



HomePro Home Inspections llc

Mantorville, MN 55955  
(507) 202-8942



Client: HomePro Sample

Schedule Date: 1/25/2009

Report #: SAMPLE

Client Address:

123 Anywhere Ave  
Some Town, MN. 55991

Subject Property:

123 Anywhere Ave  
Some Town, MN. 55991

## KEY TO THE INSPECTION REPORT

Report # : SAMPLE

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

*NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.*

## KEY TO THE INSPECTION REPORT

\* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed.
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

Present During The Inspection:  Client  Buyer's Agent  Seller's Agent  Seller  Other:

INSPECTOR : Rick Erickson

Inspection Date: 1/25/2009

Start Time: 3:00 AM

Completion Time 12:00 AM

The weather condition at the time of inspection was:

Overcast, light rain, upper 70's

Property Information:

The subject property inspected was a (an): Single Family # of units: 1

Approximate age of building: 21

Approximate age of roof: 21

Additions / Alterations to:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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<b>01. Driveway</b>	Appears Serviceable	[X] Common cracks * [X] Material: Concrete
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Comments: No additional comments.

<b>02. Sidewalks</b>	Appears Serviceable	[X] Common cracks * [X] Materials: Concrete
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Comments: No additional comments.

<b>03. Retaining Walls</b>	Repairs Recommended	[X] Deterioration / damage [X] Common cracks *
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[X] Location(s): Rear [X] Material: Intelocking Concrete Blocks

Comments: Rear retaining wall shifting/bowing (2)

<b>04. Patio</b>	Appears Serviceable	[X] Common cracks * [X] Material: Pavers
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[X] Location(s): Rear

Comments: Patio sloped properly away from structure

<b>05. Patio Cover</b>	N/A	
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Comments: No additional comments.

<b>06. Decks/Porch</b>	Appears Serviceable	[X] Railing: appears serviceable [X] Common cracks *
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[X] Material: Wood, waterproof coating [X] Location(s): Rear

Comments: No additional comments.

<b>07. Fences &amp; Gates</b>	N/A	
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Comments: No additional comments.

--- End of Category FOUNDATIONS ---

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**08. Exterior Stairs**

Appears Serviceable

[X] Material: Wood [X] Railing: appears serviceable

[X] Location: Rear

Comments: Exterior stairs from deck**09. Exterior Walls**

Repairs Recommended

[X] Wall Covering: Vinyl siding

[X] Structure: Wood Frame [X] Cracks / openings need repairs (2) [X] Common cracks \*

Comments: Recommend sealing around A/C and Gas lines to prevent moisture insect infiltration\**Notice: Wall insulation type and value is not verified\* UFFI insulation or hazard are not identified\* Conditions inside the wall cannot be judged\* Lead testing is not performed\****10. Trim**

Appears Serviceable

[X] Material: Metal

Comments: No additional comments.**11. Chimney(s)**

Appears Serviceable

[X] Spark screen: present, appears serviceable

[X] Material: Metal [X] Location: Family Room.

Comments: Wood chimney chase*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.\****12. Sprinklers**

N/A

Comments: No additional comments.*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.\****13. Hose Faucets**

Appears Serviceable

[X] Anti-siphon valves: Yes [X] Frost Type: Yes

Comments: No additional comments.**14. Gutters & Downspouts**

Appears Serviceable

[X] Full [X] Direct discharge away from building \*

Comments: No additional comments.*Notice: Gutters and subsurface drains are not water tested for leakage or blockage.\* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.\**

--- End of Category EXTERIOR ---

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**15. Grading**

Appears Serviceable

 Level Site  Slope: Minor

Comments: Walkout basement. Soil properly sloped away from structure.

*Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.*

**17b. Floor Structure**

Appears Serviceable

 Floor Construction: Joists

Comments: No additional comments.

**18. Basement Foundation**

Appears Serviceable

 Not fully visible \*  Common cracks \*

Columns:Wood  Foundation:Concrete  Basement floor: concrete

Comments: No additional comments.

**18a. Basement**

Appears Serviceable

 Basement is: full

Sump pump: appears serviceable  Insulation type: Fiberglass batt  Basement stairs appear serviceable

Comments: No additional comments.

--- End of Category BASEMENT ---

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<b>19. Shingle / Shake</b>	<b>Repairs Recommended</b>	[X] Roof inspected by: walking roof
[X] Roof covering is: composition shingles [X] Location: Main, Garage [X] Weathering / aging * [X] Typical maintenance recommended (2) [X] Roof style: Gable [X] Number of layers: 1 <u>Comments:</u> Weathering/aging south and west exposures* (2)		

<b>21b. Roof Notes</b>	Appears Serviceable	
<u>Comments:</u> No additional comments. <i>Notice: The report is an opinion of the general quality and condition of the roof. * The inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof. *</i>		

<b>22. Exposed Flashings</b>	Appears Serviceable	[X] Vent caps appear serviceable
<u>Comments:</u> No additional comments. <i>Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. * Roofs, skylights and flashing are not water tested for leaks. * Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed. *</i>		
--- End of Category ROOF ---		

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**23. Main Line**

Appears Serviceable

[X] Pressure: OK

[X] Copper not protected from concrete \* [X] Valve not tested [X] Main valve location: Basement [X] Size: 1 in.  
 [X] Material: Copper

Comments: No additional comments.

**24. Supply Lines**

Appears Serviceable

[X] Corrosion is: minor \* [X] Not fully visible

[X] Material: Copper

Comments: No additional comments.

*Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. \* Water quality testing or testing for hazards such as lead is not part of this inspection. \*  
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

**25. Waste Lines**

Appears Serviceable

[X] Not fully visible [X] Material: PVC

Comments: No additional comments.

*Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. \* Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation. \**

**26. Fuel System**

Appears Serviceable

[X] Not fully visible [X] Fuel type is: natural gas

[X] Shutoff valve location: Left side

Comments: No additional comments.

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size. \**

**27. Water Heater(s)**

Repairs Recommended

[X] TPR discharge pipe properly installed: Yes

[X] TPR valve installed: Yes [X] Corrosion on pipes / valves \* [X] Water shut off installed: Yes  
 [X] Rust flakes in burner chamber \* [X] Burner flame appears improper (2) [X] Capacity: 40 gal.  
 [X] Type: Conventional Natural Gas [X] Location: Utility Room

Comments: Corrosion on pipes/valve (2). Rust flakes in burner chamber, improper flame, debris from vent pipe, potential backdrafting(2)(4). No CO2 detected at time of inspection.

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. \**

--- End of Category PLUMBING ---

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**28. Description**

Appears Serviceable

[X] Location: utility room [X] Fuel type: natural gas

[X] Heating type: forced air unit

Comments: No additional comments.

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.\**

**29. Condition****Repairs Recommended**

[X] Maintenance recommended (2)

Comments: Rust and debris on interior/exterior due to leak(2)

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.\**

**30. Venting**

Appears Serviceable

Comments: No CO2 detected at time of inspection**31. Combustion Air**

Appears Serviceable

Comments: No additional comments.**32. Burners****Repairs Recommended**

[X] Rust flakes (2) (4) [X] Unusual flame pattern (2)

Comments: Recommend evaluation by licensed contractor(2)

*Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.\* Some furnaces are designed in such a way that inspection is almost impossible.\* Safety devices are not tested by this company.\**

**33. Distribution**

Appears Serviceable

[X] Materials: Ducts with registers

Comments: No additional comments.

*Notice: Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.\**

--- End of Category HEATING ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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**34. Normal Controls**

Appears Serviceable

 Thermostat: appears serviceableComments: Energy efficient set back type thermostat*Notice: Thermostats are not checked for calibration or timed functions. \* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. \****35. Air Filters**

Appears Serviceable

Comments: No additional comments.*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. \* Have these systems evaluated by a qualified individual. \****36. Heating Notes**

Appears Serviceable

Comments: No additional comments.*Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. \* Environmental risks, if any, are not included. \* Notice: Asbestos materials have been commonly used in heating systems. \* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. \****38. Air Conditioning**

Repairs Recommended

 Location: Left side Type: Central Air ConditioningComments: Recommend cutting back vegetation around A/C to provide adequate air flow \**Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.***38a. Power**

Appears Serviceable

 Electrical disconnect present  Power: 240 voltComments: No additional comments.**38b. Condensate**

Appears Serviceable

Comments: No additional comments.**38c. Refrigerant Lines**

Appears Serviceable

 Lines not fully visible Insulation installed on linesComments: No additional comments.**38d. Cooling Comments**

Appears Serviceable

Comments: No additional comments.

--- End of Category HEAT2/COOL ---

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<b>39. Service</b>	Appears Serviceable	[X] Voltage: 240 volt [X] Number of conductors: 3
[X] Service Type: Underground		
<u>Comments:</u> No additional comments.		

<b>40. Main Panel</b>	Repairs Recommended	[X] Charred wires (2)(4) [X] Location: Basement
[X] Amps: 200 [X] Main panel ground present		
<u>Comments:</u> Charred wires in Main Panel(2)(4)		
<i>Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. * If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances. *</i>		

<b>41. Conductors</b>	Appears Serviceable	[X] Branch wire type: Copper
[X] Service wire type: Aluminum [X] Wiring method: Non-metallic sheathed cable		
<u>Comments:</u> No additional comments.		

<b>42. Sub-panels</b>	N/A	
<u>Comments:</u> No additional comments.		

<b>43. Panel Notes</b>	Appears Serviceable	
<u>Comments:</u> No additional comments.		

<b>44. Wiring Notes</b>	Repairs Recommended	
[X] GFCI(s) recommended at: Kitchen counter outlets, garage [X] GFCI(s) responded to test at: All applicable locations		
[X] Missing / damaged cover plate at: Kitchen cabinet, basement bedroom (2) (4)		
[X] Furnishings prevent testing of some outlets and switches. *		
[X] Representative sample of fixtures, switches and outlets appear serviceable.		
<u>Comments:</u> Duplex loose/cover plate missing at kitchen disposal, basement bedroom. Recommend GFCI on all kitchen counter outlets (2)(4).		

--- End of Category ELECTRICAL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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**45. Entry Doors**

Appears Serviceable

 Weather stripping: appears serviceable Hardware operational: YesComments: No additional comments.**46. Interior Doors**

Appears Serviceable

 Hardware operationalComments: No additional comments.**47. Exterior Doors**

Appears Serviceable

 Latching hardware is operationalComments: No additional comments.**48. Windows**

Repairs Recommended

 Screens are: appears serviceable Window broken at: Basement Egress (2) (4)  Material: Wood, Vinyl  Type: Double Hung, Crank OutComments: Basement Egress window crank damaged(2)(4). Moisture between panes on family room window \*(2)*Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.***49. Interior Walls**

Appears Serviceable

 Drywall  Nail pops \*  Common cracks \* Furnishings prevent full inspection-check carefully on your final walk-throughComments: No additional comments.*Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.***50. Ceilings**

Appears Serviceable

 Stains appear to be: Dry\* Stains at: upstairs hallway at smoke detector (2) (3)  Common cracks \*  Acoustic Spray  DrywallComments: No additional comments.*Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.***51. Floors**

Appears Serviceable

 Carpet  VinylComments: No additional comments.*Notice: Determining odors or stains is not included!\* Floor covering damage/stains may be hidden by furniture.\* The condition of wood flooring below carpet is not inspected.\**

--- End of Category INTERIOR ---

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**52. Fireplace(s)**

Repairs Recommended

[X] Type: Prefabricated - Wood

[X] Location: family room

Comments: Creosote build up. recommend evaluation by licensed contractor prior to use (2)(4).

*Notice: Recommend installing safety spacer or damper when gas logs are present. \* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation*

**53. Interior Features**

N/A

Comments: No additional comments.

**53a. Ceiling Fans**

Appears Serviceable

Comments: No additional comments.

**53b. Interior Stairs**

Appears Serviceable

[X] Handrail appears serviceable

Comments: No additional comments.

**53c. Wet Bar**

N/A

Comments: No additional comments.

**54. Smoke Detector**

Repairs Recommended

[X] Located in basement: Yes [X] Indicator lights on

[X] Located on each floor: Yes [X] Located in living/family room: Yes [X] Located in kitchen: No  
 [X] Located in bedrooms: No

Comments: Recommend Smoke Detectors in all applicable locations, every bedroom, every level, kitchen, garage. CO detectors on every level (2)(5)

**55. Laundry**

Repairs Recommended

[X] Electrical outlet grounded (120 volt)

[X] Location: Laundry room [X] Piping (supply & waste) serviceable [X] Drain appears serviceable  
 [X] Faucet appears serviceable [X] Laundry sink present: Yes [X] Dryer vents: through improper materials (2)(4) (2)  
 [X] 240 volt dryer outlet present

Comments: Dryer vents through improper materials. Recommend smooth bore metal dryer vent to help prevent fire hazard(2)(4)

*Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. \* The inspector does not test washing machine drains or supply valves. \* Water supply valves if turned may be subject to leaking. \**

**56. Attic General**

Appears Serviceable

[X] Roof Frame: Truss [X] Stains are: small \*

[X] How Inspected: limited to viewing from access\* [X] Access location: Hallway [X] Attic: Full

Comments: No additional comments.

**56a. Ventilation & Insulation**

Appears Serviceable

[X] Insulation type: Cellulose blown [X] Vents provided

Comments: 12-15 inch insulation depth.

*Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. \* Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed. \**

--- End of Category INTERIOR-2 ---

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<b>57. Floor</b>	Appears Serviceable	<input checked="" type="checkbox"/> Common cracks *
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Comments: No additional comments.

<b>58. Firewall/Ceiling</b>	Appears Serviceable	
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Comments: No additional comments.

<b>59. Ventilation</b>	Appears Serviceable	
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Comments: No additional comments.

<b>60. Door to Living Space</b>	Appears Serviceable	<input checked="" type="checkbox"/> Self-latching: Yes
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Self-closer operational: Yes  Type: Solid

Comments: No additional comments.

<b>61. Exterior Door</b>	Appears Serviceable	<input checked="" type="checkbox"/> Hardware operational: Yes
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Comments: No additional comments.

<b>62. Vehicle Door</b>	Repairs Recommended	<input checked="" type="checkbox"/> Type: Roll Up <input checked="" type="checkbox"/> Panel(s) damaged/deteriorated (2)
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Comments: Top panel cracked at middle(2)

<b>63. Automatic Opener</b>	Appears Serviceable	<input checked="" type="checkbox"/> Number of units: 1
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Electronic sensors appear serviceable  Electronic sensors present  Automatic reverse operated

Comments: No additional comments.

<b>64. Electrical</b>	Repairs Recommended	<input checked="" type="checkbox"/> GFCI recommended (2) (4)
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Exposed wiring subject to damage \* (4)

Comments: GFCI's recommended. Exposed wiring subject to damage(2)(4)

--- End of Category GARAGE ---

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**66. Kitchen Sink(s)**

Appears Serviceable

 Plumbing under sink appears serviceable Faucet appears serviceableComments: No additional comments.**67. Kitchen (general)**

Appears Serviceable

 Counter type: Laminate Floors appear serviceable  Counters appear serviceable  Cabinets appear serviceableComments: No additional comments.**68. Disposal**

Appears Serviceable

 Improper wiring (2) (4) Wiring appears serviceableComments: No additional comments.**69. Range/Cooktop**

Appears Serviceable

Comments: No additional comments.*Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. \* Appliances are not moved. \****70. Dishwasher**

Appears Serviceable

Comments: No additional comments.*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. \****71. Special Features**

Appears Serviceable

 Microwave: appears serviceableComments: No additional comments.*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. \**

--- End of Category KITCHEN ---

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**72. Toilet**

Appears Serviceable

Comments: No additional comments.

**73. Sink**

Appears Serviceable

Plumbing under sink appears serviceable

Faucet appears serviceable  Counter & Cabinet appear serviceable

Comments: No additional comments.

**74. Vent/Heat**

Appears Serviceable

Comments: No additional comments.

**75. Bathtub**

Appears Serviceable

Comments: No additional comments.

**76. Shower**

Appears Serviceable

Drain appears serviceable

Water valve & shower head appear serviceable  Enclosure appears serviceable

Comments: No additional comments.

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. \**

--- End of Category BATHROOM - MASTER ---

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**72. Toilet**

Appears Serviceable

Comments: No additional comments.

**73. Sink**

Appears Serviceable

Plumbing under sink appears serviceable

Counter & Cabinet appear serviceable  Faucet appears serviceable

Comments: No additional comments.

**74. Vent/Heat**

Appears Serviceable

Comments: No additional comments.

**75. Bathtub**

Appears Serviceable

Drain appears serviceable

Faucet appears serviceable

Comments: No additional comments.

**76. Shower**

Appears Serviceable

Enclosure appears serviceable

Water valve & shower head appear serviceable  Drain appears serviceable

Comments: No additional comments.

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. \**

--- End of Category BATHROOM - MAIN ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

<b>72. Toilet</b>	Appears Serviceable	
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Comments: No additional comments.

<b>73. Sink</b>	Appears Serviceable	<input checked="" type="checkbox"/> Plumbing under sink appears serviceable
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Faucet appears serviceable  Counter & Cabinet appear serviceable

Comments: No additional comments.

<b>74. Vent/Heat</b>	Appears Serviceable	
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Comments: No additional comments.

<b>75. Bathtub</b>	N/A	<input checked="" type="checkbox"/> Drain appears serviceable
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Faucet appears serviceable

Comments: No additional comments.

<b>76. Shower</b>	Appears Serviceable	<input checked="" type="checkbox"/> Drain appears serviceable
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Water valve & shower head appear serviceable  Enclosure appears serviceable

Comments: No additional comments.

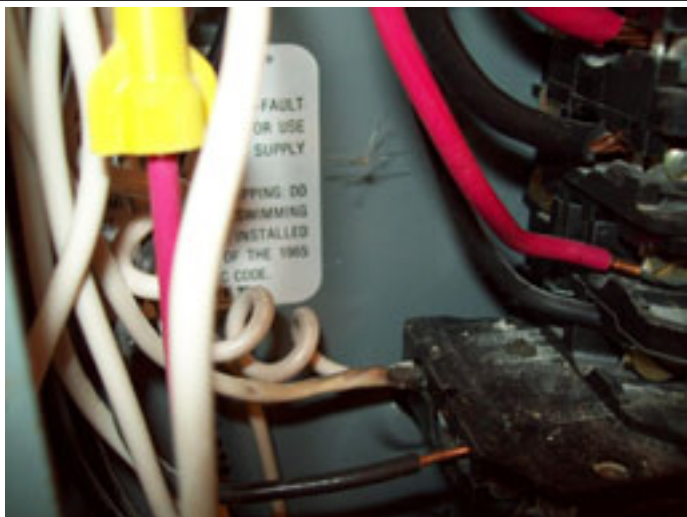
Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. \*

--- End of Category BATHROOM - LOWER ---

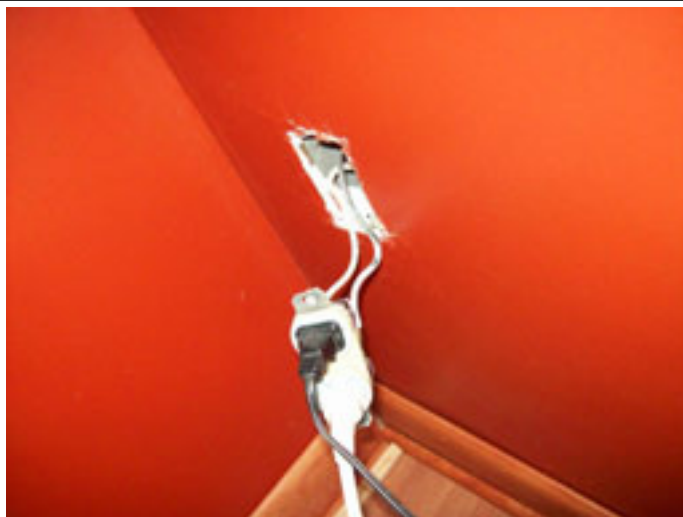
Client: HomePro Sample  
Date: 1/25/2009

Property: 123 Anywhere Ave  
Some Town, MN. 55991

**ELECTRICAL**



Scorched wire in main panel



Electrical duplex not secured to box/cover plate missing, basement bedroom

**ELECTRICAL**



Duplex below kitchen sink, (disposal)

Client: HomePro Sample  
Date: 1/25/2009

Property: 123 Anywhere Ave  
Some Town, MN. 55991

**GARAGE**



electrical wires subject to damage, (garage)



Top garage door panel cracked

**GROUNDS**



Shifting in rear retaining wall

Client: HomePro Sample  
Date: 1/25/2009

Property: 123 Anywhere Ave  
Some Town, MN. 55991

**HEAT2/COOL**



Improper clearance around A/C unit

**HEATING**



Rust / debris from vent pipe

Client: HomePro Sample  
Date: 1/25/2009

Property: 123 Anywhere Ave  
Some Town, MN. 55991

**INTERIOR**



Egress window crank damaged



Moisture between window panes

**INTERIOR**



Creosote build up, main fireplace



Dryer vents through improper material

Client: HomePro Sample  
Date: 1/25/2009

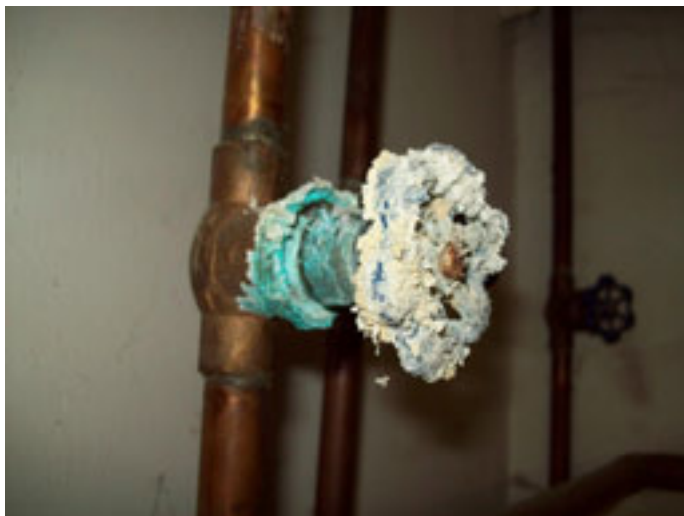
Property: 123 Anywhere Ave  
Some Town, MN. 55991

**INTERIOR**

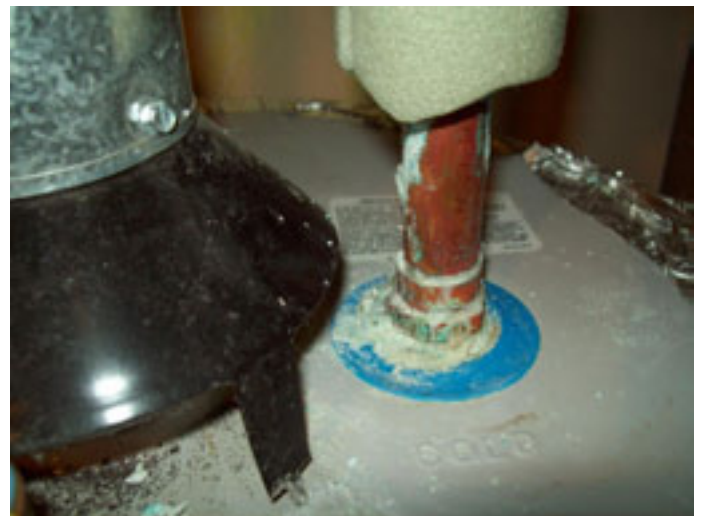


Ceiling stain, upper hallway - dry

**PLUMBING**



Corroded water heater valve



Moderate corrosion, debris from vent pipe

Client: HomePro Sample  
Date: 1/25/2009

Property: 123 Anywhere Ave  
Some Town, MN. 55991

**PLUMBING**



Rust flakes in chamber

**ROOF**



Valley, south west side

Client: HomePro Sample  
Date: 01/25/09

Property: 123 Anywhere Ave  
Some Town, MN. 55991

**GROUNDS**

**Retaining Walls -- Repairs Recommended**

Rear retaining wall shifting/bowing (2)

**EXTERIOR**

**Exterior Walls -- Repairs Recommended**

Recommend sealing around A/C and Gas lines to prevent moisture insect infiltration\*

**ROOF**

**Shingle / Shake -- Repairs Recommended**

Weathering/aging south and west exposures\* (2)

**PLUMBING**

**Water Heater(s) -- Repairs Recommended**

Corrosion on pipes/valve (2). Rust flakes in burner chamber, improper flame, debris from vent pipe, potential backdrafting(2)(4). No CO2 detected at time of inspection.

**HEATING**

**Condition -- Repairs Recommended**

Rust and debris on interior/exterior due to leak(2)

**Burners -- Repairs Recommended**

Recommend evaluation by licensed contractor(2)

**HEAT2/COOL**

**Air Conditioning -- Repairs Recommended**

Recommend cutting back vegetation around A/C to provide adequate air flow \*

**ELECTRICAL**

**Main Panel -- Repairs Recommended**

Client: HomePro Sample

Property: 123 Anywhere Ave

Date: 01/25/09

Some Town, MN. 55991

Charred wires in Main Panel(2)(4)

## **ELECTRICAL**

### **Wiring Notes -- Repairs Recommended**

Duplex loose/cover plate missing at kitchen disposal, basement bedroom. Recommend GFCI on all kitchen counter outlets (2)(4).

## **INTERIOR**

### **Windows -- Repairs Recommended**

Basement Egress window crank damaged(2)(4). Moisture between panes on family room window \*(2)

## **INTERIOR-2**

### **Fireplace(s) -- Repairs Recommended**

Creosote build up. recommend evaluation by licensed contractor prior to use (2)(4).

### **Smoke Detector -- Repairs Recommended**

Recommend Smoke Detectors in all applicable locations, every bedroom, every level, kitchen, garage. CO detectors on every level (2)(5)

### **Laundry -- Repairs Recommended**

Dryer vents through improper materials. Recommend smooth bore metal dryer vent to help prevent fire hazard(2)(4)

## **GARAGE**

### **Vehicle Door -- Repairs Recommended**

Top panel cracked at middle(2)

### **Electrical -- Repairs Recommended**

GFCI's recommended. Exposed wiring subject to damage(2)(4)