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CONFIDENTIAL INSPECTION REPORT
PREPARED FOR:
Joe Smith

INSPECTION ADDRESS
123 Main Street, Anytown, Minnesota 55555

INSPECTION DATE
9/30/2007 9:00 am to 12:00 pm



This report is the property of the Inspection Company and was prepared for the exclusive use of the client whose name appears above. Use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 123 Main Street, Anytown, Minnesota 55555
Inspection Date: 9/30/2007 Time: 9:00 am to 12:00 pm
Weather: Recent Rainfall - Temperature at time of inspection: 75 Degrees
Humidity at time of inspection: 30%

Inspected by: Pete Busch

Client Information: Joe Smith
Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Two

Structure Style: 2-story

Structure Orientation: South

Estimated Year Built: 1967
Unofficial Sq.Ft.: 2132

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in depth investigation.

Report File: Sample Report

SCOPE OF WORK

Thank you for allowing us to perform your inspection. You engaged our services to perform a visual, non-destructive inspection of the building identified in this report, in accordance with our Pre-Inspection Agreement and the Standards of Practice of The National Association of Home Inspectors®, which together describe the scope of this inspection. Copies of the Agreement and Standards are included in your report binder. Inspections performed according to these standards are general in nature and should be expected to identify approximately two-thirds of the defects and safety hazards which existed at the time of the inspection. The remaining undiscovered concerns will require more expensive, extensive, and possibly destructive, investigation by a specialist.

In the process of evaluating this property, we have described the Structure, Interior, Exterior and Roof of the building and the Plumbing, Electrical, Heating, Cooling, Ventilation and Insulation systems. Problems discovered during this process have been classified as either "Major Concerns and Safety Items" or "Minor Concerns and Maintenance Items". A Major Concern is one which would likely cost more than \$500.00 to correct. Safety hazards are reported with Major Concerns regardless of the expected cost to correct them. References are given to articles found in the 300+ page reference manual which is included in your report binder. This reference manual is an important part of the inspection report. You must read all of the reference articles noted in the report and you must act on them before the expiration of your inspection contingency period. Those major problems which we, as generalists, have identified should be further evaluated by a specialist for complete information.

Our inspection is a two part educational service, consisting of the written report and reference manual, as well as verbal and visual explanations given at the time of the inspection. That is why it was important for you to attend the inspection. If you did not attend, the inspector was not able to fully convey important information about the defects, deficiencies, and safety concerns. Additionally, we could not personally describe the building components, show you how to operate the mechanical, plumbing, or electrical systems, or inform you of the proper way to maintain your building. If you have not attended the inspection, you should contact your inspector to discuss any concerns or questions you may have.

We have not verified that any required permits were obtained for the construction, remodeling or system upgrades of this building. You should verify that all necessary permits were obtained and inspections performed by contacting the local municipal authority.

This inspection is not a warranty or guarantee, and is only able to inform you of conditions that were visible and accessible on the day of the inspection.

Structural

We evaluated the structural system of the building in accordance with the standards of the National Association of Home Inspectors (NAHI), which includes the inspection of the visible and accessible foundation, floor, wall, ceiling and roof structure of the building. If we suspected possible deterioration, we probed a representative number of the accessible structural components. If problems were so identified, you should assume that similar problems exist in like items that were not selected for probing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with NAHI® standards, we do not perform calculations to determine the adequacy of any structural system or component. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in depth investigation. See Articles 1A, 1B, 1D and 1S for more information.

Foundation

Access

The inspection in the below grade space was limited by the finished walls. See Articles 1B.14, 1C.18, 1C.21, 1C.22, 1C.23 and 1C.25 for more information.

Block Foundation

The below grade space is a block basement with a concrete floor. See Articles 1A.00, 1A.01 and 1A.03 for more information.

There are diagonal block foundation "step" cracks. This type of uniform crack usually occurs in block walls not long after construction. It is usually a sign of shrinkage of the blocks, often due to too much moisture in the block; or the mortar may have frozen before it set up. Also, some settlement of the footer may occur. Recommend sealing crackst to prevent water seepage. See Articles 1C.21 and 1C.22 for more information.

Floors

Wood Joist

Dimensional framing lumber was used for the floor framing. See Articles 1G.00, 1G.01, 1G.03 and 1G.04 for more information.

Walls

Wood Frame

The walls are conventional platform wood framed. See Articles 1G.00 and 1G.01 for more information.

Ceilings

Wood Joist

Dimensional framing lumber was used for the ceiling framing. See Articles 1G.00, 1G.01, 1G.03 and 1G.04 for more information.

Roof

Wood Rafters

The rafters are conventional wood framing. See Articles 1G.00, 1G.04 and 1G.15 for more information.

Exterior

We evaluated the exterior in accordance with the standards of the National Association of Home Inspectors (NAHI) which includes the visible and accessible claddings, flashings, doors, drainage, and surrounding grounds which may have an adverse affect on the building. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

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This building inspection is not intended to determine compliance with national or local codes. In accordance with NAHI standards, we do not inspect screening, shutters, awnings or other seasonal accessories, fences, geological conditions, recreational facilities or outbuildings. Buildings constructed before 1978 may contain lead based paint. Testing for lead based paint is beyond the scope of this inspection. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Articles 2A and 3A for more information.

Walls

General Information

The exterior wall covering is the first line of defense of the vertical building structure from the elements. It is critical that regular maintenance be performed to the exterior wall materials to keep water out, as well as to protect against the wind and temperature changes.

Wall Covering

The exterior wall surface is brick. See Articles 1B.00 and 2A.02 for more information.

The exterior wall surface is wood board siding. See Article 2A.02 for more information.

The siding is loose at the north side of the house . The siding provides important weather protection for the building structure, and should be repaired or replaced. See Article 2C.09 and 2C.24 for more information.

The siding and trim are in contact with the earth. This condition can allow insects and moisture to deteriorate the siding and trim and the underlying structure. Regrading of the landscaping in this area is needed to expose the foundation and provide an air space between the soil and the siding and trim. This can help prevent further deterioration of the materials and structure. See Article 2C.16 for more information.

Trim

The exterior trim is wood. See Article 2A.00 for more information.

Doors

There are wood exterior doors. See Articles 2A.02 and 7A.02 for more information.

Windows

There are wood framed windows. See Articles 7A.02 and 7C.03 for more information.

Soffits

The soffit is wood. See Article 2A.01 for more information.

Facias

The fascia is wood. See Article 2A.01 for more information.

Attachments

Decks

The railings at the deck are not "child-safe". This means that the spacing between the balusters is wider than 4 inches. Corrections should be made to the railing construction to prevent a child from passing through the railing. See Articles 2C.03 and 2C.04 for more information.

Roof

Asphalt Shingle Roof

The asphalt shingle roof was inspected by walking on it.
The asphalt shingle roofing appears to be 8 to 15 years old. See Article 3C.03 for more information.

Drainage Systems

There are attached aluminum gutters and downspouts. See Article 3A.00 for more information.

Flashings

There are visible metal flashings on the roof. All roof flashings require periodic maintenance. See Articles 2C.18 and 3C.07 for more information.

The flashings at the chimney appear to be leaking or showing signs of separation. This can allow moisture intrusion into the structure and could cause more extensive damage. Repair or replacement of the flashings is needed. See Articles 3A.00, 3C.07 and 2C.18 for more information.

Chimneys

General Information

The National Fire Protection Association (NFPA) recommends that a Level II chimney inspection be performed upon sale of a property. Level II inspections use video scanning or other means to examine all accessible portions of the chimney exterior and interior. You should contact a qualified chimney inspector to obtain a Level II inspection.

Brick Chimney

A brick chimney is located at the ridge of the roofline. See Articles 2A.00 and 3A.00 for more information.

The cap (crown) of the brick chimney is cracked or deteriorated. This can allow water into the masonry, causing deterioration and damage. Seal, repair or replace the cap as needed. See Article 1B.04 for more information.

Grounds

General Information

It is important to remember that the ground surrounding the building should slope away at a rate of approximately one inch per foot for 4 to 6 feet, to carry surface water away from the foundation. Similarly, downspouts should extend approximately 4 to 6 feet from the building to carry roof water away. Water that is not directed away from the foundation is frequently the cause of wet basements.

However, you should keep the ground approximately 6 inches below the top of the foundation. Ground which is too high will promote wood rot and provide easy access for wood destroying insects. See Articles 1D and 1S for more information.

Also, you should not allow trees, shrubs or vines to touch or hang over the building. Doing so traps moisture against the building, which may cause damage, promote the growth of moss, fungus and rot or attract insects.

Driveways

There is an asphalt driveway. See Article 1S.02 for more information.

Walkways

There are concrete walks. See Article 1S.16 for more information.

Grading & Surface Drainage

The grading slopes toward the building. This will allow water runoff to accumulate next to the building and possibly run into the below grade areas of the building. The soil should be sloped away from the building. See Article 1S.02, 1S.03, 1S.04, 1S.05 and 1S.06 for more information.

Plumbing

We evaluated the plumbing system in accordance with the standards of the National Association of Home Inspectors (NAHI), which includes the supply, drain, waste and vent piping systems, the water heating equipment with any associated vent systems, and below grade drainage systems. Shut off, relief and pressure regulating valves were located but not operated. We did not operate these valves during this inspection because there is a chance that the valve, when turned on after a long period of not being operated, will not shut off completely. You should have these valves tested by a plumber initially so that a repair professional will be available if there are problems. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

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This building inspection is not intended to determine compliance with national or local codes. In accordance with NAHI standards, we do not perform calculations to determine the adequacy of the plumbing system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a qualified plumber before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Article 4A for more information.

Plumbing fixtures and faucets are addressed in the section titled Kitchen, Bath & Laundry, found later in this report. Fuel storage and distribution systems are addressed in the section titled Heating & Cooling Systems, also found later in this report.

Supply System

General Information

The supply system is responsible for providing fresh, potable water to the building in the quantities required for drinking, washing and cooking. We evaluated this system by operating every faucet and observing its flow while one or more other faucets are operated simultaneously. This is known as "functional flow" and is a subjective evaluation. You should know that leaks will inevitably occur; usually relative in severity to the age of the system. The water supply to the building is either public or private. It is beyond the scope of this inspection to verify the source of water to the property. We did not evaluate the supply system beyond the foundation wall during this inspection.

Source

The water supply is reported to be public and provided by a municipal system. The owner's responsibilities for such a system are usually limited to paying a periodic fee to the supplier. You should verify the source of the water supply. See Article 4A.06 for more information.

Main Water Shut-Off Valve

The main water shut-off valve is located in the basement. See Article 4A.05 for more information.

Materials

The service line to the building appears to be copper. See Article 4A.01 for more information.
The supply lines in the building are copper. See Article 4A.02 for more information.

There is a shut off valve leaking in the utility room . This could damage interior finishes, recommend having valve replaced. See Article 4C.01 for more information.

Hose Bibs

The hose bibs on this building are the conventional type. They should have a shut off valve inside the building to turn off the water during freezing weather. Each fall, you should turn the inside valve off, disconnect the hose from the outside and open the outside valve. If the inside valve has a bleeder, you should open it to assist in draining the water from the pipe between the inside and outside valves. We do not test exterior hose bibs in the winter months and therefore will not detect a ruptured pipe. You should check these hose bibs carefully in the spring to be sure they were not damaged over the winter. We may not have located and tested every hose bib on the property due to shrubbery or other obstructions. See Article 4A.00 for more information.

Drain Waste & Vent System

General Information

The drain and waste system serves to remove plumbing waste from the building by letting it fall through a series of nearly horizontal and vertical pipes through and out of the building. The vent pipes allow sewer gases to escape and allow waste to flow freely. We evaluated this system by flushing every drain that has an active fixture while observing its draw and watching for blockages and slow drains. This is known as "functional flow" and is a subjective evaluation. You should know that blockages will inevitably occur, usually relative in severity to the age of the system. Minor blockages in traps beneath sinks, tubs and showers are easily cleared by removing and cleaning the traps or with chemical drain cleaners. More severe blockages occur when tree roots invade the main building sewer pipe leaving the building and may require expensive excavation and repairs. We did not evaluate the waste system beyond the foundation wall during this inspection. See Article 4A.00 for more information.

Waste System

The property is reported to be served by a public sewerage system. Such systems require no regular maintenance by the owner unless tree roots invade and block the sewer line. You should verify that the property is served by a public sewerage system. See Article 4C.05 for more information.

Materials

The drainpipes are a combination of cast iron, copper and galvanized. See Article 4A.03 for more information.

Water Heating Equipment

General Information

All homes have duplicate water systems for cold and hot water that is provided to nearly all sinks and water-consuming appliances such as clothes washing machines and dishwashers. To provide the hot water, homes are equipped with some means of heating water. There are a number of alternative systems to heat water. These include both "tankless" and free-standing water heaters. There are also several types of fuel used to heat the water including electric, oil, and gas.

Water temperatures over 125 degrees F can cause severe burns or death from scalds. Children, disabled and elderly persons are at highest risk of being scalded. You should check the temperature of the hot water at the faucets and adjust the thermostat on your water heater if necessary. See Article 4A.12 for more information.

Gas-Fired Water Heater

The gas-fired water heater appears to be functioning satisfactorily.

Electrical

We evaluated the electrical system in accordance with the standards of the National Association of Home Inspectors (NAHI) which includes identifying the type and capacity of the service, and evaluating panels, grounding, overload protection, wiring, and a representative number of switches, receptacles and light fixtures. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

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This building inspection is not intended to determine compliance with national or local codes. In accordance with NAHI standards, we do not perform load calculations to determine the adequacy of the electrical system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Article 5A for more information.

Service Entrance System

General Information

The service entrance system consists of the wiring and equipment which receives electric power from the utility company and delivers it to the building's distribution system. If the electric utilities are overhead, a customer-owned service entrance cable connects to the utility company's overhead service drop from the utility pole and runs into the customer's meter box. If the electric utilities are underground, the utility company's underground service lateral connects directly into the customer's meter box. The utility company's meter is installed in the customer's meter box, and the meter box is sealed by the utility company.

From the meter box, which is usually located outside the building, a service entrance cable runs to the service equipment, which is usually located inside the building. The service equipment contains the main service disconnect and main service grounding. The main service disconnect is usually a single fuse block or circuit breaker, but may consist of up to six fuses or circuit breakers. Regardless of the number of fuses or circuit breakers, they provide overcurrent protection for the service entrance conductors as well as a way to disconnect all power entering the building.

The main service grounding electrode conductor connects the main service equipment to an earth ground, which is usually a metal rod driven into the ground or a metal water pipe which enters the building underground. Power from the main service disconnect is delivered to one or more distribution panels. In many cases, the main service disconnect and main distribution panel are located in the same enclosure. Overcurrent devices, which may be fuses or circuit breakers, in the distribution panels supply power to individual branch circuits which carry power to the appliances, lights and outlets in the building. See Article 5A for more information.

Overhead Service Entrance

The building is served by a 150 amp 120/240 volt overhead electric service. See Article 5A.01 for more information.

Service Entrance Conductors

The service entrance conductors are aluminum.

Service Grounding

The main service is grounded to the plumbing on the street side of the water meter. See Article 5A.05 for more information.

Main Service Disconnect

The main disconnect is located in the main distribution panel. See Article 5A.02 for more information.

Main Distribution Panel

The main distribution panel is located in the basement. See Article 5A.03 for more information.

Overcurrent protection is provided by circuit breakers.

Branch Circuit Wiring System

General Information

The branch circuit wiring system delivers power from the overcurrent devices in the distribution panel to the major appliance, general lighting and outlet circuits in the building. Major appliances, such as electric ranges, water heaters, clothes dryers, etc., are usually supplied by dedicated circuits, which serve no other loads. Lighting and general purpose outlets are usually grouped together into a few circuits throughout the building. The wires that carry power throughout the building must be large enough to carry the intended load and must be run so that they will not be subject to damage. In homes with older wiring, you should have a qualified electrician check the adequacy of the branch circuit wiring system. Wires run outside the building must be approved for exterior use. Extension cords should never be used as permanent wiring. See Article 5A.00 for more information.

Conductors

Wiring for major appliances is stranded aluminum.

Wiring for general lighting is copper.

Wiring Methods

Non-metallic ("Romex") wiring is used in the building. See Article 5A.11 for more information.

Flexible armored cable ("BX") is used in the building. See Article 5A.09 for more information.

Wires are spliced together in open air under the kitchen sink. This is hazardous and may cause fire or electrocution. Splices should be installed in a covered junction box by a qualified electrician. See Article 5C.08 for more information.

Wiring Devices

General Information

Wiring devices, such as lighting fixtures, switches and receptacles, provide access to electrical power throughout the building. To be safe, they must be installed properly and replaced when worn. Ground fault and arc fault protection should be provided in all locations required by current codes. Smoke and carbon monoxide detectors should be provided on every level of the building, especially in sleeping areas. Exterior metal components should be grounded to the earth. A representative number of installed lighting fixtures, switches and receptacles were inspected, in accordance with ASHI standards. If problems were noted, you should have a qualified electrician check all similar devices, since similar problems may exist in other devices. See Articles 5A.12-20 for more information.

Lighting Fixtures

"Hi Hat" recessed light fixtures are used in this building. See Articles 5A.16 and 5C.50 for important information about insulation and lamp size.

Receptacles

Receptacles are generally of the 3-hole grounding type. See Article 5A.08 for more information.

One or more cover plates are missing. This is a safety hazard. Recommend replacing the cover plates. See Article 5C.29 for more information.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters are safety devices designed to help prevent injury to people caused by electric shock. They are currently required to be used in all wet and damp locations such as kitchens, bathrooms, unfinished basements, crawl spaces, garages, laundry and outside. Older buildings, built before these requirements took effect, may not have this protection in all of these locations. It is relatively inexpensive to add this protection. Critical equipment such as refrigerators, freezers, security systems, garage door openers, sump pumps, sewage ejector pumps and alarms, should not be powered by GFCI's because the equipment will not operate if the GFCI trips. See Articles 5A.12 and 5C.40 for more information.

Smoke Detectors

One or more smoke detectors are present in the building. These were not tested. You should test all smoke detectors as soon as you occupy the property and monthly thereafter. See Article 5A.20 for more information about recommended locations and proper maintenance.

Carbon Monoxide Detectors

Carbon monoxide detectors are missing at one or more recommended locations. See Article 6E for more information about recommended locations and proper maintenance.

Door Bell

The doorbell functioned when tested.

Ceiling Fans

Ceiling paddle fans are installed in this building. Sometimes ceiling fans are installed without proper support and may fall from the ceiling and injure someone. Examining the mounting of these fans is beyond the scope of this inspection. You should have a qualified electrician check the mounting of ceiling fans. See Article 5A.14 for more information.

Heating & Cooling

We evaluated the heating & cooling system in accordance with the standards of the National Association of Home Inspectors (NAHI) which includes identifying the heating and cooling methods and energy sources, and inspecting the installed heating and cooling equipment and vent system. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

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This inspection is not intended to determine compliance with national or local codes. In accordance with NAHI standards, we do not perform load calculations to determine the adequacy or balance of the heating and cooling system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible, such as the interior of flues, duct systems, or heat exchangers, were not inspected. Accessory items such as humidifiers, dehumidifiers, electronic air filters and solar heating systems are beyond the scope of this inspection.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Articles 6A and 6H for more information.

Gas Furnace with Central Cooling

General Information

Furnace air filters should be cleaned or replaced monthly to maintain optimum efficiency. Gas fired furnaces should be professionally cleaned and serviced every 2 to 3 years. Service contracts are available from heating contractors or utility companies.

Inspection of the furnace heat exchanger is beyond the scope of this inspection. A cracked or leaking heat exchanger is a safety hazard, which may allow deadly carbon monoxide to enter the living space. Furnaces that are more than 10 years old should have their heat exchangers tested by a specialist before the end of your inspection contingency period and regularly thereafter. See Articles 6A.09 and 6E for more information.

Description and Comments

Heat is provided by a 75k BTU natural gas-fired furnace.

The furnace was tested and appears to be functional.

The furnace appears to be 5 to 10 years old.

The cooling system was tested and appears to be functional.

The visible furnace components are dirty. It is likely that concealed components are also dirty. The operating efficiency may be reduced, leading to increased fuel costs. This also indicates a lack of proper maintenance.

Recommend having a qualified HVAC technician fully clean and service the system.

Outdoor Cooling Unit

The outdoor unit appears to be approximately 8 years old.

The fins on the outdoor unit are dirty. This will increase energy usage and may shorten the life of the compressor.

Recommend cleaning the coils as needed throughout the summer months. See Article 6C.60 for more information.

Take 15% off your electric energy and fuel cost charges from June through September each year you participate in Saver's Switch.

Saver's Switch is a free energy conservation program brought to you by BudgetSmart from Xcel EnergySM that helps:

- * Preserve natural resources for future generations
- * Keep electricity available to all communities during periods with very high demand for electricity
- * Keep electricity rates low and affordable

Saver's Switch Summer image

It's Simple

Hot summer days mean more air conditioning use, which pushes demand for electricity to a peak. By participating in Saver's Switch, you'll help us manage these peaks by cutting back just a little on the time your central air cools your home. Your effort to conserve energy helps us provide reliable electricity and preserve natural resources.

It's Easy

A licensed electrician installs a small remote-controlled switch on the outside of your home near your central air conditioner. You don't even have to be home for installation.

It's Cool

You'll stay cool and comfortable. On hot summer days – 10 to 15 days at most each year – Xcel Energy may activate Saver's Switch. This cycles your air conditioner off and on at 15- to 20-minute intervals. However, the furnace fan stays on, circulating already-cooled air throughout your home. Most customers don't even notice when Saver's Switch is activated. An independent test of 40 homes showed an average increase of only one to two degrees Fahrenheit during activation. On control days, Saver's Switch is typically activated during the afternoon into early evening – a time you're likely to be outdoors or not at home.

Each year you participate, you'll receive a 15% discount on your electric energy and fuel cost charges on bills issued from June through September. You can save an additional 2% all year if you enroll your electric water heater at the same time. The Saver's Switch will shut off the water heater usually for a six-hour period on hot summer days or cold winter afternoons. You must be home for installation.

Saver's Switch Details

- * You must be an Xcel Energy residential electric customer with central air conditioning. Saver's Switch is not available if you live in an apartment or if you have a window or wall air conditioning unit.
- * The Saver's Switch unit should be installed six to eight weeks after you sign up. If you enroll during winter, the unit will be installed the following spring.
- * The program discount for your central air conditioner will apply to the energy charges up to a maximum of 4,000 kWh per month on your electric bills issued from June through September. For your electric water heater, the discount will be on your electric bills issued January through December.
- * No appointment is necessary for the installation of the Saver's Switch. The switch is installed on your home near your air conditioner. All the work will be performed outside your home. However, if you have a locked gate or anything else that would prevent access to the air conditioner, please call us to request an appointment.
- * You may combine your electric water heater with your air conditioner, but Saver's Switch cannot be installed on

the electric water heater only. To install the control switch on your water heater, someone must be home and your air conditioner control switch must be installed at the same time.

* Your participation in Saver's Switch is automatically carried forward every year. Minimum participation commitment is one year.

* The maximum amount of allowable Saver's Switch control hours is 300 hours per year. Historically, Xcel Energy has activated Saver's Switch about 40 hours per year on air conditioning and 55 hours per year for electric water heaters.

* Participation in Saver's Switch is limited and some restrictions apply.

* Applications will be accepted on a first-come, first-served basis.

How do I sign up?

It's easy. You can enroll online for the Saver's Switch program or simply call Xcel Energy at 1-800-895-4999 Monday - Friday from 8 a.m. - 5 p.m. MST.

Indoor Cooling Coil

The indoor cooling coil is located in the furnace plenum.

Distribution System

Heating and cooling is distributed primarily through metal ducts. See Articles 6A.19 and 6C.08 for more information.

Air Filter

There is a standard filter on the furnace. See Article 6A.11 for more information.

Humidifier

There is an evaporative humidifier installed on this furnace. Inspection of humidifiers is beyond the scope of this inspection. See Article 6A.12 for more information

The humidifier should be cleaned and serviced regularly in accordance with manufacturer's recommendations. See Article 6C.37 for more information.

Fireplace

General Information

A fireplace is a carefully balanced system. To function properly, it must be designed, built and operated properly. Fire screens should always be used when burning a fire in a fireplace. Fireplaces and associated chimneys should be cleaned and serviced regularly. The National Fire Protection Association (NFPA) recommends that a Level II chimney inspection be performed upon the sale of a property. Level II inspections use video scanning or other means to examine all accessible portions of the chimney exterior and interior. You should contact a qualified chimney inspector to obtain a Level II inspection. See the Article 6W for more information.

Description and Comments

There is a masonry fireplace in the living room. See Article 6W for more information.

There is a buildup of soot in the chimney flue. This may cause a chimney fire. Recommend having a chimney specialist clean and inspect the flue prior to using the fireplace.

Fuel Storage and Distribution

Natural Gas

The main gas shutoff is located outside at the meter. See Articles 6A.09 and 4C.31 for more information.

Interior

We evaluated the interior in accordance with the standards of the National Association of Home Inspectors (NAHI) which includes the walls, ceilings, floors, steps, stairways, railings, garage doors and openers, and a representative number of windows and interior doors. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas

of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

One of the more important defects to be aware of is water damage. Leaking water and excessive moisture is one of the more common problems in the interior of the building. Common sources of water damage include leaks from foundation, roof and flashings, plumbing, windows and skylights and from interior sources such as appliances, humidifiers, etc. In our inspection we have looked for water damage and if present, have attempted to locate the source of the water, to determine if it is active at the time of the inspection. Moisture promotes the growth of mold and mildew, which is often not visible. Testing for mold and mildew is beyond the scope of this inspection. Areas which are or have been moist should be evaluated by a specialist for the presence of harmful biogrowth. For more information refer to www.epa.gov/iaq/molds and www.nyc.gov or request the booklet "A Brief Guide to Mold, Moisture, and Your Home" from our office.

This building inspection is not intended to determine compliance with national or local codes. In accordance with NAHI standards, we do not comment on cosmetic items such as paint, wallpaper or other finishes, carpeting, window treatments or recreational facilities. Buildings constructed before 1978 may contain lead based paint. Testing for lead based paint is beyond the scope of this inspection. Areas that were, in our opinion, unsafe, hidden or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Articles 7A and 7C for more information.

It is recommended that you develop a fire escape plan and practice regular fire drills with your family. All habitable areas should have at least one means of emergency egress directly to the exterior of the building. Every home should have multiple, readily accessible ABC type fire extinguishers. Check with local authorities for specific requirements. See Article 7C.03 for more information.

Walls

General Information

Walls provide perhaps the most visible interior surface. The wall finishes provide decorative surfaces that conceal the structural, mechanical and electrical systems that are contained within the walls. Walls should be plumb and straight and may be finished with wood paneling, wood planks, as well as smooth or textured coatings, including paint and/or paper, over plaster or plasterboard. See Articles 7A, 7C.01, and 7P for more information.

Drywall

Some or all of the interior wall surfaces are sheetrock, sometimes referred to as "drywall" or "plasterboard." See Article 7A.03 for more information.

There are minor cracks and nail pops in the wall surface that appear to be associated with normal settling of the building. See Article 7C.19 for more information.

Ceilings

General Information

Ceilings and their construction are similar to walls and, most often, the ceilings are comprised of the same material as the walls. The ceilings should be level and should not exhibit signs of sagging or other deformities. The most common cosmetic problem with ceilings is water stains caused by a leak in the plumbing system or incursion of rainwater through the roof.

Stairways

General Information

All steps in a stairway should be uniformly spaced without any dimensional variation. Stairways that are regularly used should have a width of about 36 inches. All stairways should have handrails and solid risers. Stairways which are not enclosed by walls on both sides should have child-safe balusters below the handrail. See Articles 7C.12, 7C.15 and 2A.00 for more information.

Windows

General Information

Windows provide the building with ventilation and light. However, windows allow more heat to escape than an insulated wall. They also allow air leakage and can allow water leakage if not properly installed and maintained. Windows should be as airtight as possible, and they should open and close easily. Storm windows are often used to reduce heat transfer if the windows have single pane glass. See Articles 7A.02 and 9E for more information.

Single or Double Hung Windows

There are wood framed single pane windows in the building.

Attic

General Information

Most buildings have an attic area below the roof and above the living space. Attics are sometimes accessible through a flight of stairs but in most cases the attic is accessible through a "scuttle" located in a closet or through a set of "pull down" stairs or in rare cases through a roof hatch. The amount of useful space in the attic depends upon the type of roof construction. Roofs that are constructed with rafters may provide significant areas of open storage. But, roofs that are supported by pre-fabricated trusses offer little, if any usable space. Your primary interest in the attic should be in the ceiling insulation and in the means of ventilating the attic. See Article 3C.17 for more information.

Access

The attic was entered and inspected.

Access to the attic is through a ceiling hatch located in the upstairs bedroom closet .

Moisture Evidence

There is an active leak at the chimney. Recommend having a roofing contractor examine the roof and the chimney flashing and make appropriate repairs. See Article 3C.12 for more information.

Insulation

There are approximately 14 inches of fiberglass batt attic insulation with a vapor retarder

Ventilation

The attic is ventilated with soffit vents and through the roof vents. See Article 3A.00 for more information.

Crawlspace

General Information

All crawl spaces are susceptible to moisture infiltration at some time or under certain circumstances. Most water problems are the result of poor water control measures at the exterior of the building. Refer to the exterior portion of this report for more information. You should operate a dehumidifier.

Basement

General Information

All basements are susceptible to moisture infiltration at some time or under certain circumstances. Most basement water problems are the result of poor water control measures at the exterior of the building. Refer to the exterior portion of this report for more information. You should operate a dehumidifier.

Moisture Evidence

The following indications of moisture were noted in the basement: efflorescence, swelled or rotted material, peeling paint. These are indications that there has been water infiltration and it may recur. Recommend improving landscape to keep water running away from foundation. See Article 1C.18 for more information.

Below Grade Drainage

General Information

Depending upon soil conditions and terrain, homes may be constructed with some type of below grade drainage provisions. These may include floor drains, perimeter drains and/or sump pumps. See Article 1D for more information.

Floor Drain

There is a below grade floor drain. In the event of an emergency, floor drains are very helpful. However, water can also back up through floor drains. It is beyond the scope of this inspection to determine the effectiveness or terminus of the drain. See Article 1D for more information.

Garage

General Information

The garage door is the largest and heaviest moving component in the building. To avoid injury, you should have repairs made promptly by a qualified garage door specialist rather than attempt to make them yourself. See Article 7A.04 for more information.

Garage Door Opener

The automatic reverse mechanism functioned properly when tested. You should test the reversing mechanism periodically in accordance with the manufacturer's recommendations. See Article 7C.09 for more information.

Kitchen, Bath and Laundry

We evaluated the kitchen, bath and laundry areas in accordance with the standards of the National Association of Home Inspectors (NAHI) which includes the installed appliances, plumbing fixtures, countertops and a representative number of installed cabinets. We do not inspect clothes washers, clothes dryers, refrigerators, or any portable appliances. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

One of the more important defects to be aware of is water damage. Leaking water and excessive moisture is one of the more common problems in the kitchen, bath and laundry areas of the building. In our inspection we have looked for water damage and if present, have attempted to locate the source of the water, to determine if it is active at the time of the inspection. Moisture promotes the growth of mold and mildew, which is often not visible. Testing for mold and mildew is beyond the scope of this inspection. Areas which are or have been moist should be evaluated by a specialist for the presence of harmful biogrowth.

This inspection is not intended to determine compliance with national or local codes. In accordance with NAHI standards, we do not comment on cosmetic items such as paint, wallpaper or other finishes, carpeting, window treatments or recreational facilities. Areas that were, in our opinion, unsafe, hidden or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Article 8A for more

information.

Kitchen

General Information

The visible counters and a representative number of installed cabinets were inspected. Unless otherwise noted, permanently installed kitchen appliances were operated. However timers and thermostats were not tested, the dishwasher, if present, was not tested for cleaning or drying effectiveness and the oven self cleaning cycle, if present, was not operated. Personal property, such as refrigerators, portable dishwashers and portable microwave ovens were not inspected.

Range

The gas range appears to be functional. See Article 8A.01 for more information.

Dishwasher

The dishwasher leaks. This can cause serious damage to floors or anything around or below the dishwasher. Recommend replacing seal if possible or replacing dishwasher. See Article 8C.07 for more information.

Disposal

The disposal appears to be functional. See Article 8A.01 for more information.

Bathrooms

Tiles

The tiles need grouting in the upstairs bath. Water that penetrates through deteriorated grout may rot the structure and degrade wall material. See Article 8C.04 for more information.

Laundry

Washer & Dryer

There are connections for a clothes washer and a gas dryer.

REPORT CONCLUSION

123 Main Street, Anytown, Minnesota 55555

Thank you for allowing us to perform your inspection. We trust that you will be happy with the quality of our work. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions.

However, we have not tested every outlet, opened every window and door, or identified every minor defect. Also because we are not specialists and because our inspection is essentially visual, latent defects could exist. As an owner, you should expect problems to occur. For example, roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current.

Thank you for taking the time to read this report. We strive to provide high quality services while continuing to adhere to the highest ethical standards of our profession.

As our client, you are welcome to call at any time for advice or consultation regarding this property. We appreciate the trust you have placed in us and hope that you will feel confident in referring your family and friends to us when inspection services are needed.

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