

Inspection Address: 123 Sample Blvd NE, MN 55555
Inspection Date: 9-29-2025

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SuburbanHomeInspections, Inc
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651-276-9918



CONFIDENTIAL HOME INSPECTION REPORT

123 Sample Blvd NE, MN

client: Sample
inspection date: 9-29-2025
report #9356



Inspector
Tim Walz
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HOME INSPECTION REPORT SUMMARY

Suggested Repairs / Improvements

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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

PORCH / PATIO / ADDITIONS:

POSTS:

The bottom portions of all porch support posts have completely decayed. All posts are in need of replacement - and this should occur as soon as possible to prevent settlement of the porch structure.

The bottom portions of some deck support posts have also decayed. Note: The bottom portions of the deck posts are concealed with trim boards, so the full extent of decay could not be determined during the inspection. Further evaluation is needed - but the need for post replacement should also be anticipated at these locations.

The footings will also need to be evaluated at the time of repair to ensure that they are properly sized.

Other portions of the porch trim / siding have also decayed (base of walls) - and gaps are present, which create pathways for pests / rodents to enter.

Contact a licensed contractor for repair options and estimates.

DECKS / BALCONIES:

FASTENERS / BOLTS:

An inadequate number of bolts were used to anchor the ledger board to the home. This results in a weaker connection. The installation of additional bolts is recommended. Contact a licensed contractor for improvements.

ROOF

ASPHALT / FIBERGLASS COMPOSITION SHINGLES:

CONDITION - GRANULAR LOSS:

Small diameter pitting exists at some isolated shingles (see photos). Pitting like this is often caused by hail, but the exact source was not determined during the inspection.

This deterioration is not concerning, but it will result in a reduced lifespan for these shingles. I suggest that you ask the seller for more information. Has the roof ever been inspected by an insurance adjuster?

FIREPLACE METAL CHIMNEY(S):

BASE FLASHING:

There is no diverter at the base of the chimney chase (see photos). This allows rain water to drain against the siding - and the gap at this location has allowed water to drain behind the siding. Some amount of concealed damage to the wall sheathing - below this location - has likely occurred.

Stains do exist on portions of the roof sheathing below this area (visible from inside attic space).

Improvements to the flashing are needed - and the gaps in the siding must also be sealed.

GARAGE

WALLS AND CEILING:

TAPE JOINTS / DRYWALL SEAMS -FIRE WALL:

There is no tape / mud at the drywall ceiling joints - and large gaps exist at some locations.

According to the fire code, all walls that connect to living portions of the home must be completely covered with a fire-rated material (drywall) - and most cities also require the joints to be sealed with tape & mud.

Large gaps also exist at the top of the back garage wall (see photos). Gaps can allow car exhaust gases / carbon monoxide to enter the home. Gaps also allow an easy pathway for rodents to enter the attic spaces - and potentially the home.

Several dead mice were found inside the garage attic space.

The exposed insulation on the vertical walls (inside the garage attic) is damaged at some locations - which was caused by rodents.

The vent plumbing from the master bathroom is also exposed inside the garage attic. Ideally, these pipes would be enclosed / wrapped in insulation. This can help prevent frost buildup inside the pipes, which can cause clogging. Gaps also exist where these pipes penetrate the drywall, which create potential entrance points for rodents.

ELECTRICAL

MAIN PANEL:**CIRCUIT BREAKER SIZING:**

The air conditioner is over fused (has a larger breaker than it should, according to the manufacturer specs on the data plate). In this case, a 40-amp breaker is in use, but the data plate indicates that the maximum allowed circuit breaker is 30 amps. Over-fusing can result in premature damage to the compressor.

JUNCTION BOXES:**BASEMENT BOXES:**

Some junction boxes are missing covers (behind basement ceiling panels). Tight fitting covers are required so that sparks / fire cannot spread to combustibles.

SWITCHES:**SWITCHES:**

The 3-way switches do not operate properly (3-way circuit - for upstairs stairwell / hallway light fixture). This usually indicates that one or more of the switches was improperly installed, or that the wrong type of switch was installed. In this case, one of the switches was replaced with a dimmer switch, so this is likely where the mistake occurred.

The purpose for some of the switches was not determined (throughout the home).

OUTLETS:**OUTLETS:**

There is no power to one porch outlet - and to one kitchen outlet (adjacent side of same wall). The reason for this was not determined.

Reversed electrical polarity was detected at one second floor common area outlet (floor receptacle). This condition creates potential shock hazards and even though the repair is typically simple, it should be conducted by a licensed electrician. The cover plate for this outlet is also damaged.

EXTERIOR OUTLETS:

An open neutral was detected at one receptacle (outlet in tool shed - below the porch).

BASEMENT OUTLETS:

One receptacle for the drain plumbing sewage ejection pit is broken.

Some basement receptacles are loose.

BATHROOM OUTLETS:

Reversed electrical polarity exists at the basement bathroom 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:****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.

BATHROOM(S)**FLOOR, WALLS, CEILING & VENTILATION:****WALL CONDITION:**

A large opening was cut into a master bathroom exterior wall. The reason for this was not determined. I

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suggest that you ask the sellers for more details. The need for repair should be anticipated.

REMAINING INTERIOR PORTIONS

FIREPLACE:

FLUE CONDITION (METAL):

A creosote buildup exists inside the flue. A professional cleaning and inspection is needed prior to using the fireplace - to ensure that it is safe for use (creosote can become a fire hazard if it is allowed to accumulate inside the flue, so periodic cleanings will be needed if you plan to use the fireplace regularly).

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

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