



Anderson Home Services

Phone: 612-432-0992

Clients Name: _____
 Address: _____
 Phone: _____
 Email: _____



Sample

Inspected Property Location: _____

Agent/Realty Company: _____
Phone: _____

Inspection date: _____ Weather Conditions: _____ Temp (F°): _____

Approximate structure age: _____

Type: Single Town/Twin house
 Condo Other

Status: Occupied Vacant

Legend:

Good = Functioning as designed - Normal
 Fair = Functional, may have limited life left.
 Repair = Significantly Deficient, repair or replace
 N/A = Not applicable or not present
 Comment = see written comment

Numbers in parenthesis following a word are references to sections of the Appendix.
 Example (2.1) = read Appendix section 2.1 for more information. It is important to read the appendix.

Legend of Current Condition



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Home Inspection Report

Good	Fair	Repair	N/A	Comment	Area	Comment
					Lot layout/lines	
					Grading/Drainage (facing front of home) (1.1)	
					Front -	+slope no slope -slope
					Right -	+slope no slope -slope
					Rear -	+slope no slope -slope
					Left -	+slope no slope -slope
					Trees/Shrubbery (1.2) [] Too Large near structure	
					Retaining Walls (1.3) leaning cracked no guardrail	
					Fences (1.4)	
					Driveway (1.5) asphalt concrete other +slope no-slope -slope cracked deteriorated	
					Sidewalk (1.5) asphalt concrete other cracked deteriorated	
					Front -	+ slope no slope - slope
					Rear/Side -	+ slope no slope - slope
					Steps (1.5)	
					Front -	wood concrete other broken riser space tread length
					Rear/Side -	wood concrete other bro space tread length
					Railings (1.6) no railing loose railing allus facin	
					Stairwells (1.7) wood concrete oth checked deteriorated leaning	
					Out Buildings (Limited Inspection)	
					Type -	eral tion
					Type -	al Condition -
					Exterior Stru (1.16-1.17)	
					Cover	Me Vinyl Composite Brick/Stucco EIFS GroundContact
					Trim	al Vinyl Composite missing cracked rotting peeling
					Softw	al Vinyl Composite missing cracked rotting peeling
					cia	al Vinyl Composite missing cracked rotting peeling
					ow	terior:(1.18) Wood Metal Vinyl cracked rot peeling -flashing
					Entry Door (1.19)	Wood Metal SC HC Panel cracked rotting peeling
					ks (1.21)	NoLags NoFlashing Spongy Decay soil contact
					Railings -	Baluster-spacing loose missing Stairs spacing: risers tread
					Patio/Porch Door -	Wood Metal SC HC Panel cracked rotting peeling
					Rear/Side/Service Door -	Wood Metal SC HC Panel cracked rot peel'g
					Garage Doors -	Size: Reverse (1.20) works n/working missing
					House/Garage separation surfaces (1.22)	ok holes Firedoor?
					Exterior Lights -	none-obs non-working loose bent/broken
					Faucets/Spigots -	Frostless regular freeze-cover
					Electrical Service Entry:	Underground Arial Drip Loop
					Electrical Service mast/meter base condition:	loose bent broken
					Overhead wire:	too-low abraded Electrical Ground: yes no
					AC Condenser (Exterior) (3.2)	
					Fins -	bent dirty missing vegetation-block
					Pad -	leaning cracked missing below-grade
					Line insulation -	deteriorated missing Wiring: exposed-conn cut unsecured
					Elect Shut-off -	loose locked missing too-far-away
					Cabinet Condition -	rusted bent loose-panel missing-panel
					Make -	Capacity - Aprox-Age -

Comments:

Legend of Current Condition

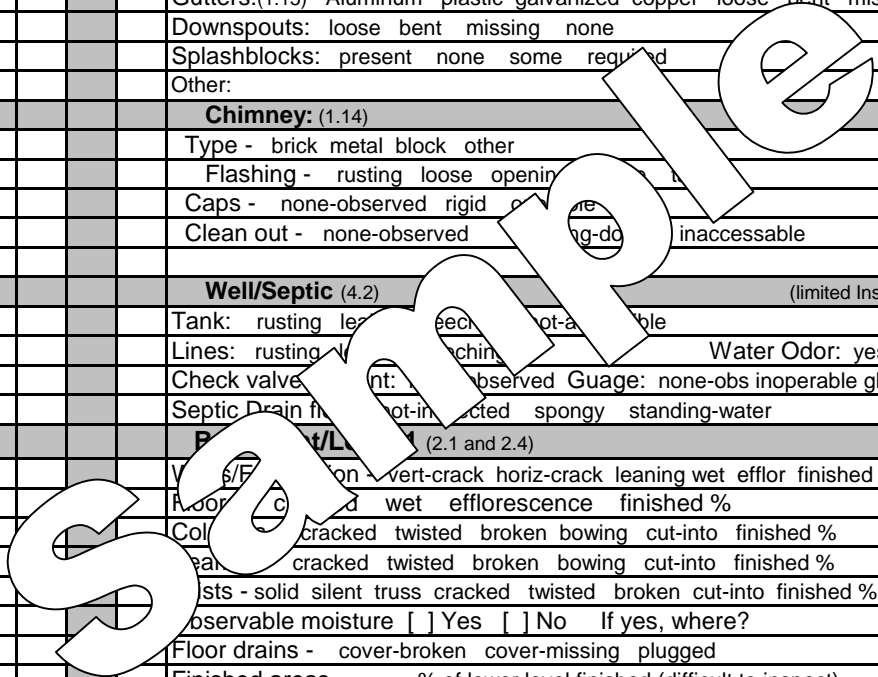


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Good	Fair	Repair	N/A	Comment	Area	Comment
					Roof: (1.8-1.13) Insp method: [] On roof [] Ladder [] Ground	
					Type:	Asphalt wood slate tile aggregate metal roll
					Valleys:	metal asphalt/shingled tar rusted damaged
					Flashing (1.14)	none-obs missing rusted loose
					Attic Air Vents - passive	none-observed powered mechanical
					Plumbing Vents - present	none-observed
					Bathroom Vents - present	none-observed
					Skylights - present	none-observed Type: domed flat operable
					Gutters:(1.15)	Aluminum plastic galvanized copper loose bent missing none
					Downspouts:	loose bent missing none
					Splashblocks:	present none some required
					Other:	
					Chimney: (1.14)	
					Type - brick metal block other	
					Flashing - rusting loose opening	
					Caps - none-observed rigid	none-observed
					Clean out - none-observed	ing-do inaccessible
					Well/Septic (4.2)	(limited inspection)
					Tank: rusting leaking	leaking not-a-ble
					Lines: rusting leaking	Water Odor: yes no
					Check valve: present	observed Guage: none-obs inoperable glass-broken
					Septic Drain filter	not-in-acted spongy standing-water
					Basement/Lower Level (2.1 and 2.4)	
					Vertical Cracks	vert-crack horiz-crack leaning wet efflor finished %
					Moisture	wet efflorescence finished %
					Columns	cracked twisted broken bowing cut-into finished %
					Beams	cracked twisted broken bowing cut-into finished %
					Joists - solid silent truss	cracked twisted broken cut-into finished %
					observable moisture	[] Yes [] No If yes, where?
					Floor drains - cover-broken	cover-missing plugged
					Finished areas -	% of lower level finished (difficult to inspect)
					Interior stairway - riser-spacing	tread-length no-rail open-sides Baluster-spacing
					Exterior stairway - riser-spacing	tread-length no-rail open-sides Baluster-spaces
					Window wells/Egress - none	blocked covered too-small sealed wet
					Crawlspaces (2.2) - wet moldy	-vaporbarrier -insulation Entered? yes no
					Sump (2.3): none-obs sealed	water-present no-pump improper-discg
					Smoke Alarms in this level (5.4)	non-obs inoperable Quantity:
					Electrical (5.1)	
					Main Conductor condition:	loose missing-insul covered in-conduit
					Main Panel Location (5.5)	Rating: amps
					Panel type: fuses breakers	multiple-panels full loose not-opened
					Main disconnect type:	fuse plug breaker
					Grounding Location:	water-pipe ground-rod none-obs loose-conn
					Sub-panels - fuses breakers	multiple-panels full loose not-opened
					Wire Type (5.3)	copper aluminum knob&tube sheathed conduit
					GFCI Breakers in panel (5.2)	yes none-obs Qty:
					Load control devices:	none-obs Type:



Comment:

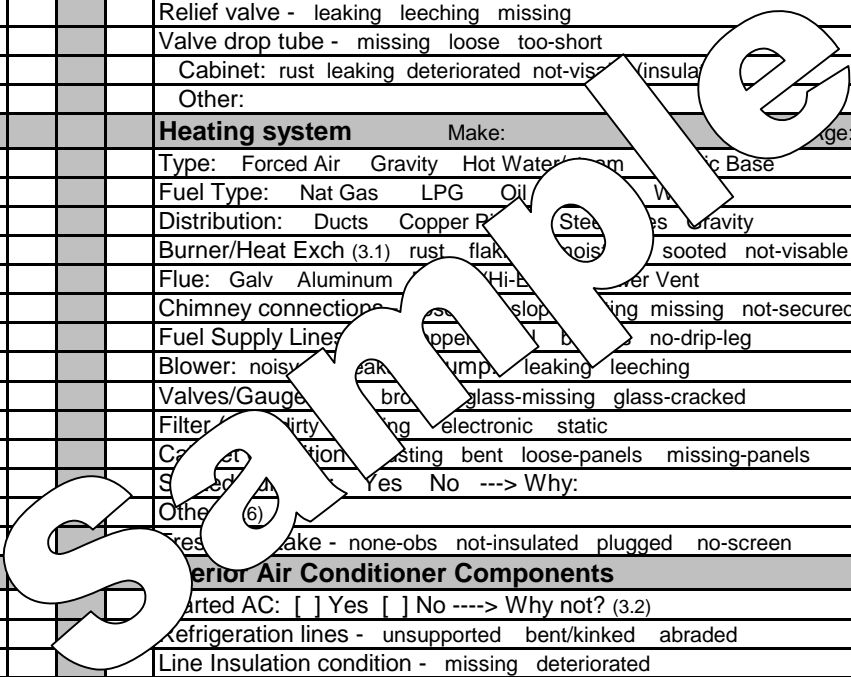
Legend of Current Condition



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Legend of Current Condition					Home Inspection Report	
Good	Fair	Repair	N/A	Comment	Area	Comment
					Plumbing (4.1)	
					Main shutoff valve location:	
					Supply lines (4.3) Copper Galvanized Steel Plastic Polybutylene Pex	
					Waste Lines: Copper Galv Plastic Lead Cast Iron	
					Negative Slope - Location:	
					Visible leaks:	
					Other:	
					Water Heater (4.5) Make: Approx Age:	
					Type: Elect Nat Gas Propane Boiler	
					Chimney Connections - loose neg-slope rusting missing no-air-gap not-secured	
					Temperature Control - damaged deteriorated Setting: Low Med High	
					Relief valve - leaking leeching missing	
					Valve drop tube - missing loose too-short	
					Cabinet: rust leaking deteriorated not-visible (insulation)	
					Other:	
					Heating system Make: Age:	
					Type: Forced Air Gravity Hot Water/Steam Radiator Base	
					Fuel Type: Nat Gas LPG Oil Wood	
					Distribution: Ducts Copper Radiators Steam Gravity	
					Burner/Heat Exch (3.1) rust flake noise sooted not-visible	
					Flue: Galv Aluminum Hi-Efficiency Power Vent	
					Chimney connections - loose neg-slope rusting missing not-secured	
					Fuel Supply Lines - open/closed no-drip-leg	
					Blower: noisy leaky pump leaking leeching	
					Valves/Gauge - broken glass-missing glass-cracked	
					Filter - dirty clogged electronic static	
					Cabinet - rusting bent loose-panels missing-panels	
					Sediment Yes No ----> Why:	
					Other (6)	
					Pressure - none-obs not-insulated plugged no-screen	
					Interior Air Conditioner Components	
					Installed AC: [] Yes [] No ----> Why not? (3.2)	
					Refrigeration lines - unsupported bent/kinked abraded	
					Line Insulation condition - missing deteriorated	
					Condensate Drain: Floor Pump Other	
					Type: Combo HVAC Elect Split Combo Heat Pump	
					Distribution: Same as Heat Separate Attic Ducts	
					Attic (7.0)	
					Entered Yes From-access No/not-inspected - Why:	
					Access Location - closet hallway garage other multiple	
					Insulation - missing inadequate uneven	
					Sheathing - not-visible stained moisture	
					Rafters - bowed cracked moisture twisted cut	
					Leaks or Condensation - none-observed stains	
					Electrical wiring: splices open-boxes none-obs	
					Maintainable Equip - none-obs Operable Light: Yes No	
					Bathroom Vent terminations - loose apart none-observed	
					Other:	

Comment:



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Good	Fair	Repair	N/A	Comment	Area	Comment
					Kitchen (6.0)	
					Walls/Ceiling - peeling/flaking cracks(large) stains damaged	
					Floor - uneven unfinished damaged	
					Cabinets - loose damaged doors-loose doors-missing	
					Counter Tops - broken loose scratched cracked missing	
					Sink/Faucet - loose cracked leaks missing/broken-parts Hot/Cold: ok Reversed	
					Plumbing - leaks leeching s-trap loose deterioration/rust	
					Elect. Outlets - too-few no-gnd missing-plates burnt multiplier GFCI: yes no	
					Ventilation: fan hood window none	
					Doors/Windows - inoperable mold/mildew decay broken-seal	
					Appliances: (limited inspection) n/a not-inspected not-included not-guaranteed	
					Stove/oven - elect gas missing-burners damaged not-insp	
					Refrigerator - bad-seals loose-handles not-insp	
					Dishwasher/Disposal - bad/missing-seals not-insp	
					Microwave (built-in) - inoperable missing-seal not-insp	
					Smoke alarm: none-observed inoperable broken/missing	
					Living Room/Formal Dining (6.6)	
					Walls/Ceiling - peeling/flaking cracks(large) stains damaged	
					Floor - uneven unfinished damaged	
					Doors/Windows - inoperable mold/mildew decay broken-seal	
					Elect. Outlets - too-few no-gnd missing-plates burnt multiplier GFCI: yes no	
					Smoke alarm: none-observed inoperable broken/missing in-hallway-only	
					Other:	
					Family Room (6.10)	
					Walls/Ceiling - peeling/flaking cracks(large) stains damaged	
					Floor - uneven unfinished damaged	
					Doors/Windows - inoperable mold/mildew decay broken-seal	
					Elect. Outlets - too-few no-gnd missing-plates burnt multipliers GFCI: yes no	
					Bedroom (master)	
					Walls/Ceiling/Floor - peeling/flaking cracks(large) stains damaged	
					Doors/Windows - inoperable mold/mildew decay broken-seal	
					Cabinets/Counter Top - loose damaged doors-loose doors-missing broken	
					Sink/Faucet - loose cracked leaks missing/broken-parts Hot/Cold: ok Reversed	
					Shower/Tub - needs-caulking leaks cracks bad-valve Hot/Cold: ok Reversed	
					Plumbing - leaks leeching s-trap loose deterioration/rust	
					Elect. Outlets - no-ground missing-plates burnt multipliers GFCI: yes no	
					Ventilation: fan window none	
					Bathroom (others)	
					Walls/Ceiling/Floor - peeling/flaking cracks(large) stains damaged	
					Doors/Windows - inoperable mold/mildew decay broken-seal	
					Cabinets/Counter Top - loose damaged doors-loose doors-missing broken	
					Sink/Faucet - loose cracked leaks missing/broken-parts Hot/Cold: ok Reversed	
					Shower/Tub - needs-caulking leaks cracks bad-valve Hot/Cold: ok Reversed	
					Plumbing - leaks leeching s-trap loose deterioration/rust	
					Elect. Outlets - no-ground missing-plates burnt multipliers GFCI: yes no	
					Ventilation: fan window none	

Comments:

Legend of Current Condition



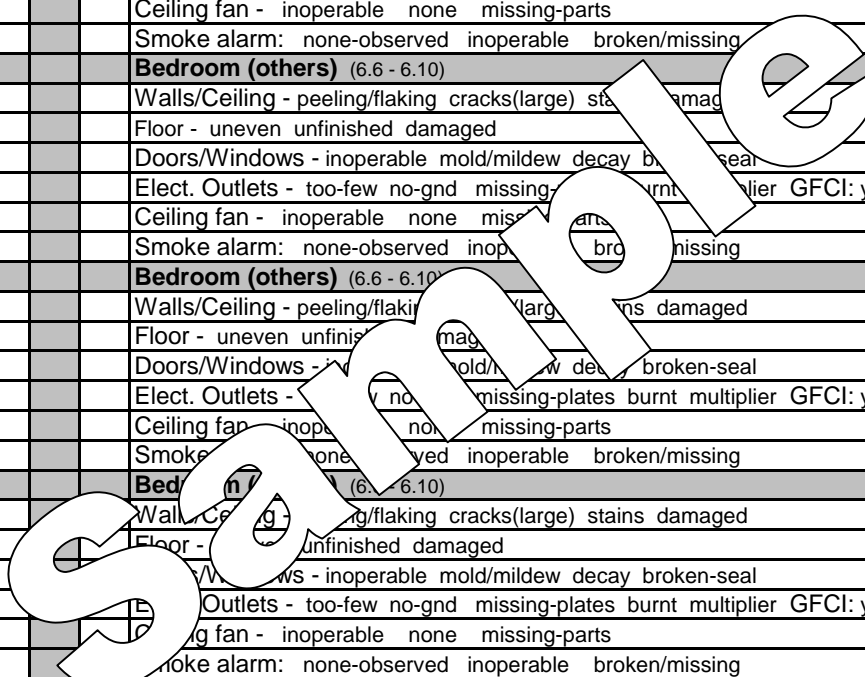
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Home Inspection Report

Good	Fair	Repair	N/A	Comment
				Area
				Comment
				Bedroom (master) (6.6 - 6.10)
				Walls/Ceiling - peeling/flaking cracks(large) stains damaged
				Floor - uneven unfinished damaged
				Doors/Windows - inoperable mold/mildew decay broken-seal
				Elect. Outlets - too-few no-gnd missing-plates burnt multiplier GFCI: yes no
				Ceiling fan - inoperable none missing-parts
				Smoke alarm: none-observed inoperable broken/missing
				Bedroom (others) (6.6 - 6.10)
				Walls/Ceiling - peeling/flaking cracks(large) stains damaged
				Floor - uneven unfinished damaged
				Doors/Windows - inoperable mold/mildew decay broken-seal
				Elect. Outlets - too-few no-gnd missing-plates burnt multiplier GFCI: yes no
				Ceiling fan - inoperable none missing-parts
				Smoke alarm: none-observed inoperable broken/missing
				Bedroom (others) (6.6 - 6.10)
				Walls/Ceiling - peeling/flaking cracks(large) stains damaged
				Floor - uneven unfinished damaged
				Doors/Windows - inoperable mold/mildew decay broken-seal
				Elect. Outlets - too-few no-gnd missing-plates burnt multiplier GFCI: yes no
				Ceiling fan - inoperable none missing-parts
				Smoke alarm: none-observed inoperable broken/missing
				Bedroom (others) (6.6 - 6.10)
				Walls/Ceiling - peeling/flaking cracks(large) stains damaged
				Floor - uneven unfinished damaged
				Doors/Windows - inoperable mold/mildew decay broken-seal
				Elect. Outlets - too-few no-gnd missing-plates burnt multiplier GFCI: yes no
				Ceiling fan - inoperable none missing-parts
				Smoke alarm: none-observed inoperable broken/missing
				Laundry:
				Washer - Proper hookups/shutoff: yes no corroded Drain Trap: yes no
				Dryer hookup: Electric Nat Gas LP Gas Both Gas/Elect
				Dryer Venting (6.4) - non-vented loose crushed long-run wrong-type neg-slope
				Stoves/Fireplaces: (8.0) [] Gas [] Wood [] Electric
				Screens/Glass/Doors - missing cracked/broken
				Damper - missing non-functional sealable-cap
				Piping - non-vented loose crushed long-run wrong-type neg-slope
				Clearance from combustibles: too-close no-hearth

Comments:



Preliminary
Summary Report



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Inspection Summary Report

Name: _____ Date: _____

Property Address: _____

MLS# - _____

Brief Summary –

Major Concerns: (expensive, dangerous or could cause future property damage)

Minor Concerns: (Should be addressed soon, ignoring may cause future problems)

Minor repair needed: (add to the "honey-do" list)

Sample