

Home Inspection Report

Report Especially Prepared For:
Pre Inspection
413 Livingston Ct
Northfied, MN 55057

Inspected by:
Jonathan Fredrickson
Premier Property Inspections
10/08/2026

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

ROOFING- The roofing material is approximately 20 years old and is rated as marginal due to age, some minor granular loss and deterioration was present which is consistent with age of materials.

Grounds

SCREENED PORCH- Porch was inspected and found to have evidence of settlement. Cracking and repair work was found on the block foundation and where structure meets the home a 1.5 inch drop was observed. This can be observed in the siding and where the soffit meets the home. At this point movement does not appear to be affecting the home however this should be monitored for further developments.

Electrical

ELECTRICAL- G.F.C.I. receptacles should be added to the following areas of the home for safety: garage, kitchens, exterior, unfinished areas, and outlets within 5 feet of a sink.

Plumbing

PLUMBING- The average life expectancy for the water heater is 10-15 years, this unit 28 years old and is rated marginal due to age. It should be noted that minor rusting and deterioration was present inside the burner pan; this is consistent with the age of the unit.

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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Electrical

SMOKE DETECTORS- All bedrooms lack detectors, recommend installing for safety. Moreover upper hall detector did not sound when tested.

Heating

FIREPLACE- Fireplace flue was closed off with a piece of wood, it cannot be used in its current state.

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Inspection Agreement

I, the Client, have read and agree to all of the following:

I understand that this Home Inspection is only a visual review of readily accessible areas. The Standards of Practice used meet those prescribed by the American Society of Home Inspectors (A.S.H.I.). No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

PPI encourages the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Home Inspection Report. This report is intended for use only by the party contracting for the service.

I understand, accept and agree that PPI does not impliedly or expressly, warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property. PPI expresses no opinion of the subject property beyond what is set forth in its report. The client may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that are not addressed in the Home Inspection Report. PPI does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

In the event that any dispute arises out of or relates to, the Inspection performed or Report issued under this agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to PPI that a dispute is submitted to arbitration pursuant to this paragraph, the decision of the arbitrator shall be final and binding on the parties and judgement on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed three times the amount of the fee charged.

I, The Client, acknowledge that by signing this I agree to, and understand all of the terms and conditions stated above and in this report, and waive any claims against PPI or its agents or representatives.

Date:

Date:

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

S	Satisfactory	Functional with no obvious signs of defect.
M	Marginal	Functional with minor defects present.
D	Defective	Major defects or not functional.
N/A	N/A	
R	See Remarks	See the remarks for this item for further details.

General Information

Property Address: 413 Livingston Ct
City: Northfied State: MN Zip: 55057

Client Information

Client Name: Pre Inspection
Client Address:
City: State: Zip:

Referrer Name: Jesse Steed

Inspection Company

Inspector Name Jonathan Fredrickson
Company Name Premier Property Inspections
Address: 2325 Seurer Ct. 55054
City: Elko New Market State: MN Zip: 55054
Phone: 612-849-2221
Email: ppi@southmetro-ppi.com
Amount Due: 425.00 Amount Received: 425.00

Conditions

Present at Inspection:
☐ Buyer ☐ Buyers Agent ☐ Seller ☐ Tenant ☐ Other
Property Occupied:
☐ Occupied ☐ Vacant ☒ Partly Occupied ☐ New Construction ☐ Utilities Off
Inspection Date: 10/07/2026
Start Time: 9:30 End Time: 12:00pm

Property Type:
☒ Single Family ☐ Commercial ☐ Multi-Family ☐ Mixed Use
Property Style:
☐ One Story ☒ Two Story ☐ Town House ☐ Cottage/Cabin
☐ Twin Home ☐ Split Foyer/Level ☐ Condo

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General Information (Continued)

Property Location:
☒ Inland ☐ Waterfront ☐ Earthquake Prone ☐ High Wind Area ☐ Top of Hill
Year Built: 1980 Entrance Faces: North
Approx. Finished Sq. Ft. 2350
Water Source:
☒ Public ☐ Private Well ☐ Shared Well
Sewage Disposal:
☒ City ☐ Septic

Weather Conditions:
☒ Clear ☐ Raining ☐ Snow ☐ Partly Cloudy
☐ Overcast ☐ Severe Storms
Temperature: 60
Soil Conditions:
☒ Dry ☐ Frozen ☐ Damp ☐ Snow Covered ☐ Wet

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Exterior

EXTERIOR WALL COVERING:
☒ Satisfactory ☐ Marginal ☐ Defective ☒ See Remarks
Front: Brick Veneer /Wood Rear: Wood
Left: Wood Right: Wood
☐ No Cracks Found ☐ Common Cracks ☐ Major Cracks
Typical deteriorative conditions were noted on homes exterior which is indicative with age of wood. It should be noted that routine maintenance via staining and caulking is recommended to ensure life of material.

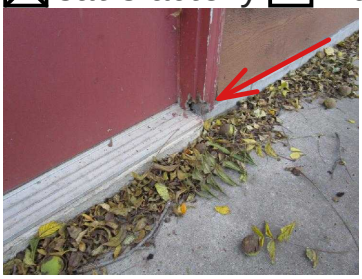


Located on the side service door, siding was incomplete below door.



Some wood pecker holes were found throughout the exterior of home, these should be sealed to prevent moisture/rodent intrusion.

EXTERIOR DOORS:
☒ Satisfactory ☐ Marginal ☐ Defective ☒ See Remarks



Located on the garage service door, some wood rot and decay was found on the lower portion of door jamb. This is common with age.

Windows and Skylights:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
Several of the window screens were off at time of inspection.

EXTERIOR TRIM:

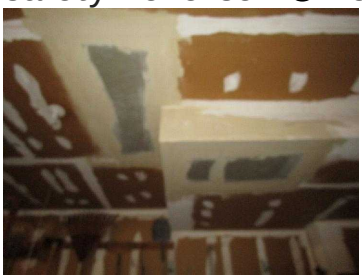
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Exterior (Continued)

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☒ Wood ☐ Metal ☐ Stucco ☐ Vinyl

CHIMNEY:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Brick ☐ Metal ☐ Block ☐ Stucco ☐ Other
Spark Screen: ◉ Present ○ Not Present

GARAGE:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Attached ☐ Detached
Door Opener: ☒ Operating ☐ Not Operating ☐ Not Tested
Safety Reverse: ◉ Yes ○ No



Water stains and previous patch work was observed on the drywall ceiling of garage; all areas were dry at the time of inspection.

Additional Remarks/Photos:






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Exterior (Continued)

Image of Garage:





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Roof

ROOF COVERING TYPE:
☐ Satisfactory ☒ Marginal ☐ Defective ☐ See Remarks
☐ Rubber Membrane ☒ Asphalt Composition ☐ Clay Tile ☐ Concrete Tile
☐ Metal ☐ Wood Shingles ☐ Rolled Asphalt
How Observed: Walked
Unable to Fully View Entire Roof Due to Unsafe Access or Possible Damage to the Roofing. ◉ Yes ○ No
ROOFING- The roofing material is approximately 20 years old and is rated as marginal due to age, some minor granular loss and deterioration was present which is consistent with age of materials.

ROOF LEAKS:
☐ Some Signs ☐ Extensive ☒ None Observed ☐ See Remarks

CRACKED/BROKEN/MISSING TILES:
☐ Some Signs ☐ Extensive ☒ None Observed ☐ See Remarks

WORN/MISSING SHINGLES:
☒ Some Signs ☐ Extensive ☐ None Observed ☐ See Remarks

FLASHING, SOFFITS, AND FASCIAS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Aluminum ☒ Galvanized ☐ Vinyl ☐ Mineral

GUTTERS, DOWNSPOUTS AND SCUPPERS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Aluminum ☐ Galvanized ☐ Vinyl ☐ Plastic ☐ Copper

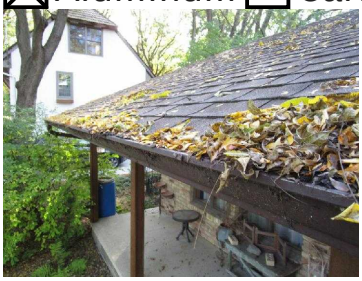


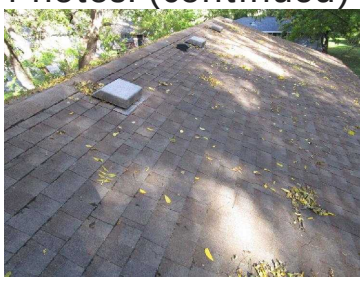
Image of gutters.

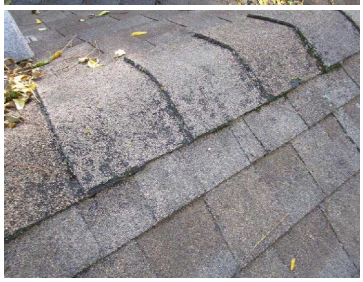
Additional Remarks/Photos:

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Roof (Continued)

Additional Remarks/Photos: (continued)


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Grounds

GRADING:
General Grading:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
*Snow Cover Limited Our Inspection of the Grounds. Recommend Monitoring When Snow Melts to Ensure Proper Drainage. ○ Yes ◉ No

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SIDEWALK AND WALKWAY:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Concrete ☐ Brick ☐ Flagstone/Pavers ☐ Wood ☐ Gravel
☒ Common Cracks ☐ Settlement ☐ Trip Hazard

DRIVEWAY:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Concrete ☐ Asphalt ☐ Gravel ☐ Dirt ☐ Brick/Pavers
☒ Common Cracks ☒ Settlement ☐ Trip Hazard

WINDOW WELLS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Metal ☐ Brick ☐ Concrete ☐ Wood

RETAINING WALL(S)
☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks
☐ Block ☐ Concrete ☐ Wood ☐ Stone ☐ Brick
☐ Mortared Joints ☐ Dry ☐ Weep Holes

SPRINKLER SYSTEM:
☐ Operating ☐ Not Operating ☐ Not Tested ☒ N/A ☐ See Remarks

TREES AND SHRUBS:
☒ Satisfactory ☐ See Remarks ☐ N/A
☒ Monitor Tree Limbs/Vines Near Roof Edge to Extend Roof Life
Vegetation Close to Exterior Surface Blocking Full View: ◉ Yes ○ No

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FENCING:
☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks
☐ Block ☐ Wood ☐ Vinyl ☐ Metal

FRONT PORCH:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

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Grounds (Continued)

☒ Concrete ☐ Wood ☐ Tile/Flagstone ☐ Covered w/Carpet, Limiting Full View

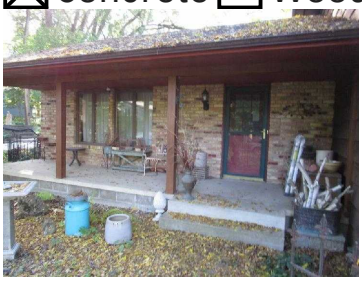


Image of porch.

PATIO:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Concrete ☐ Wood ☐ Brick/Tile ☐ Stone/Flagstone ☐ Other
☒ Open Design ☐ Enclosed ☐ Covered Roof ☐ Other

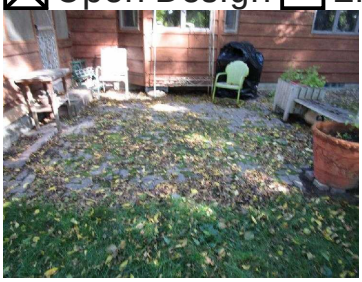
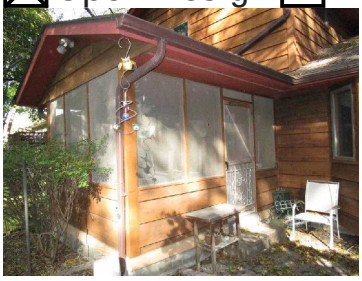
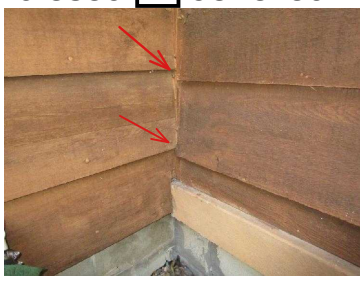


Image of patio.

SCREENED PORCH:

☐ Satisfactory ☒ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Wood ☐ Metal ☐ Composite ☐ Tile ☐ Covered w/Carpet, Limiting Full View
☒ Open Design ☐ Enclosed ☐ Covered Roof ☐ Other







SCREENED PORCH- Porch was inspected and found to have evidence of settlement. Cracking and repair work was found on the block foundation and where structure meets the home a 1.5 inch drop was observed. This can be observed in the siding and where the soffit meets the home. At this point movement does not appear to be affecting the home however this should be monitored for further developments.

Additional Remarks/Photos:

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Electrical

SERVICE ENTERANCE CABLE:
Capacity: 200 amps
○ 120 Volts ◉ 240 Volts
Service Line Entrance: Unerground
☐ Aluminum ☐ Copper ☒ Stranded Aluminum ☐ Not Visible ☐ See Remarks

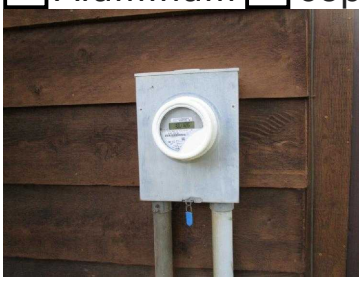


Image of service meter.

SERVICE GROUNDING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

SERVICE DISCONNECT:
Location of Main Service Disconnect: Basement
Capacity of Main Current Disconnect: 200 Amp

ELECTRICAL PANEL BOXES:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
Location: Basement
Grounded: ◉ Yes ○ No
☐ Fuses ☒ Circuit Breakers
Subpanel: ○ Yes ◉ No

*Testing of circuit breakers and load calculations is outside the scope of this inspection.

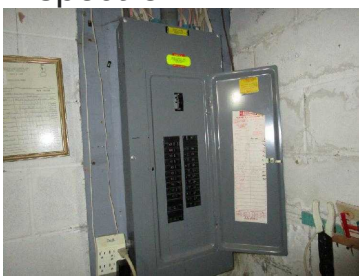




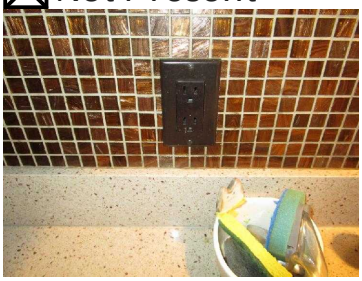
Image of panel.

CIRCUIT AND CONDUCTORS:

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Electrical (Continued)

☐ Satisfactory ☒ Marginal ☐ Defective ☐ See Remarks
☒ Copper ☐ Aluminum ☐ Stranded Aluminum
GFCI: ☐ Exterior ☐ Garage ☐ Kitchen ☒ Bathroom(s) ☐ Not Present
AFCI: ☐ Operating ☐ Breaker Does Not Trip When Tested ☐ See Remarks
☒ Not Present

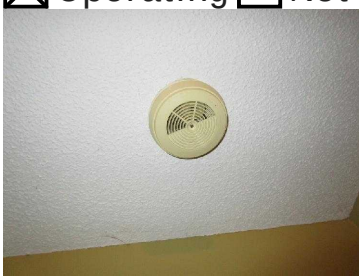


ELECTRICAL- G.F.C.I. receptacles should be added to the following areas of the home for safety: garage, kitchens, exterior, unfinished areas, and outlets within 5 feet of a sink.

OUTLETS, FIXTURES, AND SWITCHES:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☒ Random Testing ☐ Reverse Polarity ☐ Open Ground ☒ Personal Belongings Prevent Testing of All Outlets & Switches

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SMOKE DETECTOR:
☒ Operating ☐ Not Operating ☐ Inaccessible ☐ N/A ☐ See Remarks



SMOKE DETECTORS- All bedrooms lack detectors, recommend installing for safety. Moreover upper hall detector did not sound when tested.

CARBON MONOXIDE DETECTOR:
☒ Operating ☐ Not Operating ☐ Inaccessible ☐ N/A ☐ See Remarks

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Additional Remarks/Photos:
* Low voltage wiring I.E. cable, phone, I.T. systems are outside the scope of this inspection.

* All repairs noted should be done by a qualified electrician.

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Plumbing

WATER SERVICE:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
Main Water Supply Location: Basement
Entrance Pipe: ☒ Copper ☐ Galvanized ☐ Lead ☐ Plastic

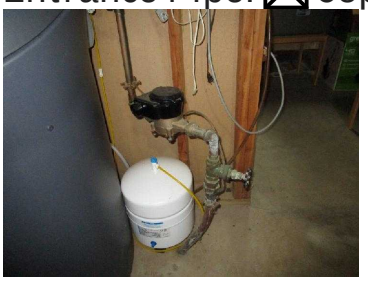


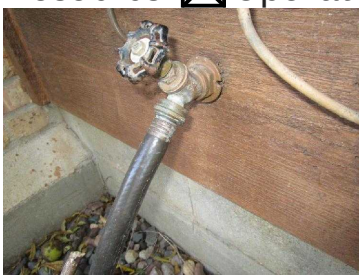
Image of water meter and main shut off.

FUEL DISTRIBUTION:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
Main Gas Supply Location: Exterior Meter and Basement
☒ Copper ☐ Brass ☒ Black Iron ☐ Stainless Steel ☐ CSST



Image of gas meter.

PIPES:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☒ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene
○ Leaks Observed ◉ None Observed
Hosebibs: ☒ Operating ☐ Not Operating ☐ Not Tested ☐ See Remarks



Exterior faucets should be turned off and drained after Oct. 1st to prevent freeze damage.

DRAIN / WASTE / VENT PIPES:
☒ Plastic ☐ Galvanized ☐ Lead ☒ Cast Iron ☐ Copper
☐ Slow Drain ☐ Leaks ☒ None Observed

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Plumbing (Continued)

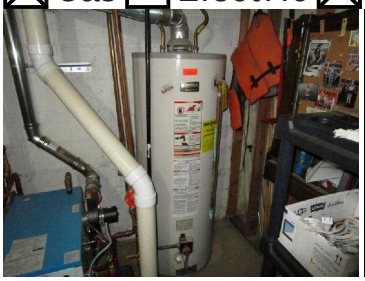
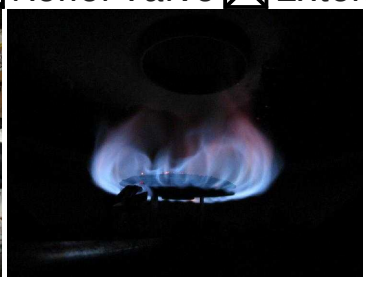
WATER CONDITIONING:




☒ Water Conditioning was Present. PPI Can Not Determine the Effectiveness and Proper Operability of this Equipment.
☐ N/A ☒ Did Not Inspect

SUMP PUMP(S):
☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks

WATER HEATER:
☐ Satisfactory ☒ Marginal ☐ Defective ☐ See Remarks
Location: Basement Make: Kenmoore Age: 28 Years
Capacity 65 Gal.
☒ Gas ☐ Electric ☒ Relief Valve ☒ Extension ☐ N/A

PLUMBING- The average life expectancy for the water heater is 10-15 years, this unit 28 years old and is rated marginal due to age. It should be noted that minor rusting and deterioration was present inside the burner pan; this is consistent with the age of the unit.

LAUNDRY PLUMBING:
☐ Gas ☐ Electric (110V) ☒ Electric (220V) ☐ Did Not Inspect ☐ N/A



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Plumbing (Continued)

* Washer and dryer, a cycle was run through the units however it's difficult to determine the effectiveness of appliances.



The dryer vent was dirty and should be cleaned annually for maximum efficiency and fire safety.

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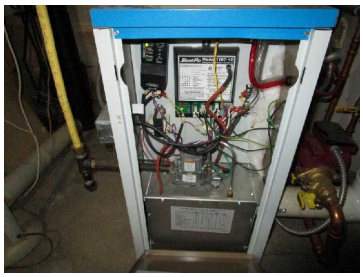
Additional Remarks/Photos:

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Heating

HEATING SYSTEM:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Forced Air Furnace ☐ Heat Pump ☒ Boiler ☐ Baseboard ☐ Radiant Floor
Annual cleaning and inspection is recommended for optimum efficiency.

HEATING UNIT #1
Capacity: 90,000 BTU Make: Slant Fin Estimated Age: 5 Years
Turned on via thermostat: ◉ Yes ○ No


The average life expectancy for a boiler is 30 years. This unit is approximately 5 years old and was in good working condition at time of inspection.
Heating was found to have one zone per level of home.

HEATING UNIT #2
☒ N/A
Capacity: Make: Estimated Age:
Turned on via thermostat: ○ Yes ○ No

FUEL SUPPLY:
☒ Gas ☐ Electric ☐ Propane ☐ See Remarks

HEAT EXCHANGER:
○ Partial Observed ◉ Not Visible, Enclosed Combustion ○ N/A

DISTRIBUTION:
☐ Ductwork ☐ Radiator ☒ Baseboard
Heat Source in Each Room: ◉ Yes ○ No
Thermal image of radiators.

FILTER:
☐ Washable ☐ Disposable ☐ Electronic ☐ Electrostatic ☒ N/A

* PPI recommends that filters should be checked monthly and replaced as necessary.

HEAT RECOVERY VENTILATOR:

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Heating (Continued)

☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks

FIREPLACE:
☐ Satisfactory ☐ Marginal ☒ Defective ☐ N/A ☐ See Remarks
☒ Wood Burning ☐ Gas ☐ Enclosed Gas Appliance ☐ Free Standing
☐ See Remarks
Damper Operating: ○ Yes ◉ No
◉ Flue Liner ○ Recommend Damper Stop on Fireplace Damper for Safety
Location: Living Room

* Fireplace flues should be cleaned prior to use.
A visual inspection was conducted on the wood burning fireplace, it should be noted that the flue should be cleaned and inspected by a qualified contractor prior to us.




FIREPLACE- Fireplace flue was closed off with a piece of wood, it cannot be used in its current state.

SUPPLEMENTARY HEATING:
☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks
Location: Type:

Additional Remarks/Photos:

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Cooling

COOLING SYSTEM:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☒ Central Air ☐ Room/Wall Units ☐ Heat Pump ☐ Mini Split
☒ Evaporate Cooler ☒ Electric Compressor ☒ Duct Work

COOLING UNIT #1
Make: Lennox Estimated Age: 4 Years
Tested: ◉ Yes ○ No
Temperature Differential: 14-22 Degrees
(Difference Measured from Register to Return.)




The average life expectancy for a central cooling system is 20 years, this unit was 4 years old and working within industry standards at time of inspection.

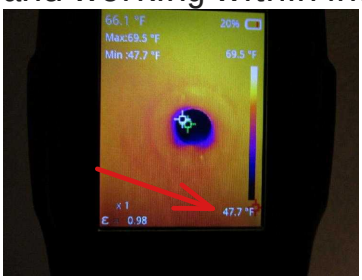


Image of the temperature drop.

COOLING UNIT #2
☒ N/A
Make: Estimated Age:
Tested: ○ Yes ○ No
Temperature Differential:
(Difference Measured from Register to Return.)

Additional Remarks/Photos:

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Bathroom 1

Bathroom Location: Primary

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Built in Tub ☒ Tub/Shower ☐ Shower Stall ☐ Steam Unit ☐ Spa Tub
☐ Separations noted in the bathroom tub/shower. Recommend maintenance to ensure water tightness.
Shower Wall Covering Tile Floor Covering: Tile
☐ Toilet ☐ Urinal ☒ Sink ☒ Vanity ☐ Spa Tub/Shower
Leaks Observed: ○ Yes ◉ No
☒ Window ☒ Fan ☐ Bidet

Additional Remarks/Photos:




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Bathroom 2

Bathroom Location: Upper Main

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Built in Tub ☒ Tub/Shower ☐ Shower Stall ☐ Steam Unit ☐ Spa Tub
☐ Separations noted in the bathroom tub/shower. Recommend maintenance to ensure water tightness.
Shower Wall Covering Tile Floor Covering: Sheetgoods
☒ Toilet ☐ Urinal ☒ Sink ☒ Vanity ☐ Spa Tub/Shower
Leaks Observed: ○ Yes ◉ No
☒ Window ☐ Fan ☐ Bidet

Additional Remarks/Photos:




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Bathroom 3

Bathroom Location: Main 1/2

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Built in Tub ☐ Tub/Shower ☐ Shower Stall ☐ Steam Unit ☐ Spa Tub
☐ Separations noted in the bathroom tub/shower. Recommend maintenance to ensure water tightness.
Shower Wall Covering N/A Floor Covering: Tile
☒ Toilet ☐ Urinal ☒ Sink ☒ Vanity ☐ Spa Tub/Shower
Leaks Observed: ○ Yes ◉ No
☐ Window ☐ Fan ☐ Bidet

Additional Remarks/Photos:



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Kitchen

CABINETS and COUNTERTOPS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

SINK:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
Plumbing Leaks:
○ Some Signs ◉ None Observed

DISHWASHER:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Operating ☐ Not Operating ☐ See Remarks
◉ Airgap Device ○ Airgap Device Not Visible ○ No Airgap Device Present

---

RANGE/OVEN
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Operating ☐ Not Operating ☐ See Remarks
○ Gas ◉ Electric

EXHAUST / RECIRCULATING FAN
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

OTHER APPLIANCES:
Disposal: ☐ Operating ☐ Not Operating ☐ See Remarks ☒ N/A
Microwave: ☐ Operating ☐ Not Operating ☐ See Remarks ☒ N/A
Reverse Osmosis: ☒ Operating ☐ Not Operating ☐ See Remarks
☐ N/A
Compactor: ☐ Operating ☐ Not Operating ☐ See Remarks ☒ N/A
Refrigerator: ☒ Operating ☐ Not Operating ☐ See Remarks ☐ N/A
Image of Appliances:






FLOORING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

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Kitchen (Continued)

☐ Wood ☐ Carpeting ☐ LVP ☐ Wood Laminate
☐ Sheetgoods ☒ Tile ☐ Vinyl

Additional Remarks/Photos:




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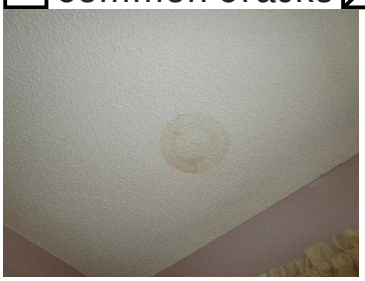
Bedroom 1

Bedroom Location Primary

FLOOR COVERINGS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Wood ☒ Carpeting ☐ LVP ☐ Wood Laminate
☐ Sheetgoods ☐ Tile ☐ Vinyl
☒ Not Fully Visible ☐ Stains Present

WALLS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Masonry ☐ Paneling ☐ Wood
☐ Common Cracks ☐ Stains Present

CEILING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Paneling ☐ Wood ☐ Acoustical Tile
☐ Common Cracks ☒ Stains Present



INTERIOR DOORS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Hollow Core ☐ Raised Panel ☐ Solid Core ☐ Bifold/Bypass ☐ Pocket

---

WINDOWS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☐ Sliding ☐ Awning ☒ Casement ☐ Fixed
☐ Single Hung ☐ Double Hung ☐ Single Pane ☒ Double Pane
☒ Wood ☒ Vinyl ☐ Metal

Additional Remarks/Photos:





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Bedroom 2

Bedroom Location Upper NE

FLOOR COVERINGS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Wood ☒ Carpeting ☐ LVP ☐ Wood Laminate
☐ Sheetgoods ☐ Tile ☐ Vinyl
☒ Not Fully Visible ☐ Stains Present

WALLS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Masonry ☐ Paneling ☐ Wood
☐ Common Cracks ☐ Stains Present

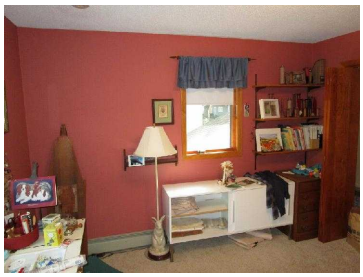
CEILING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Paneling ☐ Wood ☐ Acoustical Tile
☐ Common Cracks ☐ Stains Present

INTERIOR DOORS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Hollow Core ☐ Raised Panel ☐ Solid Core ☒ Bifold/Bypass ☐ Pocket

---

WINDOWS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☐ Sliding ☐ Awning ☒ Casement ☐ Fixed
☐ Single Hung ☐ Double Hung ☐ Single Pane ☒ Double Pane
☒ Wood ☒ Vinyl ☐ Metal

Additional Remarks/Photos:


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Bedroom 3

Bedroom Location Upper NW

FLOOR COVERINGS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Wood ☒ Carpeting ☐ LVP ☐ Wood Laminate
☐ Sheetgoods ☐ Tile ☐ Vinyl
☒ Not Fully Visible ☐ Stains Present

WALLS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Masonry ☐ Paneling ☐ Wood
☐ Common Cracks ☐ Stains Present

CEILING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Paneling ☐ Wood ☐ Acoustical Tile
☐ Common Cracks ☐ Stains Present

INTERIOR DOORS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Hollow Core ☐ Raised Panel ☐ Solid Core ☒ Bifold/Bypass ☐ Pocket

WINDOWS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☐ Sliding ☐ Awning ☒ Casement ☐ Fixed
☐ Single Hung ☐ Double Hung ☐ Single Pane ☒ Double Pane
☒ Wood ☒ Vinyl ☐ Metal

Additional Remarks/Photos:





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Bedroom 4

Bedroom Location Upper W

FLOOR COVERINGS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Wood ☒ Carpeting ☐ LVP ☐ Wood Laminate
☐ Sheetgoods ☐ Tile ☐ Vinyl
☒ Not Fully Visible ☐ Stains Present

WALLS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Masonry ☐ Paneling ☐ Wood
☐ Common Cracks ☐ Stains Present

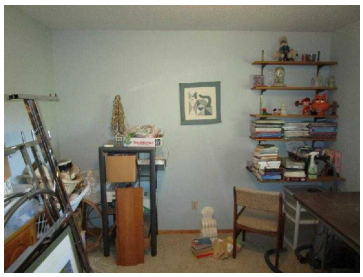
CEILING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Paneling ☐ Wood ☐ Acoustical Tile
☐ Common Cracks ☐ Stains Present

INTERIOR DOORS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Hollow Core ☐ Raised Panel ☐ Solid Core ☒ Bifold/Bypass ☐ Pocket

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WINDOWS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☐ Sliding ☐ Awning ☒ Casement ☐ Fixed
☐ Single Hung ☐ Double Hung ☐ Single Pane ☒ Double Pane
☒ Wood ☒ Vinyl ☐ Metal

Additional Remarks/Photos:

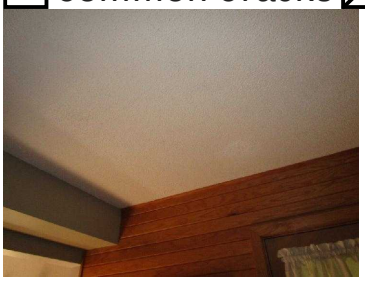

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Living Room

FLOOR COVERINGS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Wood ☒ Carpeting ☐ LVP ☐ Wood Laminate
☐ Sheetgoods ☐ Tile ☐ Vinyl
☒ Not Fully Visible ☐ Stains Present

WALLS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Masonry ☐ Paneling ☒ Wood
☐ Common Cracks ☐ Stains Present

CEILING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Paneling ☐ Wood ☐ Acoustical Tile
☐ Common Cracks ☒ Stains Present



Water stains were found in the ceiling below the upper primary bathroom. All areas were dry at time of inspection, recommend monitoring for further developments.

INTERIOR DOORS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Hollow Core ☐ Raised Panel ☐ Solid Core ☐ Bifold/Bypass ☐ Pocket

---

WINDOWS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☐ Sliding ☒ Awning ☐ Casement ☐ Fixed
☐ Single Hung ☐ Double Hung ☐ Single Pane ☒ Double Pane
☒ Wood ☒ Vinyl ☐ Metal

STAIRWELL:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
Handrail Present: ◉ Yes ○ No

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Living Room (Continued)

Additional Remarks/Photos:





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Sitting Room/Entry

FLOOR COVERINGS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☒ Wood ☒ Carpeting ☐ LVP ☐ Wood Laminate
☐ Sheetgoods ☐ Tile ☐ Vinyl
☒ Not Fully Visible ☐ Stains Present

WALLS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Masonry ☐ Paneling ☐ Wood
☐ Common Cracks ☐ Stains Present

CEILING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Paneling ☐ Wood ☐ Acoustical Tile
☐ Common Cracks ☐ Stains Present

INTERIOR DOORS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Hollow Core ☐ Raised Panel ☐ Solid Core ☒ Bifold/Bypass ☐ Pocket

---

WINDOWS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☐ Sliding ☐ Awning ☒ Casement ☐ Fixed
☐ Single Hung ☐ Double Hung ☐ Single Pane ☒ Double Pane
☒ Wood ☒ Vinyl ☐ Metal

STAIRWELL:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
Handrail Present: ◉ Yes ○ No

Additional Remarks/Photos:





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Dining Room

FLOOR COVERINGS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Wood ☒ Carpeting ☐ LVP ☐ Wood Laminate
☐ Sheetgoods ☐ Tile ☐ Vinyl
☒ Not Fully Visible ☐ Stains Present

WALLS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Masonry ☐ Paneling ☐ Wood
☐ Common Cracks ☐ Stains Present

CEILING:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks
☐ Plaster ☒ Drywall ☐ Paneling ☐ Wood ☐ Acoustical Tile
☐ Common Cracks ☐ Stains Present

INTERIOR DOORS:
☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks
☐ Hollow Core ☐ Raised Panel ☐ Solid Core ☐ Bifold/Bypass ☐ Pocket

---

WINDOWS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☐ Sliding ☐ Awning ☒ Casement ☐ Fixed
☐ Single Hung ☐ Double Hung ☐ Single Pane ☒ Double Pane
☒ Wood ☒ Vinyl ☐ Metal

Additional Remarks/Photos:



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Attic

ATTIC ACCESS:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☒ Scuttle Hole ☐ Pull Down ☐ Door ☐ No Access
Scuttle Hole Location: Upper Hall
☒ Inspection limited to view from access. Not all areas were completely visible.

MOISTURE:
☐ Some Signs ☐ Extensive ☒ None Observed ☐ Condensation ☐ See Remarks

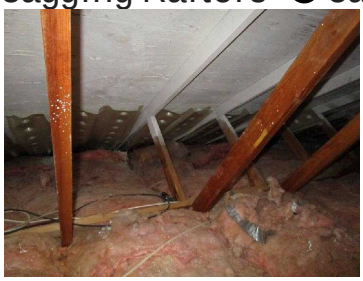
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STORAGE:
☐ Heavy ☐ Light ☐ Floored ☒ Not Floored

INSULATION:
☒ Satisfactory ☐ Marginal ☐ Defective ☒ See Remarks
☒ Batt ☐ None ☐ Fill ☐ Vermiculite ☐ See Remarks
☐ Rafters ☒ Floor
Approximate R Rating: 35 Approximate Inches: 10 Inches
Image of attic space.

VENTILATION:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
☐ Turbine ☒ Gable End Louvers ☒ Roof Vents ☒ Soffit Vents
☐ Window(s) ☐ Attic Fan ☐ Whole House Fan ☐ Ridge Vent

FRAMING:
○ Cracked/Broken/Sagging Rafters ○ Satisfactory ○ See Remarks

Framing and decking was found to be painted/sealed, this is typically indicative with smoke or microbial issues. Recommend asking homeowners for clarification.

BRACING:
○ Cracked/Broken/Sagging Bracing ◉ Satisfactory ○ See Remarks

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Attic (Continued)

Additional Remarks/Photos:





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Structural

TYPE OF BUILDING:
☒ Single Family ☐ Duplex/Triplex/Quad ☐ Townhouse ☐ Condominium
☒ Wood Frame ☐ Masonry Frame ☐ Metal Frame
☒ Gable Roof ☐ Mansard Roof ☐ Hip Roof ☐ Flat Roof

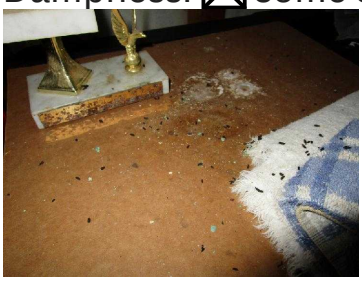
STRUCTURE:
☐ Poured Concrete ☐ Sub Floor ☐ Post Tension Slab ☐ Masonry ☐ Block
☐ Steel ☐ Masonry ☒ Wood ☐ Concrete ☐ Not Visible
Floor Structure: 2x10 Joists
Roof Structure: Wood Framed
Wall Structure: Wood Framed
Prefabricated Trusses: ◉ Yes ○ No

Additional Remarks/Photos:

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Basement/Crawlspace

BASEMENT:
☒ Full ☐ Partial ☐ Slab on Grade ☐ N/A
☐ Finished ☐ Partitioned
Dampness: ☒ Some Signs ☐ Extensive ☐ None Observed



Mice droppings were found in several areas throughout the basement space. Recommend installing bait stations to determine if activity is current.



Efflorescence was present on the west basement wall of utility room. Efflorescence is generated when moisture is evaporated from concrete and omits a white chalky mineral on wall. All areas were within normal levels of moisture at the time of inspection.

STAIRWELL:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
Handrail Present: ◉ Yes ○ No

CEILING:
☒ Limited Visibility Due to Finish ☒ Limited Visibility Due to Basement Storage

---

FLOOR:
☒ Concrete ☐ Carpeting ☐ Sheetgoods ☐ Tile ☐ LVP

FLOOR DRAIN:
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks
Tested: ◉ Yes ○ No

CRAWL SPACE:
Crawl Space Enterance: N/A
☐ Wood to Earth Contact ☐ Vapor Barrier ☐ Insulation ☐ Ventilation
☐ N/A

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Basement/Crawlspace (Continued)

Dampness: ☐ Some Signs ☐ Extensive ☐ None Observed
Floor: ☐ Concrete ☐ Dirt ☐ See Remarks

Additional Remarks/Photos:



Image of basement.

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