

Inspecta Homes
 2469 University Avenue W
 St. Paul, MN 55114
 (651) 641-0641

FUNCTIONAL - Performing its function and it's condition is appropriate for its age and use.

LACKS MAINTENANCE - Functional, but is in need of normal maintenance upkeep.

MARGINAL - Performing some or all of it's functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires repair or maintenance to become FUNCTIONAL.

NON-FUNCTIONAL - Not performing its function or its condition IS NOT appropriate for its age or use. Replacement or extensive repair WILL BE REQUIRED to make FUNCTIONAL.

HAZARDOUS - An imminent THREAT AND DANGER TO LIFE, health and safety of the occupants of the property. DO NOT USE UNTIL HAZARD IS REMOVED.

COMMENTS - Used when other terms are not applicable or additional explanation is needed.

N/A - Not applicable. Item is excluded from the inspection or does not exist.

NV - Not visible. All or parts were not visible.

01	Main Entry Faces	South.	
02	Sub-Structure	Basement; Walkout.	
03	Estimated Age		5-10 years
04	Garage	Attached.	
05	Area	Suburb.	
06	Street	Paved; Cul- de-sac.	
07	Weather	Cloudy; Snow.	0-10° F
08	Starting Time		1:30 PM
09	Stories above Grade	2	
10	Building Type	1 Family.	
11	Dwelling Occupied	Yes.	

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12	Water Source	Public.
13	Sewage Disposal	Public.
14	Soil Conditions	Snow covered; Frozen.
15	People Present	Seller; Other(s).

GROUNDS, STOOPS & STEPS

Step #	Item	Materials	Rating	Remarks
01	Drainage & Grade/Slope		Comment	View obstructed by snow/ice.
02	Walks	Concrete.	Marginal	Settled at front stoop.
03	Entry Steps & Stoops	Concrete.	Functional	
04	Patios	Concrete.	Comment	View obstructed by snow/ice.
05	Decks	Wood.	Comment	View obstructed by snow/ice.
06	Driveway	Asphalt.	Comment	View obstructed by snow/ice.
08	Retaining Walls	Stone.	Functional	
09	Trees & Shrubs	Trees; Shrubs.	Functional	
10	Roof Drainage Systems		Comment	Consider adding gutters, downspouts and extensions.
11	A/C Compressor	Electric refrigeration.	Comment	Not operated due to low outside temperature.
12	Electrical Service	Underground; Outlets; Fixtures; GFCI outlets.	Functional	

EXTERIOR WALLS & FOUNDATION

Step #	Item	Materials	Rating	Remarks
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01	Wall Covering	Wood shingles.	Comment	Generally look great. There are 2 small areas on the west gable closure where the birds have been pecking.
02	Trim (Doors, Windows, etc.)	Wood.	Functional	
03	Windows, Sash & Sills	Double hung; Fixed; Vinyl.	Functional	
04	Storm Windows & Screens	Seasonal.	Comment	Many screens missing. Have seller install prior to closing.
05	Entry Door(s)	Wood.	Functional	
07	Foundation	Concrete block.	Functional	
10	Caulking, Flashing & Venting	Make up air intake.	Lacks Maintenance	Keep air inlets free of debris and dirt. Recommend replacing loose or cracked caulking at doors, windows and all wall penetrations as needed.
11	House Faucet(s)		Comment	Off for the winter.

EXTERIOR ROOF & CHIMNEYS

Step #	Item	Materials	Rating	Remarks
01	Roof Visibility:	limited by snow/ice; Not visible.		
02	Viewed from:	Ground with binoculars; Window.		
03	Slope:	Steep.		
04	Style:	Gable.		
05	Soffits, Fascia & Trim	Wood.	Functional	
06	Sloped Roof - Covering	Asphalt shingles.	Comment	View obstructed by snow/ice. Typical service life of this type of shingle is 30 years: These shingles are disclosed to be 8 years old.

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08	Roof Structure & Appearance		Functional	
09	Flashing & Valleys	Metal.	Comment	View is obstructed by snow/ice.
13	Plumbing Vent(s)	Yes.	Comment	Not looked down from roof.
14	Ventilation	Roof; Soffit.	Functional	

GARAGE

Step #	Item	Materials	Rating	Remarks
01	Garage Type & Number of Spaces			3 spaces
02	Drainage & Grade/Slope	Same as house.		
03	Foundation	Same as house.		
05	Roof Style, Covering, & Flashing	Same as house.		
06	House Door	Metal.	Functional	
07	Floor	Concrete.	Functional	
08	Wall Structure	Wood frame; Finished.	Functional	
09	Roof Structure (interior)	Finished ceiling.	Functional	
10	Window(s) and Service Door(s)	Wood; Fixed.	Functional	
11	Vehicle Door(s), & Opener(s)	Metal; Overhead; Hinged.	Functional	
12	Electrical	Outlets; Fixtures; Main panel.	Functional	
14	Plumbing	Floor drain.		

UNFINISHED BASEMENT, CRAWL SPACE, SLAB

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Step #	Item	Materials	Rating	Remarks
01	Type structure	Basement.		
02	Visibility	Portions; Limited by;; stored items; finished basement.		
03	Avg. Hgt.			8 feet.
04	Access	Interior stair; Walk-out.		
05	Stairs	Interior; Finished; Wood.	Functional	
06	Floor-Lower Level	Concrete.	Functional	
07	Foundation Wall(s) & Visible Footing(s)	Concrete block.	Comment	Finished walls - no visibility.
08	Indications of Moisture?		No	
09	Drainage	Floor drain(s).	Functional	
10	Sump Pump		NV	
11	Column(s) or Bearing Wall(s)	Load bearing walls.	Functional	
12	Beams		NV	
13	1st Floor Structure & Rim Joist	Engineered "I" joists.	Functional	
14	1st Floor Subfloor	Plywood.	Functional	
18	Insulation & Caulking	Fiberglass batts.	Functional	

MAIN ELECTRICAL

Step #	Item	Materials	Rating	Remarks
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01	Main Service (Amps)	Power is ON; Entry: aluminum.		2 - 150amp panels
02	Main disconnect	In main panel; Breaker(s).	Comment	Located in garage. We do not operate breakers in occupied homes.
03	Grounding	Water pipe.		
04	Main Service Panel 110 volt	Copper; Breaker(s).	Functional	
05	Main Service Panel 220 volt	Copper; Breaker(s).	Functional	
06	Sub-Service Panel 110 volt	Copper; Breaker(s).	Functional	
07	Sub-Service Panel 220 volt	Copper; Breaker(s).	Functional	
08	Wiring in Unfinished Area(s)	Cable; Plastic; Conduit; Metal.	Functional	
09	Outlets & Fixtures in Unfinished Area(s)	Outlets; Fixtures.	Functional	

PLUMBING

Step #	Item	Materials	Rating	Remarks
01	Water & Sewage source:	Public water & sewer.		
02	Water supply	On		
03	Water Service Pipe	Copper.		
04	Main Valve at:	Meter.		
05	Water Conditioners:	Softener; Not tested.	Comment	Testing of water conditioning systems is not part of a General Home Inspection.
06	Water Pipes	Copper.	Functional	
08	Waste & Vent Pipes	Plastic.	Functional	

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09	Main Waste Cleanout(s)	Base of stack.	Comment	Not opened during the inspection.
10	Fixtures & Laundry Connections	Laundry tub / Sink; Water:hot; Water:cold; Washer:hot; Washer:cold; Dryer: gas; Dryer vented to exterior; Location: laundry room.	Functional	
11	Water Heater	Gas.	Functional	Bradford-White, 75 gallon, about 8 years old.
12	Venting	Power/draft induced vent.	Functional	
13	Fuel Pipe & Lines	Copper; Iron.	Functional	

HEATING & A/C

Step #	Item	Materials	Rating	Remarks
01	System Description	Integral A/C; Central; System is ON.		
02	Type:	Forced air furnace.		
03	Fuel:	Natural Gas.		
04	Manufacturer:			Carrier, 200,000 BTU, about 8 years old.
05	Cabinet, Covering, & Doors	Metal cabinet.	Functional	

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06	Visible Burner Area		Comment	Sealed combustion chamber, observations were limited to available openings and sight windows only. A test of the heat exchanger was NOT performed and is beyond the scope of this inspection. It is recommended that this be done on a yearly basis by a licensed heating technician. Only the readily visible components were inspected and the system was operated by using thermostatic controls only.
07	Controls & Relief Valve	High limit.	Functional	
08	Pump or Blower Fan & Motor	Blower fan; Direct drive.	Functional	
09	Filter System	Electronic.	Lacks Maintenance	Pre-filters lack washing.
10	Fuel Lines & Valves	Iron.	Functional	
11	Flue Pipe, Vent Hood, & Chimney	Plastic.	Functional	
12	Ducts & Heat Pipes	Metal ducts; Zoned.	Functional	
13	Humidifier		Lacks Maintenance	Evaporator pad to be changed yearly.
14	Thermostat(s)	Heating; Manual control; Digital control; Zoned.	Functional	
16	A/C Condenser		Comment	Coils not visible, not viewed operating due to low exterior temperature.
17	Air Exchange Systems	Make up air supply.	Functional	

KITCHEN/BREAKFAST

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Step #	Item	Materials	Rating	Remarks
01	Kitchen Location			1st floor
02	Kitchen Ceilings/Walls		Functional	
03	Kitchen Floor		Functional	
04	Kitchen Windows/Exhaust fan		Functional	
05	Kitchen Door/Trim		Functional	
06	Kitchen Electrical		Functional	
07	Kitchen Plumbing		Functional	
08	Kitchen Heating/Cooling		Functional	
09	Kitchen Cabinets/Trim		Functional	
10	Breakfast Room Location			Eat-in kitchen area.
11	Breakfast Room Ceilings/Walls		Functional	
12	Breakfast Room Floor		Functional	
13	Breakfast Room Windows		Functional	
14	Breakfast Room Door/Trim		Functional	
15	Breakfast Room Electrical		Functional	
17	Breakfast Room Heating/Cooling		Functional	

LIVING/DINING ROOM

Step #	Item	Materials	Rating	Remarks
01	Living Room Location			1st floor
02	Living Room Ceilings/Walls		Functional	

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03	Living Room Floor	Functional	
04	Living Room Windows	Functional	
05	Living Room Door/Trim	Functional	
06	Living Room Electrical	Functional	
07	Living Room Heating/Cooling	Functional	
09	Dining Room Location		1st floor
10	Dining Room Ceilings/Walls	Functional	
11	Dining Room Floor	Functional	
12	Dining Room Windows	Functional	
13	Dining Room Door/Trim	Functional	
14	Dining Room Electrical	Functional	
16	Dining Room Heating/Cooling	Functional	

LAUNDRY ROOM

Step #	Item	Materials	Rating	Remarks
01	Location			Basement
02	Ceiling/Walls		Functional	
03	Floor		Functional	
05	Doors, Trim		Functional	
06	Electrical		Functional	
07	Plumbing		Functional	
08	Heating/Cooling		Functional	

BATHROOM

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Step #	Item	Materials	Rating	Remarks
01	Bathroom Location			Basement 3/4 bath
02	Bathroom Ceilings/Walls		Functional	
03	Bathroom Floor		Functional	
05	Bathroom Door/Trim		Functional	
06	Bathroom Electrical		Functional	
07	Bathroom Plumbing		Functional	
08	Bathroom Heating/Cooling		Functional	

BATHROOM #2

Step #	Item	Materials	Rating	Remarks
01.2	Bathroom Location			1st floor 1-1/2 bath - master.
02.2	Bathroom Ceilings/Walls		Functional	
03.2	Bathroom Floor		Functional	
04.2	Bathroom Windows		Functional	
05.2	Bathroom Door/Trim		Functional	
06.2	Bathroom Electrical		Functional	
07.2	Bathroom Plumbing		Functional	
08.2	Bathroom Heating/Cooling		Functional	

BATHROOM #3

Step #	Item	Materials	Rating	Remarks
01.3	Bathroom Location			1st floor 1/2 bath.
02.3	Bathroom Ceilings/Walls		Functional	

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03.3	Bathroom Floor	Functional
05.3	Bathroom Door/Trim	Functional
06.3	Bathroom Electrical	Functional
07.3	Bathroom Plumbing	Functional
08.3	Bathroom Heating/Cooling	Functional

BATHROOM #4

Step #	Item	Materials	Rating	Remarks
01.4	Bathroom Location			2nd floor full bath
02.4	Bathroom Ceilings/Walls		Functional	
03.4	Bathroom Floor		Functional	
05.4	Bathroom Door/Trim		Functional	
06.4	Bathroom Electrical		Functional	
07.4	Bathroom Plumbing		Functional	
08.4	Bathroom Heating/Cooling		Functional	

BEDROOM

Step #	Item	Materials	Rating	Remarks
01	Bedroom Location			Basement
02	Bedroom Ceilings/Walls		Comment	Crack in corner bead in NE corner.
03	Bedroom Floor		Functional	
04	Bedroom Windows		Functional	
05	Bedroom Door/Trim		Marginal	Separated base along north wall near NW corner. Entry door does not latch.

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06	Bedroom Electrical	Functional
07	Bedroom Heating/Cooling	Functional

BEDROOM #2

Step #	Item	Materials	Rating	Remarks
01.2	Bedroom Location			1st floor master
02.2	Bedroom Ceilings/Walls		Functional	
03.2	Bedroom Floor		Functional	
04.2	Bedroom Windows	Double hung; Sliding.	Functional	
05.2	Bedroom Door/Trim		Functional	
06.2	Bedroom Electrical		Functional	
07.2	Bedroom Heating/Cooling		Functional	

BEDROOM #3

Step #	Item	Materials	Rating	Remarks
01.3	Bedroom Location			2nd floor east
02.3	Bedroom Ceilings/Walls		Functional	
03.3	Bedroom Floor		Functional	
04.3	Bedroom Windows		Functional	
05.3	Bedroom Door/Trim		Functional	
06.3	Bedroom Electrical		Functional	
07.3	Bedroom Heating/Cooling		Functional	

BEDROOM #4

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Step #	Item	Materials	Rating	Remarks
01.4	Bedroom Location			2nd floor west
02.4	Bedroom Ceilings/Walls		Functional	
03.4	Bedroom Floor		Functional	
04.4	Bedroom Windows		Functional	
05.4	Bedroom Door/Trim		Functional	
06.4	Bedroom Electrical		Functional	
07.4	Bedroom Heating/Cooling		Functional	

HALLS/STAIRWAYS

Step #	Item	Materials	Rating	Remarks
01	Walls & Ceiling		Functional	
02	Floors		Functional	
03	Stair Rise & Run		Functional	
04	Handrails & Guardrails		Functional	
05	Windows & Doors		Functional	
06	Electrical Fixtures & Outlets		Functional	
07	Smoke Detector		Functional	

OTHER ROOMS

Step #	Item	Materials	Rating	Remarks
01	Room Location			Basement family room
02	Room Ceilings/Walls		Functional	
03	Room Floor		Functional	
04	Room Windows		Functional	

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05	Room Door/Trim	Functional
06	Room Electrical	Functional
08	Room Heating/Cooling	Functional

OTHER ROOMS #2

Step #	Item	Materials	Rating	Remarks
01.2	Room Location			Basement den/office
02.2	Room Ceilings/Walls		Functional	
03.2	Room Floor		Functional	
04.2	Room Windows		Functional	
05.2	Room Door/Trim		Functional	
06.2	Room Electrical		Functional	
08.2	Room Heating/Cooling		Functional	

INTERIOR ROOF STRUCTURE, ATTIC & INSULATION

Step #	Item	Materials	Rating	Remarks
01	Attic Access:	Ceiling hatch.		
02	Viewed from:	Hatch opening.		
03	Visibility:	Portions; Limited/obstructed by;; structure; insulation.		
04	Roof Framing	Trusses.	Functional	
05	Roof Sheathing	Chipboard.	Functional	
06	Indication of Moisture ?	Roof.	Yes	Entire underside of north roof is covered in frost.
08	Exhaust/Distribution Vents	Bath.	Functional	

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09	Plumbing Vents		Functional
10	Wiring		NV
11	Insulation & Location	Loose fiberglass.	Functional
12	Ventilation	Roof; Soffit.	Functional

APPLIANCES

Step #	Item	Materials	Rating	Remarks
01	Range	Gas; Freestanding.	Functional	
02	Oven	Gas; Part of #1.	Functional	
03	Microwave	Built-in.	Functional	
04	Vent or Exhaust Fan	Vented; Fan; Light.	Functional	
05	Disposal		Functional	
06	Dishwasher	Built-in.	Comment	Not operated - loaded with dishes.
07	Refrigerator		Functional	
09	Washer	Yes.	Comment	In operation during inspection.
10	Dryer	Yes.	Comment	In operation during inspection.