



Inspection Report

Joe Lundequam

Property Address:
Sample Inspection Report
Stillwater MN 55082



Paladin Inspection Services

**Joe Lundequam, CRI 2434-106
11140 Lansing Ave N
Stillwater, MN 55082**

(651) 307-1384

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Date: 1/31/2015	Time:	Report ID: 150202Sample
Property: Sample Inspection Report Stillwater MN 55082	Customer: Joe Lundequam	Real Estate Professional: Joe Lundequam Paladin Inspection Services

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 to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the 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 this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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 as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

Below 32 (F) = 0 (C)

Weather:

Clear

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon Test:

Yes

General Summary



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Customer
Joe Lundequam

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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

1.1 Flashings

Repair or Replace

- ⚡ (1) The siding is weathered due in part to build up of snow in previous winters. Recommend repairing damaged siding and installing kick out flashing. Hardi-Plank requires 6' clearance above flat surfaces.
- ⚡ (2) Insect damage in soffit in front of house. further damage could occur if repairs are not made. Recommend repair by qualified person.

1. Roofing



1.1 Item 1(Picture)

1.3 Roof Drainage Systems Repair or Replace

The downspout missing part (S) at the front (left of main entry). Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



1.3 Item 1(Picture)



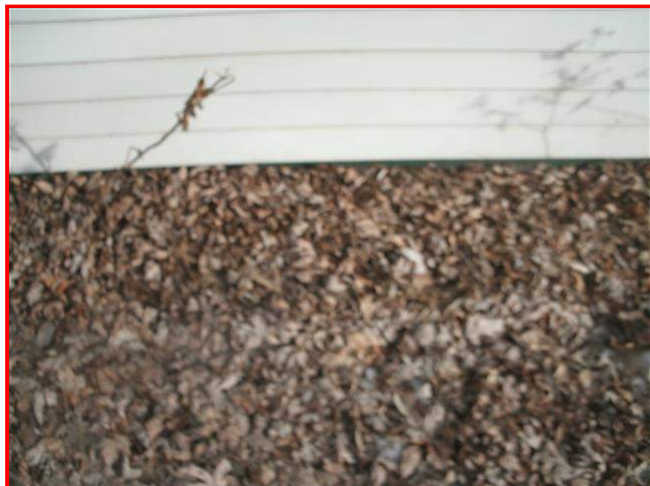
1.3 Item 2(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim Repair or Replace

Siding should be 6" above grade. Recommend creating swale and removing soil from base of exterior walls.

2. Exterior



2.0 Item 1(Picture)

2.4 Vegetation, Grading, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

- 🐿 (1) There is a negative slope at the left side (facing front) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 1(Picture)

- 🐿 (2) Black spots on siding appear to be bat droppings. There appear to be bats in the attic. Recommend consulting with a pest control agent.

2. Exterior



2.4 Item 2(Picture)

5. Interiors

5.0 Ceilings

Repair or Replace

- Minor crack from previous leak. Recommend monitoring for further movement.



5.0 Item 1(Picture)

5.6 Windows (representative number)

Inspected, Repair or Replace

- Damage to wood from window being left open in the rain. Recommend sanding and painting by a qualified painter.

5. Interiors





5.6 Item 1(Picture)



5.6 Item 2(Picture)

5.7 Bathrooms

Repair or Replace

-  (1) Toilet is loose to the floor. This can cause leaks and water damage to the ceiling below. Recommend repair by qualified plumber.
-  (2) Recommend grab bar for added safety when getting into and out of tub.



5.7 Item 1(Picture)

7. Structural Components

7.1 Walls (Structural)

Repair or Replace

-  Minor cracks in basement wall. Recommend monitoring for further movement.

7. Structural Components



7.1 Item 1(Picture)

8. Plumbing System

8.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

- ⚠ Don't leave hoses attached to outside faucet when not in use. Winter weather can freeze pipes inside the house, and summer heat can promote microbial growth.



8.1 Item 1(Picture)

10. Electrical System

10.0 Service Entrance Conductors

Repair or Replace

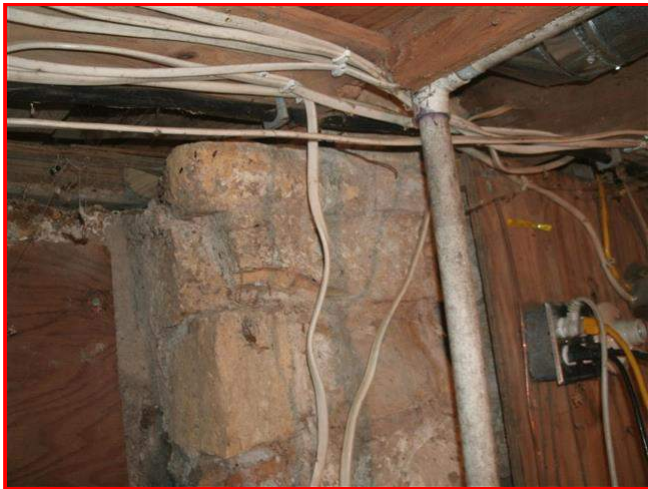
- ⚠ (1) Raceway for elect. service is loose. This is caused by frost heave. Recommend repair by qualified person.

10. Electrical System



10.0 Item 1(Picture)

(2) Loose and unsupported Romex can get damaged and create fire and shock hazard.



10.0 Item 2(Picture)

(3) Water softener is plugged into extension cord. Recommend replacing extension cord with receptacle, which is safer.



10.0 Item 3(Picture)

10. Electrical System

10.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

- ⚡ (1) Loose and exposed wiring presents shock and fire hazard. Recommend repair by qualified electrician.



10.3 Item 1(Picture)



10.3 Item 2(Picture)



10.3 Item 3(Picture)

- ⚡ (2) Sub panel in garage is properly installed.

10. Electrical System



10.3 Item 4(Picture)



10.3 Item 5(Picture)

11. Heating

11.0 Heating Equipment

Inspected, Repair or Replace

- (1) Furnace filter is dirty. Recommend changing filter every month.



11.0 Item 1(Picture)

- (2) Furnace is 12 years old. While operational, funds should be set aside for eventual replacement.

11. Heating



11.0 Item 2(Picture)

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 suitability of 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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Joe Lundequam, CRI

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



		IN	NI	NP	S	RR	<u>Styles & Materials</u>
1.0	Roof Coverings	●					Roof Covering: 3-Tab fiberglass
1.1	Flashings					●	Viewed roof covering from: Ladder
1.2	Skylights, Chimneys and Roof Penetrations	●					Sky Light(s): Six
1.3	Roof Drainage Systems					●	Chimney (exterior): Brick Wood

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

1.0 Damaged siding should be replaced or repaired.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

🔧 **1.1** (1) The siding is weathered due in part to build up of snow in previous winters. Recommend repairing damaged siding and installing kick out flashing. Hardi-Plank requires 6' clearance above flat surfaces.

🔧 (2) Insect damage in soffit in front of house. further damage could occur if repairs are not made. Recommend repair by qualified person.



1.1 Item 1(Picture)

🔧 **1.3** The downspout missing part (S) at the front (left of main entry). Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. 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. It is recommended 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 home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



		IN	NI	NP	S	RR	<u>Styles & Materials</u>
2.0	Wall Cladding Flashing and Trim					●	Siding Material: Cement-Fiber
2.1	Doors (Exterior)	●					Exterior Entry
2.2	Windows	●					Doors: Steel
2.3	Stoops, Steps, Walkways and Driveways	●					Appurtenance: Patio
2.4	Vegetation, Grading, Drainage, and Retaining Walls (With respect to their effect on the condition of the building)					●	Driveway: Gravel
2.5	Eaves, Soffits and Fascias	●					

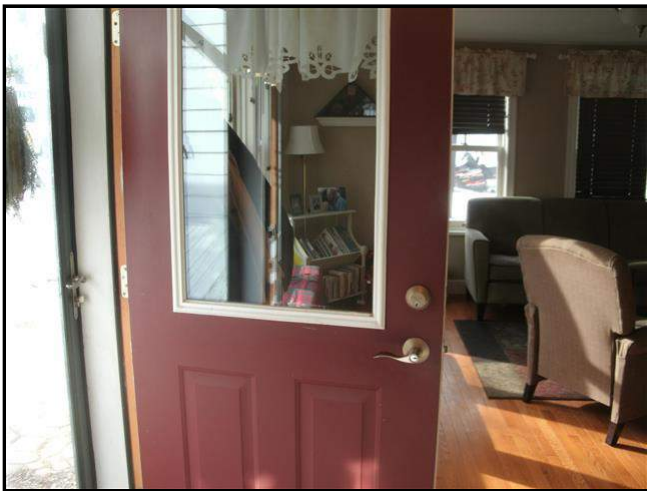
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2.0 Siding should be 6" above grade. Recommend creating swale and removing soil from base of exterior walls.



2.0 Item 1(Picture)

2.1 Steel and glass front door.



2.1 Item 1(Picture)

2.2 Windows are functional, and have working locks.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

👉 2.4 (1) There is a negative slope at the left side (facing front) and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 1(Picture)

🔧 (2) Black spots on siding appear to be bat droppings. There appear to be bats in the attic. Recommend consulting with a pest control agent.



2.4 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3(A) . Attached Garage

		IN	NI	NP	S	RR
3.0.A	Garage Ceilings	•				
3.1.A	Garage Walls (including Firewall Separation)	•				
3.2.A	Garage Floor	•				
3.3.A	Garage Door (s)	•				

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IN NI NP S RR

3(B) . Detached Garage

		IN	NI	NP	S	RR
3.0.B	Garage Ceilings	●				
3.1.B	Garage Walls (including Firewall Separation)		●			
3.2.B	Garage Floor	●				
3.3.B	Garage Door (s)	●				

Styles & Materials
Garage Door Type:
 Two manual
Garage Door
Material:
 Metal

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3.0.B Garage siding appears to be properly installed.



3.0.B Item 1(Picture)



3.0.B Item 2(Picture)



3.0.B Item 3(Picture)

3.1.B Garage ceiling is properly installed.



3.1.B Item 1(Picture)

3.3.B Garage doors don't have openers.



3.3.B Item 1(Picture)

4. Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	S	RR
4.0	Normal Operating Controls	•				
4.1	Automatic Safety Controls	•				
4.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
4.3	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
4.4	Cooling and Air Handler Equipment	•				
4.5	Normal Operating Controls	•				
4.6	Presence of Installed Cooling Source in Each Room	•				

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IN NI NP S RR

4.0 (1) A/C unit is properly installed.



4.0 Item 1(Picture)

(2) Energy saver switch will save money during summer months.



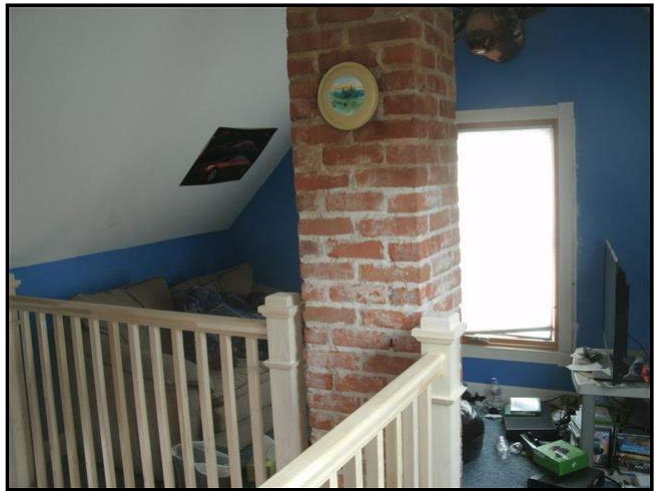
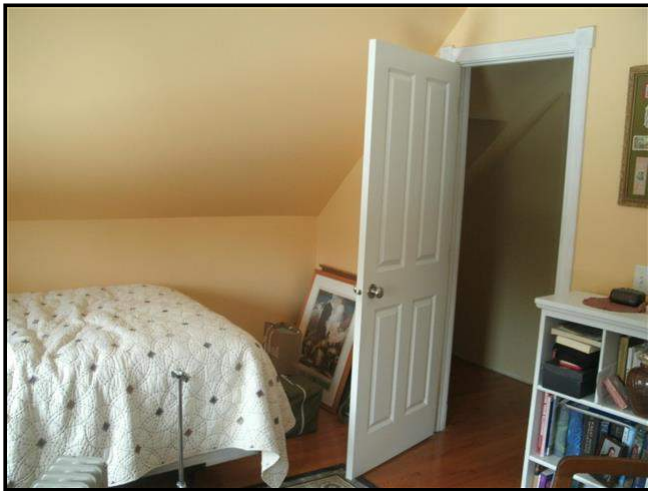
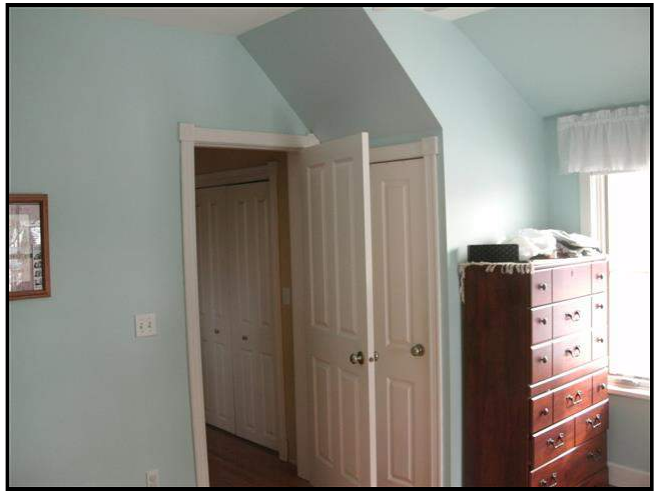
4.0 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.





		IN	NI	NP	S	RR
5.0	Ceilings					●
5.1	Walls	●				
5.2	Floors	●				
5.3	Steps, Stairways, Balconies and Railings	●				
5.4	Counters and Cabinets (representative number)	●				
5.5	Doors (representative number)	●				
5.6	Windows (representative number)	●				●
5.7	Bathrooms					●

Styles & Materials

- Ceiling Materials:**
Gypsum Board
- Wall Material:**
Gypsum Board
- Floor Covering(s):**
Hardwood T&G
Laminated T&G
Stone
Vinyl
- Interior Doors:**
Raised panel
- Window Types:**
Double-hung
- Window Manufacturer:**
ANDERSEN
- Cabinetry:**
Wood
- Countertop:**
Wood

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🔧 **5.0** Minor crack from previous leak. Recommend monitoring for further movement.



5.0 Item 1(Picture)

🔧 **5.6** Damage to wood from window being left open in the rain. Recommend sanding and painting by a qualified painter.



5.6 Item 1(Picture)



5.6 Item 2(Picture)

🔧 **5.7 (1)** Toilet is loose to the floor. This can cause leaks and water damage to the ceiling below. Recommend repair by qualified plumber.

🔧 **(2)** Recommend grab bar for added safety when getting into and out of tub.



5.7 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Kitchen

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



		IN	NI	NP	S	RR
6.0	Ceilings	●				
6.1	Walls	●				
6.2	Floors	●				
6.3	Steps, Stairways, Balconies and Railings	●				
6.4	Counters and Cabinets (representative number)	●				
6.5	Doors (representative number)	●				
6.6	Windows (representative number)	●				

Styles & Materials

- Ceiling Materials:**
Wood
- Wall Material:**
Paneling
- Floor Covering(s):**
Hardwood T&G
- Window Types:**
Double-hung
- Window Manufacturer:**
ANDERSEN
- Cabinetry:**
Wood
- Countertop:**
Wood

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6.0 Stove should have anti-tip device installed, to keep stove from tipping forward.



6.0 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

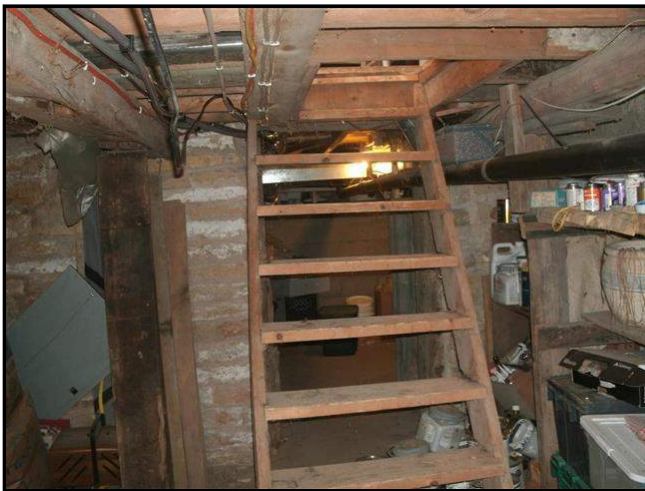
7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	S	RR	<u>Styles & Materials</u>
7.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	●					Foundation: Masonry block Rock Method used to observe Crawlspace: From entry Floor Structure: 2 X 8 Wall Structure: 2 X 4 Wood Columns or Piers: Wood piers Ceiling Structure: 2X8 Roof Structure: 2 X 4 Rafters Roof-Type: Gable Method used to observe attic: Inaccessible
7.1	Walls (Structural)					●	
7.2	Columns or Piers	●					
7.3	Floors (Structural)	●					
7.4	Ceilings (Structural)	●					
7.5	Roof Structure and Attic	●					

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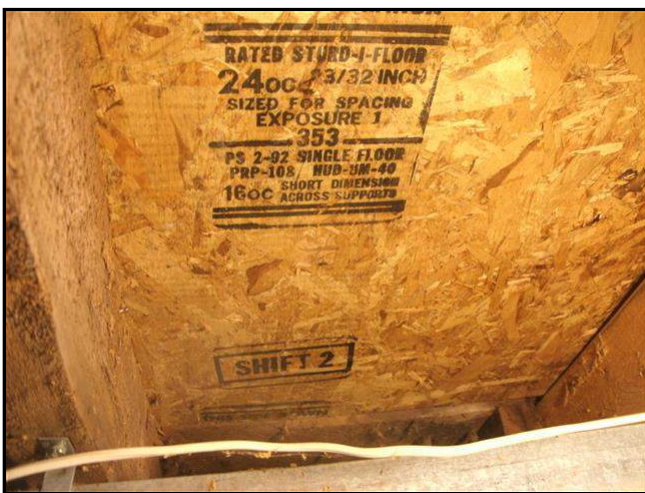
7.0 Care should be taken when entering the basement.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)

7.1 Minor cracks in basement wall. Recommend monitoring for further movement.



7.1 Item 1(Picture)

The structure of the home was inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



		IN	NI	NP	S	RR	<u>Styles & Materials</u>
8.0	Plumbing Drain, Waste and Vent Systems	●					Water Source: Well
8.1	Plumbing Water Supply, Distribution System and Fixtures					●	Water Filters: Sediment filter
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	●					Plumbing Water Supply (into home): Copper
8.3	Main Water Shut-off Device (Describe location)	●					Plumbing Water Distribution (inside home): PVC
8.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	●					Washer Drain Size: 2" Diameter
8.5	Main Fuel Shut-off (Describe Location)	●					Plumbing Waste: ABS

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Water Heater Power Source:
Electric

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

Manufacturer:
RICHMOND

Water Heater Location:
Basement

8.0 Whole house water filter should be changed regularly.



8.0 Item 1(Picture)

8.1 Don't leave hoses attached to outside faucet when not in use. Winter weather can freeze pipes inside the house, and summer heat can promote microbial growth.



8.1 Item 1(Picture)

8.2 Water heater is missing TP valve extension.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

The plumbing in the home was inspected and reported on with the above information. 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 or 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Bathrooms

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



		IN	NI	NP	S	RR
9.0	Plumbing Drain, Waste and Vent Systems	•				
9.1	Plumbing Water Supply, Distribution System and Fixtures	•				

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IN NI NP S RR

9.0 Upstairs bathroom.



9.0 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. 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 or 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	S	RR	<u>Styles & Materials</u>
10.0	Service Entrance Conductors					●	Electrical Service Conductors: Below ground Panel capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: CUTLER HAMMER Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
10.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	●					
10.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	●					
10.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)					●	
10.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	●					
10.5	Operation of GFCI (Ground Fault Circuit Interrupters)	●					
10.6	Location of Main and Distribution Panels	●					
10.7	Smoke Detectors	●					
10.8	Carbon Monoxide Detectors	●					

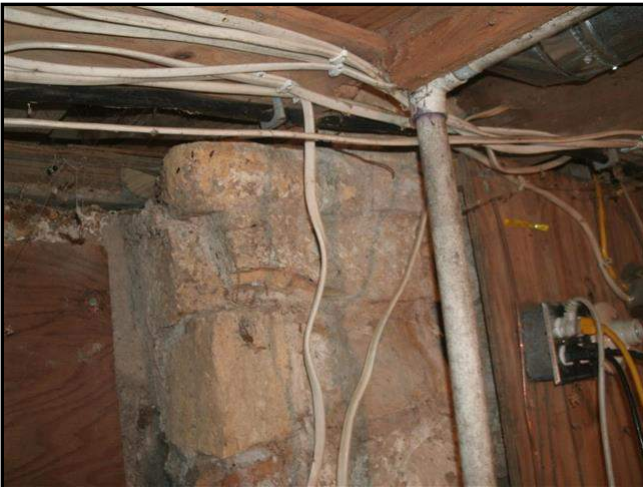
IN= Inspected, NI= Not Inspected, NP= Not Present, S= Safety, RR= Repair or Replace **IN NI NP S RR**

🔧 10.0 (1) Raceway for elect. service is loose. This is caused by frost heave. Recommend repair by qualified person.



10.0 Item 1(Picture)

🔧 (2) Loose and unsupported Romex can get damaged and create fire and shock hazard.



10.0 Item 2(Picture)

(3) Water softener is plugged into extension cord. Recommend replacing extension cord with receptacle, which is safer.

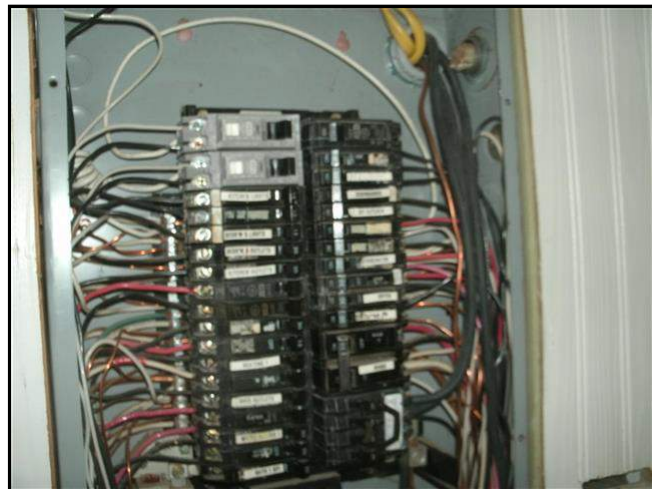


10.0 Item 3(Picture)

10.1 (1) Be sure to keep area in front of panel clear.

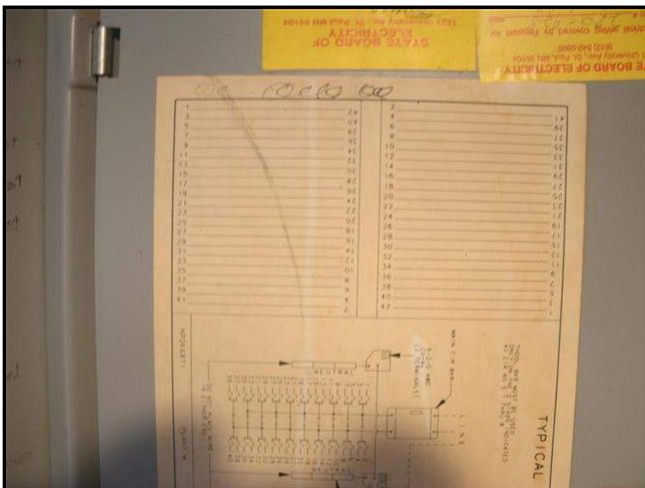


10.1 Item 1(Picture)



10.1 Item 2(Picture)

(2) Recommend clearly indicating the circuits and breakers on index inside panel door.



10.1 Item 3(Picture)

🔧 **10.3 (1)** Loose and exposed wiring presents shock and fire hazard. Recommend repair by qualified electrician.



10.3 Item 1(Picture)



10.3 Item 2(Picture)



10.3 Item 3(Picture)

🔧 **(2)** Sub panel in garage is properly installed.



10.3 Item 4(Picture)



10.3 Item 5(Picture)

The electrical system of the home was inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	S	RR	<u>Styles & Materials</u>	
11.0	Heating Equipment	●				●	Heat Type: Forced Air	
11.1	Normal Operating Controls	●					Energy Source: Propane	
11.2	Automatic Safety Controls	●					Number of Heat Systems	
11.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	●					(excluding wood): One	
11.4	Presence of Installed Heat Source in Each Room	●					Heat System Brand: LENNOX	
11.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	●					Ductwork: Non-insulated	
11.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	●					Filter Type: Disposable	
11.7	Gas/LP Firelogs and Fireplaces	●					Filter Size: 16x25	
11.8	Normal Operating Controls	●					Types of Fireplaces: Solid Fuel	
IN= Inspected, NI= Not Inspected, NP= Not Present, S= Safety, RR= Repair or Replace								Operable Fireplaces: One
								Number of Woodstoves: None
								Cooling Equipment Type: Air conditioner unit
								Cooling Equipment Energy Source: Electricity
								Central Air Manufacturer: LENNOX
								Number of AC Only Units: One

🔧 **11.0 (1)** Furnace filter is dirty. Recommend changing filter every month.



11.0 Item 1(Picture)

🔧 **(2)** Furnace is 12 years old. While operational, funds should be set aside for eventual replacement.



11.0 Item 2(Picture)

11.6 I recommend that all wood fireplaces be cleaned and inspected yearly by a qualified chimney sweep.

The heating and cooling system of this home was inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Fireplaces

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	S	RR
12.0	Solid Fuel Heating Devices (Fireplaces, Woodstove)	●				
12.1	Gas/LP Firelogs and Fireplaces	●				
12.2	Normal Operating Controls	●				

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IN NI NP S RR

- 12.0** (1) I recommend that all wood fireplaces be cleaned and inspected yearly by a qualified chimney sweep.
 (2) Clean out door is rusting and damaged. Recommend replacing.



12.0 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	S	RR	<u>Styles & Materials</u>
13.0	Insulation in Attic	●					Attic Insulation: Batt
13.1	Insulation Under Floor System	●					Ventilation: Ridge vents Soffit Vents
13.2	Vapor Retarders (in Crawlspace or basement)	●					Dryer Power Source: 220 Electric
13.3	Ventilation of Attic and Foundation Areas	●					Dryer Vent: Flexible Metal
13.4	Venting Systems (Kitchens, Baths and Laundry)	●					Floor System Insulation: Unfaced
13.5	Ventilation Fans and Thermostatic Controls in Attic	●					

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The insulation and ventilation of the home was inspected and reported on with the above information. 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 or 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	S	RR	<u>Styles & Materials</u>
14.0	Dishwasher	●					Dishwasher
14.1	Ranges/Ovens/Cooktops	●					Brand: BOSCH

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The built-in appliances of the home were inspected and reported on with the above information. 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

**Paladin Inspection Services
11140 Lansing Ave N
Stillwater, MN 55082**

Inspection Date: 1/31/2015
Report ID: 150202Sample

**(651) 307-1384
Inspected By: Joe Lundequam, CRI**

Customer Info: Joe Lundequam	Inspection Property: Sample Inspection Report Stillwater MN 55082
Customer's Real Estate Professional: Joe Lundequam Paladin Inspection Services	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

**Payment Method:
Payment Status:
Note:**



The address of the property is: Sample Inspection Report Stillwater MN 55082

Fee for the home inspection is \$0.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 1/31/2015 by and between Joe Lundequam, CRI (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss

of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home. CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE