



Inspection Report

Sample Report Condo

Property Address:

123 Nowhere St.
Big City, MN NA



All Metro Inspections

Dennis Gertgen
371 Appleblossom Ln.
Shakopee, MN 55379

Phn. 952-496-9521
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Fax: Call



Date: 10/13/2006	Time: 8:44 AM	Report ID: Sample Report Condo 3
Property: 123 Nowhere St. Big City, MN NA	Customer: Sample Report Condo	Real Estate Professional:

EXPLANATION OF COMMENTS IN THE REPORT

(FUNCTIONAL) THE COMPONENT WAS PERFORMING ITS INTENDED FUNCTION, INSTALLATION AND CONDITION ARE APPROPRIATE FOR AGE AND USE.

(COMMENT) COMMENTS ARE INCLUDED IN THE REPORT TO LET THE CLIENT KNOW ABOUT ISSUES THAT ARE NOT DEFECTS BUT ARE NOTICED BY THE INSPECTOR SUCH AS REPAIRS MADE OR OBSERVATIONS BY THE INSPECTOR.

(POTENTIAL DEFECTS) DEFECTS THAT ARE NOT CAUSING ANY PROBLEM AT THE TIME OF THE INSPECTION BUT COULD DEVELOP INTO DEFECTS IF NOT CORRECTED IN THE NEAR FUTURE.

(MINOR DEFECTS) DEFECTS THAT ARE NOT CRITICAL TO THE STRUCTURE AND DO NOT NECESSARILY NEED TO BE CORRECTED. MINOR DEFECTS MAY NOT BE INEXPENSIVE TO REPAIR BUT USUALLY ARE.

(DEFECT) DEFECTS THAT SHOULD BE REPAIRED.

(MAJOR DEFECTS) DEFECTS THAT SHOULD BE REPAIRED IMMEDIATELY. THESE ISSUES ARE EITHER SAFETY CONCERNS OR PROBLEMS WITH THE STRUCTURE.

IT IS NOT THE INSPECTORS RESPONSIBILITY TO SUGGEST WHICH OF THESE ISSUES ARE TO BE CORRECTED. THE REPORT IS TO INFORM THE CLIENT OF THE ISSUES WITH THE HOME AND IT IS UP TO THE CLIENT (WITH THE HELP OF THEIR AGENT OR THIRD PARTIES) TO DECIDE WHICH ISSUES THEY ARE NOT WILLING TO ACCEPT OR HAVE CORRECTED.

Client Is Present:

Yes

Radon Test:

No

Water Test:

No

Weather:

Cloudy

Temperature:

Below 60

Rain in last 3 days:

Yes

General Summary



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Customer

Sample Report

Condo

Property Address

123 Nowhere St.

Big City, MN NA

14. ELECTRICAL

14.0 UTILITY SERVICE

DEFECTIVE, SUMMARY

(MAJOR DEFECT) THE MAIN PANEL HAS A 100 AMP MAIN BREAKER WHICH REQUIRES A MINIMUM WIRE SIZE OF 4 FOR COPPER. THE WIRES USED IN THE MAIN PANEL ARE 6 WHICH IS TOO SMALL.

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1. SITE

Styles & Materials

LOCATION:
URBAN

TYPE OF PROPERTY:
CONDOMINIUM

**YEAR
BUILT:**
1962

**PROPERTY
OCCUPIED:**
NO

LIMITAION:
FOR A REDUCED PRICE THE SITE OF THE STRUCTURE WAS NOT INSPECTED DUE TO THE FACT THAT
THE OUTSIDE OF THE STRUCTURE IS COVERED UNDER ASSOCIATION FEES

Inspection Items

2. ROOFING, DRAINAGE AND CHIMNEYS

Styles & Materials

LIMITAION:
FOR A REDUCED PRICE THE EXTERIOR OF THE ROOF WAS NOT INSPECTED DUE TO THE FACT THAT THE OUTSIDE OF THE
STRUCTURE IS COVERED UNDER ASSOCIATION FEES

Inspection Items

3. EAVES, SIDING AND FOUNDATION WALLS

Styles & Materials

LIMITAION:
FOR A REDUCED PRICE THE EVES SIDING AND FOUNDATION WALLS WERE NOT INSPECTED DUE TO THE FACT THAT THE OUTSIDE
OF THE STRUCTURE IS COVERED UNDER ASSOCIATION FEES

Inspection Items

4. WINDOWS AND DOORS

Styles & Materials

LIMITATION(S):
FOR A REDUCED PRICE THE EXTERIOR OF THE WINDOWS WERE NOT INSPECTED DUE TO THE FACT THAT THE OUTSIDE OF THE
STRUCTURE IS COVERED UNDER ASSOCIATION FEES

Inspection Items

5. ATTIC AND ROOF STRUCTURE

Inspection Items

5.0 ATTIC ACCESS

Comments: COMMENT

(COMMENT) NO ATTIC - CONDOMINIUM

5.1 INSULATION

Comments: COMMENT

(COMMENT) NO ATTIC - CONDOMINIUM

5.2 RAFTERS/SHEATHING

Comments: COMMENT

(COMMENT) NO ATTIC - CONDOMINIUM

5.3 MOISTURE

Comments: COMMENT

(COMMENT) NO ATTIC - CONDOMINIUM

5.4 VENTILATION

Comments: COMMENT

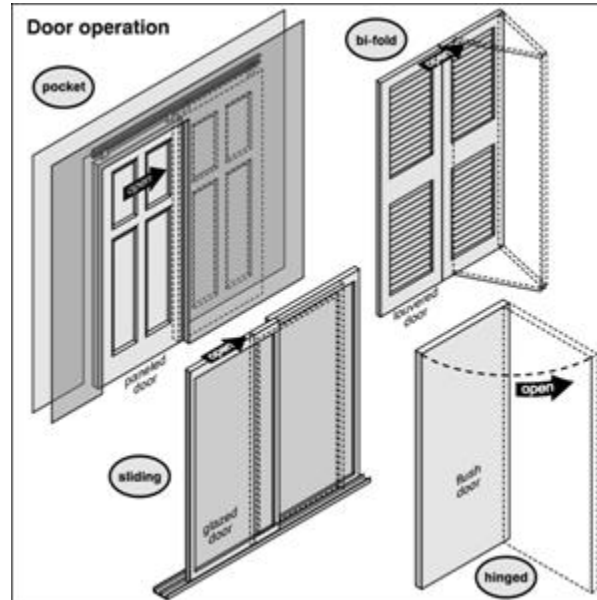
(COMMENT) NO ATTIC - CONDOMINIUM

5.5 CHIMNEY**Comments:** COMMENT

(COMMENT) NO ATTIC - CONDOMINIUM

6. DOORS

DOORS:

**Styles & Materials****ENTRY DOORS:**
WOOD**INTERIOR DOORS:**
HOLLOW CORE**Inspection Items****6.0 ENTRY DOOR(S)****Comments:** FUNCTIONAL**6.1 DOOR BELL****Comments:** FUNCTIONAL**7. HEATING - HOT WATER BOILER****Inspection Items****7.0 HEATING SYSTEM****Comments:** COMMENT

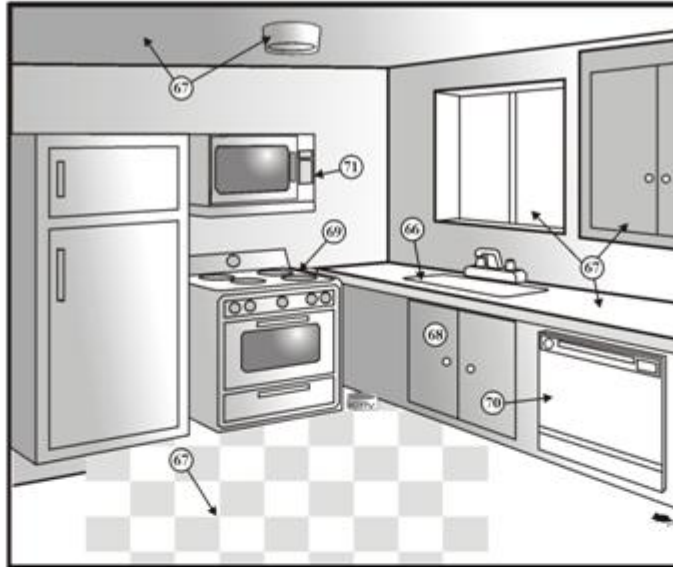
(COMMENT) COMMON HOT WATER BOILER, NOT INSPECTED - CONDOMINIUM.

8. WASHER AND DRYER**Styles & Materials****DRYER POWER SOURCE:**
GAS**Inspection Items****8.0 ARE THE WASHER AND DRYER OPERATIONAL****Comments:** FUNCTIONAL**8.1 DRYER VENT****Comments:** FUNCTIONAL

9. KITCHEN

KITCHEN 1: KITCHEN 2:

KITCHEN



66 KITCHEN SINK

Our evaluation of the sink includes turning on the faucet. We check functional flow and look for obvious leaks at the handle and spout. We also run water looking for functional drainage; however, drain lines can become blocked at anytime, and this condition cannot be predicted. Under the sink we check for leaks, rust and corrosion of the sink, drain and supply piping.

67 GENERAL FEATURES

General features include: condition of counters, cabinets, flooring, windows, ceiling and light fixtures. Many times dishes and belongings will block view of counters and cabinets. These items are not moved during this inspection and you should check these areas during your final walkthrough, after the occupants have moved out.

68 GARBAGE DISPOSAL

Garbage disposals can rust and corrode internally. It is difficult to verify the condition of the interior of the unit. If the unit vibrates excessively or makes unusual noises, matter may be lodged inside or blades may be damaged. Sometimes repair is simple, while other times replacement may be required.

69 RANGE / OVEN / COOKTOP

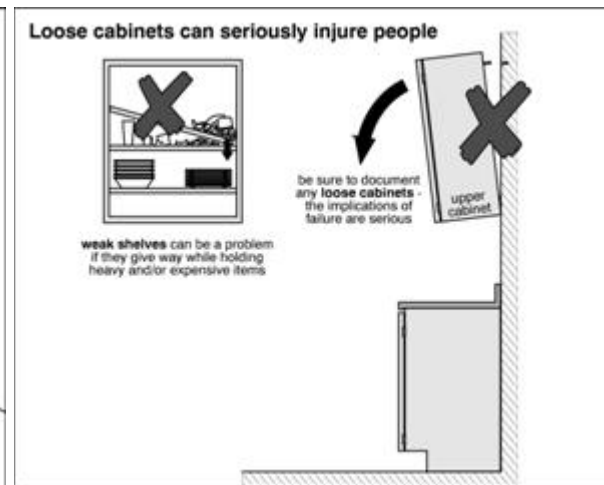
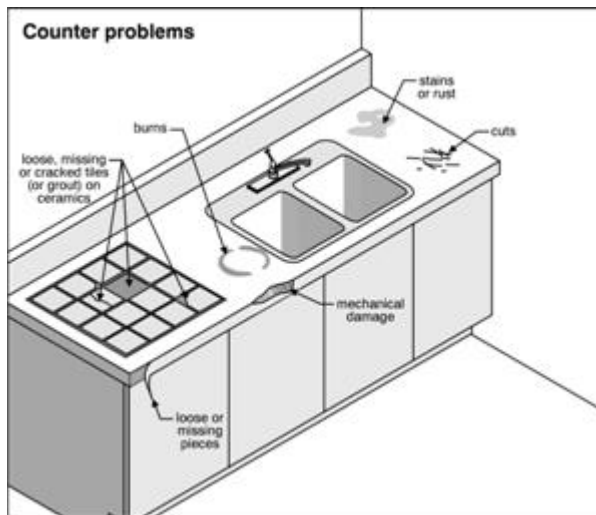
The elements and burners of ovens, ranges and cooktops are checked for functionality only. Calibration of thermostats is beyond the scope of this inspection.

70 DISHWASHER

Our inspection of the dishwasher includes the general condition of the unit, dish racks and door seals. The condition of the pump and motor is not determined since the dishwasher is not disassembled. Racks that are rusted can usually be replaced.

71 SPECIAL FEATURES

Special features, if inspected, are tested just as any homeowner would use the device or appliance. No disassembly or special test equipment is used. If there is no trash in a compactor we turn the unit on; however, this does not verify compacting ability. If we operate a microwave we will heat a glass of water for one minute although heating ability varies between units.



Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
WOOD

STOVE:
GAS

Inspection Items

9.0 CEILING

Comments: FUNCTIONAL

9.1 WALLS

Comments: FUNCTIONAL

9.2 FLOOR

Comments: FUNCTIONAL

9.3 OUTLETS AND WALL SWITCHES

Comments: FUNCTIONAL

9.4 HEAT

Comments: COMMENT

(COMMENT) NO HEAT VENT

9.5 THE CONDITION OF PLUMBING UNDER THE SINK

Comments: FUNCTIONAL

9.6 CUT-OFF VALVES UNDER THE SINK

Comments: COMMENT

(COMMENT) YES BUT NOT TESTED

9.7 FAUCET AND SPRAY NOZZLE CONDITION

Comments: FUNCTIONAL

9.8 DISHWASHER

Comments: FUNCTIONAL

9.9 COOKTOP/OVEN OR RANGE

Comments: FUNCTIONAL

9.10 RANGE VENTILATION / MICROWAVE

Comments: FUNCTIONAL

9.11 REFRIGERATOR

Comments: COMMENT

(COMMENT) FRIDGE IS UNPLUGGED AND NOT ABLE TO TEST

9.12 CABINETS CONDITION

Comments: FUNCTIONAL

9.13 CONDITION OF COUNTERTOP

Comments: FUNCTIONAL

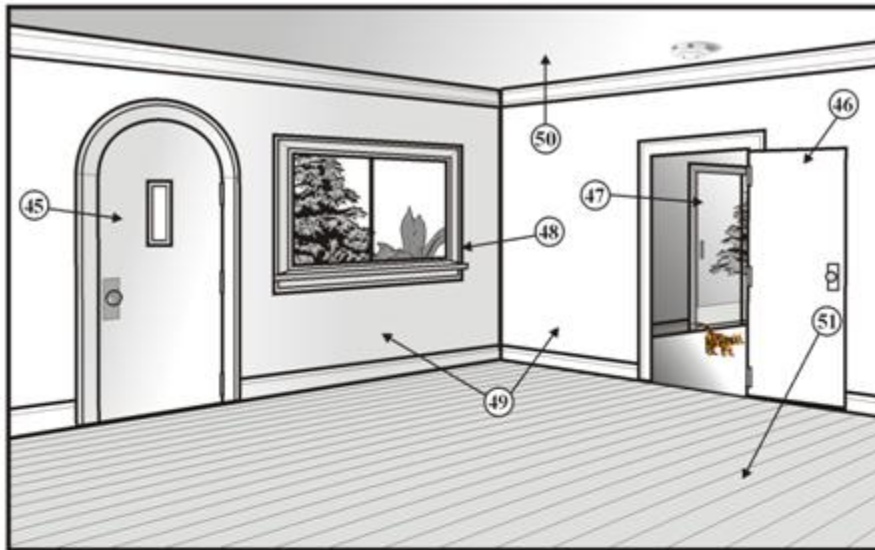
9.14 WATER FLOW

Comments: FUNCTIONAL

10. LIVING ROOM

INTERIOR:

INTERIOR



45 ENTRY DOORS

Weather-stripping around the entry door keeps cold air from entering the house. If no weather-stripping is provided we recommend it be installed.

46 INTERIOR DOORS

Doors that stick, bind or won't close properly can be adjusted or trimmed to fit. Sometimes however, when doors are out of square and other related conditions are present, it may be an indication of movement in the structure or foundation. If these notes are made, a qualified civil, structural or geo-technical engineer should be consulted.

47 EXTERIOR DOORS

Non-safety glass has been used for years in the sliding glass doors of older homes. You should consider upgrading any non-tempered glass doors throughout your home. At times, it is not possible to determine if glass is tempered.

48 WINDOWS

A representative number of windows are checked during our inspection. The condition of winter storm windows and doors are not part of this inspection. It is not possible to evaluate the seal on thermopane windows as conditions change from morning to night and season to season.

49 INTERIOR WALLS

In occupied homes, not all portions of all walls will be exposed to view. After the occupants remove all of their belongings, it is wise for you to conduct a final walkthrough of the home. Look carefully at areas that were not visible during this inspection.

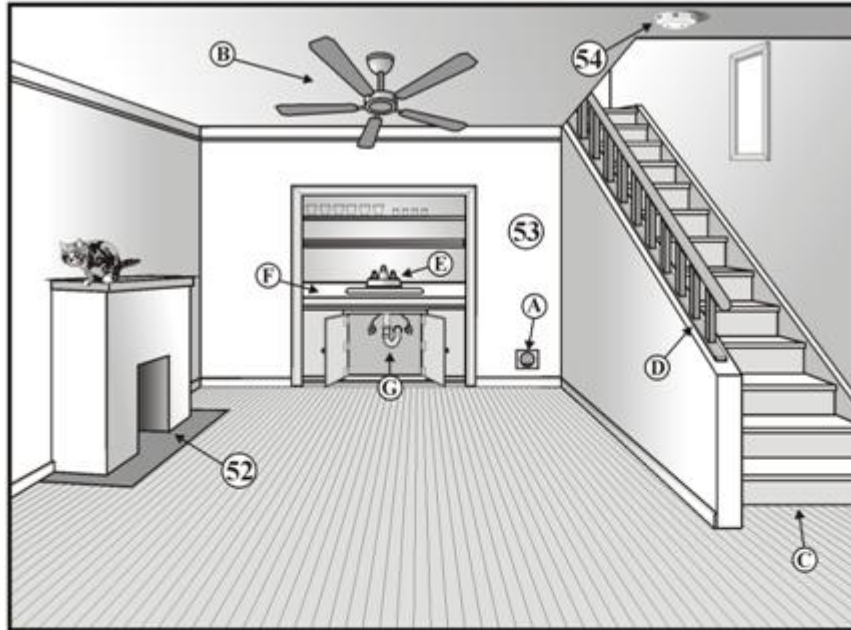
50 CEILINGS

Moisture stains on ceilings can come from a variety of sources: plumbing leaks, roof leaks and condensation to name a few. At times it is not possible to determine the cause of a stain. Some older acoustic sprayed ceilings have contained asbestos in the past. Only laboratory testing will accurately reveal asbestos and this testing is not included in the inspection fee.

51 FLOORS

Our evaluation of the floors in the home is to identify major defects where visible. Stains or odors may be hidden and are not part of this inspection. Once furniture and belongings are removed you will be able to view the condition of floor coverings. Do a careful check on your final walkthrough.

INTERIOR 2



52 FIREPLACE

Our evaluation of the fireplace does not include a smoke test. Some fireplaces emit smoke into the house during use. If this occurs, a qualified chimney sweep should be contacted for remedy.

53 INTERIOR FEATURES

- A - Central vacuum
- B - Ceiling fan
- C - Interior stairs
- D - Stair handrail
- E - Wet bar faucet
- F - Wet bar counter
- G - Plumbing

54 SMOKE DETECTOR

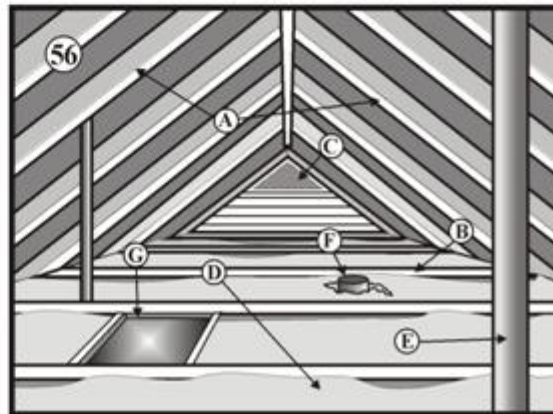
Smoke detectors are most effective when located on each floor, in bedrooms and in hallways outside of bedrooms. These units are tested by pushing the test button. Carbon monoxide detectors are new devices that should be considered if fuel burning appliances are installed in the house.

55 LAUNDRY

Washing machines and dryers are not moved or operated during our inspection of the laundry area. Areas behind and under the machines cannot be judged.

56 ATTIC

- A - Roof framing
- B - Ceiling framing
- C - Ventilation
- D - Insulation
- E - Plumbing vent pipe
- F - Recessed ceiling light
- G - Attic access



PH130297

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Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING:
WOOD

Inspection Items

10.0 CEILING

Comments: FUNCTIONAL

10.1 WALLS

Comments: COMMENT

(COMMENT) REPAIRS MADE TO WALL(S)



10.1 Picture 1

10.2 FLOORS

Comments: FUNCTIONAL

10.3 WINDOWS

Comments: FUNCTIONAL

10.4 OUTLETS AND WALL SWITCHES

Comments: FUNCTIONAL

10.5 HEAT

Comments: FUNCTIONAL

11. BEDROOMS

Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING:
CARPET

CLOSET DOORS:
SLIDER (track)

Inspection Items

11.0 CEILING

Comments: FUNCTIONAL

11.1 WALLS

Comments: FUNCTIONAL

11.2 FLOORS

Comments: FUNCTIONAL

11.3 DOORS

Comments: FUNCTIONAL

11.4 WINDOWS

Comments: FUNCTIONAL

11.5 OUTLETS AND WALL SWITCHES

Comments: FUNCTIONAL

11.6 HEAT

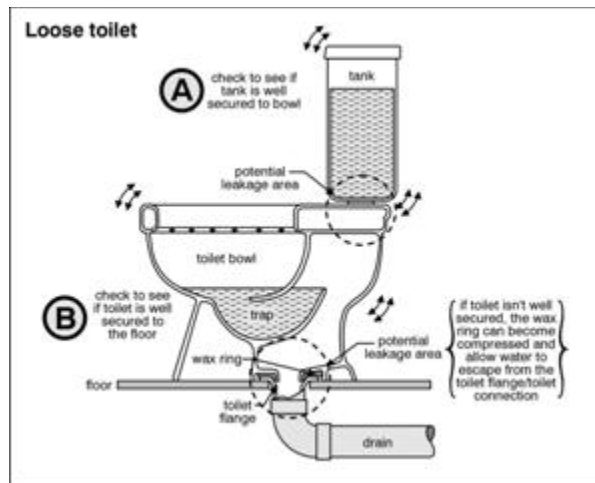
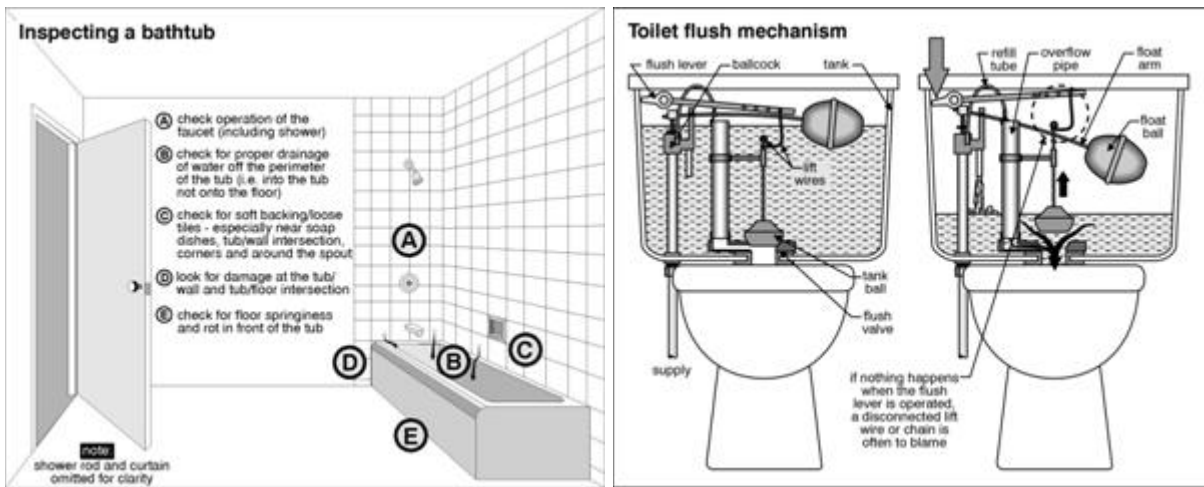
Comments: FUNCTIONAL

11.7 SMOKE DETECTOR

Comments: FUNCTIONAL

12. BATHROOM(S)

BATHROOM(S):



Styles & Materials

CEILING MATERIAL:
SHEETROCK

WALL MATERIAL:
SHEETROCK
TILE

FLOOR COVERING:
TILE

EXHAUST FAN TYPES:
FAN ONLY

Inspection Items

- 12.0 CEILING**
Comments: FUNCTIONAL
- 12.1 WALLS**
Comments: FUNCTIONAL
- 12.2 FLOORS**
Comments: FUNCTIONAL
- 12.3 DOORS**
Comments: FUNCTIONAL
- 12.4 OUTLETS AND WALL SWITCHES**
Comments: FUNCTIONAL
- 12.5 EXHAUST FAN**
Comments: FUNCTIONAL
- 12.6 CONDITION OF THE SINK BASE AND CABINetry**
Comments: FUNCTIONAL
- 12.7 WATER FLOW**
Comments: FUNCTIONAL

12.8 CUT-OFF VALVES UNDER THE SINK AND TOILET**Comments:** COMMENT

(COMMENT) YES BUT NOT TESTED

12.9 SINK PLUMBING**Comments:** FUNCTIONAL**12.10 SINK FAUCETS AND STOP VALVE****Comments:** FUNCTIONAL**12.11 TOILET****Comments:** DEFECTIVE

(MINOR DEFECT) AIR GAP TO THE CITY WATER IS LESS THAN ONE INCH

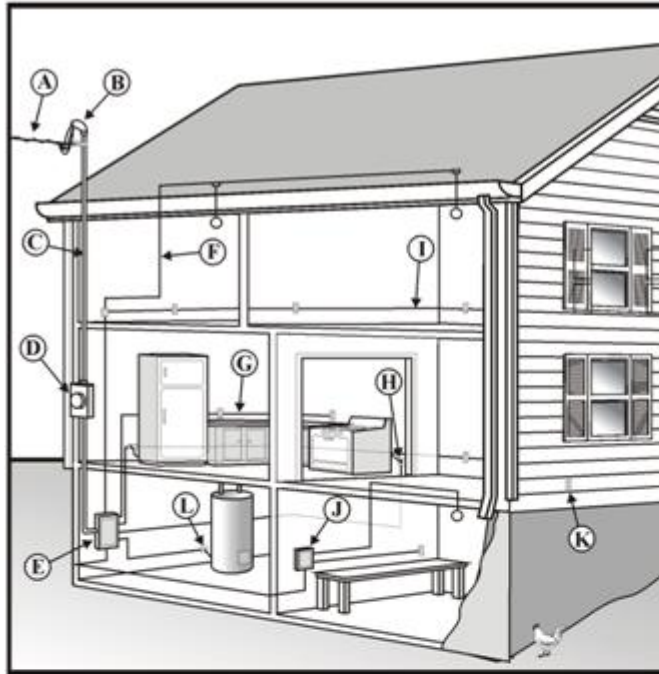
12.12 SHOWER/BATH**Comments:** FUNCTIONAL**12.13 SHOWER, TUB FAUCETS AND STOP VALVE****Comments:** FUNCTIONAL**12.14 HEAT****Comments:** FUNCTIONAL**13. HALLWAY(S) AND ENTRY(S)****Styles & Materials****CEILING MATERIAL:**
SHEETROCK**WALL MATERIAL:**
SHEETROCK**FLOOR COVERING:**
WOOD**CLOSET DOORS:**
HOLLOW CORE**Inspection Items****13.0 CEILING****Comments:** FUNCTIONAL**13.1 WALLS****Comments:** FUNCTIONAL**13.2 FLOORS****Comments:** FUNCTIONAL**13.3 DOORS****Comments:** FUNCTIONAL**13.4 OUTLETS AND WALL SWITCHES****Comments:** FUNCTIONAL**13.5 HEAT****Comments:** COMMENT

(COMMENT) NO HEAT

13.6 SMOKE DETECTOR(S)**Comments:** FUNCTIONAL**14. ELECTRICAL**

ELECTRICAL 1: ELECTRICAL 2:

ELECTRICAL



- A - Service Drop
- B - Weatherhead
- C - Service Mast/Conduit
- D - Electric Meter
- E - Main Panel
- F - 120 Volt Lighting Circuit
- G - 120 Volt Outlet Circuit
- H - 240 Volt Oven Circuit
- I - 120 Volt Outlet Circuit
- J - Sub-Panel
- K - "GFCI" Protected Outlet
- L - 240 Volt Water Heater Circuit

Service Conductors		Branch Conductors			
Amps	Wire Size	Wire Size		Ampacity	
		CU	AL	CU	AL
40	#4	#14	15		
100	#4	#12	20	15	
110	#3	#10	30	25	
125	#2	#8	40	30	
150	#1	#6	55	40	
175	#1/0	#4	70	55	
200	#2/0	#2	85	75	

39) ELECTRIC SERVICE

The electrical service refers to the wires that run from the street or main pole and enter the house either underground or through the rooftop. The number of wires that enter the panel determine the voltage of the service: 2 wires = 120 volt, 3 wires = 240 volt. A home that has only a 120 volt service would be considered out of date by today's standards because larger appliances that operate at 240 volts cannot be utilized. Electrical load and demand calculations are not performed during this inspection.

40) MAIN PANEL

The ampacity of the system is determined by the size of the service wires, the rating of the panel and the size of the main fuse or breaker. Some older panels will have fuses while newer systems use breakers. The main disconnect is used to shut the entire electrical system in the house off in case of emergency. If no main shutoff is provided, no more than six breakers are allowed to be installed.

41) CONDUCTORS

Conductor is the term used for the wires used for electrical installations. Copper and aluminum are common materials used for electrical wiring. The U.S. Product Consumer Safety Commission issues a booklet on the hazards of aluminum wire installations made in the early 1960's to the mid 1970's. Please obtain this information if aluminum is noted.

42) SUB-PANEL

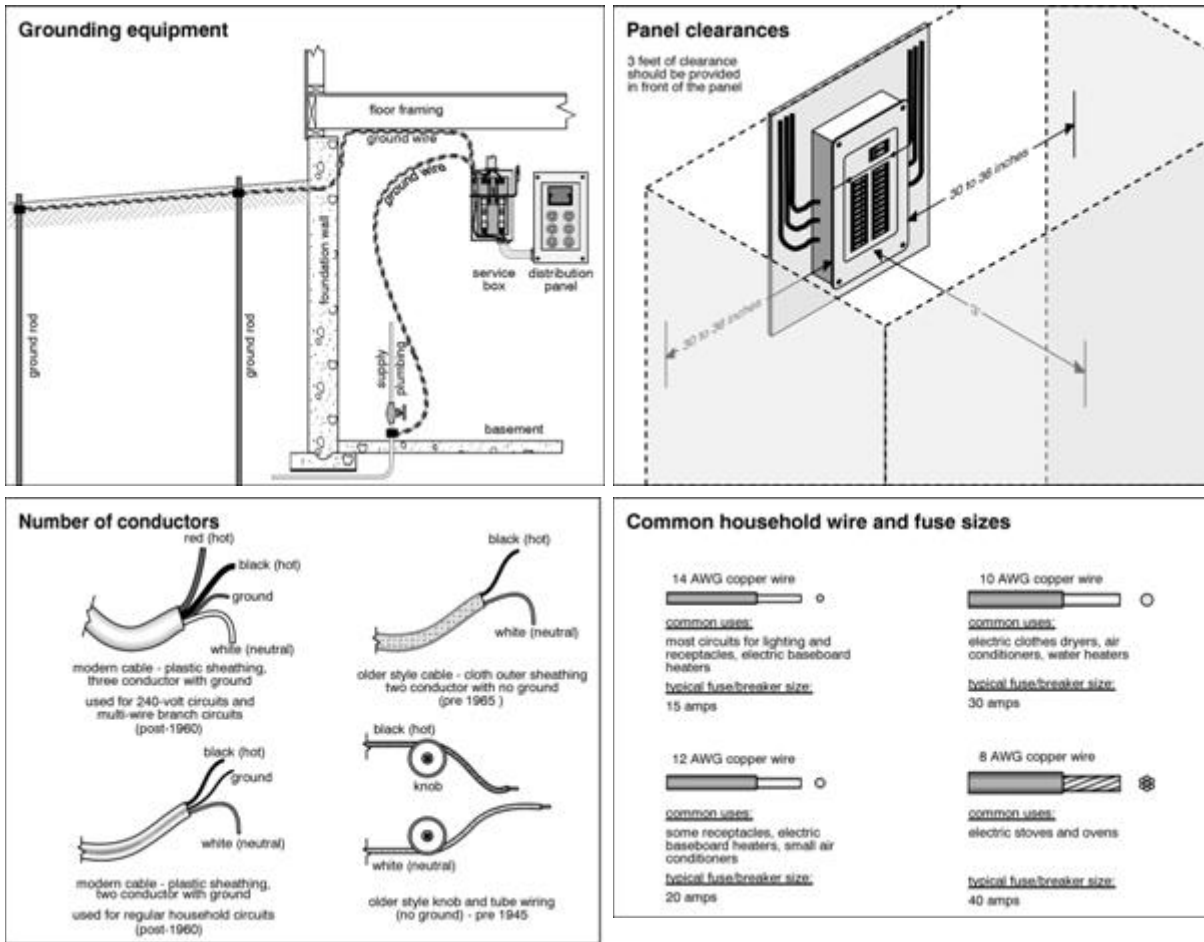
Electrical panels that do not contain the main service wiring are called sub-panels. Sub-panels are used for a variety of reasons ranging from house size to ease of accessibility. During inspections of homes that are occupied it is possible that a sub-panel might be hidden by pictures or furniture. Please check carefully during your final walkthrough of the house after all belongings are removed.

43) PANEL NOTES

This section of the report notes conditions found inside the electrical panels. Repairs to wiring conditions should be performed by qualified tradespeople due to the inherent hazards.

44) WIRING NOTES

Our inspection of the electrical wiring and fixtures throughout the house will include random testing of outlets and lights. At least one outlet per room, all accessible outlets in the garage and on the exterior, and all outlets within six feet of sinks will be tested for grounding and polarity.



Styles & Materials

ELECTRICAL CONDUCTORS:
 COPPER
 120/240 VOLTS
PANEL TYPE:
 CIRCUITS
WIRING METHODS:
 ROMEX

PANEL CAPACITY:
 150 AMP
ELEC. PANEL MANUFACTURER:
 SIEMENS

MAIN DISCONNECT:
 100 AMP
BRANCH WIRE 15 and 20 AMP:
 COPPER

Inspection Items

14.0 UTILITY SERVICE

Comments: DEFECTIVE, SUMMARY

(MAJOR DEFECT) THE MAIN PANEL HAS A 100 AMP MAIN BREAKER WHICH REQUIRES A MINIMUM WIRE SIZE OF 4 FOR COPPER. THE WIRES USED IN THE MAIN PANEL ARE 6 WHICH IS TOO SMALL.

14.1 MAIN PANEL

Comments: DEFECTIVE

(MAJOR DEFECT) THE MAIN PANEL HAS A 100 AMP MAIN BREAKER WHICH REQUIRES A MINIMUM WIRE SIZE OF 4 FOR COPPER. THE WIRES USED IN THE MAIN PANEL ARE 6 WHICH IS TOO SMALL.

14.2 SIZE (AMPS)

Comments: FUNCTIONAL

14.3 CONDITION

Comments: FUNCTIONAL

14.4 GROUNDING

Comments: FUNCTIONAL

14.5 WIRING

Comments: FUNCTIONAL

14.6 A/C SYSTEM CIRCUIT SIZE

Comments: FUNCTIONAL

15. WATER HEATER

Inspection Items

15.0 WATER HEATER STORAGE TANK

Comments: COMMENT

(COMMENT) COMMON WATER HEATER, NOT INSPECTED - CONDOMINIUM.

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Inspected By: Dennis Gertgen

Customer Info:	Inspection Property:
Sample Report Condo	123 Nowhere St. Big City, MN NA
Customer's Real Estate Professional:	

Inspection Fee:

	Service	Price	Amount	Sub-Total
	Heated Sq Ft 0 - 1,000	290.00	1	290.00
	Condo / Townhouse Discount	-75.00	1	-75.00
	Common Heat and Hot Water	-25.00	1	-25.00

Tax \$0.00

Total Price \$190.00

Payment Method:Check

Payment Status:Paid At Time Of Inspection

Note:



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371 Appleblossom Ln.
Shakopee, MN 55379

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Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.