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Inspected By: Mid-MN Property Services



Home Inspection Report

Prepared For:



Property Address:



Inspected on Thu, Jun 11 2026 at





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Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior

1) Slight negative grade at front patio/walkway toward house. This area may be prone to puddling water and ice buildup.

Possible Long term foundation concerns.

Recommend steps to mitigate water pooling; keep gutters clear, shovel snow and clear ice promptly.

2) Top section of egress window wells are cracked.

3) Back stoop:

Top rim joist warped.

Decking is not properly attached to framing.

Riser heights are taller than recommended.

Attached to house with no visible frost footing.*seller states footings are in place beneath slab

4) Siding seams not properly sealed, Unprotected edges will eventually take water damage and swell.

Some siding pieces are fairly loose which may be susceptible to damage in high winds.

Recommend addressing these items for long term durability.

5) Missing water table trim board. This highlights improper installation details and missing flashing. Trim board is painted but is already showing wear in several areas. Consider durable flashing/wrap and gap along bottom edge of siding

Bathrooms: Bathroom #1

6) Sink faucet leaks around stem. Allows water to run to back of countertop



(Report Summary continued)

Laundry

7) Gas line not in use should be securely capped to avoid accidental leakage .

Interior

8) Missing handrail on staircase.

9) Two stair risers are taller than all others by about an inch. This can be a trip hazard



General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	No
Pets On-Site:	No
Furnished:	No
Weather:	Overcast
Temperature:	Warm
Soil Condition:	Damp
People Present:	Client, Selling Agent
Total Square Footage :	2500-3499



Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Manufactured wood product, LP or similar clapboard
Exterior Trim Material:	Wood, Synthetic stone
Walking Surface Types:	Walks, Stoops
Walking Surface Materials:	Concrete, Synthetic



Comment 1:

Slight negative grade at front patio/walkway toward house. This area may be prone to puddling water and ice buildup.

Possible Long term foundation concerns.

Recommend steps to mitigate water pooling; keep gutters clear, shovel snow and clear ice promptly.



Figure 1-1



(Exterior continued)



Comment 2:

Apron/skirt board is natural wood. Installed flush to deck surface. This will be a high wear area and requires regular maintenance. Also tall step height may be trip hazard.

Note* no visible frost footing. Seller states that footings are in place beneath slab.



Figure 2-1



(Exterior continued)



Comment 3:

Top section of egress window wells are cracked.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4



(Exterior continued)



Comment 4:

Soffit ventilation is abnormally clogged with dust buildup. Recommend cleaning and blow out and monitor for future issues



Figure 4-1



Comment 5:

Aluminum trim not properly attached .



Figure 5-1



(Exterior continued)



Comment 6:

Back stoop:

Top rim joist warped.

Decking is not properly attached to framing.

Riser heights are taller than recommended.

Attached to house with no visible frost footing.*seller states footings are in place beneath slab



Figure 6-1



(Exterior continued)



Comment 7:
Drip protection missing at top of basement windows.



Figure 7-1



Figure 7-2



Figure 7-3



(Exterior continued)



Comment 8:

Siding seams not properly sealed, Unprotected edges will eventually take water damage and swell.

Some siding pieces are fairly loose which may be susceptible to damage in high winds.

Recommend addressing these items for long term durability.



Figure 8-1



Figure 8-2



Figure 8-3



(Exterior continued)



Comment 9:

Missing water table trim board. This highlights improper installation details and missing flashing. Trim board is painted but is already showing wear in several areas. Consider durable flashing/wrap and gap along bottom edge of siding



Figure 9-1



Figure 9-2



Figure 9-3



Garage

Outbuildings and detached garages are not always inspected as part of a standard home inspection. This portion of your inspection is assessing the attached garage or single detached garage only. Main electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Attached
Vehicle Door Type:	Overhead
Mechanical Opener:	Yes, Safety system present
Plumbing Present:	Yes
HVAC Present:	Heated floor
Firewall:	Door does not close and latch by itself , Incomplete firewall



Comment 10:
Reference.



Figure 10-1



Figure 10-2



(Garage continued)



Figure 10-3



Figure 10-4



Figure 10-5



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Arms Length/walked
Roofing Material:	Architectural shingles
Ventilation Present:	Soffit, Ridge Vent
Gutter Material:	Metal
Chimney :	Not Present



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Materials:	Concrete, ICF
Floor Structure:	Truss
Wall Structure:	Wood Framed

Attic

Ceiling Structure:	Truss
Roof Structure:	Truss
Inspection Method:	From Access
Attic Insulation:	Loose Fill



Comment 11:

Insulation is blown in fiberglass that appears inconsistent with measurements of 10-14" taken and areas that may be over 16".

Access is difficult.

Opening should be finished in durable material to provide some flame spread protection.



Figure 11-1



Figure 11-2



(Attic continued)



Figure 11-3



Figure 11-4



Figure 11-5



Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Smoke and CO detectors are to be placed per IRC code in order to be considered sufficient per this report.

Type of Service:	Underground
Service Panel Location:	Basement
Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Conventional Copper
Smoke Detectors Present:	Yes
Carbon Monoxide(CO) Detectors Present :	Yes



Comment 12:
Reference.



Figure 12-1



(Electrical continued)



Comment 13:
Basement and master bathroom breakers are reversed .

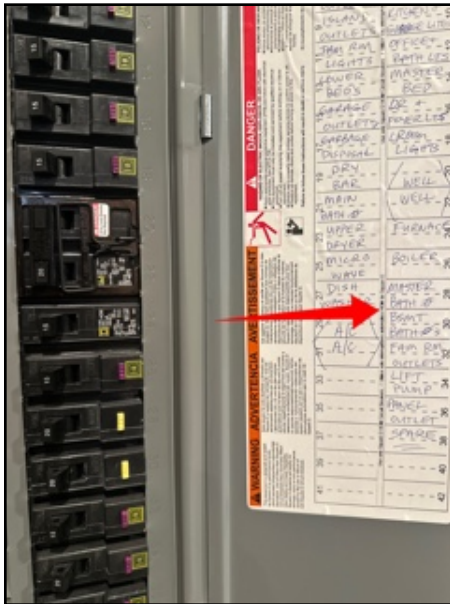


Figure 13-1

HVAC System

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Propane
Type of Equipment:	Forced Air, Boiler
Type of Distribution:	Metal Ducting, Flexible Ducting
Cooling :	Central AC/split system



Comment 14:

Furnace Intake not plumbed to outdoors .

Makeup air inlet is uninsulated and improperly terminated.

*correction: 4" vent shown is stated to be intended as dryer vent. No makeup air present. Recommend add makeup air or connect furnace intake to outdoors and be sure intakes and exhaust terminations are properly separated from one another.



Figure 14-1



Figure 14-2



(HVAC System continued)



Figure 14-3



Figure 14-4



Figure 14-5



Comment 15:
Reference.



Figure 15-1



Figure 15-2



Figure 15-3



Figure 15-4



(HVAC System continued)



Figure 15-5



Figure 15-6



Figure 15-7



(HVAC System continued)



Comment 16:

Recommend routing condensate pipe directly over drain to avoid further concrete damage .



Figure 16-1



Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Plastic
Location of Water Shutoff:	Basement
Water Heater Fuel:	Gas
Water Heater Capacity:	Boiler



Comment 17:
Reference.



Figure 17-1



Figure 17-2



(Plumbing continued)



Figure 17-3



Bathrooms

Bathroom #1

Location:	Main Floor
Shower:	Built in
Shower Walls:	Fiberglass
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Composite manufactured product
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets



Comment 18:

Drain pipe under sink is a flexible type that is not recommended for permanent use due to the tendency to clog and fail and/or crack.



Figure 18-1



(Bathroom #1 continued)



Comment 19:
Caulk in shower due for replacement .



Figure 19-1



Comment 20:
Toilet should be caulked around base.



Figure 20-1



(Bathroom #1 continued)

 **Comment 21:**
Sink faucet leaks around stem. Allows water to run to back of countertop



Figure 21-1

 **Comment 22:**
Recommend adding caulk along edges of countertop meeting walls where likely to be wet.



Figure 22-1



(Bathrooms continued)

Bathroom #2

Location:	MBR
Bath Tub:	Free Standing
Tub Surround:	Not Present
Shower:	Built in , One piece ensemble
Shower Walls:	Fiberglass
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Composite manufactured product
Ventilation Type:	Vent Fan, Window
GFCI Protection:	Outlets



Comment 23:
Caulk missing at shower to flooring transition.



Figure 23-1



(Bathroom #2 continued)



Comment 24:

Toilet should be caulked around base.



Figure 24-1

Bathroom #3

Location:	Basement
Bath Tub:	Built in , One piece ensemble
Shower:	In Tub
Shower Walls:	Fiberglass
Sink(s):	Double Vanity
Toilet:	Standard Tank
Floor:	Composite manufactured product
Ventilation Type:	Vent Fan
GFCI Protection:	Outlets



(Bathroom #3 continued)



Comment 25:

Caulk/grout around tub/shower needs repair/replacement.



Figure 25-1



Comment 26:

Toilet should be caulked around base.



Figure 26-1



(Bathroom #3 continued)



Comment 27:
Tub spout is loose .



Figure 27-1



Comment 28:
Pocket door can be difficult to close and lacks a lock .



Figure 28-1



Laundry

Laundry appliances as with other appliances are only tested for basic functionality and only if unit is plugged in and connected with no clothing loaded at time of inspection.

Location:	Service Area
Laundry Sink:	Yes
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	Gas
GFCI Protection:	Present as required
Appliances :	Washer , Dryer



Comment 29:

Gas line not in use should be securely capped to avoid accidental leakage .



Figure 29-1



Figure 29-2



(Laundry continued)



Comment 30:
Reference.



Figure 30-1



Figure 30-2



Figure 30-3



Figure 30-4



Kitchen

Cabinets:	Wood
Countertops:	Laminate
Sink:	Under mount , Double, Stainless steel , with Sprayer
GFCI Protection:	Present as required
Appliances:	Refrigerator , Dishwasher , Stove / Range, Microwave , Disposal



Comment 31:
Reference.



Figure 31-1



Figure 31-2



(Kitchen continued)

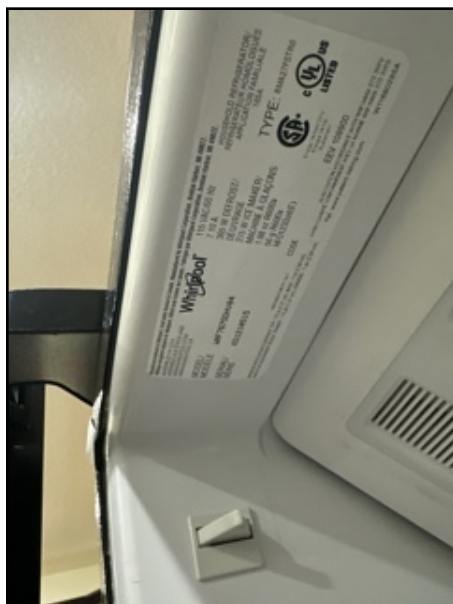


Figure 31-3



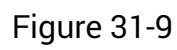
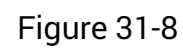
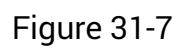
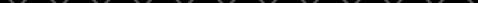
Figure 31-4



Figure 31-5



Figure 31-6





Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Casement, Slide
Window Materials:	Vinyl
Entry Door Types:	Hinged, Slide
Entry Door Materials:	Metal
Fireplace/Stove Type:	Not Present



Comment 32:
Missing handrail on staircase.

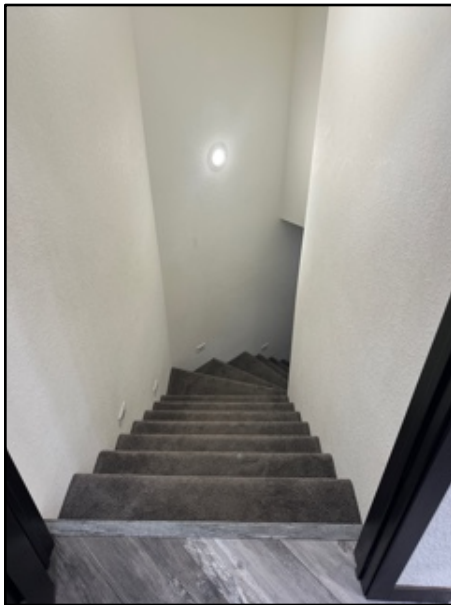


Figure 32-1



(Interior continued)



Comment 33:

Two stair risers are taller than all others by about an inch. This can be a trip hazard



Figure 33-1



Comment 34:

Missing window screen.

Windows dirty. Likely due to sprinklers.



Figure 34-1



(Interior continued)



Comment 35:
Sill bowed. Window frame bowed up in center.

Also damaged screen



Figure 35-1