

Inspection Address: 123 Sample Blvd NE, MN 55555
Report: 9356 Inspection Date / Time: 9-29-2025,

Page 27 of 41



HEATING & COOLING SYSTEMS

LIMITATIONS:

SINGLE FAMILY HOME:

All owners of combustion heating systems should purchase a maintenance contract that includes an annual inspection and tune-up. This is especially true if the appliance is more than five years old.

FURNACE DESCRIPTION:

MAKE:
Lennox.

APPROXIMATE AGE:
The furnace is approximately
10 years old. Average
lifespan: 20-25 years.

SYSTEM TYPE:
Forced Air, Direct Vent, One
Heating Zone.

FUEL TYPE:
Natural Gas.

TEST READINGS (High-Efficiency Condensing Gas Appliance 90+ %)

UNDILUTED CARBON MONOXIDE (uCO):

41 ppm
(Normal range is 14-45 ppm)



EFFICIENCY:

93.8 %
(Normal range is 89 - 98.5%)

FURNACE CONDITION:

ELEVATED CO:

The CO levels inside the exhaust flue were slightly elevated at the time of the inspection (over 40 ppm).

While elevated CO can indicate a problem with the heat exchanger, in most cases, a simple adjustment / tune-up can correct this condition. A professional tune-up and safety check is recommended.

AIR FILTERS - WIDE:

A wide 4" filter is in use (these should generally be replaced every 3 - 6 months).

AIR FILTERS - UV:

Inspection Address: 123 Sample Blvd NE, MN 55555
Report: 9356 Inspection Date / Time: 9-29-2025,

Page 28 of 41

An air purification system was added to the supply plenum, but the effectiveness of this device was not determined. Note: This device has an ultraviolet light, which can harm eyes or skin. This device should be off when servicing the unit.



HUMIDIFIER:

The humidifier was not tested for operation.

Excessive hard water deposits exist on the water panel. Replacement of the water panel is needed.

Note: Use of central humidifiers is not recommended - due to the potential for mildew growth inside the ductwork. If humidity improvements are needed during winter months, portable units are a better option.

If humidifier will be used, be sure to open the damper in the winter time and close the damper in the summertime.

Recommended setting: 20 - 30%



SUB-SLAB AIR DUCTS:

In-slab air ducts are present in the basement level of this home. This means that the ducts that supply heat / air-conditioned air to the basement pass through the floor slab. In-slab ducts will accumulate more dirt / debris, so periodic cleanings are recommended.

Inspection Address: 123 Sample Blvd NE, MN 55555
Report: 9356 Inspection Date / Time: 9-29-2025,

Page 29 of 41

SUPPLY REGISTERS:

One kitchen register opening has been covered by the cabinet (below sink area - see photo).

The two first floor living room registers have been covered / sealed (reason for this was not determined).



AIR FLOW DETECTED AT ALL REGISTERS?:

Yes.

AIR CONDITIONING DESCRIPTION:

APPROXIMATE AGE:
The air-conditioner is approximately 6 years old.
Average lifespan: 20-25 years.

MANUFACTURE DATE:
2019.

REFRIGERANT TYPE:
R-410A.



AIR CONDITIONING PERFORMANCE & COMPONENTS:

OPERATION & THERMOSTAT:

The air-conditioning system is operational and did produce the optimum air temperature drop of 15-20 degrees.



Inspection Address: 123 Sample Blvd NE, MN 55555
Report: 9356 Inspection Date / Time: 9-29-2025,

Page 30 of 41

SIZE:

Note: Determining the size of the air-conditioner is not determined during the inspection.

EVAPORATOR COIL:

The indoor coils were not accessible and were not viewed.

PLUMBING

LIMITATIONS:

SINGLE FAMILY HOME:

The plumbing system is inspected in accordance with the ASHI standards of practice. Since shutoff valves are operated infrequently, it is not unusual for them to become stuck in place over time. Stuck valves can leak or break when operated after a long period of inactivity. For this reason NO shutoff valves are tested during the home inspection.

Corrosion is very common at pipe joints and is often not reported.

Many portions of the plumbing system are not visible during a standard inspection. This includes: underground supply and drain pipes, septic systems, and all plumbing that is located behind walls, floors, or ceilings. Plumbing leakage is a major part of your inspection. During the inspection procedures, all fixtures are operated for at least 10 minutes at each location (and often much longer) and the areas under these fixtures are inspected for signs of leakage whenever it is possible to do so. However, there ultimately is no way to guarantee that all leaks have been located, or that future leaks will not occur.

PLUMBING MATERIALS:

SERVICE TYPE:
Private well water.

**DISTRIBUTION PLUMBING
TYPES (Visible Portions):**
Copper (Type M - red)
PEX Plastic (small portions)

DRAIN SERVICE:
Private / Septic System.

DRAIN PLUMBING TYPES:
Plastic (PVC)

PRIVATE WELL:

EVALUATION:

The age of the existing pump is unknown. I suggest that you ask the seller for details. Note: Most pumps have an average lifespan of 20 years, although it is possible for pumps to last as long as 40 - 50 years.

TYPE OF WELL:

Cased (Bored: 50-100' deep, 2-3" diameter) or (Drilled: 50-900' deep, 4-6" diameter).

STATUS OF WELL:

The well is in use.

WELL CASING:

No problems noted.



SHUT-OFF VALVE:

A gate valve is used for the main shut off valve. This type of valve is no longer permitted because it is problem prone (gate valves rarely shut off completely). Upgrading to a modern ball valve is recommended.

Inspection Address: 123 Sample Blvd NE, MN 55555
Report: 9356 Inspection Date / Time: 9-29-2025,

Page 31 of 41



TYPE OF TANK:

Bladder type.

PRESSURE GAUGE:

The pressure gauge does not work, which prevented a complete evaluation of the system (proper operating pumps usually cycle between 40 psi and 60 psi).

DISTRIBUTION PIPES:

IRRIGATION SYSTEM:

The irrigation pump pulls water from the lake. This pump will need to be properly winterized each year. I suggest that you ask the sellers for further instructions.

Some of the sprinkler heads are spraying onto the patio / walkway surfaces - and some are spraying against the siding. This has caused decay at some locations.



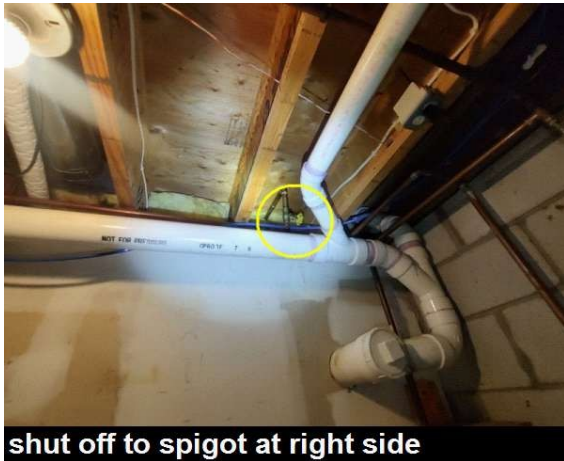
SHUT OFF VALVES - NOT LOCATED:

A shut off valve was not located for the spigot at the left side of the home. I suggest that you ask the sellers where the valve is located (possibly behind basement ceiling panels).

Inspection Address: 123 Sample Blvd NE, MN 55555
Report: 9356 Inspection Date / Time: 9-29-2025,

Page 32 of 41

Exterior spigots should be shut off during the late fall to prevent the exterior portion of the pipe from freezing (first shut off the interior valve, and then open the exterior spigot to drain the remaining water).



shut off to spigot at right side

WATER SOFTENER:

CONDITION:

Note: Water softeners are not tested for operation - the condition and effectiveness of the unit was not determined. The average lifespan of a softener is approximately 15 years. Effectiveness decreases (sometimes significantly) after this. The age of this unit was not determined.

When water becomes visible at the base of the tank, it is time to refill the tank (2 bags per fill is recommended).



DRAIN, WASTE & VENT PIPES:

CLEANOUTS:

No problems noted.

FLOOR DRAIN:

No problems noted.

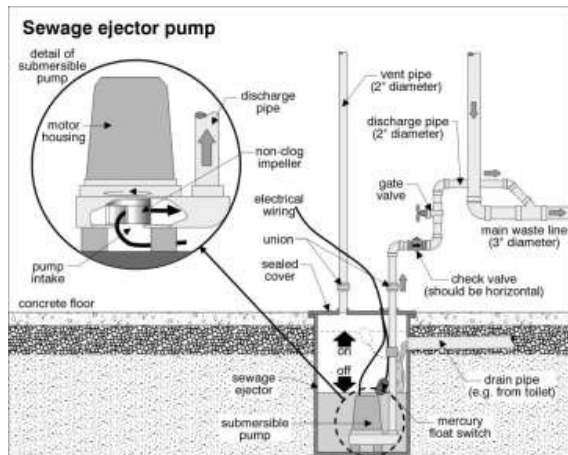
WASTE EJECTOR PUMP:

The pump was operational during the inspection. Note: Covers to waste ejector pits are not removed during the inspection - and the pit interior and pump are not inspected.

Note: These pumps need to be periodically monitored to ensure that they are operational. A non-operating pump will allow the pit to overflow - and leak into the basement area.

Inspection Address: 123 Sample Blvd NE, MN 55555
 Report: 9356 Inspection Date / Time: 9-29-2025,

Page 33 of 41



SEPTIC SYSTEM:

SYSTEM CONDITION:

The septic system is not included in the inspection (septic systems are considered environmental inspections). Therefore, observations, such as the distance between the septic system and/or drain field to the well are not made. The age of the system also was not determined.

If available, prudent home buyers should have a complete examination to be sure that the property is served by a properly functioning sewer system.

It is important to know what the service record is for your septic system. Septic tanks should be pumped at least every 3 to 5 years (some communities now require pumping at 2- or 3-year intervals). If regular pumping does not occur, permanent damage to the seepage field is likely when overflowing sewage seals the porous field and ruins it.



ELECTRIC WATER HEATER:

SIZE:

75 Gallons.

APPROXIMATE AGE:

The water heater is approximately 8 years old. Average lifespan: 15-20 years.

CONDITION:

No problems noted with the operation of the unit at the time of the inspection.

Note: Hot water flow is tested during the inspection, and the water is checked a second time at the end of the inspection to ensure that the hot water has recovered. However, due to time constraints, this cannot guarantee adequate hot water flow from the water heater.

Note: Pressure relief valves are not tested during the inspection.

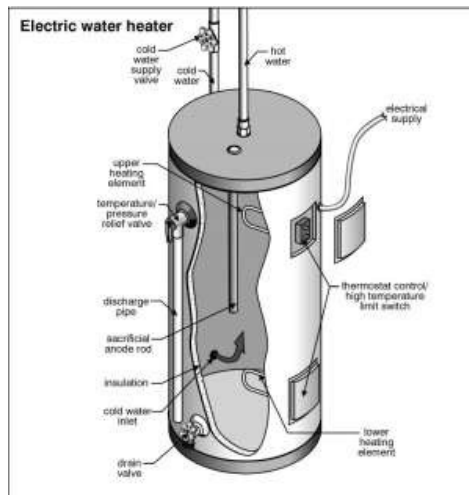
ELECTRIC ELEMENT:

The heating coils are not inspected.

Note: If the hot water runs out prematurely, this generally indicates that one or both of the heating coils has failed. This is a simple repair, but often requires a licensed plumber.

Inspection Address: 123 Sample Blvd NE, MN 55555
 Report: 9356 Inspection Date / Time: 9-29-2025,

Page 34 of 41



THERMOSTAT(S):

Thermostats are not tested on electric water heaters.

Note: Most electric water heaters thermostats are adjusted by using a screwdriver. The thermostats are located under the upper and lower access doors (Be sure to turn off the circuit breaker that serves the water heater before adjusting the temp).

FUEL (Gas) SUPPLY:

OVERALL CONDITION:

NOTE: If gas odors are detected at shut off valves, or unions, they are reported, but not all joints / unions / valves are inspected - and the absence of leaks is not guaranteed (gas pipes cannot be completely evaluated, due to time constraints).

MAIN GAS SHUT-OFF VALVE LOCATION:

The main interior gas shut-off valve is located in the furnace room.

LAUNDRY

LIMITATIONS:

SINGLE FAMILY HOME:

The interior review is visual and the findings are reported in a manner that compares your home to other homes of a similar age. Cosmetic considerations are not reported (i.e. paint, trim, countertop stains). Minor flaws such as torn screens, or an occasional cracked window can be overlooked.

Portions that are covered with floor coverings, furniture, or storage are not included. False ceiling panels are generally not removed during the inspection unless there is a compelling reason to do so. Determining the source of odors, or like conditions is also not a part of this inspection.

APPLIANCES:

LIMITATIONS / INSPECTION CONDITIONS:

Appliances are tested for basic operation only. If a thorough evaluation of the appliances is desired, this must be performed by a specialist.

Note: Some appliances may not have been tested (see below for details).

DRYER TYPE:

Natural gas.

CLOTHES WASHER:

Mildew stains exist on the door gasket. Note: This has the potential to stain clothing.

Most manufacturers recommended keeping the door open between uses, drying the gasket after use and also periodically cleaning the gasket with a water / bleach solution (some models are more prone to mildew problems than others).