

Mid-America Inspection Services LLC

Property Inspection Report



555 Parkview Lane, Paradise, MN 55679
Inspection prepared for: John Smith & Jane Smith
Real Estate Agent: FSBO -

Date of Inspection: 6/12/2018 Time: 4:00 pm
Age of Home: 99 yrs Size: 1,648 sq ft

Inspector: Sterling M Brown
License # 93

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior Areas		
Page 6 Item: 1	Foundation	<ul style="list-style-type: none"> • The foundation protective surface has damage. Recommend having properly repaired to both help reduce chances of moisture entering and causing further damage and to help improve appearances.
Page 6 Item: 2	Siding Condition	<p>On the Garage; , A portion of the east exterior wall bulged. At time of the inspection no significant decay/damage was visible. Garage was full of current owners items and not all areas were visible. Recommend monitoring for changes and budgeting for further evaluation as needed by a qualified building professional.</p>
Page 6 Item: 3	Window & Door Observations	<p>+++ Doors +++ , On the garage there there was some decay noted at the garage passenger door. Recommend budgeting to repair/replace materials and to monitor for changes. Adjusting landscaping outside the doorway may help divert water away from the door frame/siding.</p>
Page 6 Item: 4	Porch/Exterior Light Observations	<ul style="list-style-type: none"> • +++ Secured Exterior Light Fixtures +++ • Front porch light not functional at time of inspection. Recommend having the bulb replaced and if this is not the problem then having an electrical professional evaluate further to determine to cause.
Garage		
Page 7 Item: 1	Garage, Vehicle Door and Opener Observations	<ul style="list-style-type: none"> • +++ Garage Door +++ • Garage vehicle door bottom weatherstripping was worn/damaged. Recommend installing new stripping to help prevent moisture/pest intrusion.
Page 7 Item: 2	Interior Structural Observations	<ul style="list-style-type: none"> • +++ Floor +++ • The floor was damaged and had settled at time of the inspection. Recommend further evaluation by a qualified building professional to help determine the best course of correction.
Page 7 Item: 3	Interior Lights, Receptacles & Cables Observations	<ul style="list-style-type: none"> • +++ Receptacles +++ • GFCI outlet had reversed polarity (hot and neutral wires reversed) at time of the inspection. Recommend having corrected by a qualified electrician to help promote safety. • +++ Electrical Cables +++ • Improperly terminated electrical wires noted at time of the inspection. Recommend having properly secured/removed by a qualified electrician to help promote safety.
Attic		

Page 10 Item: 1	Limitations, Structure & Insulation	<ul style="list-style-type: none"> • +++ Insulation +++ • There appears to be insufficient insulation in the attic space. Recommend evaluating your heating bills over a heating season to see if the expence of adding additional insulation will result in meaningful savings and improved comfort.
Basement		
Page 11 Item: 2	Windows, Doors, Stairs	<ul style="list-style-type: none"> • +++ Basement Stairs +++ • Decay/damage noted at the basement stair stringers at time of the inspection. Recommend budgeting for repairs/replacement of materials to help prevent further deterioration of the wood and to help promote safety.
Page 12 Item: 3	Lighting, Receptacles and Circuit Wiring	<ul style="list-style-type: none"> • +++ Circuit Wiring +++ • Improperly terminated electrical wire noted above the main electrical panel. At time of the inspection wire did not appear to be active. Recommend budgeting to have secured/removed by a qualified electrician to help promote safety.
Page 12 Item: 4	Floor Structure	<ul style="list-style-type: none"> • +++ Floor Joists +++ • There is damage/decay to some of the floor joists. Recommend having evaluated further and corrected by a building professional to help restore structural integrity. • +++ Beams and Posts +++ • There is some damage/decay to the beam(s). Recommend having evaluated by a building professional to help determine a course of action.
Electrical		
Page 13 Item: 2	Service Entrance Cable & Panel	<ul style="list-style-type: none"> • Rust/corrosion noted at some of the breakers at time of the inspection. Recommend further evaluation by a qualified electrician to help determine if breakers need to be replaced for safety. • Missing knockout noted at main electrical panel. Recommend installing new knockout to help promote safety and to aid in spark suppression.
Plumbing		
Page 14 Item: 3	Water Heater, Pumps & Hose Bibbs Condition	<ul style="list-style-type: none"> • +++ Hose Bibbs +++ • There was no water to the hose bibb. Recommend asking present owner for the location of any shut off valve or having evaluated and repaired by a plumbing professional. • +++ Water Heater +++ • TPR is corroded. Recommend service, repairs or replacement by a plumbing professional.
Heating/cooling system		
Page 15 Item: 2	Heating Plant	<ul style="list-style-type: none"> • +++ Heating Plant Life Expectancy +++ • The life expectancy appears to have been exceeded for this type heating plant. Budget for replacement when no longer maintainable.
Foyer / Mud room		

Page 16 Item: 1	Condition	<ul style="list-style-type: none"> • +++ Floor +++ • Soft spot in floor covering noted at the threshold between the foyer and the living room. This may be the result of decay/damage, a transition point or other factors. At time of the inspection no significant damage was observed. Recommend monitoring for changes and budgeting for additional evaluation as needed by a qualified building professional.
Sun Room		
Page 19 Item: 2	Window Condition	<ul style="list-style-type: none"> • NW window did not open when tested. This could be due to lack of recent use, dried paint, swelling due to moisture, damage or other factors. Recommend confirming operation of all windows prior to closing and budgeting for repairs/replacement as needed.
Kitchen		
Page 23 Item: 2	Window Condition	<ul style="list-style-type: none"> • Windows did not open when tested. At time of the inspection windows appeared to be painted shut. Recommend confirming operation of all windows prior to closing and budgeting for repairs/replacement as needed.
Page 24 Item: 6	Comments/Conditions	<ul style="list-style-type: none"> • +++Receptacles+++ • GFCIs right of the sink did not respond when tested. Recommend budgeting for replacement outlets to help promote safety.
Bedroom - North West		
Page 26 Item: 7	Comments/Conditions	<ul style="list-style-type: none"> • +++Electrical+++ • At time of the inspection there were improperly terminated electrical wires noted at the closet ceiling. Recommend having properly secured/removed by a qualified electrician to help promote safety.
Upstairs Bedroom - South West		
Page 32 Item: 3	Window Condition	<ul style="list-style-type: none"> • Cracked/damaged glass pane noted at west window at time of the inspection. Recommend budgeting for repairs/replacement to help prevent further damage and to help reduce heat losses.

Inspection Details

1. General Information

In Attendance:

- +++ Attendance +++
- Present during the inspection was the client
- +++ Building Type +++
- The home is a multi level home.
- +++ Garage(s) +++
- The Garage is detached and is a single stall.
- +++ Limitations +++
- Septic Sewer and/or Wells - Have NOT been inspected. Both the sewer system and quality of the water and capacity of the well are beyond the scope of this inspection. Obtain the services of a qualified professional to perform a complete evaluation.
- Chimney - The interior of chimneys and their flue liners are not visible on a visual inspection. You are advised to obtain the services of a qualified chimney sweep or other qualified professional to perform a complete inspection and service your fireplace or other wood burning appliance prior to first use.
- Homes build prior to 1978 may have lead paint. Recommend consulting the EPA web site for detailed information on remodeling and removal requirements.
- Vintage Homes - Homes built prior to 1950 have inherent defects because they were build without the benefit of the standardized building codes. You must keep in mind that the defects noted throughout this report are often typical of such dwellings because of a lack of standards and of typical wear and tear throughout the years.
- Maintenance Tip: Vintage homes often have settling, materials shrinkage and decay resulting in uneven floors and cracking plaster, two wire and knob and tube electrical
- GFCIs are tested only at visible units to reduce the risk of tripping vital circuits and not being able to locate the GFCI to reset them.

A GFCI protects against an unintentional path between a power source and a grounding source by measuring the difference in current between the neutral and "hot" wire which should be zero under normal conditions, but increases if the current is flowing through a ground source and trips within a fraction of a second. The grounding source can be water from various sources or the unintentional contact with an electrical source to persons or other equipment. The power is shut down to prevent an electrocution in case the conductor carrying the current to the ground source happens to be flesh.

- +++ Weather Conditions +++
- The temperature at the start of the inspection was approximately 82° F
- The skies were clear/sunny at the time of the inspection.
- ++ Fire Hydrant +++
- The fire hydrant was located on the property

Property and Site

1. Landscaping, Driveway & Walkway Observations

+++ Landscaping +++ • Quantity and quality/viability of plants and trees is outside of the scope of a home inspection. • +++ Driveway +++ • Concrete driveway installed. • Dirt driveway. • +++ Walkway +++ • No walkway installed.

Observations:

- +++ Landscaping +++
- The landscaping is level enough to make determination of water flow inaccurate. Recommend monitoring during first heavy rain or rapid melt to help determine if any landscaping adjustments are warranted.
- Maintenance Tip: Nearby trees and shrubs should be kept trimmed to help reduce chances of damage to structure through abrasion or impact.
- Maintenance Tip: The landscaping in the area closest to the foundation should slope away from the structure at about 6" in the first 10 feet to help reduce chances of water incursion.
- +++ Driveway +++
- There are some cracks and/or surface deterioration in the driveway.
- These do not appear to present a trip hazard or interfere with typical usage.
- +++ Walkway +++
- Home Improvement Suggestion: There is no walkway. Recommend having one installed to help reduce dirt and debris tracked into the house.

2. Front Porch & Hand Rail

Materials: +++Porch+++ • The front porch is constructed of • man made materials. • +++Handrails+++ • The front porch handrail is made of • man-made material.

Observations: The front porch

has no significant defects visible at the time of the inspection.

3. Deck/Patio & Hand Rail

Materials: +++Deck/Patio+++ • The deck/patio is constructed of • wood. • +++Handrails+++ • There is no hand rail provided. • Porch is less than 30" high.

Observations: +++Deck/Patio+++

The deck/patio had no significant defects visible at the time of the inspection.

Exterior Areas

1. Foundation

Materials: +++ Limitations +++ • Foundation can not be identified from outside due to being concealed by parging.

Observations:

• The foundation protective surface has damage. Recommend having properly repaired to both help reduce chances of moisture entering and causing further damage and to help improve appearances.

2. Siding Condition

Materials: +++ Siding +++ , The House is sided in , stucco., The Garage is sided in , wood siding. Observations: On the House; , There are no significant defects to the siding visible at time of inspection., Indications of prior repairs noted at the stucco siding. At time of the inspection no significant damage to the stucco was observed. Recommend monitoring for cracks/damage and budgeting for repairs by a qualified building professional to help prevent moisture intrusion. , On the House and Garage; , Maintenance Tip: Caulking and sealing all gaps, cracks and openings on an annual basis will help reduce chances of water entering and hidden decay., Maintenance Tip: Wood exterior components require typical maintenance of scrapping and repainting. During preparation work it is not unusual to find areas of decay in wood. Recommend having repaired or replaced as warranted., Maintenance Tip: Recommend maintaining 4-6" separation between soil and siding to help reduce damage from moisture., On the Garage; , A portion of the east exterior wall bulged. At time of the inspection no significant decay/damage was visible. Garage was full of current owners items and not all areas were visible. Recommend monitoring for changes and budgeting for further evaluation as needed by a qualified building professional.

3. Window & Door Observations

Observations: +++ Windows +++ , On the house, window components appeared in satisfactory condition at time of inspection., On the garage, windows are weathered; paint is worn, chipping, and/or peeling away. Any exterior wood should be protected from the elements to help preserve appearance and prolong economic life. Recommend having painted to help protect the wood., +++ Doors +++ , On the house there were , no significant defects to the doors visible at the time of the inspection., +++ Doors +++ , On the garage there there was some decay noted at the garage passenger door. Recommend budgeting to repair/replace materials and to monitor for changes. Adjusting landscaping outside the doorway may help divert water away from the door frame/siding.

4. Porch/Exterior Light Observations

Observations:

- +++ Secured Exterior Light Fixtures +++
- Side/Rear porch light functional at time of inspection.
- +++ Secured Exterior Light Fixtures +++
- Front porch light not functional at time of inspection. Recommend having the bulb replaced and if this is not the problem then having an electrical professional evaluate further to determine to cause.

Garage

1. Garage, Vehicle Door and Opener Observations

Materials: +++Type Door +++, The garage is equipped with, sectional metal door(s), +++ Opener Type +++, No garage vehicle door opener installed at the time of the inspection.

Observations:

- +++ Vehicle Door Opener +++
- The garage vehicle door is manually operated.
- +++ Garage Door +++
- Garage vehicle door bottom weatherstripping was worn/damaged. Recommend installing new stripping to help prevent moisture/pest intrusion.

2. Interior Structural Observations

+++ Floor +++ • The garage floor is poured concrete. • +++ Walls +++ • The garage walls are unfinished. • +++ Firewall +++ • Detached garage, no firewall required. • +++ Rafters and/or Ceiling +++ • The ceiling is unfinished. • The visible roof structure is rafter and sheathing.

Observations:

- +++ Floor +++
- The floor is cluttered with the present owners possessions. Portions of the floor are not visible for inspection. Recommend confirming condition during walk through. Comments refer only to visible portions of the floor.
- +++ Walls +++
- Some water damage/decay was observed at the time of the inspection. Recommend having repaired to correct and help restore structural integrity.
- +++ Rafters and/or Ceiling +++
- Some damage/decay noted at board sheathing. At time of the inspection there appeared to have been repairs with plywood sheathing. Recommend monitoring for changes and budgeting for additional repairs as needed.
- +++ Floor +++
- The floor was damaged and had settled at time of the inspection. Recommend further evaluation by a qualified building professional to help determine the best course of correction.

3. Interior Lights, Receptacles & Cables Observations

Observations:

- +++ Lighting +++
- Lights functional at time of inspection.
- +++ Receptacles +++
- Tested receptacles functional at time of inspection.
- +++ Receptacles +++
- GFCI outlet had reversed polarity (hot and neutral wires reversed) at time of the inspection. Recommend having corrected by a qualified electrician to help promote safety.
- +++ Electrical Cables +++
- Improperly terminated electrical wires noted at time of the inspection. Recommend having properly secured/removed by a qualified electrician to help promote safety.

4. Windows, Doors (Passenger/Service/Fire), Heat

Observations:

- +++ Windows +++
- Fixed windows noted.
- +++ Passenger/Service Doors +++
- Rust/corrosion noted at passenger door. Recommend monitoring for changes and budgeting for repairs/replacement as needed.

Roof

1. Roof Covering Inspection Method

Observations:

- +++ Roof Inspection Limitations +++
- Every effort is made to assess the visible condition of the roof covering, accessories and flashings. This assessment is made in compliance with the InterNACHI SOP and best safety practices at the time of the inspection.
- +++ Roof Inspection Method +++
- The roof was inspected from ground level using binoculars or telephoto lens.
- +++ Main Roof Style +++
- The house has a gabled roof.

2. Roof Covering, Accessories, and Flashing Observations

+++ Roof Covering Material +++, The roof covering was asphalt shingles., +++ Accessories/Penetrations +++, Accessories included, plumbing stack(s) , chimney(s), +++ Flashings +++, The flashings were a mixture of metal and rubber/plastic.

Observations:

- +++ Roof Covering Observations +++
- The roof covering appeared to be less than
- 10 years old.
- The roof covering had no significant defects visible at the time of the inspection.
- Maintenance Tip: Monitor roof seasonal for any wind damage and/or deterioration and have repairs made immediately when required.
- +++ Flashings +++
- No significant defects visible to the flashings at the time of the inspection.
- Maintenance Tip: Recommend flashings be checked annually and caulking be renewed as needed to help reduce chances of water incursion.

3. Chimney, Cap and Liner Observations

+++ Chimney(s) +++, The chimney appears to serve a furnace/boiler., +++ Cap(Crown) +++, The chimney cap appeared to be metal., +++ Visible Flue Liner +++, The visible flue liner is metal

Observations:

- +++ Chimney(s) +++
- The chimney had no significant defects visible at the time of the inspection.,

4. Fascia, Soffit & Gutter System Observations

Materials: +++ Soffit +++ • Soffit is wood. • +++ Gutter System +++ • The gutter system appears to be made of plastic. • The gutter system drains above ground.

Observations:

- +++ Soffit +++
- No significant defects visible on the soffit at the time of the inspection.
- +++ Gutter System +++
- The gutter system had no significant defects visible at the time of the inspection.
- Maintenance Tip: Wood exterior components require typical maintenance of scrapping and repainting. During preparation work it is not unusual to find areas of decay in wood. Recommend having repaired or replaced as warranted.
- Maintenance Tip: Gutter systems require ongoing homeowner maintenance, to keep clean, re-level as need from time to time and to assure that components are not loose or damaged. The discharge tubes ideally would discharge roof water 6 feet or more away from the structure.

Secondary Roof

1. Roof Covering Inspection Method

Observations:

- +++ Roof Inspection Limitations +++
- Every effort is made to assess the visible condition of the roof covering, accessories and flashings. This assessment is made in compliance with the InterNACHI SOP and best safety practices at the time of the inspection.
- +++ Roof Inspection Method +++
- The roof was inspected from the ground using binoculars or telephoto lens.
- +++ Main Roof Style +++
- The structure has a gabled roof.

2. Roof Covering, Accessories, and Flashing Observations

+++ Roof Covering Material +++, The roof covering was asphalt shingles.

Observations:

- +++ Roof Covering Observations +++
- The roof covering appeared to be less than
- 10 years old.
- The roof covering had no significant defects visible at the time of the inspection.
- Maintenance Tip: Monitor roof seasonal for any wind damage and/or deterioration and have repairs made immediately when required.

3. Fascia, Soffit & Gutter System Observations

Materials: +++ Soffit +++ • Soffit is wood. • +++ Gutter System +++ • There is no gutter system installed. Recommend installation to help direct roof water away from the structure.

Observations:

- +++ Soffit +++
- No significant defects visible on the soffit at the time of the inspection.

Attic

1. Limitations, Structure & Insulation

Observations:

- +++ Limitations +++
- The attic was not entered due to the small size of the access hatch.
- +++ Structure +++
- The roof structure is rafter and sheathing.
- No significant defects to the roof structure visible at the time of the inspection.
- +++ Sheathing +++
- The sheathing is board.
- At time of the inspection there appeared to be some prior repairs to the sheathing.
- +++ Insulation +++
- The visible insulation is loose fill cellulose.
- The visible insulation appears to be 6 - 8".
- +++ Insulation +++
- There appears to be insufficient insulation in the attic space. Recommend evaluating your heating bills over a heating season to see if the expense of adding additional insulation will result in meaningful savings and improved comfort.

2. Ventilation, Exhaust & Electrical

- +++ Ventilation & Exhaust +++
- Gable end vents visible.
- +++ Electrical +++
- Much of the electrical wiring is not accessible due to insulation.

3. Chimney in Attic

Observations:

- +++ Chimney in Attic +++
- Maintenance Tip: Efflorescence visible on the chimney. This is often a sign of water infiltration/exfiltration and can be a precursor of masonry deterioration. Recommend monitoring for any further changes that might indicate the leaks are still active.

Basement

1. Floor, Foundation, Ceiling

Materials: +++ Floor +++ • The floor in the basement is • poured concrete. • +++ Foundation Wall +++ • The foundation appears to be • poured concrete. • +++ Ceiling +++ • The basement ceiling is unfinished.

Observations:

- +++ Floor +++
- typical curing cracks seen in visible areas.
- +++ Foundation Wall +++
- Maintenance Tip: Recommend efforts to divert water away from foundation by adjusting landscaping as warranted and installing a gutter system to help reduce the amount of water near the foundation.
- The foundation has indications of water migration and has some efflorescence on it. Recommend asking present owners for any history of water leakages or seepage.
- +++ Ceiling +++
- Stains and possible areas of decay at basement ceiling. At time of the inspection stains appeared dry. Recommend monitoring for changes and budgeting for repairs/replacement of materials as needed.
- Indications of prior repairs/replacement of materials noted at time of the inspection. Recommend monitoring for changes and budgeting for additional repairs/replacement of materials as needed.

2. Windows, Doors, Stairs

Materials:

- +++ Windows +++
- The windows are
- vinyl
- awning style.
- +++ Basement Stairs +++
- The stairs are
- wood.
- +++ Railing +++
- The railing is
- wood.

Observations:

- +++ Windows +++
- All tested windows were functional at the time of the inspection.
- +++ Railing +++
- Railing was loose at time of the inspection. Recommend securing to help promote safety.
- +++ Basement Stairs +++
- Home Improvement Suggestion: There is no fire barrier installed beneath the stairwell. Recommend having upgraded to help improve safety.
- +++ Basement Stairs +++
- Decay/damage noted at the basement stair stringers at time of the inspection. Recommend budgeting for repairs/replacement of materials to help prevent further deterioration of the wood and to help promote safety.

3. Lighting, Receptacles and Circuit Wiring

Observations:

- +++ Lighting +++
- The secured lighting was functional at the time of the inspection.
- +++ Receptacles +++
- Tested receptacles functional at the time of the inspection.
- +++ Circuit Wiring +++
- The circuit wiring appears to be adequately secured.
- +++ Circuit Wiring +++
- Improperly terminated electrical wire noted above the main electrical panel. At time of the inspection wire did not appear to be active. Recommend budgeting to have secured/removed by a qualified electrician to help promote safety.

4. Floor Structure

Materials: +++ Floor Joists +++ • The floor above is supported by • +++ Joist Bridging +++ • The visible joist bridging was crossed wood. • +++ Sill Plate +++ • The sill plate is largely concealed. • There does not appear to be a sill plate. Typical in older construction. • +++ Beams and Posts +++ • The beam(s) are wood. • The post(s) are wood.

Observations:

- +++ Beams and Posts +++
- There are no significant defects visible in the post(s).
- +++ Floor Joists +++
- There is damage/decay to some of the floor joists. Recommend having evaluated further and corrected by a building professional to help restore structural integrity.
- +++ Beams and Posts +++
- There is some damage/decay to the beam(s). Recommend having evaluated by a building professional to help determine a course of action.

5. Heat Source

Materials: +++ Heating +++ • The basement heat is provided by forced air registers.

Observations:

- +++ Heating +++
- The basement heat appeared functional at the time of the inspection.

Electrical

1. Electrical Panel(s)

Location: +++ Main Panel Location +++ • The Main Panel is located in the basement

2. Service Entrance Cable & Panel

Materials: +++ Service Entrance +++ • The service entrance cable is overhead and appears to have adequate clearance. • The service entrance cable is aluminum. • +++ Main Disconnect Type +++ • The Main Disconnect is a circuit breaker. • +++ Circuit Protection Types +++ • Circuit Protection is provided by circuit breakers. • +++ Main Disconnect Capacity +++ • The Main Disconnect is 100 Amps. • +++ Distribution Cable +++ • The distribution cable is copper or stranded aluminum.

Observations:

- No significant defects in the service entrance visible at the time of the inspection.
- The panel has room for expansion.
- The panel has a MN State Electrical Inspection sticker visible indicating proper code compliance at the time of the electrical inspection.
- Bonding visible to water system.
- Rust/corrosion noted at some of the breakers at time of the inspection. Recommend further evaluation by a qualified electrician to help determine if breakers need to be replaced for safety.
- Missing knockout noted at main electrical panel. Recommend installing new knockout to help promote safety and to aid in spark suppression.

Plumbing

1. Water Supply

- +++ Supply +++
- Main water supply line is
- copper.
- +++ Shut Off Valve +++
- Water main shut off valves are not tested for operation.
- Water main shut off valve is located
- in unfinished basement.
- Near the water meter.
- Main shut off valve has no visible leaks at the time of the inspection.

2. Distribution & DWV System

Observations: +++ Distribution Piping ++, The water distribution piping is , copper., There were no visible leaks in the distribution piping at the time of the inspection., There were some corroded distribution pipe fittings. This can be caused by not cleaning the joint after soldering, dissimilar metal contact or by a leak. Recommend having evaluated further by a plumbing professional to help determine a course of action., +++ Pipe Hangers ++, The visible pipe hangers were , galvanized., +++ DWV ++, The DWV system is a mixture of materials as is typical of accumulated repairs and remodeling over the years., At the time of the inspection there were no visible leaks in the drain waste and vent system., +++ Main Stack ++, The main stack is, cast iron., plastic., There were no significant defects visible in the main stack at the time of the inspection., +++ Clean Out ++, The cleanout is located in basement by east wall, There were no significant defects visible in the cleanout at the time of the inspection.

3. Water Heater, Pumps & Hose Bibbs Condition

- +++ Water Heater ++, The water heater is , The water heater capacity is about, 40 USG., The water heater is fueled by, electricity., +++ Hose Bibbs ++, The hose bibbs were frost free.
- +++ Water Heater ++
 - Water heater was functional at the time of the inspection.
 - Water Heater appears to have been manufactured about 2007
 - Water heater life expectancy is mid to end.
 - +++ Hose Bibbs ++
 - There was no water to the hose bibb. Recommend asking present owner for the location of any shut off valve or having evaluated and repaired by a plumbing professional.
 - +++ Water Heater ++
 - TPR is corroded. Recommend service, repairs or replacement by a plumbing professional.

Heating/cooling system

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. HVAC System Observations

Materials: +++ Limitations +++ • Equipment data plate not legible. • +++ Heating System Capacity +++ • Approximate BTU input appears to be 125,000 BTU.

Observations:

- The furnace model number was 1117-12-5

2. Heating Plant

Observations:

- +++ Thermostat/Humidistat +++
- The thermostat is an analog, non - programmable type. These units provide dependable service but replacement with a digital - programmable thermostat can afford savings of both energy and money.
- Home Improvement: Non - programmable thermostats have no energy saving capabilities as do digital setback - type thermostats. Recommend an upgrade to a modern, digital programmable thermostat.
- Thermostat located in living room
- +++ Fuel +++
- The heating plant is fueled by gas (Natural/Propane)
- +++ Burner Type +++
- The heating plant is a conventional combustion type. These units have an efficiency or less than 80%.
- +++ Heat Type +++
- The heat is distributed by forced air ducts.
- +++ Combustion Air Source +++
- The combustion air is drawn from the surrounding rooms.
- +++ Venting +++
- Combustion gases are vented to the roof through the chimney.
- +++ Heating Plant Life Expectancy +++
- Gas furnaces typically last 20 to 25 years. Furnaces are usually replaced when the heat exchanger fails. Other minor components are typically replaced when they fail.
- +++ Gas Furnace +++
- The gas furnace uses electronic ignition.
- The furnace was functional at the time of the inspection.
- +++ Heating Plant Life Expectancy +++
- The life expectancy appears to have been exceeded for this type heating plant. Budget for replacement when no longer maintainable.

3. Central Humidifier Condition

Observations:

- Central humidifier appears damaged. Recommend having evaluated further by an HVAC professional to help determine a course of action.
- Unit is dirty. Recommend service, repairs or replacement to correct and improve operation.

Foyer / Mud room

1. Condition

Flooring Types: +++ Floor +++ • The room has wood flooring. • +++ Ceiling +++ • The ceiling is drywall • +++ Walls +++ • The walls are covered in drywall

Observations:

- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Floor +++
- Soft spot in floor covering noted at the threshold between the foyer and the living room. This may be the result of decay/damage, a transition point or other factors. At time of the inspection no significant damage was observed. Recommend monitoring for changes and budgeting for additional evaluation as needed by a qualified building professional.

2. Window Condition

Materials: Wood framed double hung window noted.

Observations:

- No significant defects visible at the time of the inspection.

3. Doors

Observations:

- +++Type+++
- The entrance door appears to be solid wood.
- +++Operation+++
- The door is hinged.
- +++Condition+++
- No significant defects visible at the time of the inspection.

4. Closets

Observations:

- +++Type door+++
- The closet door is hinged.
- +++Condition+++
- The closet is in serviceable condition.

5. Lighting, receptacles, ceiling fans

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.

6. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

7. Stairway / handrail to upper level

Observations:

- +++Stairway+++
- The stairway is wood.
- +++Handrail+++
- The handrail is wood.
- +++Condition+++
- No significant defects visible at the time of the inspection.

4 Season Porch

1. Condition

Flooring Types: +++ Floor +++ • The room has wood flooring. • +++ Ceiling +++ • The ceiling is wood paneling. • +++ Walls +++ • The walls are covered in wood paneling.

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- The floor is uneven/unlevel. In older home this is not untypical due to settling over the years. Most settling occurs in the first ten years. In newer homes this can indicate an on going condition and should be evaluated further by a building professional.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.

2. Window Condition

Materials: Aluminum framed single hung windows noted.

Observations:

- Weather stripping was loose/missing at some windows at time of the inspection. Recommend installing new weather stripping to help ensure a proper seal.
- Maintenance suggestion: Recommend refinishing wood frames and sills as needed to help preserve the wood and extend the life of the windows.

3. Doors

Observations:

- +++Type+++
- The entrance door appears to be solid wood.
- +++Operation+++
- The door is hinged.
- +++Condition+++
- The door binds when opened. Recommend adjustment or repairs to allow typical operation.

4. Screen Doors

Observations:

- N/A

5. Closets

Observations:

- No closets were present in this room.

6. Comments/Conditions

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.
- +++Fan+++
- The ceiling fan was functional at the time of the inspection.

7. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

8. Smoke/CO Detectors

Observations:

- ****Smoke Detectors****
- No smoke detector present in this room at the time of the inspection. Current fire safety practice is to have a smoke detector installed in each sleeping area and in the common area of each floor. Recommend adding smoke detectors as appropriate to help improve safety.

Sun Room

1. Condition

Flooring Types: +++ Floor +++ • The room has wood flooring. • +++ Ceiling +++ • The ceiling is drywall • +++ Walls +++ • The walls are covered in paneling.

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- The floor is uneven/unlevel. In older home this is not untypical due to settling over the years. Most settling occurs in the first ten years. In newer homes this can indicate an on going condition and should be evaluated further by a building professional.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.

2. Window Condition

Materials: Wood framed double hung windows noted.

Observations:

- Maintenance suggestion: Recommend refinishing wood frames and sills as needed to help preserve the wood and extend the life of the windows.
- **NW window did not open when tested. This could be due to lack of recent use, dried paint, swelling due to moisture, damage or other factors. Recommend confirming operation of all windows prior to closing and budgeting for repairs/replacement as needed.**

3. Doors

Observations:

- N/A

4. Screen Doors

Observations:

- N/A

5. Closets

Observations:

- No closets were present in this room.

6. Comments/Conditions

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.
- +++Fan+++
- The ceiling fan was functional at the time of the inspection.

7. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

8. Smoke/CO Detectors

Observations:

- ****Smoke Detectors****
- No smoke detector present in this room at the time of the inspection. Current fire safety practice is to have a smoke detector installed in each sleeping area and in the common area of each floor. Recommend adding smoke detectors as appropriate to help improve safety.

Living Room

1. Condition

Flooring Types: +++ Floor +++ • The room has wood flooring. • +++ Ceiling +++ • The ceiling is drywall • +++ Walls +++ • The walls are covered in drywall

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- The floor is uneven/unlevel. In older home this is not untypical due to settling over the years. Most settling occurs in the first ten years. In newer homes this can indicate an on going condition and should be evaluated further by a building professional.
- Some separation between wood floor panels noted. This could be the result of age and expansion and contraction of the wood. At time of the inspection these did not appear to affect use or create a trip hazard. Recommend monitoring for changes and budgeting for repairs/replacement as needed.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.

2. Window Condition

Materials: Wood framed double hung windows noted. • Wood framed fixed windows noted.

Observations:

- No significant defects visible at the time of the inspection.
- Maintenance suggestion: Recommend refinishing wood frames and sills as needed to help preserve the wood and extend the life of the windows.

3. Doors

Observations:

- N/A

4. Screen Doors

Observations:

- N/A

5. Closets

Observations:

- No closets were present in this room.

6. Comments/Conditions

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.
- +++Fan+++
- The ceiling fan was functional at the time of the inspection.

7. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

8. Smoke/CO Detectors

Observations:

- **Smoke Detectors**
- A smoke detector was visible in this room. The CPSC has stated that the sensitivity of smoke detectors declines to an unacceptable level after 5-7 years. Recommend replacement of any smoke detectors suspected of being in that category to help improve safety.

Kitchen

1. Condition

Flooring Types: +++ Floor +++ • Floor covering is sheet vinyl. • +++ Ceiling +++ • The ceiling is appears to be metal tile. • +++ Walls +++ • The walls are covered in drywall • The walls are covered in wood paneling. • The walls are covered in ceramic tile.

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- The floor is uneven/unlevel. In older home this is not untypical due to settling over the years. Most settling occurs in the first ten years. In newer homes this can indicate an on going condition and should be evaluated further by a building professional.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.

2. Window Condition

Materials: Wood framed double hung windows noted. • Wood framed fixed window noted.

Observations:

- Maintenance suggestion: Recommend refinishing wood frames and sills as needed to help preserve the wood and extend the life of the windows.
- **Windows did not open when tested. At time of the inspection windows appeared to be painted shut. Recommend confirming operation of all windows prior to closing and budgeting for repairs/replacement as needed.**

3. Doors

Observations:

- N/A

4. Patio Doors

Observations:

- +++Type+++
- The patio door is metal.
- +++Operation+++
- Sliding patio door noted.
- +++Condition+++
- No significant defects visible at the time of the inspection.

5. Closets

Observations:

- No closets were present in this room.

6. Comments/Conditions

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.
- +++Receptacles+++
- Loose outlet noted to the left of the sink. Recommend securing to help promote safety.
- +++Fan+++
- The ceiling fan was functional at the time of the inspection.
- +++Receptacles+++
- GFCIs right of the sink did not respond when tested. Recommend budgeting for replacement outlets to help promote safety.

7. Sink, Faucet, Drain and Trap

Observations:

- ++++ Sink(s) ++++
- The sink(s) had no significant defects visible at the time of the inspection.
- ++++ Faucet ++++
- The faucet had no significant defects visible at the time of the inspection.
- The jet spray was functional at the time of the inspection.
- ++++ Drain/Trap ++++
- The drain/trap had no significant defects visible at the time of the inspection.

8. Observations

Observations:

- N/A

9. Counter Top and Cabinets

Materials: ++++ Counter Top ++++ • The counter top appears to be plastic laminate. • ++++ Cabinets ++++ • The cabinets appear to be wood.

Observations:

- ++++ Counter Top ++++
- The counter top(s) had no significant defects visible at the time of the inspection.
- ++++ Cabinets ++++
- The cabinets had no significant defects visible at the time of the inspection.

10. Range, Cook Top, Oven(s)

Observations:

- ++++ Range ++++
- None installed at time of the inspection

11. Appliances, Built In

Observations:

- ++++ Refrigerator ++++
- The refrigerator was functional at the time of the inspection.

12. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

Bedroom - North West

1. Location

Observations:

- North West

2. Condition

Flooring Types: +++ Floor +++ • The room has wood flooring. • +++ Ceiling +++ • The ceiling is appears to be metal or vinyl tile. • +++ Walls +++ • The walls are covered in drywall

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- The floor is uneven/unlevel. In older home this is not untypical due to settling over the years. Most settling occurs in the first ten years. In newer homes this can indicate an on going condition and should be evaluated further by a building professional.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.

3. Window Condition

Materials: Wood framed double hung windows noted.

Observations:

- West window did not remain open when tested. Recommend adjustment/repairs to correct.
- Maintenance suggestion: Recommend refinishing wood frames and sills as needed to help preserve the wood and extend the life of the windows.

4. Doors

Observations:

- +++Type+++
- Wood door
- +++Operation+++
- The door is hinged.
- +++Condition+++
- No significant defects visible at the time of the inspection.

5. Screen Doors

Observations:

- N/A

6. Closets

Observations:

- +++Type door+++
- The closet door is hinged.
- +++Condition+++
- The closet is in serviceable condition.
- The closet light was functional at the time of the inspection.

7. Comments/Conditions

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.
- +++Electrical+++
- At time of the inspection there were improperly terminated electrical wires noted at the closet ceiling. Recommend having properly secured/removed by a qualified electrician to help promote safety.

8. Smoke/CO Detectors

Observations:

- **Smoke Detectors**
- No smoke detector present in this room at the time of the inspection. Current fire safety practice is to have a smoke detector installed in each sleeping area and in the common area of each floor. Recommend adding smoke detectors as appropriate to help improve safety.

9. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

Bathroom

1. Location / Type

Observations:

- +++Location+++
- Second floor
- +++Type+++
- Full Bath

2. Condition

Flooring Types: +++ Floor +++ • Floor covering is sheet vinyl. • +++ Ceiling +++ • The ceiling is drywall • +++ Walls +++ • The walls are covered in drywall

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.

3. Window Condition

Materials: Wood framed double hung windows noted.

Observations:

- Latch hardware at north window was missing/damaged at time of the inspection. Recommend replacement hardware to help ensure a proper seal against heat losses.

4. Doors

Observations:

- +++Type+++
- Wood door
- +++Operation+++
- The door is hinged.
- +++Condition+++
- No significant defects visible at the time of the inspection.

5. Closets

Observations:

- +++Type door+++
- No closet door installed at time of the inspection.
- +++Condition+++
- The closet is in serviceable condition.
- The closet light was functional at the time of the inspection.

6. Lighting, receptacles, exhaust fans

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- GFCI in place and operational at time of the inspection.
- +++Fan+++
- The exhaust fan was functional at the time of the inspection.

7. Sink Condition

Observations:

- +++Condition+++
- The sink drains slowly. This is typically caused by hair and soap build up. Recommend cleaning and if this does not correct the situation having evaluated further by a plumbing professional.
- +++Faucet+++
- Faucet is functional and properly oriented.
- +++Drain stopper+++
- Drain stopper is not functional. Recommend service, repairs or replacement to allow filling the sink.
- +++Trap+++
- Stains noted under sink. At time of the inspection stains tested dry and no leaks were observed. Recommend monitoring for changes.

8. Vanity / Counter

Observations:

- +++Vanity+++
- The vanity appeared functional and no defects were observed.
- +++Counter top+++
- The counter top appears to be solid surface.
- +++Condition / Comments+++
- The vanity had no significant defects visible at the time of the inspection.
- The counter top had no significant defects visible at the time of the inspection.

9. Toilet/Bidet

Observations:

- Toilet functional with no significant defects visible at the time of the inspection.

10. Tub/Shower

Observations:

- +++ Enclosure/Surround +++
- There was a plastic surround.
- No significant defects to the enclosure/surround visible at the time of the inspection.
- Sliding door at shower enclosure was difficult to operate. Recommend adjustment/repairs to help ease use.

11. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

Laundry

1. Comments/Conditions

Observations:

- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.
- No GFCI outlets observed at time of the inspection. Recommend budgeting to install GFCI outlet(s) to help promote safety.

2. Tub/Faucet Washer Dryer

Materials: ++++ Washer ++++ • The washer is a Kenmore • ++++ Dryer ++++ • The dryer is a Kenmore

Observations:

- ++++ Washer ++++
- Washers are run through a short cycle to help determine if any leaks are present.
- The washer had no significant defects visible at the time of the inspection.
- The washer had no leaking was visible at the time of the inspection.
- ++++ Dryer ++++
- Dryers are run only long enough to determine that they run and heat.
- The dryer had no significant defects visible at the time of the inspection.

3. Observations

Observations:

- The dryer vent appeared to vent to the exterior of the home.

4. Exhaust Fan

Materials: None noted.

Upstairs Bedroom - South East

1. Location

Observations:

- South East

2. Condition

Flooring Types: +++ Floor +++ • The room has wood flooring. • +++ Ceiling +++ • The ceiling is plaster • +++ Walls +++ • The walls are covered in plaster

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- The floor is uneven/unlevel. In older home this is not untypical due to settling over the years. Most settling occurs in the first ten years. In newer homes this can indicate an on going condition and should be evaluated further by a building professional.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.
- There are smaller cracks visible. These are typically the result of expansion and contraction as a result of seasonal variations in temperature and humidity. Recommend these be repaired during next painting.

3. Window Condition

Materials: Wood framed double hung windows noted.

Observations:

- Latch/locks at the south windows were not functional at time of the inspection. Recommend repairs/replacement to help ensure a proper seal against heat losses.
- Maintenance suggestion: Recommend refinishing wood frames and sills as needed to help preserve the wood and extend the life of the windows.

4. Doors

Observations:

- +++Type+++
- Wood door
- +++Operation+++
- The door is hinged.
- +++Condition+++
- No significant defects visible at the time of the inspection.

5. Screen Doors

Observations:

- N/A

6. Closets

Observations:

- +++Type door+++
- The closet door is hinged.
- +++Condition+++
- The closet is in serviceable condition.

7. Comments/Conditions

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.

8. Smoke/CO Detectors

Observations:

- **Smoke Detectors**
- No smoke detector present in this room at the time of the inspection. Current fire safety practice is to have a smoke detector installed in each sleeping area and in the common area of each floor. Recommend adding smoke detectors as appropriate to help improve safety.

9. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

Upstairs Bedroom - South West

1. Location

Observations:

- South West

2. Condition

Flooring Types: +++ Floor +++ • The room has wood flooring. • +++ Ceiling +++ • The ceiling is plaster • +++ Walls +++ • The walls are covered in plaster

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- The floor is uneven/unlevel. In older home this is not untypical due to settling over the years. Most settling occurs in the first ten years. In newer homes this can indicate an on going condition and should be evaluated further by a building professional.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.

3. Window Condition

Materials: Wood framed double hung windows noted.

Observations:

- Latch/lock at the west window was not functional at time of the inspection. Recommend repairs/replacement to help ensure a proper seal against heat losses.
- Maintenance suggestion: Recommend refinishing wood frames and sills as needed to help preserve the wood and extend the life of the windows.
- **Cracked/damaged glass pane noted at west window at time of the inspection. Recommend budgeting for repairs/replacement to help prevent further damage and to help reduce heat losses.**

4. Doors

Observations:

- +++Type+++
- Wood door
- +++Operation+++
- The door is hinged.
- +++Condition+++
- No significant defects visible at the time of the inspection.

5. Screen Doors

Observations:

- N/A

6. Closets

Observations:

- +++Type door+++
- The closet door is a bi-fold.
- Left bi fold door was not properly attached
- +++Condition+++
- The closet is in serviceable condition.

7. Comments/Conditions

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.
- +++Fan+++
- The ceiling fan was functional at the time of the inspection.

8. Smoke/CO Detectors

Observations:

- **Smoke Detectors**
- No smoke detector present in this room at the time of the inspection. Current fire safety practice is to have a smoke detector installed in each sleeping area and in the common area of each floor. Recommend adding smoke detectors as appropriate to help improve safety.

9. Heat Source

Observations:

- +++Type+++
- The room air is conditioned by a forced air register.

Upstairs Bedroom - North West

1. Location

Observations:

- North West

2. Condition

Flooring Types: +++ Floor +++ • The room has wood flooring. • +++ Ceiling +++ • The ceiling is acoustical tile. • +++ Walls +++ • The walls are covered in wood paneling.

Observations:

- +++ Floor +++
- The floor has no significant defects visible at the time of the inspection.
- The floor is uneven/unlevel. In older home this is not untypical due to settling over the years. Most settling occurs in the first ten years. In newer homes this can indicate an on going condition and should be evaluated further by a building professional.
- +++ Ceiling +++
- The ceiling has no significant defects visible at the time of the inspection.
- +++ Walls +++
- The walls had no visible significant defects at the time of the inspection.

3. Window Condition

Materials: Wood framed double hung windows noted.

Observations:

- Latch/lock at the west window was not functional at time of the inspection. Recommend repairs/replacement to help ensure a proper seal against heat losses.
- Maintenance suggestion: Recommend refinishing wood frames and sills as needed to help preserve the wood and extend the life of the windows.

4. Doors

Observations:

- +++Type+++
- Wood door
- +++Operation+++
- The door is hinged.
- +++Condition+++
- No significant defects visible at the time of the inspection.

5. Screen Doors

Observations:

- N/A

6. Closets

Observations:

- +++Type door+++
- The closet door is hinged.
- +++Condition+++
- The closet is in serviceable condition.

7. Comments/Conditions

Observations:

- +++Lighting+++
- Lighting functional at time of inspection.
- +++Receptacles+++
- Sampled receptacles were all functional at the time of the inspection.

8. Smoke/CO Detectors

Observations:

- ****Smoke Detectors****
- No smoke detector present in this room at the time of the inspection. Current fire safety practice is to have a smoke detector installed in each sleeping area and in the common area of each floor. Recommend adding smoke detectors as appropriate to help improve safety.

9. Heat Source

Observations:

- **+++Type+++**
- The room air is conditioned by a forced air register.

Photos



Example view - gas meter/main shut off valve



Example view - damage to foundation protective covering



Example view - worn paint/possible decay at wood fascia - SW



Example view - evidence of prior repairs to stucco



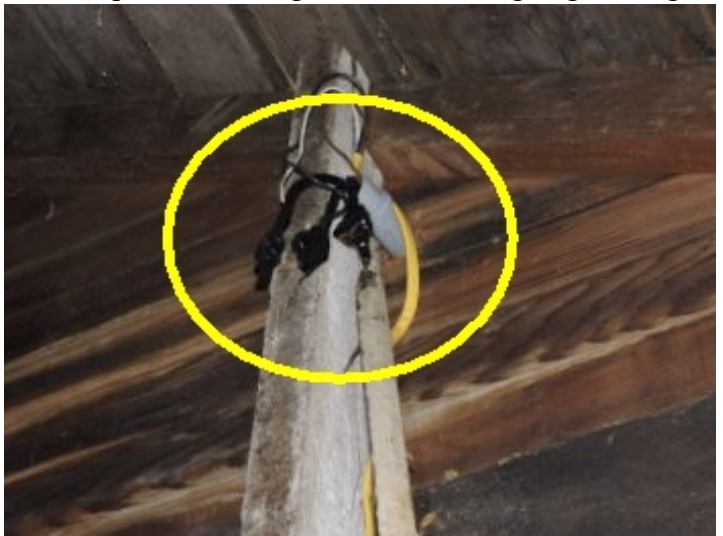
Example view - decay at garage passenger door frame



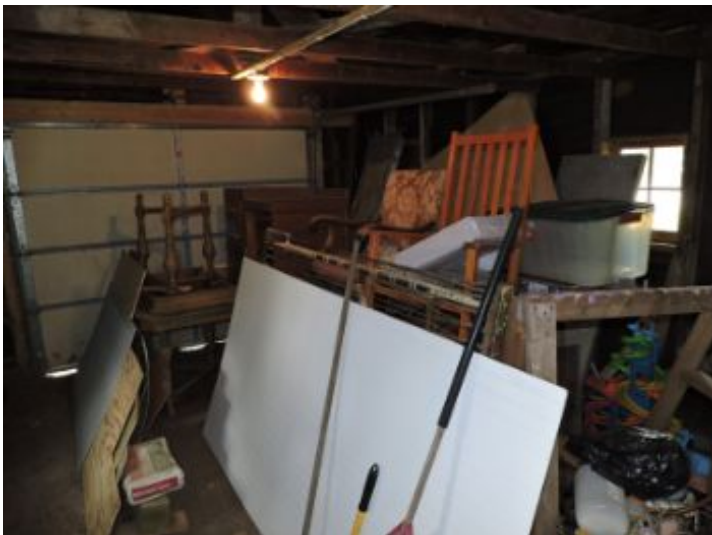
Example view - bulge at east side of garage siding



Example view - reversed polarity at garage GFCI outlet



Example view - improperly terminated electrical wires - garage



Example view - current owners items in garage



Example view - cracked/damaged floor - garage



Example view - prior repairs to board sheathing - garage



Example view -decay at walls/rafters - garage



Example view - cracked/damaged garage floor



Example view - damage/prior repairs to board sheathing - garage



Example view - damaged weather stripping - garage door



Example view - damaged/settled concrete floor - garage driveway



Example view - flashing at chimney



Example view - soft area at floor - foyer



Example view - improperly terminated electrical wires
- NW bedroom closet



Example view - missing/damaged latch hardware -
bathroom window - north



Example view - chimney/stains from prior leaks



General attic view - plumbing stack



General attic view - west



Example view -attic structure



Example view - attic structure



Example view - attic structure



Example view - abandoned knob and tube electrical - basement



Example view - decay/damage to main support beam - basement



Example view - decay at basement stair stringer(s)



Example view - improperly terminated electrical wire - basement above main panel



Example view - prior repairs to basement ceiling



Example view - water meter



Example view - main clean out for DWV



Example view - decay at joists - basement



Example view - cistern



Example view - cistern



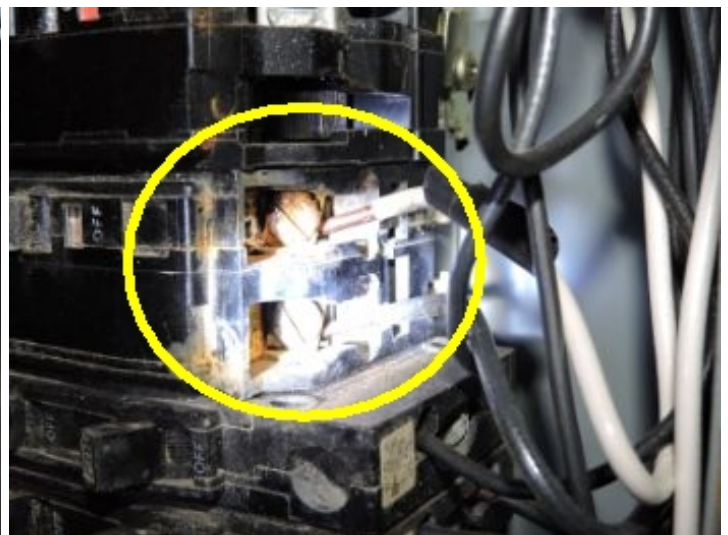
Example view - main electrical panel /MN state electrical inspection stickers



Example view - interior of main electrical panel



Example view- missing knockout - main electrical panel



Example view - rust/corrosion at breakers - main electrical panel



Example view - rust/corrosion at forced air ducts under humidifer



Example view - corrosion at TPR valve - water heater



Example view - water discharge from water heater



Example view - interior of furnace cabinet