


Minnesota Home Inspectors

Inspection Report

Sample Report

Property Address:

Any Street

Your Town MN



Minnesota Home Inspectors LLC

**Ken Rowe
1094 Marion St
St Paul, MN 55117
612-220-0630**

Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
Action Items.....	5
Consideration Items.....	15
1 Structure.....	25
2 Exterior.....	26
3 Roofing.....	32
4 Plumbing.....	35
5 Electrical.....	37
6 Heating and Cooling.....	41
7 Attic.....	43
8 Garage.....	44
9 Interior.....	47
10 Kitchen.....	48
11 Bathroom.....	49
12 Laundry.....	50
13 Deck/Patio/Porch.....	50

Date: 11/17/2010	Time:	Report ID: 100003
Property: Any Street Your Town MN	Customer: Sample Report	Real Estate Professional:

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Client Is Present:

Yes

Age Of Home:

Over 10 Years

Weather:

Cloudy

Temperature:

Below 65

Precipitation in last 3 days:

Snow

Property Type:

Single Family

Action Items



Minnesota Home Inspectors LLC

1094 Marion St
St Paul, MN 55117
612-220-0630

Customer
Sample Report

Address
Any Street
Your Town MN

2. Exterior

2.2 Windows / Doors

Inspected

- (2) Missing / damaged window mull covers observed on the exterior. Repairs are necessary to prevent water intrusion.



- (3) Missing glass stops observed on the patio door. Replacement is necessary to prevent water intrusion and to prevent the glass from falling out.

2. Exterior



2.4 Grading

Inspected

- ☒ The ground around the building slopes directly towards the building. This will result in water pooling next to the foundation leading to other problems. A slope of at least one inch drop per foot away from the building for at least the first six feet is advised.



2. Exterior



4. Plumbing

4.4 Gas Piping

Inspected

- The flexible gas lines used at the dryer connection are no longer approved by the American Gas Association. Due to concerns with pin hole leaks in the connectors replacement with approved connectors is recommended.



4.6 Water Heater

Inspected

- The extension for the pressure relief valve is improper. This is an important safety device that will direct any water released from the pressure relief valve to a safe area. This extension should be no less than three-quarters of an inch inside diameter, terminate within six inches of the floor, self draining, and not be threaded on the end.

4. Plumbing

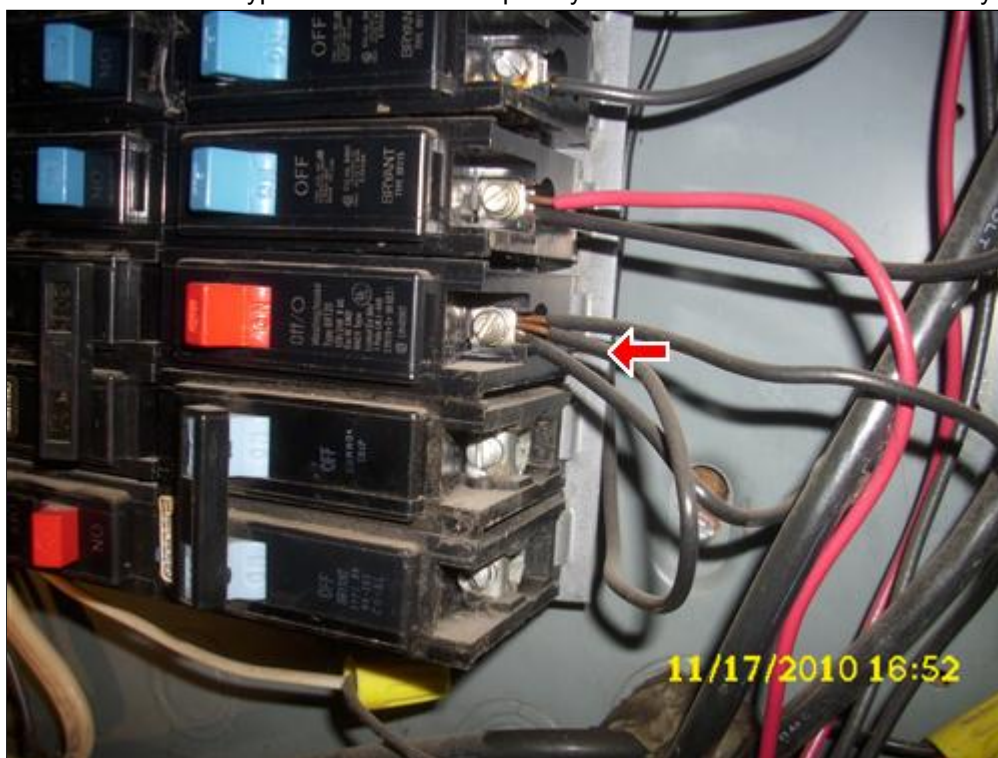


5. Electrical

5.2 Panel Interior

Inspected

- ☒ (2) More than one wire is observed at individual electrical disconnects. Manufacturer requirements dictate that only one wire is to be connected to this type of disconnect. Repair by a licensed electrician is necessary.



5. Electrical



5.4 Wiring

Inspected

- ☒ (1) Not all of the electrical wiring is protected by stress clamps where it enters junction boxes. Stress clamps are necessary to prevent chafing of the wires which can lead to an electrical short or fire.



- ☒ (2) Open electrical junction boxes observed. All junction boxes should be sealed with an approved cover for safety.

5. Electrical



❌ (3) Inoperable outlets observed in the dining room. Review and repair by a qualified electrician is necessary.



❌ (4) Missing light fixture in the upper left bedroom closet. Repairs are necessary.

5. Electrical



8. Garage

8.4 Floor

Inspected

- ⊗ Heaving of the garage floor observed. This usually indicates problems in the sub-surface area below the slab. Although primarily cosmetic, this can be an indication of structural problems and further review by a qualified contractor is necessary.



8. Garage



8.5 Comments

Inspected

- ☒ (1) The garage heater is improperly installed. Disconnected vent pipe, the vent is too near combustibles, and the electrical wiring is a cut extension cord. Review and repairs by a qualified technician is necessary.



8. Garage**9. Interior****9.3 Detectors
Inspected**

- (2) The installation of an operational carbon monoxide alarm within 10 feet of each bedroom is required.

13. Deck/Patio/Porch**13.1 Structure
Inspected**

- There are no screws securing the ledger board to the home. This can be an extremely dangerous condition, but is easily repaired. Adding lag screws / bolts or another method to ensure that the structure has adequate support on the house side is necessary.

13. Deck/Patio/Porch



Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Minnesota Home Inspectors LLC

Consideration Items



Minnesota Home Inspectors LLC

1094 Marion St
St Paul, MN 55117
612-220-0630

Customer
Sample Report

Address
Any Street
Your Town MN

2. Exterior

2.1 Siding / Trim

Inspected

- (1) Missing bricks. Suggest repairs.



- (2) Gaps between the siding and trim pieces observed. Routine maintenance of caulking all openings is necessary to prevent water entry.

2. Exterior



- ☒ (3) Deterioration of the trim materials observed. Suggest monitoring as future repairs or replacement will be necessary.



- ☒ (4) Suggest caulking all penetrations through the siding to prevent moisture / pest intrusion.



- ☒ (5) Loose pieces of siding/trim observed. Repairs are necessary to prevent water entry.

2. Exterior



- (6) Deterioration of the paint/stain observed. Re-sealing is necessary to prevent further deterioration.



- (7) Missing mounting block observed for light fixture. Suggest correction.



2. Exterior

2.2 Windows / Doors

Inspected

- (1) Missing flashing noted over the doors. Suggest repairs.



- (4) Damaged weather-stripping on the patio door. Suggest repairs.



3. Roofing

3.0 Roof Covering - Shingle

Inspected

- (2) Patching noted at the electrical service drop and antennae connection. Suggest monitoring as future repairs may be necessary.

3. Roofing



3.3 Gutters

Inspected

- ☒ (1) Leakage from the gutters observed. Repair or replacement of portions of the gutters is recommended so that they can function as intended.



- ☒ (2) Adding extensions to the gutter system is necessary so that roof run off is discharged at least six feet away from the foundation.

3. Roofing



- (3) Adding gutters to the areas of the home without them is suggested to collect the roof run off and drain it away from the home.

3.4 Comments

Inspected

- (1) Due to snow cover we are only able to view a portion of the roof covering. Our comments reflect the areas that were viewed. Verification of its condition by the seller and/or a roofing contractor is recommended.
- (2) Tree branches are rubbing on the roof. Trimming of the branches is necessary to prevent damage to the roof covering.



4. Plumbing

4.5 Foundation Drains

Not Inspected

- We are unable to determine if there is a foundation drain system in the home. There is an indentation in the floor, under the carpet in the lower right bedroom. Suggest verification of all conditions be made by the seller.

4. Plumbing



5. Electrical

5.1 Panel

Inspected

- ☑ Openings in the panel enclosure observed. All unused openings should be capped to prevent access to the interior of the panel and to maintain the fire resistance integrity of the panel.



5.4 Wiring

Inspected

- ☑ (5) Non metallic wiring is not permitted below the ceiling joists without protection and support. Correction is suggested.

5. Electrical



6. Heating and Cooling

6.2 Air Conditioner

Inspected

- (2) The AC system is in the last third of its expected life span. Review is advised quarterly as the end of its expected life span is approaching.

6.3 Filter/Accessories

Inspected

- The filter is in need of changing. An excessively dirty filter will increase the strain on the furnace, decrease the efficiency of the unit, and can lead to a shortened life span of the appliance.



8. Garage

8.5 Comments

Inspected

- (3) Due to personal objects stored in the garage not all areas were visible. Verification of all conditions by the seller is necessary.

8. Garage



9. Interior

9.1 Doors / Windows

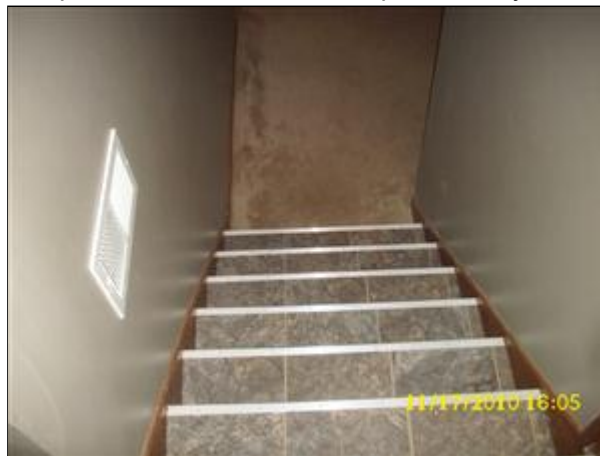
Inspected

- ☒ (2) Deterioration of the lower edges of the windows observed. This can often be attributed to high humidity levels in the home. Efforts need to be made to reduce humidity levels and the windows sanded and refinished.

9.2 Stairway

Inspected

- ☒ (2) A handrail is necessary on all steps with more than three steps for safety.



9.3 Detectors

Inspected

- ☒ (1) Current standards dictate that smoke detectors should be installed on every level, in each sleeping room, and outside each sleeping area in the immediate vicinity of the bedrooms. In addition, all alarms should be interconnected so that when one detector activates the rest do as well. These detectors should be electrically powered with a battery back up.

13. Deck/Patio/Porch

13.0 Base

Inspected

- ☒ Deterioration of the flooring material observed. Future replacement will be necessary.

13. Deck/Patio/Porch



Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Minnesota Home Inspectors LLC

1. Structure

Our inspection of the structure includes a visual examination of the exposed, readily accessible portions of the structure. These items are examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection is performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Items

1.0 Structural Walls

Comments: Inspected

Due to finished areas we are only able to view a very limited portion of the foundation walls.

1.1 Supporting Posts / Beams

Comments: Inspected

1.2 Floor / Ceiling Framing

Comments: Inspected

1.3 Sub-Floor / Roof-Sheeting

Comments: Inspected

1.4 Moisture Intrusion

Comments: Inspected

Efflorescence present on the foundation walls. Efflorescence is a white, powdery substance on masonry caused by water-soluble salts leaching to the surface. It is primarily a visual problem and very rarely causes any structural problems. However, the presence of efflorescence indicates that there is a water source or high humidity behind or near the foundation wall that should be eradicated.



1.5 Comments

Comments: Inspected

Styles & Materials

Foundation Type:

CMU

Exterior Walls:

2 x 6

Wood

Posts:

Finished

Beams:

Laminated

Finished

Floor Framing:

2 x 10

Wood

Sub Floor:

OSB

Roof Sheeting:

Finished / No View

2. Exterior

Our inspection of the building exterior includes a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Items

2.0 Drive / Walks

Comments: Inspected

Deterioration of the concrete surfaced areas observed.

2.1 Siding / Trim

Comments: Inspected

[📷](#) (1) Missing bricks. Suggest repairs.



[📷](#) (2) Gaps between the siding and trim pieces observed. Routine maintenance of caulking all openings is necessary to prevent water entry.



☒ (3) Deterioration of the trim materials observed. Suggest monitoring as future repairs or replacement will be necessary.



☒ (4) Suggest caulking all penetrations through the siding to prevent moisture / pest intrusion.



☒ (5) Loose pieces of siding/trim observed. Repairs are necessary to prevent water entry.



☒ (6) Deterioration of the paint/stain observed. Re-sealing is necessary to prevent further deterioration.



☒ (7) Missing mounting block observed for light fixture. Suggest correction.



(8) Loose siding block cover noted. Suggest repairs.



(9) No weep holes observed at the base of the walls. Weep holes are small gaps in the mortar at the base of the wall that allow water that makes it to the interior space a chance to escape. While recommended by most authorities, very seldom are they installed. The installation will involve removal of the siding material.



(10) Damage from woodpeckers is observed on the siding/trim. Patching the damaged areas and efforts to deter woodpeckers from returning is recommended.



2.2 Windows / Doors

Comments: Inspected

(1) Missing flashing noted over the doors. Suggest repairs.



❌ (2) Missing / damaged window mull covers observed on the exterior. Repairs are necessary to prevent water intrusion.



❌ (3) Missing glass stops observed on the patio door. Replacement is necessary to prevent water intrusion and to prevent the glass from falling out.



⊠ (4) Damaged weather-stripping on the patio door. Suggest repairs.



2.3 Fence

Comments: Inspected

2.4 Grading

Comments: Inspected

- The ground around the building slopes directly towards the building. This will result in water pooling next to the foundation leading to other problems. A slope of at least one inch drop per foot away from the building for at least the first six feet is advised.





2.5 Comments

Comments: Inspected

Driveway:

Concrete

Trim:

Wood

Metal

Storms/ Screens:

Combination

Styles & Materials

Walks:

Concrete

Soffit/Fascia:

Metal

Doors:

Dead Bolt - No

Siding:

Vinyl

Brick

Wood Plank

Windows:

Vinyl Clad

Lot Grade:

Flat

3. Roofing

Our inspection of the readily accessible roof system includes a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Items

3.0 Roof Covering - Shingle

Comments: Inspected

(1) The shingle roof is in the first third of its predicted life span.

- ⏏ (2) Patching noted at the electrical service drop and antennae connection. Suggest monitoring as future repairs may be necessary.



3.1 Valley/Flashing

Comments: Inspected

3.2 Roof Venting

Comments: Inspected

3.3 Gutters

Comments: Inspected

- ⏏ (1) Leakage from the gutters observed. Repair or replacement of portions of the gutters is recommended so that they can function as intended.



- ⏏ (2) Adding extensions to the gutter system is necessary so that roof run off is discharged at least six feet away from the foundation.



☒ (3) Adding gutters to the areas of the home without them is suggested to collect the roof run off and drain it away from the home.

3.4 Comments

Comments: Inspected

- ☒ (1) Due to snow cover we are only able to view a portion of the roof covering. Our comments reflect the areas that were viewed. Verification of its condition by the seller and/or a roofing contractor is recommended.
- ☒ (2) Tree branches are rubbing on the roof. Trimming of the branches is necessary to prevent damage to the roof covering.



Styles & Materials

Shingle:
Architectural

Shingle Layers:
1

Roof Venting:
Roof
Soffit

Valley Type:
None

Flashing:
Covered

Gutter Material:
Plastic

Viewed From:
Roof

4. Plumbing

Our inspection of the plumbing system includes a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Items

4.0 Service Entrance

Comments: Inspected

4.1 Supply Piping

Comments: Inspected

4.2 Distribution Piping

Comments: Inspected

Missing handle for exterior water shut off valve.



4.3 Waste Piping

Comments: Inspected

4.4 Gas Piping

Comments: Inspected

- The flexible gas lines used at the dryer connection are no longer approved by the American Gas Association. Due to concerns with pin hole leaks in the connectors replacement with approved connectors is recommended.



4.5 Foundation Drains

Comments: Not Inspected

- We are unable to determine if there is a foundation drain system in the home. There is an indentation in the floor, under the carpet in the lower right bedroom. Suggest verification of all conditions be made by the seller.



4.6 Water Heater

Comments: Inspected

- The extension for the pressure relief valve is improper. This is an important safety device that will direct any water released from the pressure relief valve to a safe area. This extension should be no less than three-quarters of an inch inside diameter, terminate within six inches of the floor, self draining, and not be threaded on the end.



4.7 Plumbing Fixtures

Comments: Inspected

4.8 Comments

Comments: Inspected

Styles & Materials

Water Provider:

Public

Water Shut Off:

Basement

Supply Piping:

Copper

Supply Piping Size:

3/4 Inch

Distribution Piping:

Copper

Piping Support:

Adequate

Water Softener:

No

Sewer Provider:

Public

Waste Piping:

ABS

Fuel Type:

Natural Gas

Gas Meter Location:

Left

Gas Piping:

Black Steel
Copper

Exterior Faucets:

Tested, worked

Foundation Drains:

Unknown

Sump Pump:

UTD

Lift Station:

No

Water Flow:

Adequate

Drainage Rate:

Adequate

Water Heater Fuel/Size:

Natural Gas
40 Gallons

Water Heater Safety Controls:

Water Shut Off
PR Valve
Gas Shut Off

Water Heater Vent Connector:

Single Wall

Water Heater CO Reading:

Less than 20

5. Electrical

Our inspection of the electrical system includes a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for

future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring is not included in this inspection unless specifically noted.

Items

5.0 Service Entrance

Comments: Inspected

5.1 Panel

Comments: Inspected

- ☒ Openings in the panel enclosure observed. All unused openings should be capped to prevent access to the interior of the panel and to maintain the fire resistance integrity of the panel.

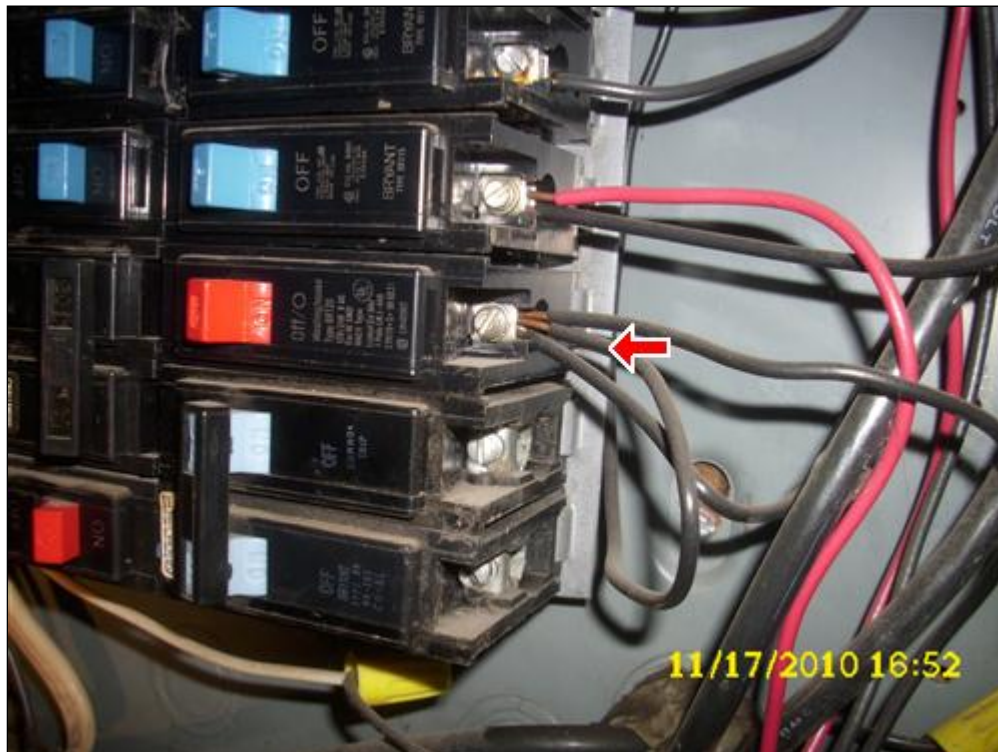


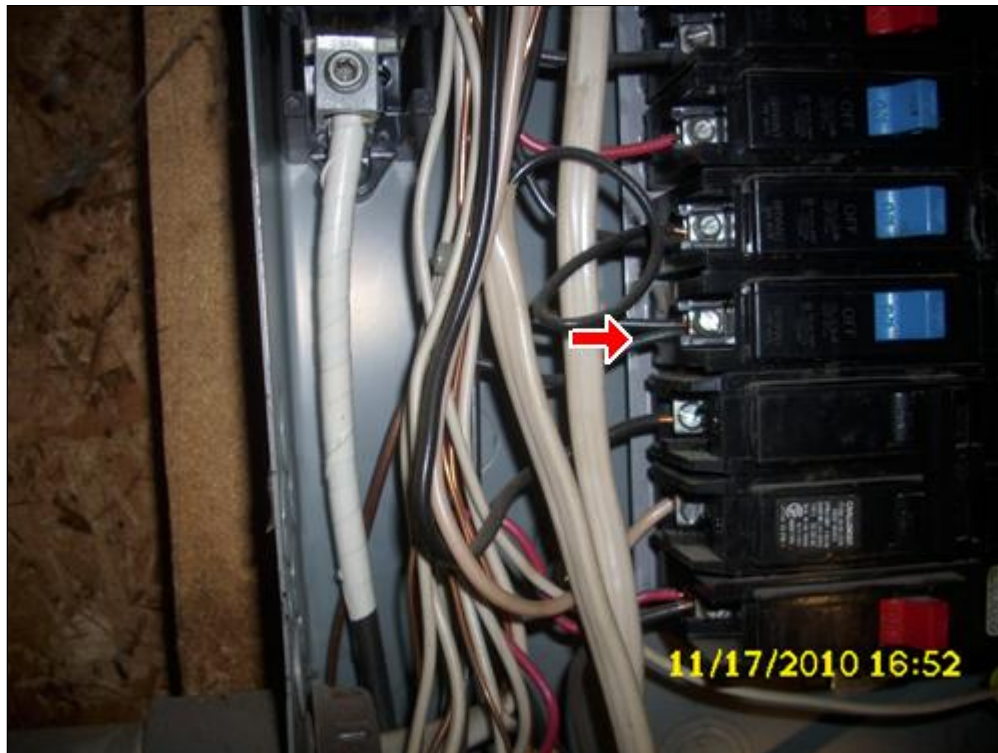
5.2 Panel Interior

Comments: Inspected

(1) All electrical disconnects should be clearly labeled so that they can be easily de-energized in case of emergency.

- ☒ (2) More than one wire is observed at individual electrical disconnects. Manufacturer requirements dictate that only one wire is to be connected to this type of disconnect. Repair by a licensed electrician is necessary.





5.3 Grounding

Comments: Inspected

5.4 Wiring

Comments: Inspected

- ❌ (1) Not all of the electrical wiring is protected by stress clamps where it enters junction boxes. Stress clamps are necessary to prevent chafing of the wires which can lead to an electrical short or fire.



- ❌ (2) Open electrical junction boxes observed. All junction boxes should be sealed with an approved cover for safety.



☒ (3) Inoperable outlets observed in the dining room. Review and repair by a qualified electrician is necessary.



☒ (4) Missing light fixture in the upper left bedroom closet. Repairs are necessary.



⚠ (5) Non metallic wiring is not permitted below the ceiling joists without protection and support. Correction is suggested.



5.5 Comments

Comments: Inspected

Styles & Materials

Meter Location:

Rear

Service Entrance:

Overhead

Panel Location:

Garage

Service Capacity:

100 Amps
120/240 Volts

Overcurrent Protection:

Breakers

Supply Conductor:

Copper

Distribution Wires:

Copper

Wire Type:

Sheathed Cable
Conduit

Grounding Method:

Water Piping

GFCI Protection:

Bathroom
Garage

GFCI Reset Location:

Garage
Bathroom

6. Heating and Cooling

Our inspection of the heating and cooling system includes a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for

appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Items

6.0 Heating System

Comments: Inspected

6.1 Fuel / Controls

Comments: Inspected

6.2 Air Conditioner

Comments: Inspected

(1) If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components.

☒ (2) The AC system is in the last third of its expected life span. Review is advised quarterly as the end of its expected life span is approaching.

6.3 Filter/Accessories

Comments: Inspected

☒ The filter is in need of changing. An excessively dirty filter will increase the strain on the furnace, decrease the efficiency of the unit, and can lead to a shortened life span of the appliance.



6.4 Venting

Comments: Inspected

6.5 Make Up Air

Comments: Inspected

6.6 Distribution System

Comments: Inspected

Missing heating register covers observed.

6.7 Thermostat

Comments: Inspected

6.8 Condition

Comments: Inspected

The heating system is in the first third of its expected life span.

6.9 Comments

Comments: Inspected

Styles & Materials

HVAC Type:

Forced Air
Mid Efficiency

HVAC Location:

Basement

HVAC Fuel Source:

Natural Gas

Safety Controls:

Gas Shut Off
Electric Shut Off
Thermocouple

AC Type:

Central Air

AC Energy Source:

Electric

Condenser Location:

Left

Air Handler Location:

HVAC Cabinet

Filter:

16 x 25

Vent Connector:

Single Wall

Combustion Air:

Present

Duct Material:

Metal
Limited View

HVAC Outlets:

Every Room

Thermostat:

Programmable

CO Reading:

Less than 20

AC Temp Difference:

Not Operated

7. Attic

Our inspection of the readily accessible areas of the attic includes a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Items

7.0 Attic Access

Comments: Inspected

The attic access is blocked by personal items. We suggest verification of all conditions in the attic be done by the seller.



Styles & Materials

Attic Access:

Closet

Attic View:

No Access

8. Garage

Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Items

8.0 Overhead Door

Comments: Inspected

8.1 Door Opener

Comments: Inspected

8.2 Passage Door

Comments: Inspected

8.3 Fire Wall

Comments: Inspected

8.4 Floor

Comments: Inspected

- Heaving of the garage floor observed. This usually indicates problems in the sub-surface area below the slab. Although primarily cosmetic, this can be an indication of structural problems and further review by a qualified contractor is necessary.





8.5 Comments

Comments: Inspected

- ☒ (1) The garage heater is improperly installed. Disconnected vent pipe, the vent is too near combustibles, and the electrical wiring is a cut extension cord. Review and repairs by a qualified technician is necessary.





(2) Suggest not storing items in the garage trusses.



(3) Due to personal objects stored in the garage not all areas were visible. Verification of all conditions by the seller is necessary.



Styles & Materials

Garage Location:

Attached

Garage Door Opener:
Eye
Pressure
Garage Door Hardware:

Torsion Bar

Passage Door:
Fire rated
Not Self Closing
Fire Separation:

Yes

9. Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

Items

9.0 Floors / Walls / Ceilings

Comments: Inspected

The edges of the vinyl flooring are peeling.

9.1 Doors / Windows

Comments: Inspected

(1) Missing window screens noted.

(2) Deterioration of the lower edges of the windows observed. This can often be attributed to high humidity levels in the home. Efforts need to be made to reduce humidity levels and the windows sanded and refinished.

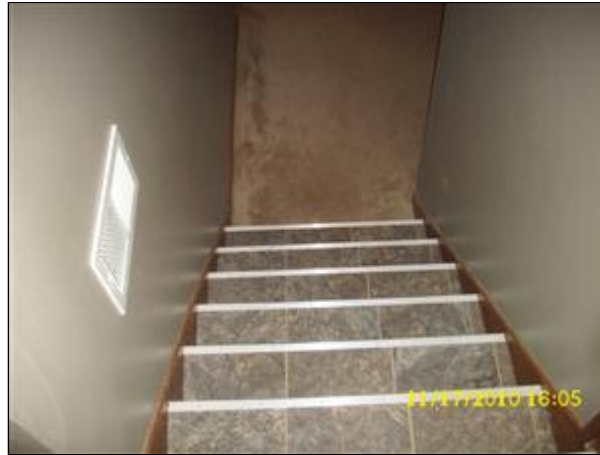
(3) Due to settling or misaligned hardware the doors stick when operated.

9.2 Stairway

Comments: Inspected

(1) Improper spacing of the vertical portions of the stairway guard rail observed. Current standards dictate that a four inch ball should not be able to pass anywhere through the guardrail.

(2) A handrail is necessary on all steps with more than three steps for safety.



9.3 Detectors

Comments: Inspected

- (1) Current standards dictate that smoke detectors should be installed on every level, in each sleeping room, and outside each sleeping area in the immediate vicinity of the bedrooms. In addition, all alarms should be interconnected so that when one detector activates the rest do as well. These detectors should be electrically powered with a battery back up.
- (2) The installation of an operational carbon monoxide alarm within 10 feet of each bedroom is required.

9.4 Comments

Comments: Inspected

Due to personal items in the home, all areas could not be viewed. Suggest verifying all conditions with the seller or conducting a final walk through before closing when all personal items have been removed.

Styles & Materials

Floor Coverings:	Walls:	Ceiling:
Carpet	Drywall	Drywall
Vinyl		
Laminate		
Door Types:	Window Style:	Window Glass:
Hollow Core	Casement	Insulated Glass
	Fixed	
Stairway:	CO Detector:	Smoke Detectors:
Handrail-Yes	Plug In	All Levels

10. Kitchen

Our inspection of the kitchen includes a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Items

10.0 Dishwasher

Comments: Inspected

10.1 Oven / Range

Comments: Inspected

10.2 Refrigerator

Comments: Inspected

10.3 Sink

Comments: Inspected

10.4 Cabinets / Counters

Comments: Inspected

Water stains observed.



10.5 Exhaust Fan

Comments: Inspected

10.6 Comments

Comments: Inspected

Styles & Materials

Dishwasher:

Tested

Oven / Range:

Electric

Disposal:

Yes

Fridge / Freezer Temp:

Acceptable

Kitchen Fan:

Interior Vented

11. Bathroom

Our inspection of the bathrooms includes a visual examination to determine if there are any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure, volume, and drainage. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report. In the case of multiple bathrooms all items listed below were tested in each bathroom that they were found in.

Items

11.0 Toilet

Comments: Inspected

11.1 Sink

Comments: Inspected

11.2 Shower

Comments: Inspected

11.3 Bathtub

Comments: Inspected

11.4 Counters / Cabinets

Comments: Inspected

11.5 Exhaust Fan

Comments: Inspected

11.6 Comments

Comments: Inspected

Styles & Materials

Bathrooms:

2

12. Laundry

Items

12.0 Washing Machine

Comments: Inspected

12.1 Clothes Dryer

Comments: Inspected

12.2 Laundry Sink

Comments: Inspected

12.3 Comments

Comments: Inspected

Styles & Materials

Clothes Washer:

Tested

Clothes Dryer:

Gas

Tested

Dryer Vent:

Metal

13. Deck/Patio/Porch

Items

13.0 Base

Comments: Inspected

Deterioration of the flooring material observed. Future replacement will be necessary.



13.1 Structure

Comments: Inspected

There are no screws securing the ledger board to the home. This can be an extremely dangerous condition, but is easily repaired. Adding lag screws / bolts or another method to ensure that the structure has adequate support on the house side is necessary.



13.2 Stairs / Railing

Comments: Inspected

(1) Too wide of handrail observed. All handrails should be less than two inches in diameter to allow for easy grasp.



(2) The spacing of the guardrail stiles is greater than four inches. The spacing should be reduced to prevent a child safety hazard.



13.3 Comments

Comments: Inspected

Styles & Materials

Type: Deck	Flooring Surface: Wood	Joists: 2 x 10
Footings: UTD	Support Posts: 4 x 4	Stair Handrail: Present
Guardrail: Present		

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Minnesota Home Inspectors LLC