CLIENT, SITE & OTHER GENERAL INFORMATION

CLIENT & REPORT INFO.:

REPORT #:	TYPE OF INSPECTION:	PROPERTY INSPECTED:	INSPECTION DATE:
9340.	Pre-Purchase Home Inspection.	456 Sample Dr, MN 55555.	9-9-2025.

CLIENT:	CLIENT E-MAIL:	BUYER'S AGENT:	PEOPLE PRESENT:
Sample.	sample@sample.com.	Sample.	Sample.

CLIMATE CONDITIONS:

WEATHER:	OUTSIDE TEMP.:	INDOOR AIR TEMP:	SOIL CONDITIONS:
Overcast Light rain.	70 degrees.	70 degrees.	Wet.

BUILDING CHARACTERISTICS:

YEAR BUILT:	TOTAL SQUARE FEET:	BUILDING TYPE:	SPACE BELOW GRADE:
1968.	4,042.	Single Family.	Basement.

GARAGE:	HOUSE OCCUPIED:	HOUSE FURNISHED:	UTILITIES STATUS:
Attached.	Yes.	Yes.	All utilities on.

PAYMENT INFORMATION:

SERVICES ORDERED:	INSPECTION FEE:	TOTAL FEE:	DATE PAID:
Pre-purchase Home Inspection.	$515.00.	$515.00.	9-9-2025.

GROUNDS & DRAINAGE

LIMITATIONS:

SINGLE FAMILY HOME:

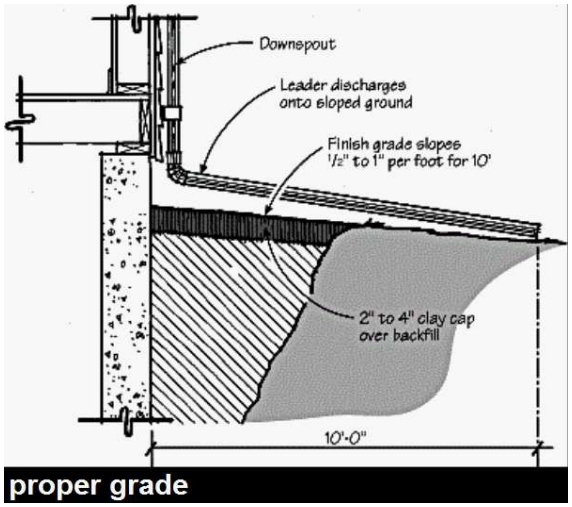
Throughout the report, the specific sides of the home are referred to as Right, Left, Front and Back (as though you are looking at the home from the front yard).

My evaluation of the exterior of the property conforms to the ASHI standards of practice. This inspection is not intended to address or include any geological conditions - including, but not limited to - soil types, or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to soil grade is limited to the areas around the house foundation. This inspection does not attempt to determine drainage performance of the site (for example, does water pool in portions of the yard during heavy rainfalls?). Fences and outbuildings (other than primary garages) also are not observed.

LANDSCAPING:

GRADING - FLAT / NEGATIVE SLOPE:

The grading - and portions of the paved surfaces (sidewalk / driveway) - are flat, or are negatively sloped toward the home (portions of front, right and back sides). A positive slope - for a minimum of 10', is recommended. Flat or negatively sloped grading allows rain water to accumulate near the foundation walls, which increases the chance for water to leak into the home. Accumulating water can also erode the soil, or foundation over time - and can cause settlement of the foundation.



WINDOW WELLS:

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

The soil inside the timber retaining wall is touching the window sill, which means that the window is susceptible to moisture infiltration and decay (soil should be 4" below the sills).

There also are no covers installed over the window wells. Installing plastic covers over the window wells would help keep excess amounts of rainwater out.

HARD SURFACES:

CONCRETE DRIVEWAY:

The apron portion of the driveway has settled and is sloping toward the home, which allows water to accumulate against the foundation.

The foundation block (below the garage floor slab) has visibly deteriorated / eroded at some of these locations.

Eventually, the apron portion of the driveway will need to be replaced. All deteriorated block and voids in the soil can be remedied at that time (block can be core-filled for improved strength).

negative slope

deteriorated block below slab

DECKS / BALCONIES:

OVERALL CONDITION:

Several portions of the floorboards and rail posts have decayed - and are in need of replacement. The overall construction also appears to have been performed by a non-professional.

Due to the large number of repairs needed, complete removal of the deck should be considered. An alternate option is to replace the existing deck with a staircase / smaller deck and patio surface.


EVALUATION:

Most portions of the underside of the deck structure were not easily accessible and were not completely evaluated.

Most portions of the house connection were not evaluated, but the presence of flashing was confirmed. Verification of proper number of fasteners and proper installation was not made.


proper deck connection

HOUSE CONNECTION:

Bolts were not viewed at the one portion of the house connection that was visible (just one small portion was viewed).

POSTS - DESIGN / INSTALLATION:

Temporary wood blocks / shims were used for vertical supports (between beams / footings), which is improper - and is evidence of non-professional work. No connections were used at the post / beam connections.


FOOTINGS -INSTALLATION:

The presence of a footing could not be verified (pad footings are used, but it is unknown if frost depth footings exist below the pad footings).

GUARD RAILING:

The posts were notched - where they connect to the floor structure. This is not recommended because it weakens the connections - and the cut areas are also very susceptible to decay. Decay was found at several of these locations. Replacement of the posts / rails will be needed in the future.

EXTERIOR:

LIMITATIONS:

SINGLE FAMILY HOME:

The evaluation of this home is based on visual observations only. There is no de-constructive analysis performed, so no portions of the inside wall structure are viewed. The presence of rot, mold or deterioration inside the wall cavity cannot be positively determined during the inspection.

The underlayments below the siding are essential for keeping the structure dry. If underlayments are missing, or are improperly installed, moisture damage to the home can occur. Unfortunately, evidence of this type of problem is not always detectable with the naked eye and as a result, can go unnoticed for many years. It is scientifically known that moisture and mold are inter-related. If moisture intrusion is listed in any portion of the report, you should understand that mold can also be present. If you are concerned, and want further evaluation, please contact a moisture specialist (referrals are available on request).

All penetrations into or through the exterior walls & siding (typically around doors, windows, exterior light fixtures and outlets) must be kept well sealed against moisture intrusion by the use of an appropriate sealant. Gaps are common at these areas at older homes - but are also often present at modern homes. If present, some of these will be noted in the report, but documenting all gaps is beyond the scope of this inspection. These areas should be inspected and maintained on a regular basis by the homeowner.

DESCRIPTION OF MATERIALS:

TYPE OF WALL STRUCTURE:	SIDING TYPE:	FOUNDATION TYPE(S):
Wood Framed.	Wood lap (suspected)	Block and mortar.

STRUCTURE DETAILS:

ADDITIONS:

One large addition was made to this home. I suggest that you check with the City - and ask if permits were used during the construction.

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

LIMITATIONS:

SINGLE FAMILY HOME:

My evaluation of the roof coverings, the components and drainage systems conforms to the ASHI standards of practice. Roofs are walked unless they are inaccessible, or if I feel it is unsafe to do so. The roof evaluation determines if portions are missing, deteriorated and/or subject to possible leakage. **Positively identifying hail damage is not included in this evaluation**.

Every roof is only as good as the waterproof membrane beneath it. Since the underlayments, flashings and decking are hidden from view, they cannot be evaluated. The roof is not disassembled during the inspection, so only surface areas are