wall Material:**	**Floor Covering(s):**
Sheetrock	Sheetrock	Carpet Hardwood T&G
Interior Doors:	**Window Types:**	**Countertop:**
Solid	Casement	Granite

		IN	NI	NP	RR
4.0	CEILINGS and Walls (not structural)				X
4.1	FLOORS (not structural)	X			
4.2	DOORS (interior)	X			
4.3	STAIRS STEPS AND RAILINGS	X			
4.4	CABINETS	X			
4.5	COUNTERTOPS	X			
4.6	ATTIC ACCESS	X			

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Comments:

4.0 CONDITION: **Ceiling Water Stains Dry**
LOCATION: Master bedroom
EXPLANATION: The ceiling stains were tested with a moisture meter and were found to be dry at the time of the inspection. Most likely this is from a past leak that was repaired however I cannot guarantee that the repair has been made.
IMPACT/CONSEQUENCES: Possible Hidden Leak
RECOMMENDED ACTION: Consult with sellers for further explanation and documentation that a repair has been made. If not possible then monitor for wetness and have repairs made if needed.

4.0 Picture 1

The visual/accessible portions of the interior of the home was inspected and reported on with the above information in compliance with the standards and practice of the American Society Of Home Inspectors . While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this

inspection report.

5. Structural Components

Structures are not uniform and meet the standards of the year in which they were built. I describe and identify the various foundation types including the floor, ceiling, wall, and roof structure in accordance with ASHI standards. While it is typical that the majority of the building structure is not directly visible or accessible I do make every effort to inspect for signs of movement or failure.

Styles & Materials

Foundation:	**Floor Structure:**	**Wall Structure:**
Masonry block	2 X 8 Wood joists	2 X 6 Wood
Columns or Piers:	**Ceiling Structure:**	**Roof Structure:**
Supporting walls	Not visible	Engineered wood trusses
Roof-Type:	**Method used to observe attic:**	**Attic info:**
Gable	Walked	Attic hatch

		IN	NI	NP	RR
5.0	FOUNDATION WALLS	X			
5.1	COLUMNS OR PIERS	X			
5.2	WALL STRUCTURE	X			
5.3	FLOOR STRUCTURE	X			
5.4	CEILING STRUCTURE	X			
5.5	ROOF STRUCTURE	X			
5.6	CRAWLSPACE			X	
5.7	ROOF SHEATHING	X			

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Comments:

5.0 CONDITION: Basement Foundation Walls Covered
LOCATION: Basement
EXPLANATION: Covered/finished foundation walls are not accessible for inspection.
IMPACT/CONSEQUENCES: Unknown Condition
RECOMMENDED ACTION: None, this is for your information.

The structure of the home was inspected and reported on with the above information in compliance with the standards and practice of the American Society Of Home Inspectors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System And Fixtures

The supply system is responsible for providing fresh potable water to the building in the quantities required for drinking, washing and cooking We evaluated this system by operating every faucet and observing its flow while one or more other faucets are operated simultaneously. This is known as "functional flow" and is a subjective evaluation. You should know that leaks will inevitably occur; usually relative in severity to the age of the system. The water supply to the building is either public or private. It is beyond the scope of this inspection to verify the source of water to the property. I did not evaluate the supply system beyond the foundation wall during this inspection. The drain and waste system serves to remove plumbing waste from th building by letting it fall through a series of nearly horizontal and vertical pipes through and out of t building. The vent pipes allow sewer gases to escape and allow waste to flow freely. I evaluated this system by flushing every drain that has an active fixture while observing its draw and watching for blockages and slow drains. This is known as "functional flow" and is a subjective evaluation. You should know that blockages will inevitably occur, usually relative in severity to the age of the system. Minor blockages in traps beneath sinks, tubs, and showers are easily cleared by removing and clearing the traps or with chemical drain cleaners. More severe blockages occur when tree roots invade the main building sewer pipe leaving the building and may require expensive excavation and repairs did not evaluate the waste system beyond the foundation wall during this inspection.

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper

Main Water Shut Off:
Utility Room

Main Fuel Shut Off:
Outside At Meter
Utility Room

Hose Bib Shut Off:
Utility Room

Plumbing Waste:
PVC
City Sewer

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
50 Gallon (2-3 people)

Water Heater Age:
20-25 Years

Fuel Type:
Natural Gas

		IN	NI	NP	RR
6.0	PLUMBING WATER SUPPLY AND DISTRIBUTION				X
6.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
6.2	HOT WATER HEATER				X
6.3	SHUT OFF VALVES	X			
6.4	FUEL STORAGE/DISTRIBUTION	X			
6.5	SUMP PUMP	X			
6.6	EXTERIOR HOSE BIB/FAUCET				X
6.7	SINKS	X			
6.8	TOILETS	X			
6.9	BATHTUBS	X			
6.10	WHIRLPOOL TUB	X			
6.11	SHOWERS	X			

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Comments:

6.0 CONDITION: **Corrosion On Supply Pipe Components**
LOCATION: Supply Pipes In Utility Room
EXPLANATION: Corrosion on copper supply pipe connections is a sign of a VERY slow leak that may leaks intermittently. Its possible that this may never drip but in most cases the leak will get worse.
IMPACT/CONSEQUENCES: Leak At Fitting, Water Damage To Home
RECOMMENDED ACTION: Consult with a qualified plumber to re solder these connections.

6.0 Picture 1

6.2 CONDITION: Negative Slope On Water Heater Vent Pipe
LOCATION: Water Heater
EXPLANATION: Generally the vent pipe on a water heater should slope up away from the water heater at a minimum of 1/4" per foot of pipe unless otherwise specified in the manufacturers installation guide.
IMPACT/CONSEQUENCES: Water Heater May Vent Into House, Carbon Monoxide Hazard.
RECOMMENDED ACTION: Consult with a qualified plumber for repairs.

6.2 Picture 1

6.6 CONDITION: Hose Bib Winterized Not Tested
LOCATION: Rear of home and Front of home
EXPLANATION: Hose bibs, (exterior garden hose faucet) should be winterized during winter. This means closing the shut off valve located inside the home and draining the pipe going to the outside. Yours have been winterized not allowing me to test them and inspect for leaks.
IMPACT/CONSEQUENCES: Possible Leak
RECOMMENDED ACTION: Turn these on when weather permits, inspect for leaks. Consult a qualified plumber for repairs if needed.

The plumbing in the home was inspected and reported on with the above information in compliance with the standards and practice of the American Society Of Home Inspectors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System And Fixtures

Typically, the older the home the more electrical issues exist, mostly due to previous amateur workmanship, worn outlets, switches, and remodeling. A representative number of installed lighting fixtures, witches and receptacles were inspected in accordance with ASHI standards. If problems were noted, you should have a qualified electrician check all similar devices, since similar problems may exist in other devices. Wiring devices, such as lighting fixtures, switches and receptacles, provide access to electrical power throughout the building, to be safe, they must be installed properly and replaced when worn. Ground fault and arc fault protection should be provided in all locations requir by current codes. Smoke detectors should be in every bedroom and one on each floor of the house, these should be tested for operation on a regular basis. Carbon monoxide detectors should be located ten feet from every sleeping area. Extension cords should never be used as permanent wiring, and all repairs to the electrical system should be made by a qualified/licensed electrician.

Styles & Materials

Electrical Service Conductors:
Below ground
220 volts

Panel capacity:
150 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SIEMENS

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE CONDUCTORS	X			
7.1	ELECTRIC SERVICE PANELS	X			
7.2	GROUNDING	X			
7.3	BRANCH CIRCUITS				X
7.4	SWITCHES	X			
7.5	OUTLET RECEPTICLES	X			
7.6	GFCI OUTLET RECEPTICLES (GROUND FAULT CIRCUIT INTERRUPTERS)				X
7.7	SMOKE DETECTORS	X			
7.8	CARBON MONOXIDE DETECTORS	X			
7.9	CEILING FANS	X			
7.10	BUILT IN LIGHT FIXTURES	X			

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Comments:

7.3 (1) **CONDITION:** **Extension Cord Used As Permanent Wiring**
LOCATION: Sump Pump
EXPLANATION: Extension cords are not designed for permanent wiring, may have undersized wire, and are not protected.
IMPACT/CONSEQUENCES: Fire Hazard
RECOMMENDED ACTION: Consult with a qualified electrician for installation of an outlet receptacle in this location to replace the extension cord.

7.3 Picture 1

(2) **CONDITION:** **Missing Junction Box Cable Clamp**
LOCATION: Utility Room
EXPLANATION: The cable clamp secures the romex wire to the junction box and protects it from rubbing on the sharp edge of the junction box, this is a sign of amateur workmanship.
IMPACT/CONSEQUENCES: Short Circuit, Electrical Shock Hazard.
RECOMMENDED ACTION: Consult with a qualified electrician for repairs.

7.3 Picture 2

7.3 Picture 3

7.6 CONDITION: **GFCI Outlet Receptacle Did Not Trip When Tested**
LOCATION: Basement Bathroom
EXPLANATION: GFCI (ground fault circuit interrupter) are very sensitive to any imbalance of current between the hot and neutral wire, if an imbalance is sensed it will trip, cutting the power to the outlet, this is intended to protect you from an electrical shock.
IMPACT/CONSEQUENCES: Electrical Shock Hazard
RECOMMENDED ACTION Consult with a qualified electrician for replacement.

7.6 Picture 1

The electrical system of the home was inspected and reported on with the above information in compliance with the standards and practice o the American Society Of Home Inspectors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

Standard furnace air filters should be cleaned or replaced monthly to maintain optimum efficiency. Gas fired furnaces should be professionally cleaned and serviced every year, service contracts are available from heating contractors or utility companies. Inspection of the furnace heat exchanger is beyond the scope of this inspection. A cracked or leaking heat exchanger is a safety hazard which may allow deadly carbon monoxide to enter the living space. Furnaces should have their heat exchangers tested by a specialist prior to the end of your inspection contingency period and regularly thereafter.

Styles & Materials

Heat Type:
Forced Air

Heat Age:
15-20 Years

Heat Energy Source:
Natural gas

Number of Heat Systems (excluding wood):
One

Ductwork:
Non-insulated

Filter Type:
Disposable

Filter Size:
16x25

Types of Fireplaces:
Vented gas logs

Operable Fireplaces:
Two

Cooling Equipment Type:
Central Air Conditioning

Number of AC Only Units:
One

AC Age:
15-20 Years

		IN	NI	NP	RR
8.0	FORCED AIR FURNACE	X			
8.1	CENTRAL AIR CONDITIONER				X
8.2	CONDENSATE PUMP			X	
8.3	HVAC DISTRIBUTION	X			
8.4	AIR TO AIR EXCHANGER			X	
8.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.6	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
8.7	GAS FIREPLACE	X			
8.8	ELECTRIC BASEBOARD	X			
8.9	HUMIDIFIER (built in)				X
8.10	THERMOSTAT	X			

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Comments:

8.0 CONDITION: Furnace Dirty/Not Serviced
LOCATION: Utility Room
EXPLANATION: Forced air furnaces should be cleaned, tuned, and safety checked, (*possible cracked heat exchanger*), on an annual basis, I do not see any indications this has taken place.
IMPACT/CONSEQUENCES: Higher energy/fuel costs, reduced furnace life, possible carbon monoxide hazard.
RECOMMENDED ACTION: Have furnace serviced now and on an annual basis thereafter.

8.1 (1) **CONDITION:** Leaking Evaporator Pan/Rust On Furnace
LOCATION: Furnace
EXPLANATION: The evaporator pan catches the condensate water from the air conditioners evaporator coil, these can plug up with debris causing them to overflow onto the furnace.
IMPACT/CONSEQUENCES: Water Damage To Various Components Of The Furnace.
RECOMMENDED ACTION: Consult with a HVAC contractor for service/repairs.

8.1 Picture 1

(2) **CONDITION: Central Air Conditioner Not Tested**
EXPLANATION: I cannot operate air conditioning units when the outside air temperature has been below 65 degrees F for the past 24 hours, doing so could cause permanent damage to the unit.
IMPACT/CONSEQUENCES: Condition Unknown
RECOMMENDED ACTION: When weather permits consult with a qualified HVAC contractor for inspection of operation.

8.9 CONDITION: Plugged/Dirty Water Tray
LOCATION: Humidifier On Furnace
EXPLANATION: A built in humidifier is an optional device that adds moisture to dry air. The water tray on a built in humidifier allows water to run over it and air to blow through it, the air evaporates water leaving behind mineral/calcium build up. These need to be periodically replaced depending on frequency of use and water chemistry. Water trays can be purchased at home improvement and hardware stores.
IMPACT/CONSEQUENCES: Overflow Causing Damage To Furnace Components
RECOMMENDED ACTION: Replace water plate now and as needed depending on use.

8.9 Picture 1

The visual/accessible portions of the heating and cooling system of this home was inspected and reported on with the above information in compliance with the standards and practice of the the American Society Of Home Inspectors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

Typically older homes are not as well insulated when compared to newer modern homes unless renovations or upgrades have been made increasing energy consumption. Energy audits are available and should be taken advantage of. Proper ventilation in homes is often overlooked resulting in unnecessary moisture damage or even mold growth. Unused or inoperable bath/kitchen fans add moisture to the air i the home, this moisture will condense on windows or may get trapped in the attic space is the attic ventilation is blocked or minimal. Humidifiers can also add to this problem if not operated properly, humidity levels in the home should not exceed 40%.

Styles & Materials

Attic Insulation:
18"
Blown Fiberglass
R40-45

Attic Ventilation:
Ridge vents
Soffit Vents

Exhaust Fans:
2 bath fans
Kitchen exhaust fan

Dryer Power Source:
Gas Connection

Dryer Vent:
Metal

		IN	NI	NP	RR
9.0	INSULATION	X			
9.1	VAPOR BARRIER	X			
9.2	ATTIC VENTILATION	X			
9.3	BATHROOM VENTILATION	X			
9.4	KITCHEN VENTILATION	X			
9.5	CRAWLSPACE VENTILATION	X			
9.6	WHOLE HOUSE FAN			X	
9.7	ASBESTOS			X	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The insulation and ventilation of the home was inspected and reported on with the above information in compliance with the standards and practice of the American Society Of Home Inspectors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible o visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built In Appliances

The built in appliances were operated and tested for basic operating functions and installation. This does not include testing of thermostats, programable controls, setting, or effectiveness. I do not guarantee their continuing operation as they can fail at any time. Additional service contracts can be purchased separately through your local utility company or other service providers. All appliances that you expect as part of the sale should be included in your purchase agreement.

Styles & Materials

Dishwasher:
Electric built in

Kitchen Exhaust Fan:
Vented outside

Range/Oven/Cooktop:
Gas Range

Microwave Oven:
Built In

Refrigerator:
Freezer on bottom

Sink Disposer:
Electric

Washer:
Drains To Standpipe

Dryer:
Natural Gas

		IN	NI	NP	RR
10.0	REFRIGERATOR	X			
10.1	DISHWASHER	X			
10.2	COOKTOP			X	
10.3	WALL OVEN			X	
10.4	RANGE	X			
10.5	RANGE HOOD	X			
10.6	TRASH COMPACTOR			X	
10.7	FOOD WASTE DISPOSER			X	
10.8	MICROWAVE	X			
10.9	CLOTHES WASHER	X			
10.10	CLOTHES DRYER				X
10.11	CENTRAL VACUUM			X	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

10.10 CONDITION: **Plastic Clothes Dryer Vent Pipe**
LOCATION: Clothes Dryer
EXPLANATION: This type of vent pipe (flexible plastic) is not allowed for clothes dryer use and cannot stand up to the heat the dryer exhausts. The other problem is the ribs will "hold" dryer lint causing it to plug prematurely when compared to a metal vent. Flexible metal vent pipes are acceptable to use however its best to use a smooth metal vent pipe, this allows for maximum dryer efficiency and reduces the time it takes to clog the vent due to the smooth sides.
IMPACT/CONSEQUENCES: Fire Hazard
RECOMMENDED ACTION: Consult with a qualified contractor for replacement.

10.10 Picture 1

The built-in appliances of the home were inspected and reported on with the above information in compliance with the standards and practic of the American Society Of Home Inspectors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommend that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Eagle Home Inspection

General Summary

Eagle Home Inspection

3100 Shadyview Ln
Plymouth, MN. 55447
763 442 4039

Customer
Sample Sample

Address
123 Any Street
Plymouth MN 55447

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

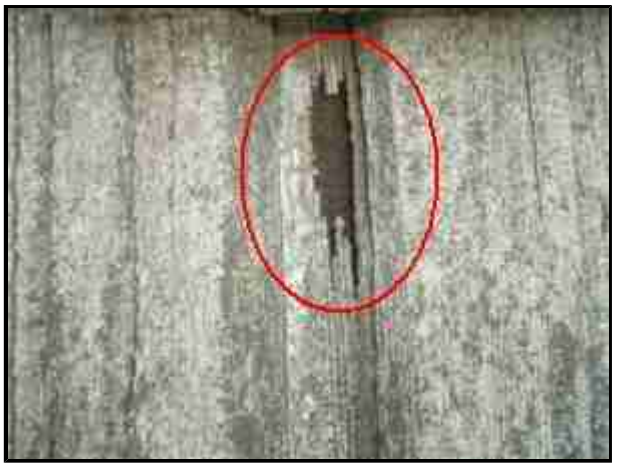
1. Roofing

1.0 CEDAR SHAKE SHINGLES

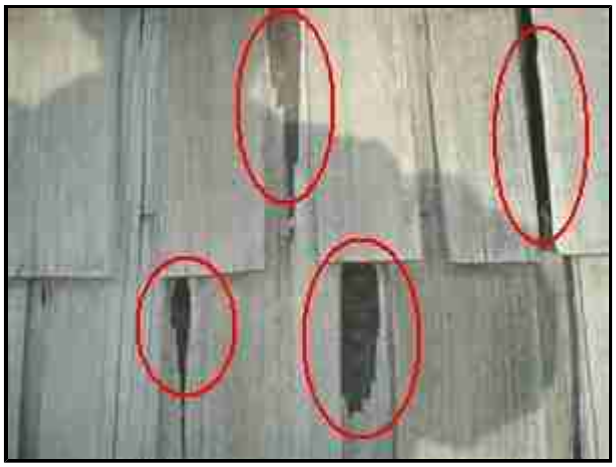
Repair or Replace

CONDITION: Cedar Shake Deterioration
LOCATION: Various places throughout the entire roof
EXPLANATION: Cedar shake shingles will eventually deteriorate at this location, the shake is thinner at this point and may also trap roof debris which will speed up the deterioration. This exposes the underlayment (which is the actual component that keeps your roof from leaking), to harmful UV light eventually causing it to deteriorate which will then cause your roof to leak. Typically these areas can be covered up by installing wood shims which will prolong the life of the roof.
IMPACT/CONSEQUENCES: Damage To Underlayment, Eventual Roof Leak If Not Addressed.
RECOMMENDED ACTION: Consult with a qualified cedar shake roofing contractor for best course of action.

1. Roofing



1.0 Picture 1



1.0 Picture 2

1.2 DOWNSPOUTS

Repair or Replace

CONDITION: **Missing Downspout Extension**
LOCATION: Left side of home
EXPLANATION: Downspout extensions carry roof water away from the house, these should be at least 5 feet long or more
IMPACT/CONSEQUENCES: Gutter systems that do not operate as intended will add to the potential of basement water intrusion and possible foundation cracking and movement.
RECOMMENDED ACTION: Install extensions

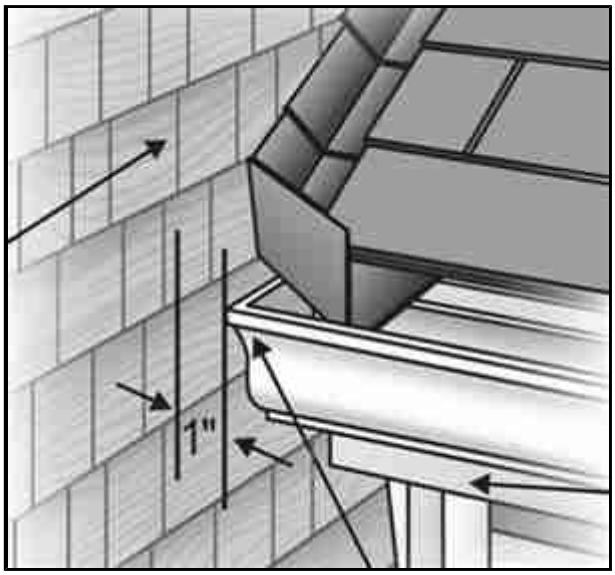
1.2 Picture 1

1.4 FLASHINGS

Repair or Replace

CONDITION: **Kick Out Flashing Missing**
LOCATION: Left side of home
EXPLANATION: Kick out flashings are used to divert water away from exterior side wall.
IMPACT/CONSEQUENCES: Increased potential of water entering wall cavity at this location causing interior damage to wall cavity, (not visible without removing siding)
RECOMMENDED ACTION: Consult with siding contractor for further inspection to this area and best course of action and installation of kick out flashing.

1. Roofing



1.4 Picture 1


1.4 Picture 2

2. Exterior

2.3 CASEMENT WINDOWS

Repair or Replace

CONDITION: Rotted Window Trim
LOCATION: Living room
EXPLANATION: Exposed un painted wood will eventually rot, paint is not only cosmetic but also protects and preserves wood.
IMPACT/CONSEQUENCES: Moisture intrusion in wall cavity under window, Window structure compromised, rotted wood provides a home for insects.
RECOMMENDED ACTION: Consult with a window contractor for repairs or replacement.


2.3 Picture 1

3. Grounds

3.3 DRIVEWAY

Repair or Replace

3. Grounds

CONDITION: Uneven/Settled Concrete
LOCATION: Driveway
EXPLANATION: Concrete settles for several reasons including installation and compaction of grade, frost heave, and water accumulation underneath.
IMPACT/CONSEQUENCES: Trip Hazard
RECOMMENDED ACTION: In summer when the ground is not frozen re check this area, if not leveled out then consult with a qualified concrete mud/sand jack contractor for leveling and best course of action to prevent further movement.

3.3 Picture 1

3.6 PATIO

Repair or Replace

CONDITION: Patio Slopes Towards House
LOCATION: Rear of home
EXPLANATION: Ground surface should slope away from the house at a minimum of 6 inches slope per 10 feet away from the house to properly channel water away from the foundation of the house.
IMPACT/CONSEQUENCES: Increased potential of foundation movement and basement moisture intrusion.
RECOMMENDED ACTION: Consult with a qualified concrete contractor to determine best course of action for improvements.

3.6 Picture 1

4. Interiors

4.0 CEILINGS and Walls (not structural)

4. Interiors

Repair or Replace

CONDITION: **Ceiling Water Stains Dry**
LOCATION: Master bedroom
EXPLANATION: The ceiling stains were tested with a moisture meter and were found to be dry at the time of the inspection. Most likely this is from a past leak that was repaired however I cannot guarantee that the repair has been made.
IMPACT/CONSEQUENCES: Possible Hidden Leak
RECOMMENDED ACTION: Consult with sellers for further explanation and documentation that a repair has been made. If not possible then monitor for wetness and have repairs made if needed.

4.0 Picture 1

6. Plumbing System And Fixtures

6.0 PLUMBING WATER SUPPLY AND DISTRIBUTION

Repair or Replace

CONDITION: **Corrosion On Supply Pipe Components**
LOCATION: Supply Pipes In Utility Room
EXPLANATION: Corrosion on copper supply pipe connections is a sign of a VERY slow leak that may leaks intermittently. Its possible that this may never drip but in most cases the leak will get worse.
IMPACT/CONSEQUENCES: Leak At Fitting, Water Damage To Home
RECOMMENDED ACTION: Consult with a qualified plumber to re solder these connections.

6.0 Picture 1

6.2 HOT WATER HEATER

6. Plumbing System And Fixtures

Repair or Replace

CONDITION: Negative Slope On Water Heater Vent Pipe
LOCATION: Water Heater
EXPLANATION: Generally the vent pipe on a water heater should slope up away from the water heater at a minimum of 1/4" per foot of pipe unless otherwise specified in the manufacturers installation guide.
IMPACT/CONSEQUENCES: Water Heater May Vent Into House, Carbon Monoxide Hazard.
RECOMMENDED ACTION: Consult with a qualified plumber for repairs.

6.2 Picture 1

6.6 EXTERIOR HOSE BIB/FAUCET

Repair or Replace

CONDITION: Hose Bib Winterized Not Tested
LOCATION: Rear of home and Front of home
EXPLANATION: Hose bibs, (exterior garden hose faucet) should be winterized during winter. This means closing the shut off valve located inside the home and draining the pipe going to the outside. Yours have been winterized not allowing me to test them and inspect for leaks.
IMPACT/CONSEQUENCES: Possible Leak
RECOMMENDED ACTION: Turn these on when weather permits, inspect for leaks. Consult a qualified plumber for repairs if needed.

7. Electrical System And Fixtures

7.3 BRANCH CIRCUITS

Repair or Replace

(1) **CONDITION:** Extension Cord Used As Permanent Wiring
LOCATION: Sump Pump
EXPLANATION: Extension cords are not designed for permanent wiring, may have undersized wire, and are not protected.
IMPACT/CONSEQUENCES: Fire Hazard
RECOMMENDED ACTION: Consult with a qualified electrician for installation of an outlet receptacle in this location to replace the extension cord.

7. Electrical System And Fixtures

7.3 Picture 1

(2) **CONDITION:** **Missing Junction Box Cable Clamp**
LOCATION: Utility Room
EXPLANATION: The cable clamp secures the romex wire to the junction box and protects it from rubbing on the sharp edge of the junction box, this is a sign of amateur workmanship.
IMPACT/CONSEQUENCES: Short Circuit, Electrical Shock Hazard.
RECOMMENDED ACTION: Consult with a qualified electrician for repairs.

7.3 Picture 2

7.3 Picture 3

7.6 GFCI OUTLET RECEPTICLES (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

CONDITION: **GFCI Outlet Receptacle Did Not Trip When Tested**
LOCATION: Basement Bathroom
EXPLANATION: GFCI (ground fault circuit interrupter) are very sensitive to any imbalance of current between the hot and neutral wire, if an imbalance is sensed it will trip, cutting the power to the outlet, this is intended to protect you from an electrical shock.
IMPACT/CONSEQUENCES: Electrical Shock Hazard
RECOMMENDED ACTION Consult with a qualified electrician for replacement.

7. Electrical System And Fixtures

7.6 Picture 1

8. Heating / Central Air Conditioning

8.0 FORCED AIR FURNACE

Inspected

CONDITION: **Furnace Dirty/Not Serviced**
LOCATION: Utility Room
EXPLANATION: Forced air furnaces should be cleaned, tuned, and safety checked, (*possible cracked heat exchanger*), on an annual basis, I do not see any indications this has taken place.
IMPACT/CONSEQUENCES: Higher energy/fuel costs, reduced furnace life, possible carbon monoxide hazard.
RECOMMENDED ACTION: Have furnace serviced now and on an annual basis thereafter.

8.1 CENTRAL AIR CONDITIONER

Repair or Replace

(1) **CONDITION:** **Leaking Evaporator Pan/Rust On Furnace**
LOCATION: Furnace
EXPLANATION: The evaporator pan catches the condensate water from the air conditioners evaporator coil, these can plug up with debris causing them to overflow onto the furnace.
IMPACT/CONSEQUENCES: Water Damage To Various Components Of The Furnace.
RECOMMENDED ACTION: Consult with a HVAC contractor for service/repairs.

8. Heating / Central Air Conditioning

8.1 Picture 1

(2) **CONDITION: Central Air Conditioner Not Tested**
EXPLANATION: I cannot operate air conditioningunits when the outside air temperature has been below 65 degrees F for the past 24 hours, doing so could cause permanent damage to the unit.
IMPACT/CONSEQUENCES: Condition Unknown
RECOMMENDED ACTION: When weather permits consult with a qualifiedHVAC contractor for inspection of operation.

8.9 HUMIDIFIER (built in)

Repair or Replace

CONDITION: **Plugged/Dirty Water Tray**
LOCATION: Humidifier On Furnace
EXPLANATION: A built in humidifier is anoptional device that adds moisture to dry air. The water tray on a built in humidifier allows water to run over it and air to blowthrough it, the air evaporates water leaving behind mineral/calcium build up. These need to be periodically replaced depending onfrequency of use and water chemistry. Water trays can be purchased at home improvement and hardware stores.
IMPACT/CONSEQUENCES: Overflow Causing Damage To Furnace Components
RECOMMENDED ACTION: Replace water plate now and as needed depending on use.

8.9 Picture 1

10. Built In Appliances

10.10 CLOTHES DRYER

Repair or Replace

10. Built In Appliances

CONDITION: **Plastic Clothes Dryer Vent Pipe**
LOCATION: Clothes Dryer
EXPLANATION: This type of vent pipe(flexible plastic) is not allowed for clothes dryer use and cannot stand up to the heat the dryer exhausts. The other problem is theribs will "hold" dryer lint causing it to plug prematurely when compared to a metal vent. Flexible metal vent pipes are acceptable to use however its best to use a smooth metal vent pipe, this allowsfor maximum dryer efficiency and reduces the time it takes to clog the vent due to the smooth sides.
IMPACT/CONSEQUENCES: Fire Hazard
RECOMMENDED ACTION: Consult with a qualified contractor for replacement.

10.10 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitabilityof the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements

or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

INVOICE

Eagle Home Inspection
3100 Shadyview Ln
Plymouth, MN. 55447
763 442 4039
Inspected By: Pete Busch

Inspection Date: 4/17/2014
Report ID: 00002014987

Customer Info:	Inspection Property:
Sample Sample **Customer's Real Estate Professional:**	123 Any Street Plymouth MN 55447

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	300.00	1	300.00

Tax $0.00
Total Price $300.00

Payment Method:
Payment Status:
Note:

Eagle Home Inspection

Pete Busch
3100 Shadyview Ln
Plymouth, MN. 55447

763 442 4039