

Inspection Address: 456 Sample Dr, MN 55555
Inspection Date: 9-9-2025

1 of 42

SuburbanHomeInspections, Inc
homeinvestigator.com
651-276-9918



CONFIDENTIAL HOME INSPECTION REPORT

456 Sample Dr., MN 55555

client: Sample
inspection date: 9-9-2025
report #9340



Inspector
Tim Walz
651-276-9918
tim.walz@msn.com

Inspection Address: 456 Sample Dr, MN 55555
Report: 9340 Inspection Date / Time: 9-9-2025,

Page 2 of 42

Report Table of Contents

CLIENT, SITE & OTHER GENERAL INFORMATION	8
GROUND & DRAINAGE	8
EXTERIOR:	12
ROOF	13
GARAGE	18
ATTIC	18
BASEMENT / FOUNDATION / STRUCTURE	21
ELECTRICAL	23
HEATING & COOLING SYSTEMS	26
PLUMBING	29
LAUNDRY	33
KITCHEN	35
BATHROOM(S)	37
BEDROOMS	38
REMAINING INTERIOR PORTIONS	39
ENVIRONMENTAL	42

Inspection Address: 456 Sample Dr, MN 55555
Report: 9340 Inspection Date / Time: 9-9-2025,

Page 3 of 42

HOME INSPECTION REPORT SUMMARY

Suggested Repairs / Improvements

Inspection Address: 456 Sample Dr, MN 55439
Inspection Date: 9-9-2025
Report #: 9340

Client: Sample
Buyer's Agent: Sample

Inspected By: Tim Walz, 651-276-9918, tim.walz@msn.com

SuburbanHomeInspections, Inc.

- St Paul / Mpls -

over 25 years of inspections performed in the metro area

www.homeinvestigator.com

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in the summary. The service recommendations that we make in this summary - and throughout the report - should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend additional upgrades that could affect your evaluation of the property.

Our inspections determine if construction, materials and workmanship were standard for the industry when this structure was built. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us.

Your inspector does take into consideration the age of the house - realizing that all properties experience some degree of wear, and deterioration over time. Cosmetic considerations are not within the scope of this inspection.

Furthermore, owning any building involves some risk. While we can give a thorough overview of the property, we cannot inspect what we cannot see. Moving furniture, personal belongings, and any dismantling of items is not within the scope of this inspection. This is not an exhaustive technical evaluation; Such an evaluation would cost much more to perform.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.

SUMMARY Of FINDINGS:

GROUND & DRAINAGE

LANDSCAPING:

WINDOW WALLS:

The timber retaining wall at the back side of the home has decayed significantly - and is in need of rebuilding / replacement.

EXTERIOR:

EXTERIOR WINDOWS:

SASHES:

The bottom sash for one dining room window has completely decayed - and the window seal has also failed (fog between panes). Complete replacement of this window is needed.

ROOF

STRUCTURE / CORNICE & PERFORMANCE:

DECKING / SHEATHING:

Portions of the roof decking are soft when walked on - which indicates that the plywood is decaying (see attic section for more details). Note: Shingle blow-off is more likely to occur when shingles are fastened to decayed roof sheathing. These areas should also be considered potentially hazardous for foot traffic.

FIREPLACE MASONRY CHIMNEY(S):

MORTAR CAP:

The mortar caps have cracked / deteriorated and are in need of repair, or replacement. Cracks in the mortar cap allow water to enter, which eventually causes the brick and mortar to deteriorate. In this case, portions of the masonry have deteriorated / spalled at the top portion of one chimney. Repairs are needed.

OTHER ROOF PENETRATIONS / FLASHINGS:

PLUMBING VENTS (CONDITION):

One of the plumbing vents is clogged with debris, which prevents sewer gases from venting properly (above master bathroom). The extent of the clog was not determined, but the debris should be cleared.

GARAGE

VEHICLE DOORS, OPENERS & SERVICE DOORS:

OPENER'S ELECTRICAL:

Extension cords are used for the automatic openers, which is improper. Extension cords can overheat if used as a permanent power source, which creates a potential fire hazard. Hard-wired outlets should be installed near the openers - so that the manufacturer's cords can plug directly into the outlets.

ATTIC

ROOF STRUCTURE CONDITION:

PLYWOOD / OSB SHEATHING:

Portions of the sheathing have delaminated / decayed.

Decay is most commonly caused by condensation accumulation inside the attic space - which is the result of heat loss into the attic space. This causes frost buildup on the structure during winter months.

In this case, the most obvious moisture source is the disconnected bathroom vent (see below).

Note: Some portions of the sheathing have been replaced - and this likely occurred during the last re-roofing. It is unknown if the existing delaminated portions were present when the last roof was installed.

The primary concern with delaminated sheathing is that the shingle fasteners are not as secure. This creates potential blow-off concerns during high wind storms.

THERMAL BYPASSES:

BYPASS LOCATIONS (Not all bypasses are listed):

The bathroom vent has separated from the fan (above master bathroom) - and is venting into the attic space, rather than at the house exterior. This allows large amounts of warm, moisture-filled air to collect inside the attic space, which results in frost / condensation - and can also lead to mold growth. This will also cause ice buildup on the roof in winter months. Repair is needed.

ELECTRICAL

OUTLETS:

OUTLETS:

Reversed electrical polarity was detected at several basement workshop outlets - and also at the garage ceiling outlet. This condition creates potential shock hazards and even though the repair is typically simple, it should be conducted by a licensed electrician.

HEATING & COOLING SYSTEMS

FURNACE CONDITION:

AIR FILTERS - ELECTRONIC:

The electronic filter is no longer operational - and is allowing unfiltered air to pass through the system.

The pre-filters are also badly damaged.

Complete removal of the filters is needed. Consider replacing these with a disposable 4" wide filter (these should generally be replaced every 3 - 6 months).

PLUMBING

WATER SOFTENER:

OLD WATER SOFTENER:

The water softener is an older unit - and it is unknown if it is operating properly (water softeners are not cycled during the inspection - and effectiveness is not determined).

The average lifespan of a water softener is approximately 15 years. Most softeners older than 15 years do not soften the water adequately - even though they may appear to be functioning properly. The need for replacement in the near future should be anticipated. Consider having the water hardness from this home tested.

Note: When softeners are not used in homes with hard water, damage to the fixtures and distribution plumbing can result (i.e. scale buildup, leaks, etc.). The lifespan of the water heater is also usually reduced.

WATER HEATER:

INSTALLATION:

Errors with the installation of the water heater were found, which indicates that the water heater was installed without a permit. Improvements are recommended. See below for more details.

HOT/COLD PIPES:

The PEX plumbing is located too close to the draft hood (PEX plumbing should be at least 18" away from the draft hood). A different type of plumbing is needed at these locations (i.e. copper).

FUEL (Gas) SUPPLY:

WATER HEATER CONNECTION:

A flexible pipe was used to attach the gas supply to the water heater. This material is not approved for water heater connections (rigid black iron, or soft copper are the only acceptable materials).

This generally indicates that the water heater was not installed by a licensed professional.

LAUNDRY

SUPPLY PLUMBING:

WASHING MACHINE VALVES:

The hot water valve does not turn - and there currently is no water flow from this supply hose (hot cannot be used for washing).

PLUMBING FIXTURES:

SINK FAUCETS:

A slow drip exists at the faucet.

KITCHEN

DRAIN & VENT PLUMBING:

OVERALL CONDITION:

The drain plumbing below the sink is improperly designed. Repairs / modifications are needed.

APPLIANCES & VENTILATION:

ICE MAKER:

The ice maker is not producing ice, but the reason for this was not determined (possible frozen supply line).

DISHWASHER

A leak exists at a drain hose joint - below the sink.

Multiple joints exist in the drain hose, which is not recommended.

The dishwasher drain hose does not have a "loop". Drain hoses should loop at least 20" above the kitchen floor to prevent wastewater from entering the appliance if the drain clogs. To solve this, the drain hose should be secured to the underside of the cabinet.

BATHROOM(S)

FLOOR, WALLS, CEILING & VENTILATION:

MECHANICAL VENTILATION:

The electrical switch is damaged and does not operate properly (master bathroom).

REMAINING INTERIOR PORTIONS

FIREPLACE:

DAMPER OPERATIONAL?:

Note: One of the dampers is damaged and is no longer operational (first floor living room fireplace).

This damper is stuck in the open position, which allows a pathway for pests to enter. Complete removal of this damper is recommended (cover should be replaced - and a standard cover could be used).

ENVIRONMENTAL

RADON:

ACTIVE RADON MITIGATION SYSTEM:

An active radon mitigation system has been installed. The system starts in the basement - through the floor slab - passes through the exterior wall and then extends to the top of the roof. There is the possibility that this radon mitigation system has an extended warranty that is transferable. Inquire with the homeowners.

I also suggest that you ask the sellers if a follow-up test was performed - after the installation occurred. Ask for all paperwork associated with the follow-up test.

In this case, the mitigation system was installed in the addition portion of the basement. It is unknown if only one suction point is adequate, due to the installation of the addition. A follow-up test is recommended.

Note: Certain repairs or improvements may require permits. To obtain this information, contact your local Inspection Department or City Hall.

----- End of Report Summary -----