



INSPECTION REPORT
8042 Oak Grove Road
Bloomington, MN

INSPECTED BY
Home Inspector Bloomington
Home Inspector Bloomington LLC
Home Inspector Bloomington LLC

INSPECTION DATE

4/29/2026

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GENERAL INFO

Property Address
8042 Oak Grove Road
Bloomington, MN

Date of Inspection
4/29/2026

Report ID
8042 Oak Grove Road

Customer(s)
Sample Client

Time of Inspection

Real Estate Agent

INSPECTION DETAILS

Type of building::
Single Family

Attending the Inspection::
Buyer

Approximate Age:
1958

Occupancy::
Unoccupied- long term

Dog present::
No Dog Present, No Cat Present

Weather during the Inspection::
Clear

Snow / Rain precipitation in last 3 days::
Yes, Rain

Ground/Soil surface condition:
Damp

Temperature during inspection::
Below 65 (F) = 18 (C)

Water Quality Test::
No - We do not perform water testing

Radon Test:
No - At this time we do not perform radon testing

Mold Test:
No

Thermostat Setting on Arrival:
ON - Heat

Thermostat Temperature on Arrival:
68

Thermostat Location:
1+ Thermostat Locations

Furnace/Boiler Setting on Departure:
Returned to default settings, YES

Sewer Scope:
No - Recommend Sewer Scope to determine its condition

Chemical / Meth Residue Testing:
No - Our Company Does Not Provide This Service

COMMENT KEY & DEFINITIONS

Inspection Agreement Summary: Home Inspector Bloomington LLC and Client

This document constitutes a legally binding contract and details the terms of the home inspection carried out by Home Inspector Bloomington LLC. Clients are advised to review this agreement carefully.

Description of inspection finding:

- - **IN (Inspected):** Area/component thoroughly examined with no issues found.
- - **NI (Not Inspected):** Area/component not assessed for various reasons.
- - **NP (Not Present):** Area/component doesn't exist on the property.
- - **MEP (Moisture Evidence Present):** Visible signs of moisture or water-related problems observed.

Inspection Details:

- Scope: A non-invasive, visual review of accessible areas to identify defects in specified systems and components, modifiable upon client-inspector agreement.
- Limitations: The inspection is not exhaustive, excluding hidden, concealed, or inaccessible defects. Personal belongings and furniture are not moved during the inspection.
- Equipment Testing: Involves testing responses to normal controls without disassembly, except for easily removable service panels.
- Observation-Based: Findings are specific to the inspection date and do not predict future conditions. Not all defects might be identified.
- Material Defects: Identified issues significantly affecting property value or posing unreasonable risks.

Report Content:

- Written documentation of observed material defects within defined systems and components, potentially including additional comments and recommendations.
- Exclusions and Limitations:
- Non-Compliance and Hidden Defects: Areas not inspected for safety code compliance might contain hidden defects.
- Not an FHA Inspection: The inspection does not include observations on FHA standards, which are subject to change.
- Environmental and Specialized Inspections: Excludes tests for radon gas, lead paint, asbestos, mold, and other harmful substances. Private systems and pest inspections are not part of this inspection.
- Liability: Limited solely to the paid inspection fee. Excludes liability for repair costs, property damage, or injury. The report is intended only for the client and is not a guarantee, warranty, or insurance policy.

Additional Notes:

- Areas blocked by seller's belongings were not inspected. Further inspection recommended after clearance. Re-inspection available for an additional fee.
- Highlights safety issues but does not inspect for code compliance. Observations on mixed materials and incomplete areas are included. Manufacturer recalls are not part of the inspection.

Client Acknowledgment:

- The inspection fee is based on the time invested in conducting the inspection and preparing the report, independent of repair costs, and is due regardless of the property purchase decision. No responsibility is assumed for costs related to identified or future defects. The report is not a guarantee, warranty, or insurance policy and should not be relied upon as such.
- The inspector disclaims knowledge of any items not explicitly mentioned in this report. This means that the inspection and the subsequent report are limited to the conditions and observations documented within the report itself. Any aspects or items outside of those detailed in the report were not evaluated or considered by the inspector.
- The services of relevant professionals, such as electricians, pest control specialists, plumbers, and handymen, maybe be key in addressing the issues noted and ensuring the home's safety, comfort, and longevity. It is wise to consider these potential costs when planning for home maintenance and updates.
- **The house was built before 1978, it's important to be aware of the potential presence of lead-based paint and asbestos-containing materials, common in homes of this era. These substances can**

pose health risks if disturbed. It's recommended to have these materials professionally assessed and, if necessary, safely removed or managed according to current health and safety guidelines. This disclaimer serves as a reminder to proceed with caution when renovating or altering the home and to consult with specialists for inspections and remediation to ensure a safe living environment.

- The home had not been occupied for an extended time period. Deficiencies that may be apparent when homes are used in a normal manner may not be apparent in homes that have not been used recently. The opposite is also true. Deficiencies may exist as a result of non-use that will disappear once the home has begun to be used in a normal manner. You should take this information into consideration when reading this report.

✓ RESULTS AT A GLANCE

103

✓ ITEMS INSPECTED
Total number in report.

22

📄 SUMMARY COMMENTS
Total number in report.

63

📷 PHOTOS
Total number in report.

🏠 1. ROOF

🔧 STYLES & MATERIALS: ROOF

Roof Covering:

Asphalt Shingle

Drainage System:

Partial gutters and downspouts installed

Viewed Roof From:

Walked the roof

Roof Covering Age:

Unknown - Further investigation/evaluation needed
Recommend confirming age of roof or obtaining paperwork

👁️ ITEMS: ROOF

1.1 ROOF COVERING

📄 INSPECTED

(1) Due to the wide variety of asphalt shingle types and hidden installation components prevents confirmation of proper installation during a visual inspection. Observations are limited to visible conditions and common installation practices. For detailed evaluation or remaining lifespan, consultation with a

qualified roofing contractor is recommended.

- At the time of the inspection, asphalt composition shingles covering the roof general deterioration commensurate with the age of the roof.

(2) A localized area with circular discoloration was observed at the time of inspection, however no major damage was noted. Determining storm damage goes beyond the scope; further evaluation is recommended by a qualified person or contractor as needed.



1.1 Item 1 (Picture)

(3) An exposed localized nail head was observed at the time of inspection. Sealant replacement is recommended by a qualified person as needed. Monitor annually.



1.1 Item 2 (Picture)

(4) An exposed nail head near the chimney vent was observed at the time of inspection. Recommend sealant by a qualified roofing contractor or person as needed..



1.1 Item 3 (Picture)

(5) A lifted or exposed shingle was observed at the time of inspection, likely due to loss of bonding/seal adhesion.

- maintenance or sealant as needed to reduce moisture entry long term.



1.1 Item 4 (Picture)



1.1 Item 5 (Picture)

(6) General granule loss consistent with age-related wear was observed at the time of inspection. The remaining service life cannot be precisely determined; however, the roof appears to be approximately at or beyond mid-life. Recommend continued monitoring.

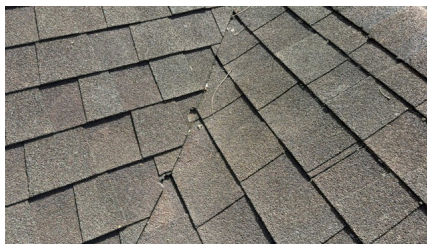


1.1 Item 6 (Picture)



1.1 Item 7 (Picture)

(7) Localized rip/tear was observed at the valley at the time of inspection, with no significant underlying exposure noted. Recommend maintenance as needed long term.



1.1 Item 8 (Picture)

1.2 ROOF STRUCTURE EXTERIOR

INSPECTED

1.3 ROOF FLASHING

NOT PRESENT

No roof flashing was observed in areas, which can be common in homes of this age or construction type. Recommend evaluation by a qualified roofing contractor to determine if installation or upgrades are warranted to improve weather protection.



1.3 Item 1 (Picture)

1.4 ROOF DRAINAGE SYSTEM

☑ INSPECTED

Recommend monitoring gutters during heavy rainfall and correcting as needed by a qualified person or professional.

- Not able to determine if leaks exist due to the absence of heavy rainfall at the time of inspection. The gutter was observed to require monitoring for drips and spills; recommend repair as needed. A partial drainage system was present and may require completion or further evaluation by a qualified contractor. Bubbling paint was also observed on the gutters and is considered cosmetic; recommend repair or refinishing as needed.



1.4 Item 1 (Picture)

1.5 EXHAUST & COMBUSTION VENTS

☑ INSPECTED

1.6 CHIMNEY

☑ INSPECTED

(1) Inspector was not able to fully inspect the chimney and evaluations were completed from the ground level. Further evaluation of chimney and its supporting components should be completed at first opportunity. Inspector disclaims knowledge of the condition of the chimney.

- Proper maintenance can significantly increase life span.

(2) Wood rot deterioration was observed at the chimney area at the time of inspection. Recommend repair and/or further evaluation by a qualified professional to determine the extent of damage and appropriate corrective measures.



1.6 Item 1 (Picture)

(3) Peeling paint was observed on the abandoned chimney at the time of inspection. An area reliant on sealant was also observed; recommend replacement as needed by a qualified roofing contractor.

- Maintenance.
- The chimney was abandoned or covered.



1.6 Item 2 (Picture)

The roof inspection during a General Home Inspection is not as comprehensive as one by a qualified roofing contractor. Due to the variety of roof-covering materials and their specific installation requirements, this inspection does not confirm proper installation. Home Inspectors identify common deficiencies and conditions needing specialist evaluation. The inspection typically includes visual evaluation of the roof structure, covering materials, flashing, and roof penetrations like chimneys, mounting hardware, attic ventilation, ducts, and vents. It does not include leak-testing or certify the roof against future leakage. Additional limitations will be noted as necessary.

🏠 2. EXTERIOR

✂ STYLES & MATERIALS: EXTERIOR

Wall Covering:

Wood

Window Material::
Vinyl
Wood
Walkway Materials:

Concrete

Driveway Material:

Concrete

Appurtenance:

Attached Garage

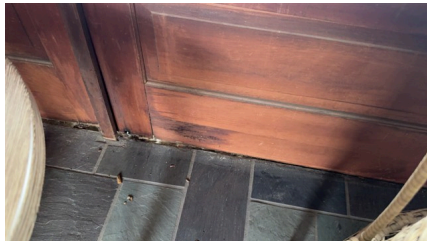
👁 ITEMS: EXTERIOR

2.2 EXTERIOR SIDING / WALL COVERING

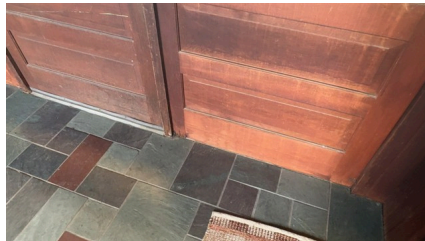
📁 INSPECTED

(1) A localized wood, rot, or visible light gap was observed at the breezeway between the house and the garage at the time of inspection. This condition, which appears to have commenced through age, is recommended for repair by a qualified pest control professional.

- Item 3 (Picture) A lack of flashing between wooden components was observed at the time of inspection. The area should be monitored for changes and moisture, and corrected as needed.



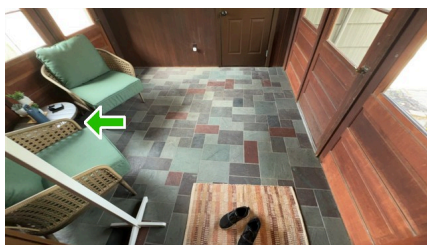
2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)

(2) Cracked or split siding was observed at the time of inspection. Recommend repair or replacement by a qualified person as needed. Evaluation of manufacturer installation methods is beyond the scope of this inspection.

- Item 6 (Picture) Seams were observed to be larger than others, and fasteners were under driven or

over driven in areas at the time of inspection. Recommend maintenance and further evaluation by a qualified person as needed.

- Item 7 (Picture) An exposed fastener or nail head was observed at the time of inspection. Recommend repair by a qualified person as needed.



2.2 Item 5 (Picture)



2.2 Item 6 (Picture)

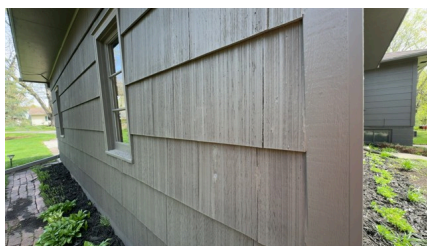


2.2 Item 7 (Picture)



2.2 Item 8 (Picture)

(3) Siding was observed to be in need of general maintenance at the time of inspection, consistent with normal wear and tear. Recommend routine maintenance by a qualified person as needed to help extend the service life of the siding.



2.2 Item 9 (Picture)

(4) An exposed area was observed at the rear of the home under the chimney area at the time of inspection. Further evaluation and repair is recommended by a qualified roofing contractor to prevent potential moisture intrusion.



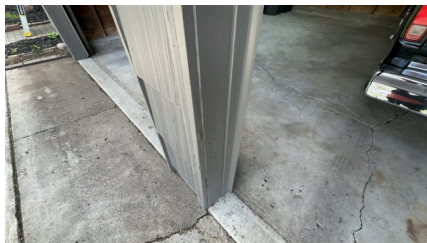
2.2 Item 10 (Picture)

2.5 EXTERIOR TRIM, SOFFITS, AND FASCIA

INSPECTED

(1) Windows, door openings, and exterior trim should be re-sealed with high-quality sealant every 3-5 years to prevent moisture intrusion. Cracked or damaged sealant was observed in areas and requires maintenance by a qualified person as needed.

(2) A small amount of peeling paint was observed on the exterior garage door trim at the time of inspection. Recommend repair and repainting by a qualified person as needed.



2.5 Item 1 (Picture)
garage door trim

(3) Peeling paint was observed in some visible soffit areas at the time of inspection. Monitor adjacent gutters for potential dripping or overflow, and recommend repair or maintenance by a qualified person as needed.

- 3 or more areas peeling paint.
- Comments on visual areas only. hidden damages may exist.



2.5 Item 2 (Picture)

(4) Wood rot was observed that may provide potential entry points for rodents. Recommend repair and/or further evaluation by a qualified pest control professional.



2.5 Item 3 (Picture)

(5) Exposed fasteners and an exposed area were observed on trim near the roof, which may allow for moisture entry. Recommend repair by a qualified person as needed.

- materials end of life span.



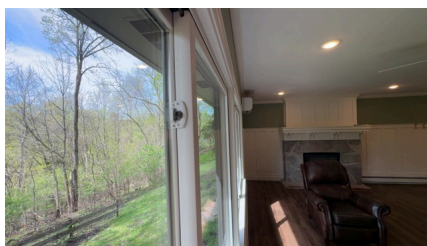
2.5 Item 4 (Picture)

2.7 WINDOWS

☑ INSPECTED

(1) Missing hardware was observed in a localized area of the window at the time of inspection. Recommend installation or repair by a qualified person as needed.

- A lack of screens was observed at the time of inspection. Recommend installation or replacement by a qualified person as needed.



2.7 Item 1 (Picture)

(2) Item 2 (Picture) A small amount of localized, peeling paint was observed on the window trim at the time of inspection. Recommend replacement by a qualified person as needed.

- Item 3 (Picture) Peeling paint was observed on the basement windows at the time of inspection. General maintenance is recommended by a qualified person as needed.



2.7 Item 2 (Picture)



2.7 Item 3 (Picture)

(3) The bathroom window was inspected based on visual areas only, as stained glass was not removed to open the window. No visible concerns or damages were observed at the time of inspection.

(4) Wear and tear, localized dry stains, and peeling paint were observed on the garage windows at the time of inspection. Recommend maintenance by a qualified person as needed.

- Common in homes of this age.



2.7 Item 4 (Picture)
both garage windows

(5) Cracked sealant at the window and peeling paint were observed at the time of inspection. Recommend general maintenance or repair by a qualified person.



2.7 Item 5 (Picture)

2.8 DRIVEWAY

☑ INSPECTED

Satisfactory.

2.9 WALKWAYS

☑ INSPECTED

(1) Cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding 1/4 inch should be patched with an appropriate sealant by a qualified person to avoid continued damage to the walkway surface from freezing moisture.

(2) Water was observed draining towards the home at the time of inspection. Monitoring for water is recommended.



2.9 Item 1 (Picture)

2.10 GENERAL GROUNDS

☑ INSPECTED

(1) No erosion was observed on the front, rear, or river-side areas of the home at the time of inspection. Recommend continued long-term monitoring for any changes.



2.10 Item 1 (Picture)

(2) A large overhanging tree was observed at the time of inspection. Recommend trimming, maintenance, or further evaluation by a qualified professional as needed.



2.10 Item 2 (Picture)

2.11 DOOR EXTERIORS

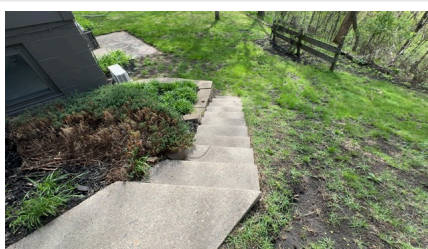
☑ INSPECTED

Weather stripping and door sweeps help reduce air leaks around doors and windows. Replacing worn materials can improve energy efficiency and reduce the chance of air or moisture entering the home.

2.17 EXTERIOR STAIRS

☑ INSPECTED

A lack of a handrail for the exterior stairs was observed at the time of inspection. Recommend installation by a qualified person for safety.



2.17 Item 1 (Picture)

🏠 3. INTERIOR

✂ STYLES & MATERIALS: INTERIOR

Interior Doors::

Wood

Windows Free of Peeling Paint:

No - Replacement of paint needed in area(s)

Windows Free of Moisture/Deterioration:

General wear and tear
Missing hardware in area(s)

Window Glazing::

Single-pane
Double-pane

👁 ITEMS: INTERIOR

3.0 SMOKE & CARBON DETECTORS

☑ INSPECTED

Be sure to check smoke alarms for proper function after moving in. You should check the detector indicator lights occasionally to be sure that each detector has power.

- Inspector recommends a minimum of one (1) working smoke alarm located on each level of a dwelling as well as located in the vicinity of each sleeping room.

3.1 FLOORS

☑ INSPECTED

Floors at the interior of the home exhibited general weathering commensurate with its age.

3.2 WALLS / CEILINGS

☑ INSPECTED

Fresh coat of paint on the interior walls may hide stains, comments on visual areas only.

3.4 DOORS

☑ INSPECTED

The interior basement door would not close properly at the time of inspection. This condition may indicate alignment or fastener not properly installed. General maintenance.

3.5 INTERIOR TRIM

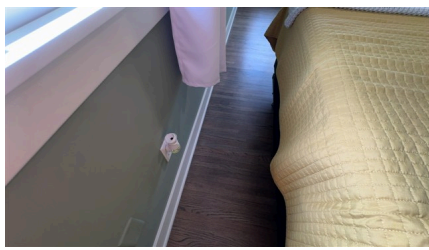
☑ INSPECTED

Trim at the interior of the home exhibited general weathering commensurate with its age.

3.6 ODORS

☑ NOT INSPECTED

Deodorizers were observed in use at the time of inspection. Recommend further evaluation by a qualified person as needed.

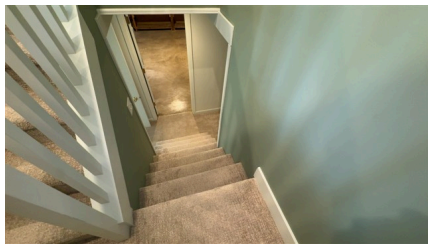


3.6 Item 1 (Picture)

3.10 STAIRS

☑ INSPECTED

A lack of a hand drill leading to the basement was observed at the time of inspection, and installation is recommended by a qualified person for safety.



3.10 Item 1 (Picture)

🏠 4. GARAGE

✂ STYLES & MATERIALS: GARAGE

Garage Door Type:

Two Automatic

👁 ITEMS: GARAGE

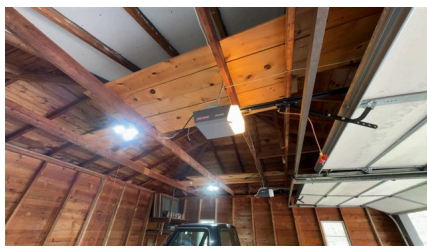
4.0 AUTOMATIC GARAGE DOOR

📋 INSPECTED, MOISTURE EVIDENCE PRESENT

(1) Garage doors were not tested with specialized equipment and compliance with manufacturer specifications cannot be confirmed. Further evaluation by a qualified garage door contractor is recommended if verification is desired.

(2) A lack of a dedicated electrical receptacle for garage door openers over the overhead automatic was observed at the time of inspection. Consider installation or further evaluation by a licensed electrician.

- This would not meet modern standards.



4.0 Item 1 (Picture)

(3) Staining was observed on the garage door at the time of inspection. The source should be monitored and corrected as needed if changes occur. Partial insulation was also observed in the area.

- Dry at time.



4.0 Item 2 (Picture)

4.2 STRUCTURAL

☑ INSPECTED

An exposed gap with missing mortar was observed at the time of inspection on the exterior garage wall in a localized area, which was sealed to reduce moisture. The source should be monitored for changes and corrected as needed. Common Maintenance as needed.



4.2 Item 1 (Picture)

4.3 WALLS / CEILING / FLOORS

☑ MOISTURE EVIDENCE PRESENT

Localized stains were observed on the garage wall and ceiling, which were dry at the time of inspection, common in homes of this age. The source should be monitored for changes and corrected as needed. Recommend repair as needed.

- Area dry at time.



4.3 Item 1 (Picture)

4.6 FLOORS

☑ INSPECTED

(1) Settlement cracks and localized displacement were observed at the garage floor at the time of inspection; however, visibility was limited due to personal items. These areas should be monitored for changes, and repair is recommended as needed.



4.6 Item 1 (Picture)

(2) A potential trip hazard was observed at the garage, with more than 1 inch between the garage and driveway, at the time of inspection. Recommend repair by a qualified person for safety, and monitor for water that drains toward the home.



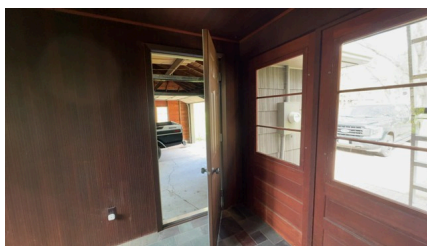
4.6 Item 2 (Picture)

4.7 FIRE SEPARATION

☑ NOT INSPECTED

Determining if the firewall meets local jurisdiction or code requirements was not possible at the time of inspection. A fire, safety, or code inspection for the firewall is recommended by a qualified person or contractor as needed.

- Lack of self-closing hinges was observed at the time of inspection. Installation is recommended by a qualified person as needed.



4.7 Item 1 (Picture)

Garage doors should have the following warning labels:

- *A spring warning label attached to the spring assembly*
- *A general warning label attached to the back of the door panel*
- *A warning label near the wall control button*

Two warning labels attached to the door in the vicinity of the bottom of the bottom corner brackets. Some newer doors have tamper-resistance bottom corner brackets do not require these warnings.

🏠 5. STRUCTURAL

✂ STYLES & MATERIALS: STRUCTURAL

**Foundation Method/
Materials::**

Concrete Masonry Unit (CMU)
foundation walls

Floor Structure:
Concrete

Foundation Configuration::
Finished basement

Columns or Piers:
Supporting Walls

Ceiling Structure:
Wood

Egress Windows:
Walk Out Basement

👁 ITEMS: STRUCTURAL

5.0 EXTERIOR WALL CONSTRUCTION

☑ INSPECTED

Missing mortar with an exposed gap was observed at the time of inspection, with no major displacement or settlement. Recommend sealing to reduce moisture entry by a qualified person as needed.

- General maintenance.



5.0 Item 1 (Picture)
rear of home

5.1 FLOOR STRUCTURE

☑ INSPECTED

Comments on visual areas only.

5.2 FOUNDATION

☑ INSPECTED

The basement foundation wall was partially concealed by finished materials, limiting full visibility during inspection. The foundation appears to have been reinforced in the past with vertical steel beams, and a slight bow was observed in the visible areas. This assessment is based only on exposed sections; determining past or future structural movement is beyond the scope of this inspection.

- No major failure observed at time.
-

5.4 BASEMENT

☑ INSPECTED

Comments are based on visual areas in the basement only, as portions of the were concealed by finished materials. A new coat of paint had been applied, which may limit the ability to fully evaluate underlying conditions.

Much of the home structure is hidden behind coverings or buried underground. Since the general home inspection is visual and non-invasive, this report may not identify all structural deficiencies. The inspector uses logical assumptions based on experience and common building practices. If unseen structural problems are suspected or beyond the inspector's expertise, a specialist may be recommended, which could involve invasive measures requiring homeowner permission.

The general home inspection is non-intrusive and visual only. Inspection of the basement concrete floor slab, walls, and floor structure is limited by floor coverings and finished walls. Comments are limited to visible portions of the foundation. Non-permitted work may contain hidden defects. Ask the seller for documentation of necessary permits and inspections for plumbing. Locating hidden defects goes beyond the scope of a home inspection.

6. PLUMBING

STYLES & MATERIALS: PLUMBING

Water Supply Source::

Public Water Supply

Water Distribution Pipes::

Copper
 Mostly Not Visible
 Cross-linked Polyethylene (PEX)

Sewage System Type::

Public

Drain Waste and Vent Pipe
Materials::

Mostly Not Visible
 Not inspected

Water Heater Fuel Type:

Gas

Water Heater Tank Capacity:

Tankless

Type of Gas::

Natural Gas

**Water Treatment Systems/
 Filters::**

None

**Gas Shut off Valve Located &
 Has Label:**

Recommend a qualified person
 properly tag/label

**Water Shut off Valve Located
 & Has Label:**

Recommend a qualified person
 properly tag/label

ITEMS: PLUMBING

6.1 SOURCE OF WATER

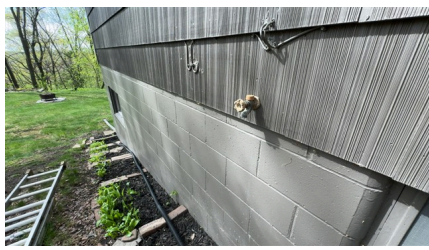
 INSPECTED

6.2 WATER SUPPLY, DISTRIBUTION

 INSPECTED, NOT INSPECTED

(1) Inspection of underground or buried components goes beyond the scope of this inspection. Further evaluation by a specialist may be necessary if concerns arise.

(2) The water spigot was observed to be off or not respond responding at the time of inspection. Further evaluation and repair are recommended by a licensed plumber.



6.2 Item 1 (Picture)

(3) Basement sink was not in working order and did not respond during inspection; therefore, it was not tested. This item is excluded from inspection and no determination can be made regarding its condition or functionality.

6.3 WATER HEATER

☑ INSPECTED

Limited view of the serial number was available at the time of inspection, restricting full identification of the unit.

- Consider home warranty for peace of mind <https://bit.ly/4bhcjBK>
- Comments on visual areas only.

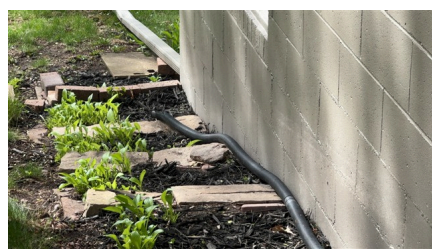
6.4 PUMPS AND PITS

☑ INSPECTED

(1) The home had a sump pump installed in a pit in the basement floor. Sump pumps are installed to prevent rising groundwater from entering the home. Sump pumps should be tested on an annual basis to ensure that they are in working order. Pumps have a filter that should be cleaned during routine maintenance. The inspector recommends that the sump pump be serviced annually to ensure that it is operable when it is needed.

(2) The sump pump discharge was observed to drain less than 6 feet from the home at the time of inspection. Recommend extending the discharge to drain 6 feet or more from the home by a qualified person as needed.

- Consider a battery backup.
- Limited view, we do not remove sealed covers.



6.4 Item 1 (Picture)

6.5 TREATMENT SYSTEMS

NOT PRESENT

None.

6.16 RADON MITIGATION SYSTEM

INSPECTED

The home is located in an area known to produce radon and no mitigation system was observed. Radon is an odorless radioactive gas and levels can vary greatly by location.

- Test in progress at time of inspection.

A plumbing permit is generally required for replacing water heaters and underground piping, alter piping inside a wall or ceiling, or beneath a floor, and for plumbing in all new installations. Emergency repair, alteration, or replacement of freeze-damaged or leaking concealed piping, if new piping exceeds 5 feet.

🏠 7. ELECTRICAL

✂ STYLES & MATERIALS: ELECTRICAL

Ground Fault Circuit Interruptor (GFCI) Protection::

Partial

Electrical System Certified within 10 Years or Less:

Yes - Appears to have been inspected in the last 10 years,

Wiring Methods::

Romex

Possible: Aged electrical components behind finished walls & attic space

Service Disconnect Type::

Circuit Breakers

👁 ITEMS: ELECTRICAL

7.0 GENERAL ELECTRICAL SYSTEM CONDITION

☑ INSPECTED

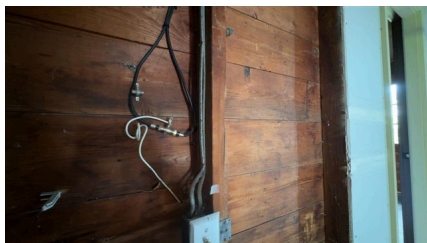
Three certification tags were observed at the electrical panel. The system appears satisfactory for the age of the home, with Siemens breakers observed and labeling appearing legible. Recommend periodic evaluation by a qualified electrician to ensure continued safety and compliance with current standards.

7.1 VISIBLE BRANCH WIRING

☑ INSPECTED

(1) Branch circuit wiring distributes electricity to switches, receptacles, and appliances. Most wiring is concealed behind walls, floors, and ceilings and cannot be fully evaluated. Inspection is limited to the response of switches and a representative number of receptacles.

(2) Aged electrical components were observed at the time of inspection, which is common in homes of this age. This information is provided for your awareness.



7.1 Item 1 (Picture)

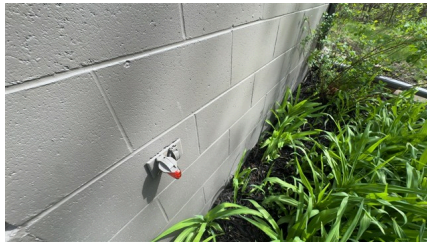
7.3 CONVENTIONAL ELECTRICAL RECEPTACLES

☑ INSPECTED

For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces,

garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.

- Item 1 (Picture) A lack of GFCI protection was observed for the exterior outlet at the time of inspection. The loose outlet may allow for moisture entry; recommend repair by a licensed electrician.



7.3 Item 1 (Picture)

7.4 LIGHTING

☑ INSPECTED

7.5 SWITCHES

☑ INSPECTED

Some switches may control fixtures that respond only under specific conditions, such as darkness or motion, or may control nearby outlets. Because outlets may be inaccessible and testing every outlet exceeds the Standards of Practice, the functionality of all switches may not be confirmed during the inspection.

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Non-permitted electrical may contain hidden defects. You should ask the seller for documentation showing that plumbing was installed with the necessary permits and inspections. Locating hidden defects goes beyond the scope of a home inspection.

🏠 8. HEATING & AIR CONDITIONING

✂ STYLES & MATERIALS: HEATING & AIR CONDITIONING

Energy Source::

Natural Gas

Heating System Type::

Gas-fired

Types of Fireplaces:

Vented Gas Logs

Cooling System Type::

Wall Unit(s) / Minisplit

Cooling Equipment Energy
Source::

Electricity

👁 ITEMS: HEATING & AIR CONDITIONING

8.1 HEATING SYSTEM

☑ INSPECTED

The Inspector specifically disclaims boiler internal components, as proper evaluation requires invasive, technically exhaustive measures that exceed the scope of a General Home Inspection. The Inspector recommends certification and maintenance by a qualified HVAC contractor to ensure the boiler remains in proper working order. Determining full service life is beyond the scope of this inspection. You may wish to consider a home warranty or service plan for ongoing protection. All gas-fired appliances should receive annual maintenance.

- Consider home warranty for peace of mind <https://bit.ly/4bhcjBK>

8.2 FUEL, PIPING AND SUPPORT

☑ INSPECTED

8.3 THERMOSTAT

☑ INSPECTED

8.5 FIREPLACE

📄 INSPECTED, NOT INSPECTED

(1) The gas fireplace requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

- Recommend service by a qualified contractor on a regular maintenance basis and before your first use. Find a CSIA-certified inspector near you at <http://www.csia.org/search>
- A gas fireplace was observed based on visual areas only at the time of inspection. Annual maintenance for all gas appliances is recommended by a licensed HVAC contractor. Tested in working order at time.



8.5 Item 1 (Picture)

(2) Basement fireplace could not be operated as the switch/remote was not located at the time of inspection; therefore, it was not tested.

8.6 MINI SPLIT

☑ INSPECTED

(1) The air conditioning unit was tested under normal operation; however, a thorough evaluation requires intrusive testing by a qualified HVAC technician.

- The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis.
- No central air conditioner
- Consider home warranty for peace of mind <https://bit.ly/4bhcjBK>



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)

(2) A mini split unit was observed to be up level at the time of inspection. Repair to slope is recommended by a licensed HVAC contractor, as this may decrease its lifespan.



8.6 Item 3 (Picture)

Heating system inspections during a general home inspection are not as comprehensive as those by a qualified HVAC contractor. Identifying issues like cracked heat exchangers requires a contractor's evaluation. The inspection is limited to identifying common requirements and deficiencies, with referrals to HVAC contractors if further evaluation is needed. No heating system warranty or guarantee is included. The inspection includes a basic evaluation based on visual examination and operation using normal controls, covering the heating appliance's response to heat calls, location, configuration, exterior condition, fuel supply, exhaust venting, heat distribution, condensation discharge, and temperature/pressure relief valve. Any signs of issues will be referred to a qualified HVAC contractor.

🏠 9. ATTIC

✂ STYLES & MATERIALS: ATTIC

Attic inspected from::

At Entry

Attic Insulation Material:

Blown-in

Roof structure ventilation device type::

Roof vents

Roof Structure Ventilation::

Attic ventilation appeared sufficient

Attic free of debris or personal belongings and was accessible:

Yes

Approximate attic thermal insulation depth::

Appears Adequate

👁 ITEMS: ATTIC

9.0 ATTIC ACCESS

☑ INSPECTED

The attic inspection was limited to evaluation from the access hatch. The Inspector disclaims responsibility for inspection of portions of the attic not readily accessible or viewable from the attic access hatch.

- Recommend monitoring the attic 1-2 times per year for any signs of moisture, ventilation issues, or changes in conditions.
- Dead insects were observed in the attic at the time of inspection; no live activity was noted. Recommend monitoring and further evaluation if conditions change.

9.1 ROOF FRAMING

☑ INSPECTED

9.2 ROOF SHEATHING

☑ INSPECTED

9.3 ROOF STRUCTURE VENTILATION

☑ INSPECTED

- (1) Attic ventilation performance throughout the year cannot be confirmed during a visual inspection. Ventilation effectiveness can vary by climate, home design, and weather conditions. Determining winter conditions such as ice damming goes beyond the scope of a home inspection.
- (2) Debris was observed in the soffit vents at the time of inspection. Cleaning is recommended by a qualified person as needed.



9.3 Item 1 (Picture)

9.8 ATTIC THERMAL ENVELOPE

☑ INSPECTED

Satisfactory at time.

Much of the attic structure is hidden behind coverings or insulation. Since the general home inspection is visual and non-invasive, this report may not identify all structural deficiencies in the attic. The inspector uses logical assumptions based on experience and common building practices. If unseen structural problems are suspected or beyond the inspector's expertise, a specialist may be recommended, which could involve invasive measures requiring homeowner permission.

The inspection of the attic is limited by insulation and finished surfaces. Comments are restricted to visible portions of the attic structure. Non-permitted work may contain hidden defects. Ask the seller for documentation of necessary permits and inspections for any attic work. Locating hidden defects goes beyond the scope of a home inspection.

10. BATHROOM(S)

DESCRIPTION

Useful link:

[Standards Of Practice](#)

STYLES & MATERIALS: BATHROOM(S)

Bath Vent(s):

Yes

ITEMS: BATHROOM(S)

10.0 BATHTUB/SHOWER

 INSPECTED

Painted shower tile was observed in the basement bathroom with settlement cracking and/or exposed gaps. Recommend repair and further evaluation by a qualified professional to address potential moisture intrusion concerns.

10.1 TOILET(S)

 INSPECTED

10.3 CABINETS & COUNTERTOPS

 INSPECTED

Cabinets/counter tops exhibited minor general wear commensurate with the age of the home.

10.5 VENTILATION

 INSPECTED

🏠 11. KITCHEN AND BUILT-IN APPLIANCES

🔧 STYLES & MATERIALS: KITCHEN AND BUILT-IN APPLIANCES

Dishwasher::

Present, not inspected

Refrigerator::

Inspected

Refrigerator Ice & Water:

OFF/Not responding – further evaluation needed

Oven/Cooktop:

Inspected

Oven/Cooktop Fuel Source:

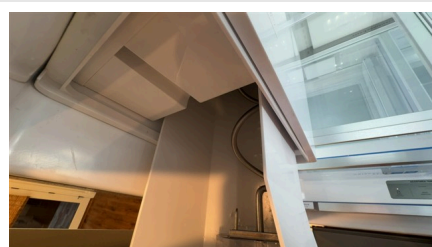
Electric

👁️ ITEMS: KITCHEN AND BUILT-IN APPLIANCES

11.0 REFRIGERATION

📁 INSPECTED

(1) Ice maker was off, water supply was shut off, or the unit was not responding/connected at the time of inspection and therefore was not tested.



11.0 Item 1 (Picture)

(2) Serial number



11.0 Item 2 (Picture)

11.3 DISHWASHER

👍 INSPECTED

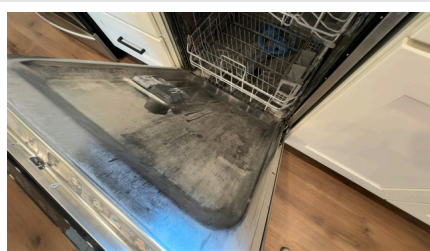
(1)

- Item 1(Picture) serial number

**11.3 Item 1 (Picture)**

(2) Discoloration was observed in the dishwasher, though it appeared clean at the time of inspection. Recommend monitoring and cleaning or servicing as needed.

- Consider home warranty for peace of mind <https://bit.ly/4bhcjBK>

**11.3 Item 2 (Picture)**

(3) In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

11.4 COOKTOP

☑ INSPECTED

(1) The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

(2)

- Item 1(Picture) serial number

**11.4 Item 1 (Picture)**

11.5 CABINETS AND COUNTERTOPS

☑ INSPECTED

11.6 BUILT-IN MICROWAVE / STOVE

☑ INSPECTED

Could not locate serial number.

11.7 SINK

☑ INSPECTED

🏠 12. LAUNDRY ROOM

📄 DESCRIPTION

Useful link:

[Standards Of Practice](#)

🔧 STYLES & MATERIALS: LAUNDRY ROOM

Laundry Room Appliances::

Dryer
Clothes washer

Dryer Power::

Electric
Gas
Both available

Dryer Vent::

Not Visible – Not Inspected

Dryer 240-volt electrical receptacle::

Older 3-prong

Laundry Drain Pipe:

None – Drains into sink

👁️ ITEMS: LAUNDRY ROOM

12.0 WASHER AND DRYER

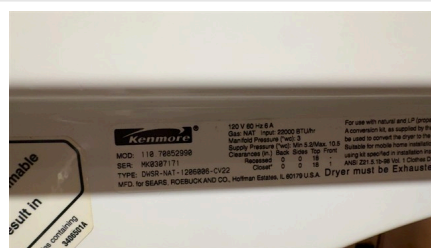
🕒 NOT INSPECTED

(1) The washer and dryer were installed at time of inspection. Full inspection of washer and dryer goes beyond the scope of a standard home inspection. You should ask your realtor about home warranties. Inspector disclaims knowledge of their condition(s).

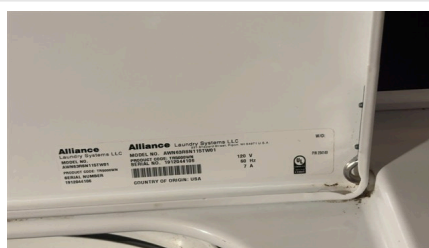
(2) Item 1 (Picture) – Serial number

Item 2 (Picture) – Serial number

- The remaining lifespan of the washer and dryer could not be determined at the time of inspection. A home warranty is recommended for consideration.
- Consider home warranty for peace of mind <https://bit.ly/4bhcjBK>



12.0 Item 1 (Picture)



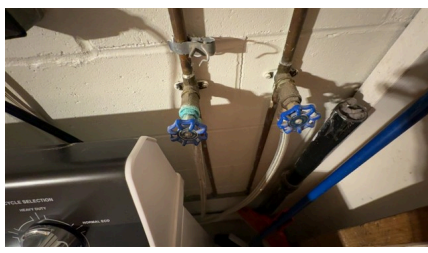
12.0 Item 2 (Picture)

12.2 RECEPTACLES, SWITCHES, CONNECTIONS

📄 INSPECTED

(1) A small amount of corrosion was observed at the washing machine, which appeared dry at the time of

inspection. Recommend repair or further evaluation by a licensed plumber.



12.2 Item 1 (Picture)

(2) A three-prong dryer outlet was observed, however, the dryer was gas-reliant at the time of inspection. The dryer was also reliant on an extension cord; recommend repair by a licensed electrician for safety.

(3) The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.

12.3 DRYER VENTING

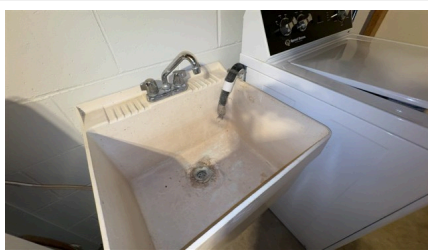
☑ NOT INSPECTED

A dryer vent connection was observed in the laundry room. The vent was visually inspected only, and internal lint accumulation could not be determined. Recommend cleaning at the time of purchase and annually thereafter by a qualified contractor to reduce fire risk.

12.4 SINK

☑ INSPECTED

The washing machine was observed draining into the sink at the time of inspection. This is a non-modern configuration; no upgrade is required as part of this inspection.



12.4 Item 1 (Picture)

GENERAL SUMMARY

Home Inspector Bloomington LLC

Customer

Sample Client

Address

8042 Oak Grove Road

Bloomington, MN

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOF

1.1 ROOF COVERING

INSPECTED

(4) An exposed nail head near the chimney vent was observed at the time of inspection. Recommend sealant by a qualified roofing contractor or person as needed..



1.1 Item 3 (Picture)

(5) A lifted or exposed shingle was observed at the time of inspection, likely due to loss of bonding/seal adhesion.

- maintenance or sealant as needed to reduce moisture entry long term.



1.1 Item 4 (Picture)



1.1 Item 5 (Picture)

1.3 ROOF FLASHING

NOT PRESENT

No roof flashing was observed in areas, which can be common in homes of this age or construction type. Recommend evaluation by a qualified roofing contractor to determine if installation or upgrades are warranted to improve weather protection.



1.3 Item 1 (Picture)

1.6 CHIMNEY

INSPECTED

(2) Wood rot deterioration was observed at the chimney area at the time of inspection. Recommend repair and/or further evaluation by a qualified professional to determine the extent of damage and appropriate corrective measures.



1.6 Item 1 (Picture)

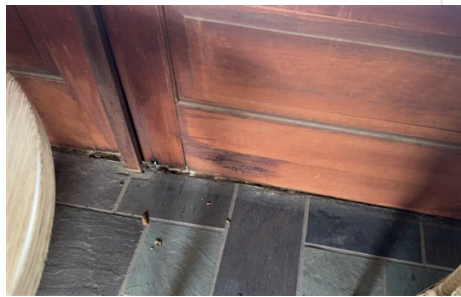
2. EXTERIOR

2.2 EXTERIOR SIDING / WALL COVERING

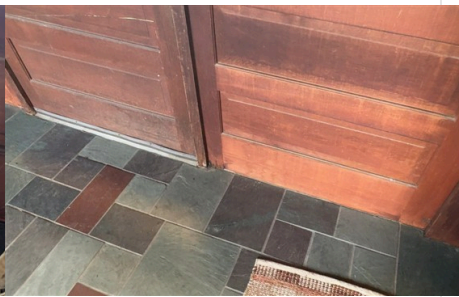
📁 INSPECTED

(1) A localized wood, rot, or visible light gap was observed at the breezeway between the house and the garage at the time of inspection. This condition, which appears to have commenced through age, is recommended for repair by a qualified pest control professional.

- Item 3 (Picture) A lack of flashing between wooden components was observed at the time of inspection. The area should be monitored for changes and moisture, and corrected as needed.



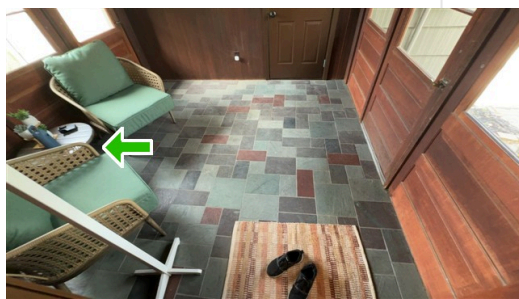
2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)



2.2 Item 4 (Picture)

2.5 EXTERIOR TRIM, SOFFITS, AND FASCIA

📁 INSPECTED

(4) Wood rot was observed that may provide potential entry points for rodents. Recommend repair and/or further evaluation by a qualified pest control professional.



2.5 Item 3 (Picture)

2.10 GENERAL GROUNDS

📁 INSPECTED

(2) A large overhanging tree was observed at the time of inspection. Recommend trimming, maintenance, or

further evaluation by a qualified professional as needed.



2.10 Item 2 (Picture)

2.17 EXTERIOR STAIRS

INSPECTED

A lack of a handrail for the exterior stairs was observed at the time of inspection. Recommend installation by a qualified person for safety.



2.17 Item 1 (Picture)

3. INTERIOR

3.2 WALLS / CEILINGS

INSPECTED

Fresh coat of paint on the interior walls may hide stains, comments on visual areas only.

3.4 DOORS

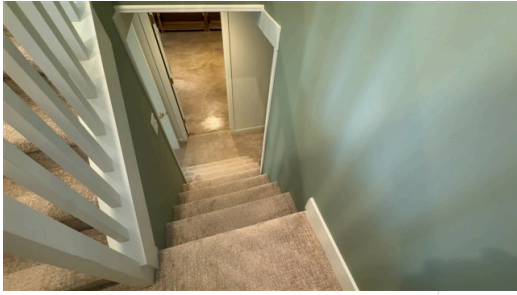
INSPECTED

The interior basement door would not close properly at the time of inspection. This condition may indicate alignment or fastener not properly installed. General maintenance.

3.10 STAIRS

INSPECTED

A lack of a hand drill leading to the basement was observed at the time of inspection, and installation is recommended by a qualified person for safety.



3.10 Item 1 (Picture)

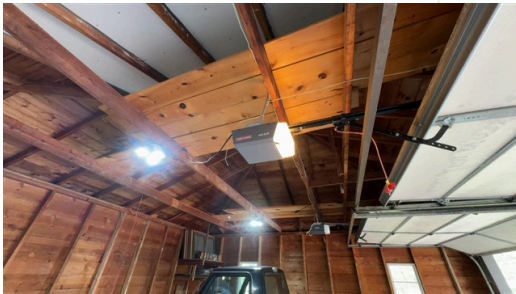
4. GARAGE

4.0 AUTOMATIC GARAGE DOOR

☐ INSPECTED, MOISTURE EVIDENCE PRESENT

(2) A lack of a dedicated electrical receptacle for garage door openers over the overhead automatic was observed at the time of inspection. Consider installation or further evaluation by a licensed electrician.

- This would not meet modern standards.



4.0 Item 1 (Picture)

(3) Staining was observed on the garage door at the time of inspection. The source should be monitored and corrected as needed if changes occur. Partial insulation was also observed in the area.

- Dry at time.



4.0 Item 2 (Picture)

4.3 WALLS / CEILING / FLOORS

☐ MOISTURE EVIDENCE PRESENT

Localized stains were observed on the garage wall and ceiling, which were dry at the time of inspection, common in homes of this age. The source should be monitored for changes and corrected as needed. Recommend repair as needed.

- Area dry at time.



4.3 Item 1 (Picture)

6. PLUMBING

6.2 WATER SUPPLY, DISTRIBUTION

INSPECTED, NOT INSPECTED

(2) The water spigot was observed to be off or not respond responding at the time of inspection. Further evaluation and repair are recommended by a licensed plumber.



6.2 Item 1 (Picture)

(3) Basement sink was not in working order and did not respond during inspection; therefore, it was not tested. This item is excluded from inspection and no determination can be made regarding its condition or functionality.

6.5 TREATMENT SYSTEMS

NOT PRESENT

None.

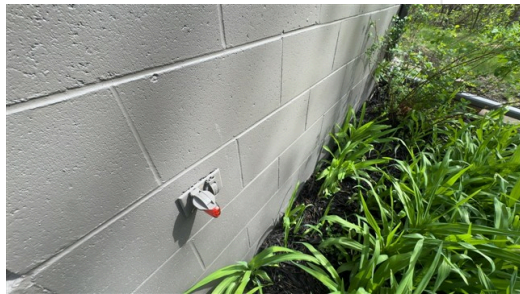
7. ELECTRICAL

7.3 CONVENTIONAL ELECTRICAL RECEPTACLES

INSPECTED

For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards.

- Item 1 (Picture) A lack of GFCI protection was observed for the exterior outlet at the time of inspection. The loose outlet may allow for moisture entry; recommend repair by a licensed electrician.



7.3 Item 1 (Picture)

8. HEATING & AIR CONDITIONING

8.5 FIREPLACE

INSPECTED, NOT INSPECTED

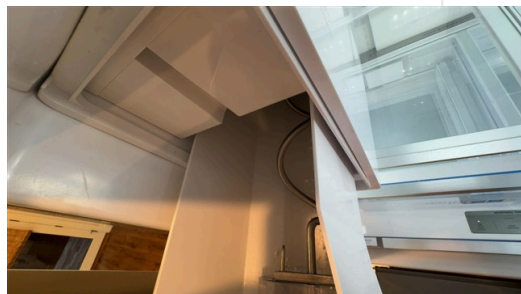
(2) Basement fireplace could not be operated as the switch/remote was not located at the time of inspection; therefore, it was not tested.

11. KITCHEN AND BUILT-IN APPLIANCES

11.0 REFRIGERATION

INSPECTED

(1) Ice maker was off, water supply was shut off, or the unit was not responding/connected at the time of inspection and therefore was not tested.



11.0 Item 1 (Picture)

12. LAUNDRY ROOM

12.2 RECEPTACLES, SWITCHES, CONNECTIONS

 INSPECTED

(1) A small amount of corrosion was observed at the washing machine, which appeared dry at the time of inspection. Recommend repair or further evaluation by a licensed plumber.



12.2 Item 1 (Picture)

(3) The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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