

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

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CLIENT, SITE & OTHER GENERAL INFORMATION

CLIENT & REPORT INFO.:

REPORT #: 9356.	TYPE OF INSPECTION: Pre-Purchase Home Inspection.	PROPERTY INSPECTED: 123 Sample Blvd NE, MN 55555.	INSPECTION DATE: 9-29-2025.
CLIENT: Sample.	CLIENT E-MAIL: sample.com .	BUYER'S AGENT: Sample.	PEOPLE PRESENT: Buyers.

CLIMATE CONDITIONS:

WEATHER: Clear.	LAST RAIN OCCURRED: Rained more than one day ago.	OUTSIDE TEMP.: 70 degrees.	INDOOR AIR TEMP: 70 degrees.
SOIL CONDITIONS: Dry.			

BUILDING CHARACTERISTICS:

YEAR BUILT: 1990.	TOTAL SQUARE FEET: 3,276.	BUILDING TYPE: Single Family.	SPACE BELOW GRADE: Walkout basement.
GARAGE: Partial tuck under.	HOUSE OCCUPIED: Yes.	HOUSE FURNISHED: Yes.	UTILITIES STATUS: All utilities on.

PAYMENT INFORMATION:

SERVICES ORDERED: Pre-purchase Home Inspection.	INSPECTION FEE: \$515.00.	TOTAL FEE: \$515.00.	PAID BY: Check.
DATE PAID: 9-29-2025.			

GROUPS & 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:

VEGETATION:

Some large tree branches overhang the roof. It is possible for branches to fall onto the home, which can damage the roof.

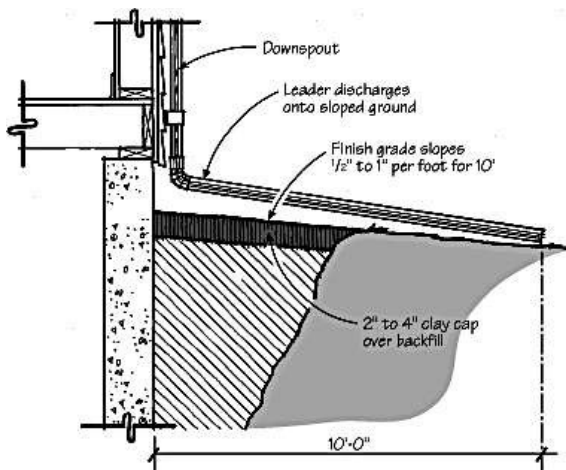
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GRADING - INADEQUATE SLOPE:

The grading is inadequately sloped away from the home at some locations (portions of front and right 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 basement areas. Accumulating water can also erode the soil, or foundation over time.

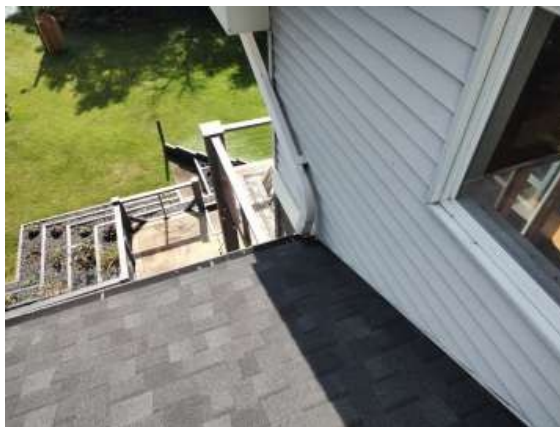


GUTTERS & DOWNSPOUTS:

DOWNSPOUTS:

One downspout is not connected to its below-grade extension properly. This will allow water to pool against the foundation.

One downspout drains into a second story gutter, which will likely result in overflowing at this location.



BELOW GRADE EXTENSIONS:

The downspouts connect directly to below-grade extensions. The concern with this design is that the underground portions can clog from debris, or from frozen water, which can allow water to back up and accumulate against the foundation (leaf guards do exist on the gutters - so this greatly decreases the concern).

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A better alternative is to have the downspouts discharging to drain receptors (see photo). This design has an air gap between the downspout and below-grade extension.

Note: The terminations of the below-grade extensions were not located. Further evaluation is needed to ensure that all gutters are draining properly.



RETAINING WALLS:

TIMBER WALL:

Several timber retaining walls and planters exist at the back side of the home - and several portions have decayed.

The bottom portions of the patio guardrail posts have also decayed.



HARD SURFACES:

SIDEWALKS:

A portion of the walkway outside the exterior garage service door has settled and now slopes slightly toward the home. This will allow periodic rain accumulation against the foundation.

Mud-jacking / sand-jacking are the usual remedies.

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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.



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decay at base of post

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.

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STAIRS:

HANDRAIL:

There are no handrails installed at the exterior staircases.



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:
Wood Framed.

SIDING TYPE:
Cedar Lap Siding
Metal.

TYPE OF WALL SHEATHING:
BildRite.

FOUNDATION TYPE(S):
Block and mortar.