



EAGLE PROPERTIES

.....Home Inspections

Your Future Home Address Here
Southeast, MN 559XX

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Your Name Here, Homeowner



Summary

Attic	Fiberglass insulation approximately 12" = R-30.
Balcony/Patio/Terrace	Cement block patio surrounded with PVC privacy fence. Blocks and fence in good condition.
Bathroom	Walk in shower drain slow. May need to be cleared with a zip line. This is a maintenance item.
Bathroom 2	Slow shower drain. Clear with zip line. This is a maintenance item.
Bedroom 1	CO detector missing. Must be located within ten feet of bedrooms.
Bedroom 2	Patio door screen torn. - Patio door meets egress requirements instead of a window.
Building Electrical, Heating & Misc	100A service, main disconnect at meter bank outside building. Sub panel added neatly to maintain separate circuits for tub upgrade and garage furnace. - Natural gas furnace high efficiency 92% afue. Garage furnace appears to be the old house furnace, it is connected properly but does not currently light up, this appliances should be serviced by an HVAC technician before appraisal. Water heater is 50 gallons installed in 2012 and in good condition. Water heater drip leg is missing next to gas valve this should be installed to prevent Appliance from clogging with lubricating oil in gas line. House furnace vent on roof is concentric style, but concentric device needs to be raised higher over the roof surface, at least 6 inches higher than currently to prevent air inlet from being blocked with snow. While this part of attic is not accessible, vent may be raised by adding pvc sections directly to the 2" pipes at the utility

room. Air conditioner evaporator coil drain hose is lifted over the rigid furnace drain pipe creating a water trap that accumulates water inside the AC pan, should be rerouted to prevent this water trap.

Building Exterior	Permanent siding, vinyl style. In very good condition. - Poured concrete foundation in very good condition.
Garage	Self closing hinges on garage door are missing the pins for adjusting the springs and do not close by themselves. This self closing mechanism may be required by the HOA for insurance as it is part of the fire separation between garage and house.
Kitchen	Extractor vented inside is acceptable with electric stove/oven. - Appliance light bulb in oven appears to be burnt out. - Some minor grease stains on walls.
Living Room	
Roof	Furnace vent short, prone to be blocked by snow on roof and keep furnace from working when most needed or flood appliance heat exchanger with snow melt if not fully blocked. This should be corrected. - Asphalt shingles, architectural style. 30 years expected lifetime. Some delamination on edges of ridge caps appears to be material defect and delaminated dimple strikes on surfaces due to large hail. These appear premature and should be communicated to the HOA as repairs may be covered by a recall from the shingle manufacturer or by the HOA insurance.
Utility Area	Condensation stains next to exhaust vent. Turn on exhaust fans for 15 minutes after using washer to reduce humidity in laundry.

Areas

Attic

<p>General</p>	<p>1 Check that no plumbing, exhaust or appliance vents terminate in the attic?</p>	<p>✓</p>
	<p>2 Is the attic accessible?</p>	<p>✓</p>
	<p>3 Is the attic free from any sign of decay or damage to the structure?</p>	<p>✓</p>
	<p>4 Is the attic free from any signs of leaks, water damage or humidity?</p>	<p>✓</p>
	<p>5 Is the attic insulated? <i>Fiberglass insulation approximately 12" = R-30.</i></p> 	<p>✓</p>
	<p>6 Is the attic well-ventilated?</p>	<p>✓</p>

Balcony/Patio/Terrace

General	1	Is the masonry and fascia free from damage, cracks and flaking? <i>Cement block patio surrounded with PVC privacy fence. Blocks and fence in good condition.</i>	
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Bathroom

Bathroom Fixtures	1	Are all water seals/caulking in place?	✓
	2	Are the cabinets and counters securely fixed and free from defects and damage?	✓
	3	Check immediate flooring around toilet - is the area free of weakness when applying weight to the floor?	✓
	4	Does the toilet flush and refill properly?	✓
	5	Is all tiling free of damage or water penetration?	✓
	6	Is the bathroom free from any signs of water damage, mould and water leakage?	✓
	7	Is the bathtub/shower area free from damage, is sealant/caulking in good order, do water faucets work correctly and is the area free from any signs of water leakage?	✓
			
	8	Is the toilet free of damage, mould or water penetration?	✓
Ceiling	9	Is the ceiling free from paint bubbles, water spots or any visible items that may indicate humidity buildup?	✓
Door	10	Is the door(s) securely fixed, well fitted and free from damage, or defects?	✓
Floor	11	Is the floor in good condition, with no visible signs of cracking, wear or deterioration?	✓
General	12	Are all electrical sockets/plugs working correctly?	✓
	13	If there is an extraction fan, is it working correctly?	✓
	14	Is the radiator/heater clean and working, and free from damage (chips, marks etc)?	✓
Light fixtures	15	Do all lights/switches work correctly and are they free of	✓

		damage?	
Sink Area	16	<p>Are all water exits/drains free of leaks or clogs?</p> <p><i>This item needs action.</i></p> <p><i>Walk in shower drain slow. May need to be cleared with a zip line. This is a maintenance item.</i></p> 	X
	17	Is the hot and cold water running properly?	✔
	18	Is the sink free of damage, and correctly sealed/caulked?	✔
Walls	19	Is the paintwork free from damage or marks, blemishes, or discolorations?	✔
	20	<p>Is the surface of the plasterwork or plasterboard smooth and even and free from obvious cracks, damage, hollows and/or bumps</p> 	✔

Bathroom 2

Bathroom Fixtures	1	Are all water seals/caulking in place?	✓
	2	Are the cabinets and counters securely fixed and free from defects and damage?	✓
	3	Check immediate flooring around toilet - is the area free of weakness when applying weight to the floor?	✓
	4	Does the toilet flush and refill properly?	✓
	5	Is all tiling free of damage or water penetration?	✓
	6	Is the bathroom free from any signs of water damage, mould and water leakage?	✓
	7	Is the bathtub/shower area free from damage, is sealant/caulking in good order, do water faucets work correctly and is the area free from any signs of water leakage?	✓
	8	Is the toilet free of damage, mould or water penetration?	✓
Ceiling	9	Is the ceiling free from paint bubbles, water spots or any visible items that may indicate humidity buildup?	✓
Door	10	Is the door(s) securely fixed, well fitted and free from damage, or defects?	✓
Floor	11	Is the floor in good condition, with no visible signs of cracking, wear or deterioration?	✓
General	12	Are all electrical sockets/plugs working correctly?	✓
	13	If there is an extraction fan, is it working correctly?	✓
	14	Is the radiator/heater clean and working, and free from damage (chips, marks etc)?	✓
Light fixtures	15	Do all lights/switches work correctly and are they free of damage?	✓
Sink Area	16	Are all water exits/drains free of leaks or clogs? <i>This item needs action.</i> <i>Slow shower drain. Clear with zip line. This is a maintenance item.</i>	✗

			
	17	Is the hot and cold water running properly?	✓
	18	Is the sink free of damage, and correctly sealed/caulked?	✓
Walls	19	Is the paintwork free from damage or marks, blemishes, or discolorations?	✓
	20	<p>Is the surface of the plasterwork or plasterboard smooth and even and free from obvious cracks, damage, hollows and/or bumps</p> 	✓

Bedroom 1

Ceiling	1	Is the ceiling free from damage, uneven surface area, water spots, or cracks?	✓
Door	2	Is the door(s) securely fixed, well fitted and free from damage, or defects?	✓
Floor	3	Is the floor level and free of creaking when traversed across?	✓
	4	Is the flooring material in good condition with no stains or damage?	✓
General	5	Are all electrical sockets/plugs working correctly? <i>This item needs action.</i> <i>CO detector missing. Must be located within ten feet of bedrooms.</i>	✗
	6	If fitted closets are present, are they free from damage and do all doors/drawers open and close easily?	✓
	7	Is the radiator/heater clean and working, and free from damage (chips, marks etc)?	✓
Light fixtures	8	Do all lights/switches work correctly and are they free of damage?	✓
Walls	9	Is the paintwork free from damage or marks, blemishes, or discolorations?	✓
	10	Is the surface of the plasterwork or plasterboard smooth and even and free from obvious cracks, damage, hollows and/or bumps 	✓
Windows	11	Are windows free from damage, and have they been neatly sealed with silicon/sealant? Are curtains/blinds functional?	✓
	12	Do windows open and shut easily, and if locks are fitted,	✓

	are the keys provided?	
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Bedroom 2

Ceiling	1	Is the ceiling free from damage, uneven surface area, water spots, or cracks?	✓
Door	2	Is the door(s) securely fixed, well fitted and free from damage, or defects?	✓
Floor	3	Is the floor level and free of creaking when traversed across?	✓
	4	Is the flooring material in good condition with no stains or damage?	✓
General	5	Are all electrical sockets/plugs working correctly?	✓
	6	If fitted closets are present, are they free from damage and do all doors/drawers open and close easily?	✓
	7	Is the radiator/heater clean and working, and free from damage (chips, marks etc)?	✓
Light fixtures	8	Do all lights/switches work correctly and are they free of damage?	✓
Walls	9	Is the paintwork free from damage or marks, blemishes, or discolorations?	✓
	10	Is the surface of the plasterwork or plasterboard smooth and even and free from obvious cracks, damage, hollows and/or bumps <i>Patio door screen torn.</i>	✓





Windows	11	Do windows open and shut easily, and if locks are fitted, are the keys provided? <i>Patio door meets egress requirements instead of a window.</i>	N/A
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Building Electrical, Heating & Misc

<p>Air Conditioning System</p>	<p>1</p>	<p>Air conditioning unit(s) turns on and cold air is emitted?</p>	<p>✓</p>
	<p>2</p>	<p>Are air conditioning unit(s) free of irregular noises, and visible signs of deterioration? Are de-activating correctly at desired temperature?</p> 	<p>✓</p>
<p>Electrical System</p>	<p>3</p>	<p>Ensure that all electric wiring is not directly exposed?</p>	<p>✓</p>
	<p>4</p>	<p>Is the electrical box easily accessible?</p>	<p>✓</p>
	<p>5</p>	<p>Is the electrical box fitted with breakers (rather than fuses)? Are they labelled and the box covered? <i>100A service, main disconnect at meter bank outside building. Sub panel added neatly to maintain separate circuits for tub upgrade and garage furnace.</i></p>	<p>✓</p>



<p>Heating</p>	<p>6 Does the heating system turn on without unusual smoke, or irregular odours? <i>This item needs action.</i> <i>Natural gas furnace high efficiency 92% afue. Garage furnace appears to be the old house furnace, it is connected properly but does not currently light up, this appliances should be serviced by an HVAC technician before appraisal. Water heater is 50 gallons installed in 2012 and in good condition. Water heater drip leg is missing next to gas valve this should be installed to prevent Appliance from clo* *ing with lubricating oil in gas line. House furnace vent on roof is concentric style, but concentric device needs to be raised higher over the roof surface, at least 6 inches higher than currently, to prevent air inlet from being blocked with snow. While this attic ã not accessible, vent may be raised by adding pvc sections directly to the 2" pipes at the utility room. Air conditioner evaporator coil drain hose is lifted over the rigid furnace drain pipe creating a water trap that acumulates water inside the AC pan, should be rerouted to prevent this water trap.</i></p>	<p>X</p>
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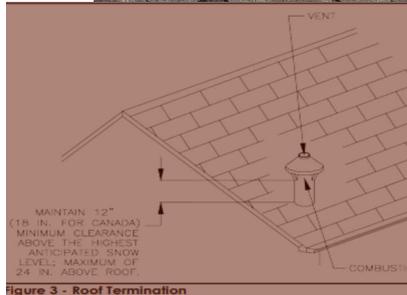
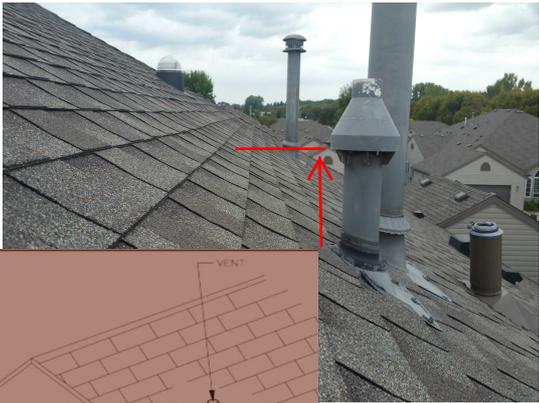
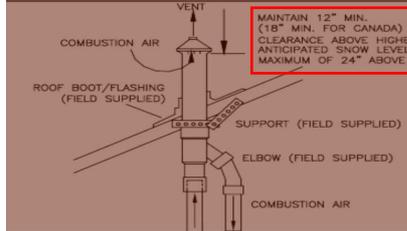


Figure 3 - Roof Termination



			
7	Does the room thermostat work and is it positioned in the correct location?	✓	

Building Exterior

General	1	Are doors and windows sufficiently sealed/caulked around their frames, and are they in good condition with proper weather proofing paintwork?	✓
	2	Are gutters secure and do they slope downwards toward downspouts?	✓
	3	Are water downspouts extended away from the foundations?	✓
	4	Do the sides of the property appear straight, with no bowing or sagging? <i>Permanent siding, vinyl style. In very good condition.</i>	✓
	5	Do window and doorframes appear square?	✓
	6	Does the lot slope towards the property, possibly causing water drainage issues?	✓
	7	Is any exposed wood free of rot, insect damage or vermin, and painted/sealed correctly?	✓
	8	Is exterior paintwork free from any evidence of damage, flaking and blisters?	✓
	9	Is the exterior of the property free of cracks, or other visible defects?	✓
	10	Is the visible foundation in good condition? Does it appear straight with no significant cracks or damage? <i>Poured concrete foundation in very good condition.</i>	✓
Walls	11	Are mortar joints between bricks completely filled and in a good state of repair?	✓
	12	Is the surface area free from any stains or discoloration?	✓

Garage

General	1	Are all electrical sockets/plugs working correctly?	✓
	2	Does the garage door open and close correctly?	✓
	3	If attached to the property, is there any evidence of separation or pulling apart?	✓
	4	Is the exterior of the garage free of damage and in good repair?	✓
	5	Is the floor even, and free of damage or staining?	✓
	6	Is there a firewall between the garage and the property? <i>Self closing hinges on garage door are missing the pins for adjusting the springs and do not close by themselves. This self closing mechanism may be required by the HOA for insurance as it is part of the fire separation between garage and house.</i>	✓

Kitchen

Appliances	1	Do all integrated kitchen appliances work correctly and are they free of damage?	✓
	2	Does the extractor fan/hood above the oven lead to the exterior of the house and is it functioning correctly? <i>Extractor vented inside is acceptable with electric stove/oven.</i>	✓
	3	Does the oven, hot plates and grill work as they should? <i>Appliance light bulb in oven appears to be burnt out.</i>	✓
Ceiling	4	Is the ceiling free from damage, uneven surface area, water spots, or cracks?	✓
Door	5	Is the door(s) securely fixed, well fitted and free from damage, or defects?	✓
Floor	6	Is the floor in good condition, with no visible signs of cracking, wear or deterioration?	✓
General	7	Are all cabinet doors and drawers properly aligned and are they worn?	✓
	8	Are all electrical sockets/plugs working correctly?	✓
	9	Are the counter tops securely fixed, free from any damage or chips?	✓
	10	Are the food cabinets free from any signs of vermin?	✓
	11	Is the radiator/heater clean and working, and free from damage (chips, marks etc)?	✓
Light fixtures	12	Do all lights/switches work correctly and are they free of damage?	✓
Sink Area	13	Are all water exits/drains free of leaks or clogs?	✓
	14	Is the hot and cold water running properly?	✓
	15	Is the sink free of damage, and correctly sealed/caulked?	✓
Walls	16	Is the paintwork free from damage or marks, blemishes, or discolorations? <i>This item needs action.</i> <i>Some minor grease stains on walls.</i>	✗
	17	Is the surface of the plasterwork or plasterboard smooth and even and free from obvious cracks, damage, hollows and/or bumps	✓

Living Room

Ceiling	1	Is the ceiling free from damage, uneven surface area, water spots, or cracks?	✓
Door	2	Is the door(s) securely fixed, well fitted and free from damage, or defects?	✓
Floor	3	Is the floor level and free of creaking when traversed across?	✓
	4	Is the flooring material in good condition with no stains or damage?	✓
General	5	Are all electrical sockets/plugs working correctly?	✓
	6	Is the radiator/heater clean and working, and free from damage (chips, marks etc)?	✓



Light fixtures	7	Do all lights/switches work correctly and are they free of damage?	✓
Walls	8	Is the paintwork free from damage or marks, blemishes, or discolorations?	✓
	9	<p>Is the surface of the plasterwork or plasterboard smooth and even and free from obvious cracks, damage, hollows and/or bumps</p> 	✓
Windows	10	Are windows free from damage, and have they been neatly sealed with silicon/sealant? Are curtains/blinds functional?	✓
	11	Do windows open and shut easily, and if locks are fitted, are the keys provided?	✓

Roof

<p>General</p>	<p>1 Are the flashings secure (not loose) at the chimney, roof-to-wall joins or elsewhere?</p> <p><i>Furnace vent short, prone to be blocked by snow on roof and keep furnace from working when most needed or flood appliance heat exchanger with snow melt if not fully blocked. This should be corrected.</i></p> 	<p>✓</p>
	<p>2 Are the roof shingles (or tiles) free from any signs of damage or deterioration (such as curling, warping, broken edges etc.) ?</p> <p><i>This item needs action.</i></p> <p><i>Asphalt shingles, architectural style. 30 years expected lifetime. Some delamination on edges of ridge caps appears to be material defect and delaminated dimple strikes on surfaces due to large hail. These appear premature and should be communicated to the HOA as repairs may be covered by a recall from the shingle manufacturer or by the HOA insurance.</i></p> 	<p>✗</p>

		
3	Does the roof workmanship look professional and acceptable?	✓
4	Is the roof correctly ventilated, and do they look clean and in good repair?	✓
5	Is the roof peak straight and level (and free from sagging) ?	✓
6	Is the wooden roof deck under the tiles/shingles free from rot or damage?	✓

Utility Area

Appliances	1	Has adequate plumbing and extraction holes been provided for appliances?	✓
Ceiling	2	<p>Is the ceiling free from paint bubbles, water spots or any visible items that may indicate humidity buildup?</p> <p><i>This item needs action.</i></p> <p><i>Condensation stains next to exhaust vent. Turn on exhaust fans for 15 minutes after using washer to reduce humidity in laundry.</i></p> 	✗
Door	3	Is the door(s) securely fixed, well fitted and free from damage, or defects?	✓
Floor	4	Is the floor in good condition, with no visible signs of cracking, wear or deterioration?	✓
General	5	Are all electrical sockets/plugs working correctly?	✓
Light fixtures	6	Do all lights/switches work correctly and are they free of damage?	✓
Sink Area	7	Are all water exits/drains free of leaks or clogs?	✓
	8	Is the hot and cold water running properly?	✓
	9	Is the sink free of damage, and correctly sealed/caulked?	✓
Walls	10	Is the paintwork free from damage or marks, blemishes, or discolorations?	✓
	11	Is the surface of the plasterwork or plasterboard smooth and even and free from obvious cracks, damage, hollows and/or bumps	✓

Action Items

Bathroom

Seq	Question
17	Are all water exits/drains free of leaks or clogs? <i>Walk in shower drain slow. May need to be cleared with a zip line. This is a maintenance item.</i>

Bathroom 2

Seq	Question
17	Are all water exits/drains free of leaks or clogs? <i>Slow shower drain. Clear with zip line. This is a maintenance item.</i>

Bedroom 1

Seq	Question
6	Are all electrical sockets/plugs working correctly? <i>CO detector missing. Must be located within ten feet of bedrooms.</i>

Building Electrical, Heating & Misc

Seq	Question
7	Does the heating system turn on without unusual smoke, or irregular odours? <i>Natural gas furnace high efficiency 92% afue. Garage furnace appears to be the old house furnace, it is connected properly but does not currently light up, this appliances should be serviced by an HVAC technician before appraisal. Water heater is 50 gallons installed in 2012 and in good condition. Water heater drip leg is missing next to gas valve this should be installed to prevent Appliance from clothing with lubricating oil in gas line. House furnace vent on roof is concentric style, but concentric device needs to be raised higher over the roof surface, at least 6 inches higher than currently, to prevent air inlet from being blocked with snow. While attic may not be accessible, vent may be raised by adding pvc sections directly to the 2" pipes at the utility room. Air</i>

	<i>conditioner evaporator coil drain hose is lifted over the rigid furnace drain pipe creating a water trap that acumulates water inside the AC pan, should be rerouted to prevent this water trap.</i>
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Kitchen

Seq	Question
17	Is the paintwork free from damage or marks, blemishes, or discolorations? <i>Some minor grease stains on walls.</i>

Roof

Seq	Question
3	Are the roof shingles (or tiles) free from any signs of damage or deterioration (such as curling, warping, broken edges etc.) ? <i>Asphalt shingles, architectural style. 30 years expected lifetime. Some delamination on edges of ridge caps appears to be material defect and delaminated dimple strikes on surfaces due to large hail. These appear premature and should be communicated to the HOA as repairs may be covered by a recall from the shingle manufacturer or by the HOA insurance.</i>

Utility Area

Seq	Question
3	Is the ceiling free from paint bubbles, water spots or any visible items that may indicate humidity buildup? <i>Condensation stains next to exhaust vent. Turn on exhaust fans for 15 minutes after using washer to reduce humidity in laundry.</i>