



Your Inspection Report

16870 91st Avenue North
North Pole, MN 55555



PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Saturday, December 14, 2019

PREPARED BY:
Glenn Van Bockel



Handyman Van Bockel LLC
1696 171st ST
HOLLAND, MN 56139

507-215-1296
bockel@woodstocktel.net

Dependable, Honest and Friendly Home Inspection.



December 14, 2019

Dear Sample Report,

RE: Report No. 1018, v.2
16870 91st Avenue North
North Pole, MN
55555

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Glenn Van Bockel
on behalf of
Handyman Van Bockel LLC

Handyman Van Bockel LLC
1696 171st ST
HOLLAND, MN 56139
507-215-1296

bockel@woodstocktel.net



INVOICE

December 14, 2019

Client: Sample Report

Report No. 1018, v.2

For inspection at:

16870 91st Avenue North

North Pole, MN

55555

on: Saturday, December 14, 2019

| | |
|---------------------------------|----------|
| Home inspection :1000-2000 sqft | \$325.00 |
|---------------------------------|----------|

| | |
|----------------------------|---------|
| Radon Test with Inspection | \$75.00 |
|----------------------------|---------|

| | |
|-------|-----------------|
| Total | <u>\$400.00</u> |
|-------|-----------------|

Handyman Van Bockel LLC
1696 171st ST
HOLLAND, MN 56139
507-215-1296

bockel@woodstocktel.net

AGREEMENT

16870 91st Avenue North, North Pole, MN December 14, 2019

PARTIES TO THE AGREEMENT

Company

Handyman Van Bockel LLC
1696 171st ST
HOLLAND, MN 56139

Client

Sample Report

Total Fee: \$400.00

This is an agreement between Sample Report and Handyman Van Bockel LLC.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

AGREEMENT

16870 91st Avenue North, North Pole, MN December 14, 2019

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, Sample Report (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

16870 91st Avenue North, North Pole, MN December 14, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Wall

Task: Repair

Time: Immediate

Heating

GAS HOT WATER BOILER \ Pump control

Condition: • The pump for the boiler is leaking

Location: Basement Utility Room

Task: Repair

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

16870 91st Avenue North, North Pole, MN December 14, 2019

SUMMARY

ROOFING

EXTERIOR

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ELECTRICAL

HEATING

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PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face : • South

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Flat roofing material: • Unknown

Flat roof flashing material: • Metal

Limitations

Inspection performed: • By walking on roof

EXTERIOR

16870 91st Avenue North, North Pole, MN December 14, 2019

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

Gutter & downspout material: • Metal gutters
Wall surfaces and trim: • Fiber Cement Siding
Driveway: • Concrete
Garage: • Attached

Limitations

Upper floors inspected from: • Ground level
Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

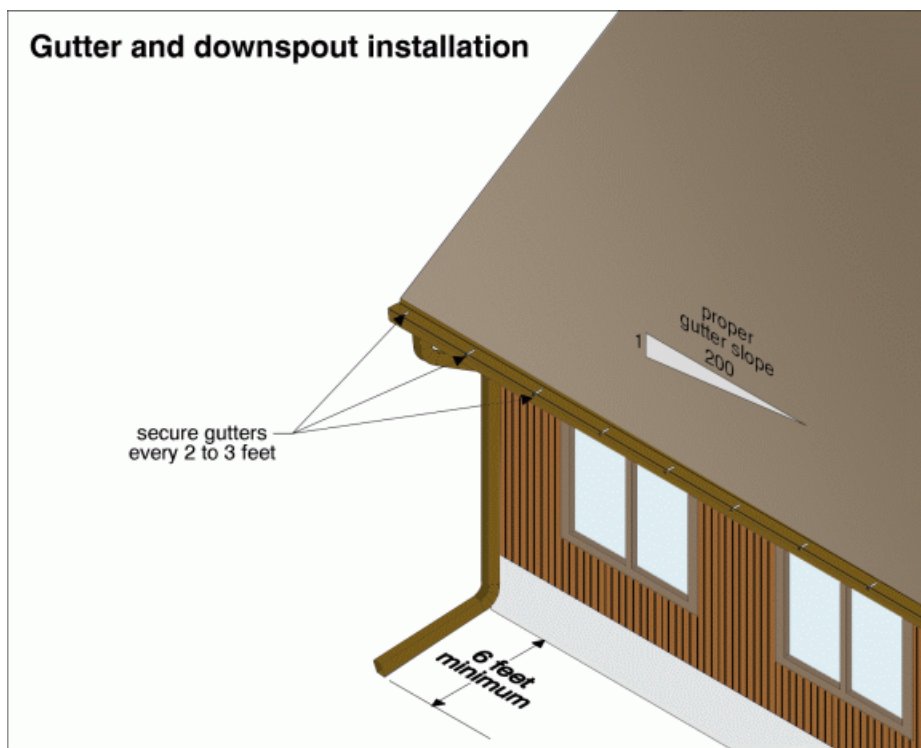
1. **Condition:** • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Wall

Task: Repair

Time: Immediate

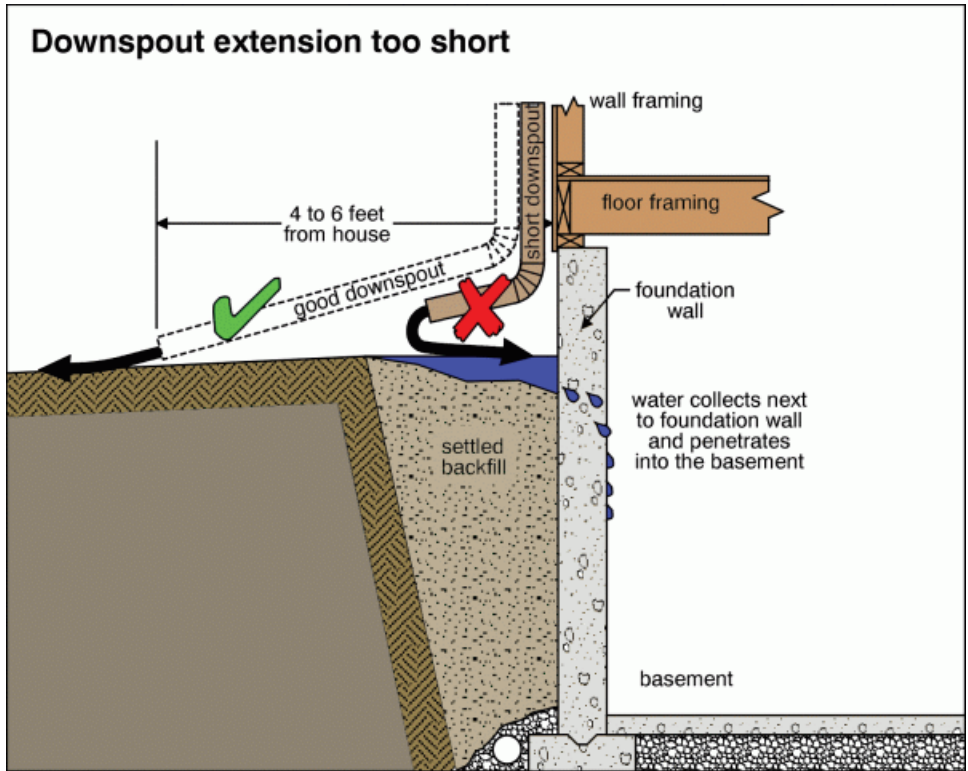


EXTERIOR

16870 91st Avenue North, North Pole, MN December 14, 2019

| | | | | | | | | | |
|---------|---------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
|---------|---------|----------|-----------|------------|---------|---------|------------|----------|----------|

REFERENCE



Should discharge 6 feet from building



Should discharge 6 feet from building

COMMENTS \ Additional

2. Condition: • The dryer vent needs to be cleaned

EXTERIOR

16870 91st Avenue North, North Pole, MN December 14, 2019

SUMMARY

ROOFING

EXTERIOR

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INTERIOR

REFERENCE

Location: North First Floor

Task: Clean

Time: Immediate



Plugged dryer vent

STRUCTURE

16870 91st Avenue North, North Pole, MN December 14, 2019

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE**
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

- Configuration:** • [Basement](#)
- Floor construction:** • [Wood I-joists](#)
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • Rafters/ceiling joists
- Location of access to under-floor area:** • none

Limitations

- Inspection limited/prevented by:** • Carpet/furnishings
- Attic/roof space:** • Inspected from access hatch
- Crawlspace:** • No access

Description

- Service entrance cable and location:** • [Underground copper](#)
- Service size:** • [200 Amps \(240 Volts\)](#)
- Main disconnect/service box rating:** • [200 Amps](#)
- Main disconnect/service box type and location:** • [Breakers - basement](#)
- System grounding material and type:** • [Copper - water pipe](#)
- Auxiliary panel (subpanel) type and location:** • [Breakers - basement](#)
- Auxiliary panel (subpanel) rating:** • [100 Amps](#)
- Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)
- Type and number of outlets (receptacles):** • [Grounded - typical](#)
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCIs present
- Smoke alarms (detectors):** • [Present](#)
- Carbon monoxide (CO) alarms (detectors):** • None noted

Limitations

- Inspection limited/prevented by:** • Storage
- System ground:** • Quality of ground not determined

HEATING

16870 91st Avenue North, North Pole, MN December 14, 2019

SUMMARY

ROOFING

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Description

System type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 150,000 BTU/hr

Efficiency: • [Conventional](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Outside

Main fuel shut off at: • Utility room

Auxiliary heat: • I did not see any.

Fireplace/stove: • None

Chimney/vent: • PVC plastic

Chimney liner: • [None](#)

Mechanical ventilation system for building: • Energy recovery ventilator (ERV)

Location of the thermostat for the heating system: • Living Room

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Recommendations

GAS HOT WATER BOILER \ Pump control

3. Condition: • The pump for the boiler is leaking

Location: Basement Utility Room

Task: Repair

Time: Immediate

HEATING

16870 91st Avenue North, North Pole, MN December 14, 2019

SUMMARY

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Leaking pump

COOLING & HEAT PUMP

Report No. 1018, v.2

16870 91st Avenue North, North Pole, MN December 14, 2019

SUMMARY

ROOFING

EXTERIOR

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INTERIOR

REFERENCE

Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [36,000 BTU/hr](#)

Compressor type: • Electric

Failure probability: • [Medium](#)

Location of the thermostat for the cooling system: • Living Room

Limitations

Inspection limited/prevented by: • Low outdoor temperature

| | | | | | | | | | |
|-----------|---------|----------|-----------|------------|---------|---------|-------------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| REFERENCE | | | | | | | | | |

Description

- Attic/roof insulation material: • [Glass fiber](#)
- Attic/roof insulation amount/value: • [R-40](#)
- Attic/roof air/vapor barrier: • [Plastic](#)
- Attic/roof ventilation: • [Roof and soffit vents](#)
- Wall insulation material: • [Glass fiber](#)
- Wall air/vapor barrier: • Plastic
- Foundation wall insulation material: • [Plastic/foam board](#)
- Foundation wall insulation amount/value: • [R-12](#)
- Foundation wall air/vapor barrier: • Plastic
- Floor above basement/crawlspace insulation material: • None found
- Floor above basement/crawlspace insulation amount/value: • [None found](#)
- Floor above basement/crawlspace air/vapor barrier: • None found
- Floor above porch/garage insulation material: • None found
- Floor above porch/garage insulation amount/value: • [None found](#)
- Floor above porch/garage air/vapor barrier: • None found

Limitations

- Inspection prevented by no access to: • Wall space
- Attic inspection performed: • From access hatch
- Air/vapor barrier system: • Continuity not verified
- Mechanical ventilation effectiveness: • Not verified

Description

Water supply source: • Public

Supply piping in building: • [Plastic](#)

Main water shut off valve at the: • Meter

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Electric](#)

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 6 years

Waste and vent piping in building: • [PVC plastic](#)

Main fuel shut off valve at the: • Basement

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Pool • Spa • Water features • Landscape irrigation system

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Casement](#)

Exterior doors - type/material: • Hinged • [Solid wood](#) • [Metal](#)

Doors: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Appliances • Perimeter drainage tile around foundation, if any • Vermin, including wood destroying organisms. •
Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Environmental issues including
asbestos

Recommendations

CEILINGS \ Plaster or drywall

4. **Condition:** • [Patched](#)

Implication(s): Chance of damage to contents, finishes and/or structure

Location: First Floor Bedroom



Patched

END OF REPORT

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

