

7 County Home Inspection, LLC

Home Inspection Report

7 County



Home Inspection, LLC



1234 Home Inspection Rd, Minneapolis MN, 55418
Inspection prepared for: Great Client
Agent: ANY AGENT - ABC REALTY

Inspection Date: 4/2/2011 Time: 12pm
Age: 1990 Size: 2100sqft
Weather: Cloudy/Cold

Inspector: Robert Manley
Phone: 612-919-3844
Email: sevencounty@yahoo.com
www.7countyhomeinspection.com

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

STRUCTURE

Page 4 Item: 1	Structure Observations	<ul style="list-style-type: none"> • Joists Notched/Cut. This can pose a structural issue or cause future damage if left unsupported. Recommend consult with contractor on adding additional support or repair.
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EXTERIOR AREAS

Page 6 Item: 3	Gutters & Grading	<ul style="list-style-type: none"> • Gutter Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation. Extensions need to extend out 4-5 feet away from structure
Page 7 Item: 5	Siding/Foundation	<ul style="list-style-type: none"> • SIDING: • Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.
Page 7 Item: 7	Decks & Steps	<ul style="list-style-type: none"> • Safety Hazard- Deck Joist hangers missing nails. Recommend add needed hardware. Advise with contractor.
Page 8 Item: 8	Exterior Electrical	<ul style="list-style-type: none"> • LIGHTS/SWITCHES • Light switch damaged or bulb inoperable exterior front
Page 8 Item: 9	Doors	<ul style="list-style-type: none"> • SLIDING DOOR: • Door hardware/ lock damaged.
Page 8 Item: 10	Window Condition	<ul style="list-style-type: none"> • Deteriorated frame(s) at window(s) • Extensive rot around window frames and sills
Page 8 Item: 11	Fencing	<ul style="list-style-type: none"> • Fence gate bent/damaged.

GARAGE- CRAWLSPACE- ATTIC

Page 10 Item: 1	Garage	<ul style="list-style-type: none"> • Water seepage into garage through exterior garage-personnel door. • Evidence of past or present leaks in garage ceiling/wall, dry at time of inspection. Monitor this area, or have it evaluated further. • Possible organic substance noted. It is advisable to have area tested for hazardous Mold or have material professionally removed.
Page 11 Item: 3	Attic	<ul style="list-style-type: none"> • Exhaust fan not vented properly in attic. Moisture staining and sheathing deterioration noted.

ELECTRIC-HEAT-AC-PLUMBING

Page 13 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Oversized breaker for AC unit in main panel. See manufacturers recommended size on exterior unit.
Page 14 Item: 2	HVAC Unit	<ul style="list-style-type: none"> • Gas Smell/Leak found at Furnace. Recommend advise with licensed contractor on further evaluation and repairs.
Page 15 Item: 4	Water Heater/Main Plumbing Observations	<ul style="list-style-type: none"> • HOSE BIBS: • Need Anti-Siphon on exterior bibs • HOSE BIBS: • Leaking

INTERIOR FEATURES

Page 17 Item: 3	Bath	<ul style="list-style-type: none">• LOCATION:<ul style="list-style-type: none">• Main level• FIXTURES:<ul style="list-style-type: none">• Toilet loose; recommend having re-anchored.• Vanity damaged.
Page 18 Item: 8	Interior Electric	<ul style="list-style-type: none">• LOCATION:<ul style="list-style-type: none">• Kitchen• GFCI needed within 6 feet of water source. Need to install GFCI for safety
Page 20 Item: 11	Windows	<ul style="list-style-type: none">• LOCATION:<ul style="list-style-type: none">• Living Room East window• GLASS:<ul style="list-style-type: none">• Condensation present in some double-paned windows, indicating a broken gas seal.• SCREENS:<ul style="list-style-type: none">• Some window screens missing and some damaged.
Page 20 Item: 12	Fireplaces	<ul style="list-style-type: none">• Rear wall of fireplace box damaged, needs repair for safety.
GENERAL NOTES		
Page 23 Item: 1	General Notes	Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. We provide this service within the metro area of Minneapolis or Saint Paul for \$95.00

I. STRUCTURE

All home will have some sort of defects. NO HOME IS PERFECT! Structure is one of the most important areas of a home since it can affect the useful life and safety of the home. The major structural areas are the foundation, wall framing, floor framing, ceiling framing, and roof structure. In order to accurately assess these areas access must be available. Certain structural components such as flooring and ceiling are usually not visible due to covering (drywall, insulation, etc..) however, many times there are clues that concerns exist such as uneven flooring sagging ceilings and movement when walked on. Not all structural issues are necessarily severe, however when they are, significant cost for repair can occur. Major structural issue for this report will be noted in this section and may also appear in other related areas. If you have any questions about the structure or the report please feel free to call me!

1. Structure Observations

Good	Fair	Poor	N/A	None
	X			

Roofing:

- Trusses

Floor:

- Wood Joist/Beam
- Trusses

Observations:

- Minor Unevenness was observed in the floor structure- This is common with older homes. It may be the result of materials, framing design, installation or age. There was no evidence of need for immediate costly repair
- Floor Joists have limited View due to finished lower level
- **Joists Notched/Cut. This can pose a structural issue or cause future damage if left unsupported. Recommend consult with contractor on adding additional support or repair.**



Joists Notched/Cut. This can pose a structural issue or cause future damage if left unsupported. Recommend consult with contractor on adding additional support or repair.

II. EXTERIOR AREAS

The Below Information is in addition to your homes inspection and are general recommendations/maintenance suggestions.

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Roof

Good	Fair	Poor	N/A	None
	X			

Roofing:

- MATERIAL:
- Composition shingles (Asphalt)

FLASHING:

- Not Visible

VENTILATION:

- Soffit
- Roof vents

Observations:

- Ice Damming was observed on the roof. The potential for ice dams varies with the severity of winter and depending on ventilation and insulation. Severe Ice Dams can result in leaks, typically near the eaves. Solutions include better attic insulation, ventilation, eave protection below the roof coverings and or heating cable installation.
- Snow covered; not fully inspected.

2. Chimney Observations

Good	Fair	Poor	N/A	None
	X			

Materials: Metal Below Siding

Observations:

- No major system safety or function concerns noted at time of inspection.
- Recommend having chimney sweep clean flue.

3. Gutters & Grading

Good	Fair	Poor	N/A	None
	X			

Information: Aluminum Gutters

Observations:

- **Snow covered landscaping restricted view; not fully inspected.
- **Clean gutters: Significant amounts of debris evident.
- **Gutter Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation. Extensions need to extend out 4-5 feet away from structure**



Gutter Extensions out 4-5 feet / Splash blocks missing or insufficient: Install to divert water away from the foundation.

4. Drives & Walks

Good	Fair	Poor	N/A	None
			X	

Information: Asphalt driveway • Concrete sidewalk.

Observations:

- Snow covered; not fully inspected.

5. Siding/Foundation

Good	Fair	Poor	N/A	None
	X			

Information:

- SIDING:
- Vinyl Siding
- Partial Brick Siding/Veneer
- EAVES/SOFFIT/FASCIA
- Aluminum

Observations:

- **SIDING:**
- **Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.**



Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.

6. Vegetation

Good	Fair	Poor	N/A	None
			X	

Observations:
 • Snow covered; not fully inspected.

7. Decks & Steps

Good	Fair	Poor	N/A	None
	X			

Observations:
 • MATERIAL:
 • Wood
 • Safety Hazard- Deck Joist hangers missing nails. Recommend add needed hardware. Advise with contractor.



Safety Hazard- Deck Joist hangers missing nails. Recommend add needed hardware. Advise with contractor.



Joist hanger nails pulling out, rusting and not correct type

8. Exterior Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.
 • LIGHTS/SWITCHES
 • Light switch damaged or bulb inoperable exterior front

9. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- **SLIDING DOOR:**
- Door hardware/ lock damaged.



Door hardware/ lock damaged.

10. Window Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Deteriorated frame(s) at window(s)
- Extensive rot around window frames and sills



Extensive rot around window frames and sills



Extensive rot around window frames and sills

11. Fencing

Good	Fair	Poor	N/A	None
	X			

Materials: Chain Link

Observations:

- Fence gate bent/damaged.

III. GARAGE- CRAWLSPACE- ATTIC

Note that minor settlement or "hairline" cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Good	Fair	Poor	N/A	None
	X			

Observations:

- GARAGE OVERHEAD DOOR:
- METAL
- Water seepage into garage through exterior garage-personnel door.
- Evidence of past or present leaks in garage ceiling/wall, dry at time of inspection. Monitor this area, or have it evaluated further.
- Possible organic substance noted. It is advisable to have area tested for hazardous Mold or have material professionally removed.



Evidence of past or present leaks in garage ceiling/wall, dry at time of inspection. Monitor this area, or have it evaluated further.



Possible organic substance noted. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. If necessary, we are also lab-certified to perform radon, meth, asbestos and other environmental testing services. See: www.IdahoHomeInspectors.biz/rates for more information.



Evidence of past or present leaks in garage ceiling/wall, dry at time of inspection. Monitor this area, or have it evaluated further.

2. Crawlspace

Good	Fair	Poor	N/A	None
			X	

3. Attic

Good	Fair	Poor	N/A	None
	X			

Observations:

- ATTIC INSULATION:
 - Cellulose Insulation
 - Insulation averages about 10-12 inches in depth
- VAPOR BARRIER:
 - Plastic
- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
- Exhaust fan not vented properly in attic. Moisture staining and sheathing deterioration noted.



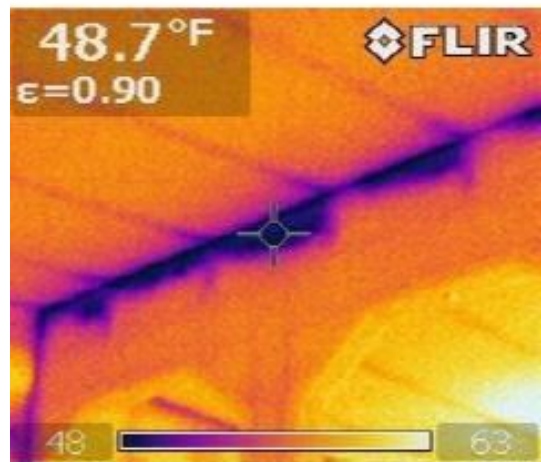
Exhaust fan not vented properly in attic. Moisture staining and sheathing deterioration noted.



Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.



Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.



Displaced/Missing areas of insulation in attic at vaulted ceiling

IV. ELECTRIC-HEAT-AC-PLUMBING

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Main Panel

- SERVICE TYPE:
 - Underground Electrical Service. Wiring is not visible
- SIZE:
 - 100 Amp Service 120/240 Main Service
- BRAND:
 - Square D
- LOCATION:
 - Garage
- SERVICE CONDUCTOR:
 - Aluminum
- DISTRIBUTION WIRING
 - Copper
 - Aluminum
 - Aluminum multi-strand

Observations:

- Inspection of the electrical system revealed need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. Be sure to check interior and exterior sections for additional electrical repairs. Consult a licensed electrician
 - **Oversized breaker for AC unit in main panel. See manufacturers recommended size on exterior unit.**



Oversized breaker for AC unit in main panel. See manufacturers recommended size on exterior unit.

2. HVAC Unit

Good	Fair	Poor	N/A	None
X				

HEATING SYSTEM:

- FURNACE:
- York
- TYPE:
- natural gas furnace
- LOCATION:
- in basement.
- VENTING:
- Metal multi-wall

Observations:

- Gas Smell/Leak found at Furnace. Recommend advise with licensed contractor on further evaluation and repairs.

3. AC Observations

Good	Fair	Poor	N/A	None
X				

AC UNIT:

- BRAND:
- Goodman
- ENERGY SOURCE:
- Electricity
- CENTRAL SYSTEM TYPE:
- Air Cooled Central Air

Observations:

- AC unit breaker in main panel oversized. See Electrical Section
- LIMITATIONS:
- Outdoor Temperatures Prevented AC testing. Air Conditioning should not be started at temperatures below 65 degrees. Below this temperature damage can occur to the unit or system.
- AIR CONDITIONING:
- Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.

4. Water Heater/Main Plumbing Observations

Good	Fair	Poor	N/A	None
	X			

Water Heater/Plumbing

- BRAND/TYPE:
- Kenmore
- Natural Gas water heater (fuel shutoff at meter and in-line)
- 75+/-gallons
- WATER MAIN LINE:
- Copper
- Supply Pipe: Copper
- Drain Pipe: Plastic
- Waste Pipe: Plastic
- Crawlspace

Observations:

- Water Source: Public
- **Water Heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One can not predict with certainty when replacement will become necessary.
- HOSE BIBS:
- Need Anti-Siphon on exterior bibs
- HOSE BIBS:
- Leaking



Need Anti-Siphon on exterior bibs



Hose Bib Leaking

V. INTERIOR FEATURES

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Good	Fair	Poor	N/A	None
X				

Observations:

- Kitchen in Good condition with mild repair needs
- STOVE:
- Electric

2. Master Bath

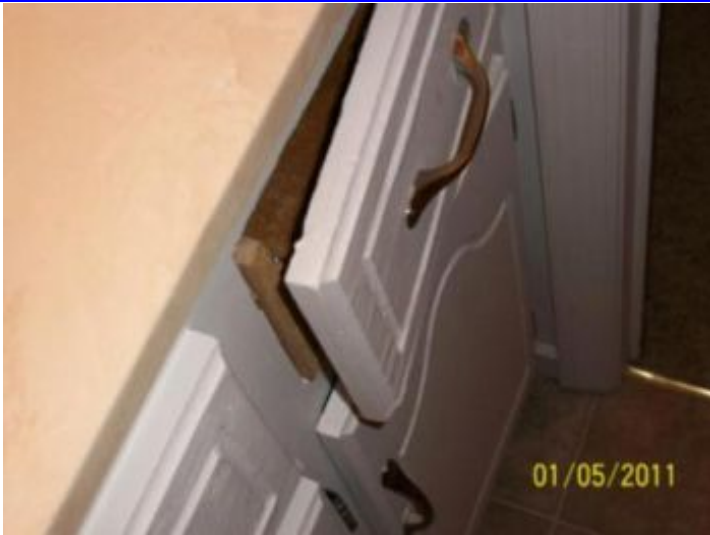
Good	Fair	Poor	N/A	None
			X	

3. Bath

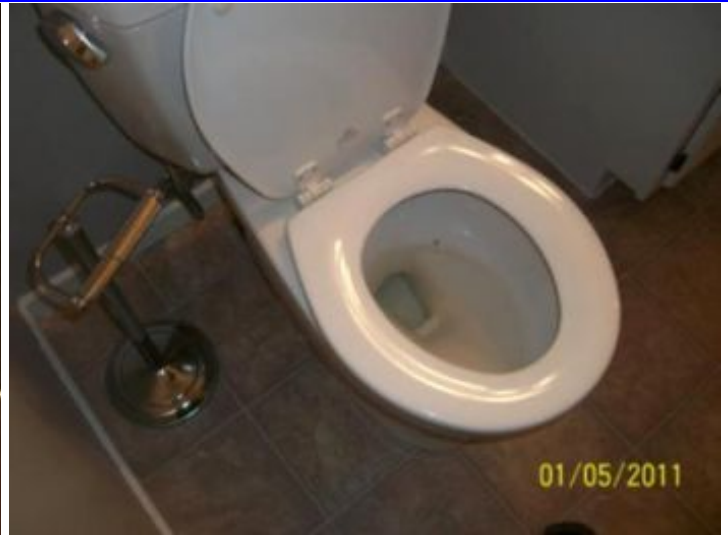
Good	Fair	Poor	N/A	None
	X			

Observations:

- LIMITATIONS;
- Water Sprinkler systems are outside the scope of inspection and not tested. The system should be evaluated by an independent company prior to close.
- Water treatment systems are outside the scope of inspection and should be evaluated by independent company.
- LOCATION:
- Main level
- FIXTURES:
- Toilet loose; recommend having re-anchored.
- Vanity damaged.



Vanity damaged.



Toilet loose; recommend having re-anchored.

4. Bath #2

Good	Fair	Poor	N/A	None
X				

Observations:

- LOCATION:
- Upper Level
- No major system safety or function concerns noted at time of inspection.

5. Bath (Guest)

Good	Fair	Poor	N/A	None
			X	

6. Bath (Half)

Good	Fair	Poor	N/A	None
			X	

7. Plumbing & Laundry

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.

8. Interior Electric

Good	Fair	Poor	N/A	None
	X			

Observations:

- LOCATION:
- Kitchen
- GFCI needed within 6 feet of water source. Need to install GFCI for safety



GFCI needed in kitchen within 6 feet of water source. Need to install GFCI for safety

9. Floors, Ceilings & Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- MATERIAL:
 - Drywall
- FLOORING MATERIAL
 - Carpet
 - Tile
 - Vinyl
- On a whole, the interior finish of the home is in average condition. Typical flaws in flooring, walls and ceilings were observed
- LOCATION:
 - Lower Level Bedroom/Family Room
 - Prior Moisture Ceiling Staining- Tested Dry at time of inspection. Monitor for leaks!



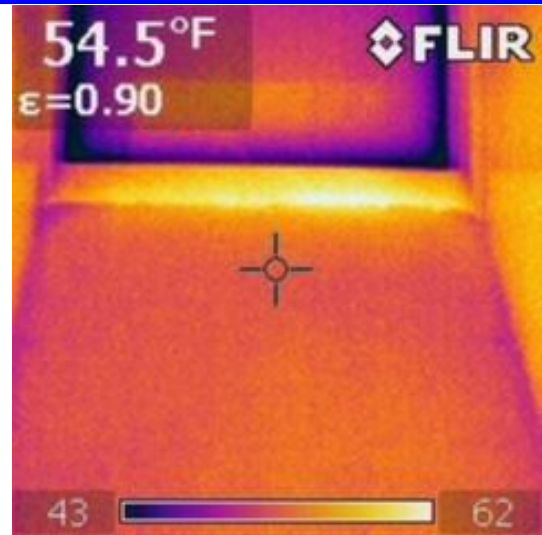
Prior Moisture Ceiling Staining- Tested Dry at time of inspection. Monitor for leaks!



Prior Moisture Ceiling Staining- Tested Dry at time of inspection. Monitor for leaks!



Low level of missing insulation in bedroom upper level



No Evidence of water leak under skylight at time of inspection

10. Doors

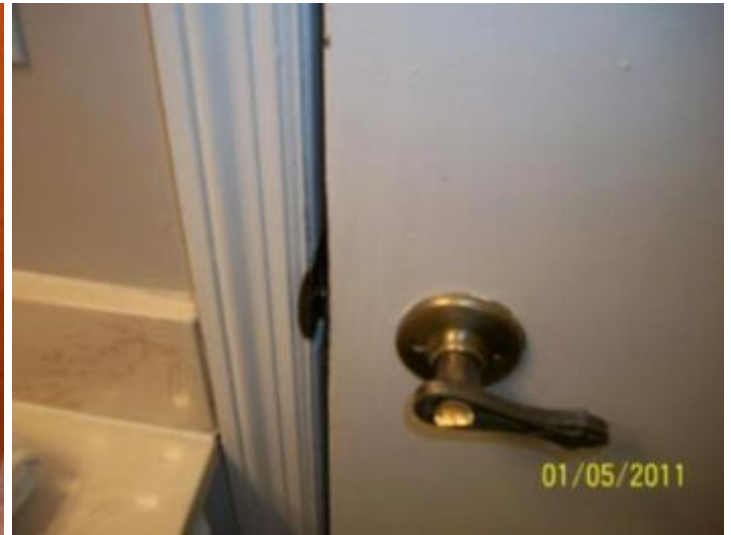
Good	Fair	Poor	N/A	None
	X			

Observations:

- Door doesn't latch properly upper level bathroom
- LOCATION:
 - Bathroom
 - Garage
- TYPE
 - Wood Hollow Core
 - Sliding Doors
- Door Adjustment needed, Door doesn't latch properly.



Bedroom Closet doors damaged



Door doesn't latch properly upper level bathroom

11. Windows

Good	Fair	Poor	N/A	None
	X			

Observations:

- MATERIAL:
 - Wood
- LOCATION:
 - Living Room East window
- GLASS:
 - Condensation present in some double-paned windows, indicating a broken gas seal.
- SCREENS:
 - Some window screens missing and some damaged.



Condensation present in some double-paned windows, indicating a broken gas seal.

12. Fireplaces

Good	Fair	Poor	N/A	None
	X			

Observations:

- LOCATION:
 - Living Room
- FIREPLACE TYPE:
 - Gas
 - Fireplace Glass/Doors need cleaning & improvement
 - Have Chimney Inspected - The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
 - Rear wall of fireplace box damaged, needs repair for safety.



Fireplace Glass/Doors need cleaning & improvement



Rear wall of fireplace box damaged, needs repair for safety.

13. Stairways

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

14. Foundation/Walls Observations

Good	Fair	Poor	N/A	None
X				

Materials: Concrete Block

Observations:

- No Major Defects were observed in the accessible structure of the home

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

VI. GENERAL NOTES

1. General Notes

Good	Fair	Poor	N/A	None
	X			

Observations:

Fire and carbon monoxide protection – By today’s standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. It also tells you what I did and did not do, what I could and could not do, and what I would and would not do if personal safety or property damage was involved such as walk on unsafe roofs if too steep or in bad condition. If you don’t understand something, or if I did not make myself clear, please contact me @ 612-919-3844

Discussion, verbal (Discussion prior to report delivery) – Your printed or emailed Home Inspection Report shall always supersede any and all discussion at time of inspection. Do not rely on any verbal discussions about your home or the home inspection. Please contact me if you have any questions.

Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. We provide this service within the metro area of Minneapolis or Saint Paul for \$95.00

Photos



Clean bathroom fans



Skylight Moisture Staining. Area dry at time of inspection. Monitor



Water Heater label



Furnace Label