

INSPECTION REPORT



For the Property at:
660 SHAWNEE WOODS ROAD
MEDINA, MN 55340

Prepared for: JOHN DOE
Inspection Date: Monday, November 25, 2019
Prepared by: Dustin Cortez



DMC HOME INSPECTIONS

DMC Home Inspections
7425 River Shore Ln
Champlin, MN 55316
612-310-1692
dustinc@dmchomeinspections.com



March 1, 2021

Dear John Doe,

RE: Report No. 1134, v.3
660 Shawnee Woods Road
Medina, MN
55340

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Dustin Cortez
on behalf of
DMC Home Inspections

DMC Home Inspections
7425 River Shore Ln
Champlin, MN 55316
612-310-1692
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INVOICE

March 1, 2021

Client: John Doe

Report No. 1134, v.3

For inspection at:

660 Shawnee Woods Road

Medina, MN

55340

on: Monday, November 25, 2019

Home Inspection 5,500-6,000 Square Feet	\$750.00
Agent Referral Discount	(\$75.00)
Total	<u>\$675.00</u>

PAID IN FULL - THANK YOU!

DMC Home Inspections
7425 River Shore Ln
Champlin, MN 55316
612-310-1692
dustinc@dmchomeinspections.com

AGREEMENT

660 Shawnee Woods Road, Medina, MN November 25, 2019

PARTIES TO THE AGREEMENT

Company

DMC Home Inspections
7425 River Shore Ln
Champlin, MN 55316

Client

John Doe

This is an agreement between John Doe and DMC Home Inspections.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association. The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. The Home Inspection provides you with a basic overview of the condition of the property. If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer for estimates and recommendations for repairs. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

NOT A WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, John Doe (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

660 Shawnee Woods Road, Medina, MN November 25, 2019

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Thank you for choosing DMC Home Inspections for your home inspection. Click on the hyperlink at the bottom of this email, to download your inspection report. It is in a PDF format. You can access "Your Illustrated Home", "What are Priority Items", and "Ballpark Costs" links from the electronic version of your report by clicking on the blue words in the text bodies of your report.

Any and all defects noted in the attached reports should be repaired as soon as possible to prevent further deterioration and to restore the components to serviceable condition. All defects should be examined by qualified contractors and/or licensed design professionals to provide estimates and recommendations for repairs. In many cases, the full extent of a defect is not known until repair work has started.

This report is not considered a guarantee of future conditions and no warranty is implied. Your reports have been prepared for the exclusive use of our client. This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

Thank you so much for your business. If you have any questions about your report do not hesitate to call.

[Priority Maintenance Items](#)

Structure

ROOF FRAMING \ Rafter/trusses

Condition: • Signs of moisture were noted on the trusses in the attic and garage rafters. The areas were not wet at the time of the inspection.

*Recommend requesting disclosure as to whether there has been moisture or other issues in these areas, what was done to mitigate the issue & has the remedy been successful? Also recommend monitoring these areas for any further signs of damage & taking appropriate action if necessary.

Location: Attic Garage Rafters

Task: Monitor Request disclosure

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • The third breaker from the bottom on the right side is double tapped and is not suitable for such action. Each breaker is designed to handle a certain electrical load. If the circuit is double-tapped or, double lugged, (having more than one wire attached to it), then it will not be able to handle the load when it is required. This could be responsible for wires pulling away from the screw (lug), cause overheating, and in some instances, fires.

*Recommend removing one of the wires and installing it in its own breaker for optimum performance.

Location: Sub Panel

Task: Correct

Time: Immediate

SUMMARY

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Heating

GAS FURNACE \ Gas piping

Condition: • [Leak](#)

Small hints of gas could be smelled around the meter located at the back of the house and around the regulator in the garage.

*Recommend having the gas company investigate and provide estimates and recommendations for repairs.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Gas Meter, Garage Furnace

Task: Service

Time: Immediate

GAS FURNACE \ Gas burners

Condition: • A couple of cracks were noted at the combustion chamber for the house furnace. This can happen with a furnace this age. Heat causes the metal to expand. When the furnace shuts off, the metal cools down, allowing the metal to contract. This constant expansion and contraction of the metal over the years causes it to fatigue and sometimes crack. The danger is it can cause toxic gasses to get released into the home.

*Recommend having the furnace serviced by an HVAC specialist to provide estimates and recommendations for repairs.

Location: Furnace

Task: Repair

Time: Immediate

Cost: Depends on work needed

Plumbing

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • [Backflow prevention missing](#)

Missing backflow prevention on both outside spigots.

*Recommend installing backflow prevention on both spigots to prevent water that is left in the hose line from backing up into your drinkable water.

Implication(s): Contaminated drinking water

Location: Spigots

Task: Provide

Time: Asap

Cost: Less than \$50

SUMMARY

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Interior

CEILINGS \ General notes

Condition: • Water stains

Water stains were noted on the ceiling and walls in the rec room and the adjacent bedroom. These stains are most likely from the bathroom waste plumbing directly above these areas. No leaks could be seen during the inspection however, some of the bathroom plumbing could not be inspected due to there being no access.

*Recommend requesting disclosure as to whether there has been moisture or other issues in this area, what was done to mitigate the issue & has the remedy been successful? Also recommend monitoring this area for any further signs of damage & taking appropriate action if necessary. Lastly, repair/replace/correct any areas of the ceiling/walls necessary for aesthetics purposes.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Bedroom

Task: Request disclosure

WINDOWS \ Glass (glazing)

Condition: • [Excess condensation](#)

Excess condensation was noted at one of the rec room windows. This is a sign of worn or lost seals. Ultimately the only way to mitigate this issue is to replace the seals and window pane.

*Recommend replacing the seals and window panes for the best results.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Rec Room Window

Task: Repair

Time: Asap

Cost: \$200 - \$300

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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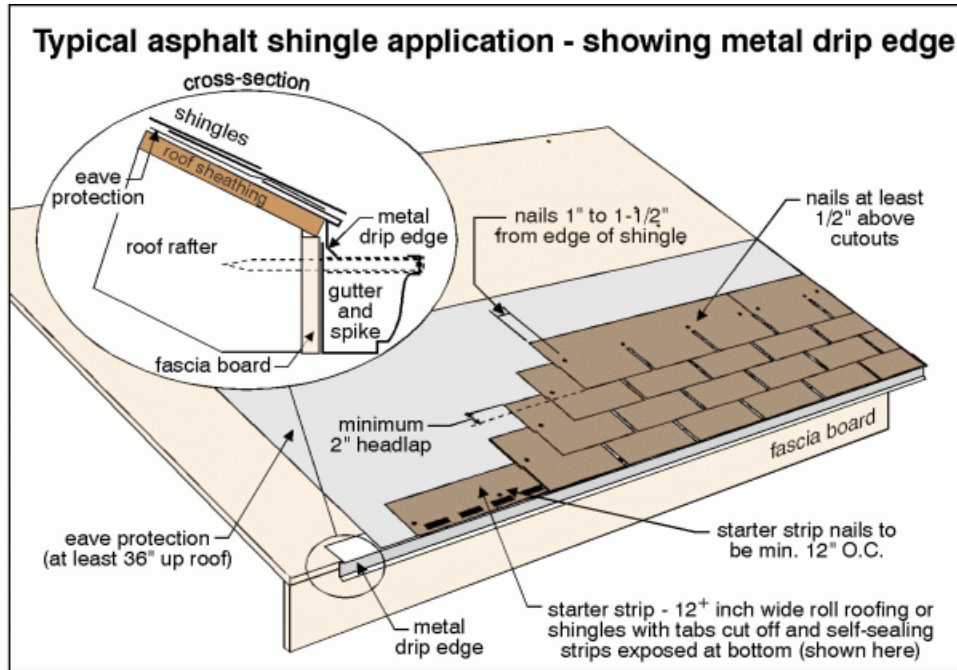
Description

The home is considered to face: • East

Sloped roofing material:

- [Asphalt shingles](#)

"Walk On Roof" Inspections Performed. Appears to be functional within typical life span. This is not a guarantee that leakage will not occur, only that it looks to be in sufficient condition as of today. Regular inspections of your roof surfaces are important to prevent unexpected leaks. This is particularly true following storms.



"Walk On Roof" Inspections Performed



"Walk On Roof" Inspections Performed

ROOFING

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"Walk On Roof" Inspections Performed



"Walk On Roof" Inspections Performed



"Walk On Roof" Inspections Performed



"Walk On Roof" Inspections Performed

Probability of leakage: • Low

Description

Gutter & downspout material: • [Aluminum](#) • [Plastic](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#)

Wall surfaces and trim: • [Brick](#) • [Wood](#)

Driveway: • Concrete

Deck: • Pressure-treated wood • Composite • Railings

Exterior steps: • Concrete

Fence: • Vinyl • Metal • No performance issues were noted.

Garage: • Attached • Detached

Recommendations

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Mortar deterioration](#)

A few small sections of mortar are deteriorating at the brick siding at the front of the home.

*Recommend filling the gaps with more mortar to prevent further damage to the mortar and masonry.

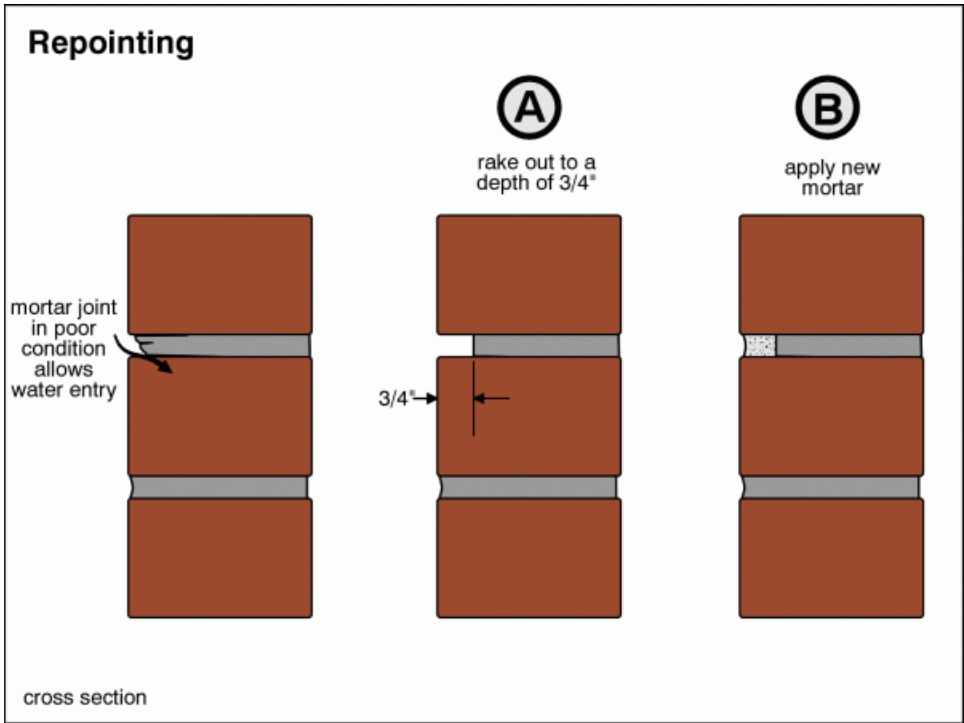
Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Exterior Wall Siding

Task: Repair

Time: Asap

Cost: \$50-\$100



Deteriorated Mortar

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

Condition: • [Missing flashing at deck connection](#)

There is no flashing installed at either decks ledger boards. Flashing prevents water from getting behind the ledger board and damaging the siding. The sellers have caulked the gap at the top of the deck as an alternative option.

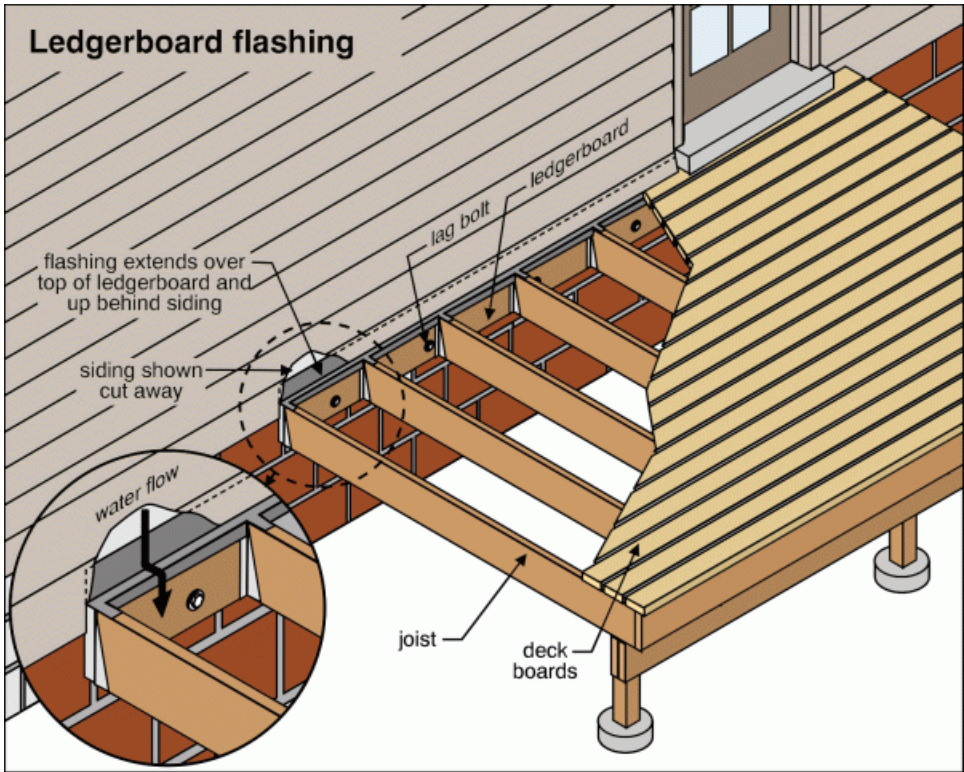
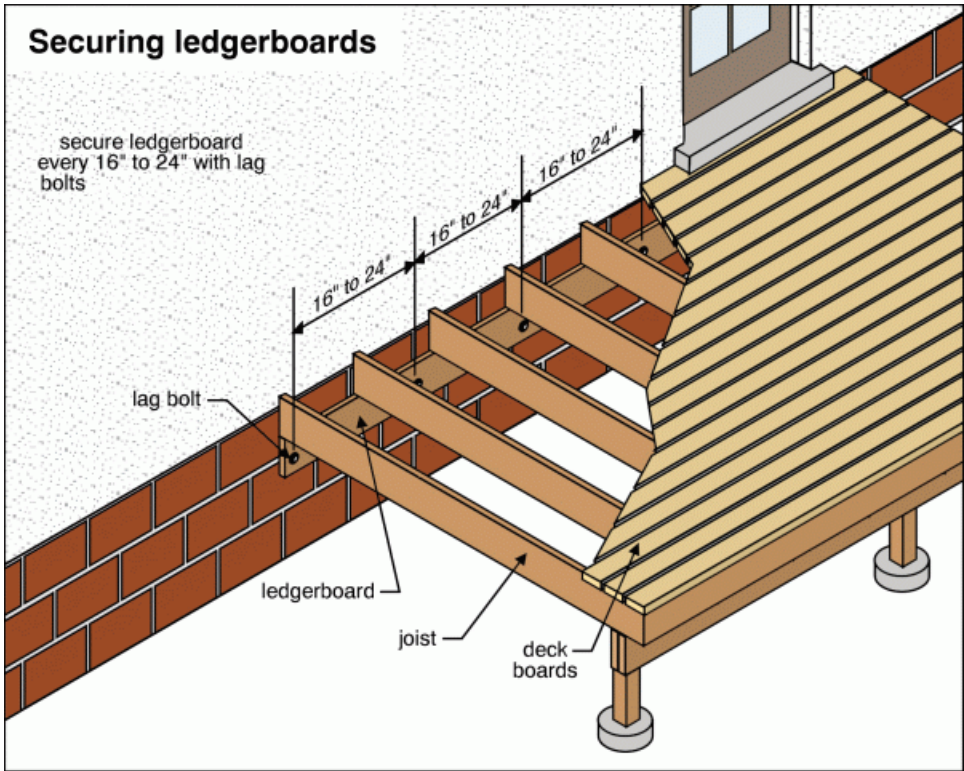
*Recommend monitoring the sealant for further deterioration and repair sealant as necessary.

Implication(s): Weakened structure | Chance of movement

Location: Deck

Task: Monitor

Time: Regular maintenance





Missing Flashing @ Ledgerboard

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Handrails are required on at least one side of all stairs with four (4) or more risers, Handrails must be mounted 34 - 38" above the nosing of the stair treads, Handrails must extend from a point directly above the bottom riser to a point directly above the top riser, Handrails must be continuous for the entire length of a flight of stairs, The ends of handrails must be returned to the wall or terminate in a newel post.

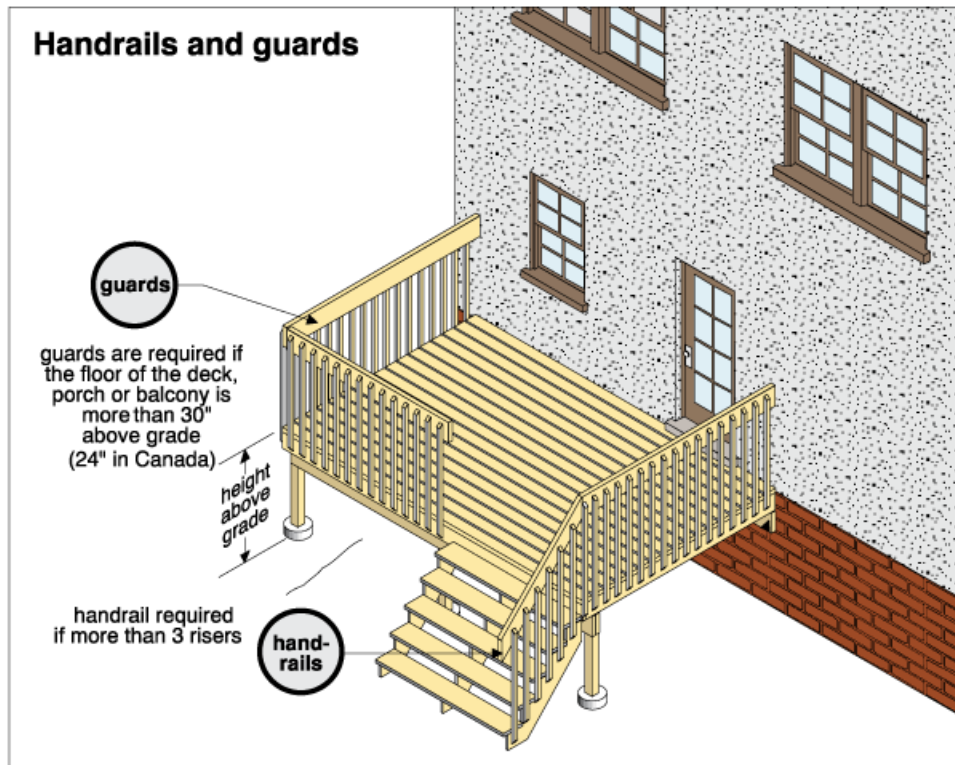
Implication(s): Fall hazard

Location: Staircase

Task: Provide

Time: Asap

Cost: Depends on approach



EXTERIOR

660 Shawnee Woods Road, Medina, MN November 25, 2019

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ROOFING

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Missing Handrail

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Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

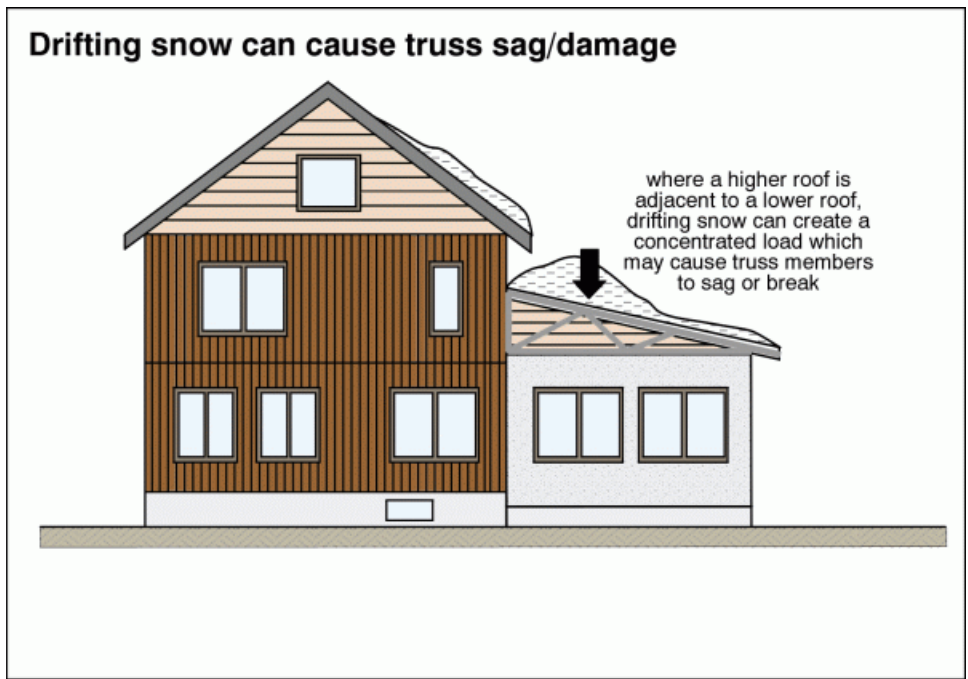
Floor construction: • [Joists](#) • Built-up wood beams • Subfloor - plywood • Subfloor - OSB (Oriented Strand Board)

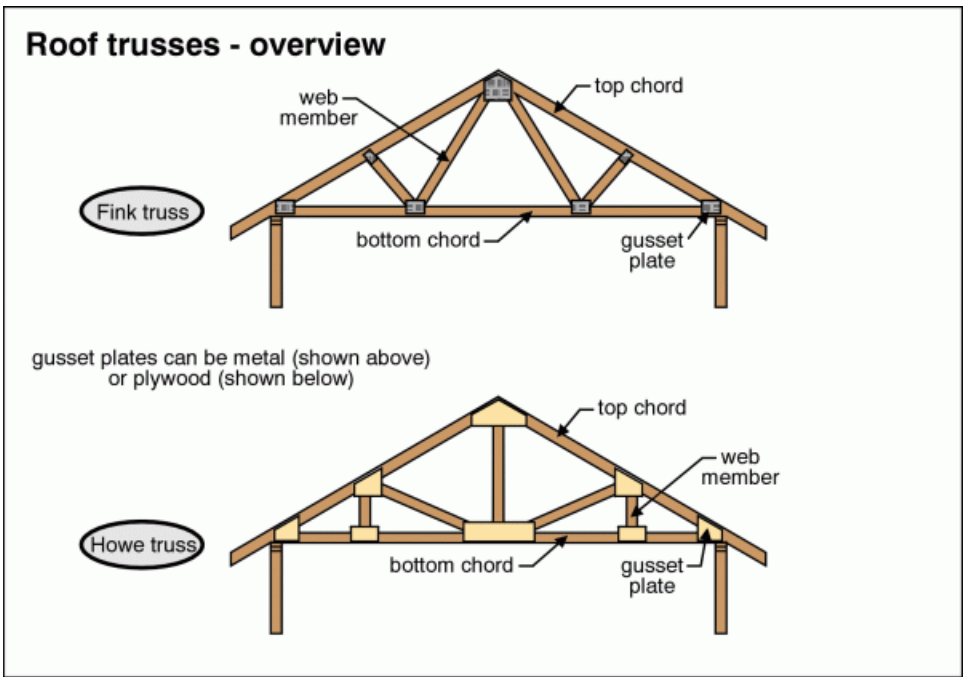
Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing:

- [Trusses](#)
- [Oriented Strand Board \(OSB\) sheathing](#)

"Walked In" Attic Inspection Performed. Trusses, OSB Sheathing, and Purlins Inspected





Trusses Inspected



OSB Sheathing Inspected



Purlins Inspected



Trusses Inspected



OSB Sheathing Inspected



OSB Sheathing Inspected

Recommendations

ROOF FRAMING \ Rafters/trusses

Condition: • Signs of moisture were noted on the trusses in the attic and garage rafters. The areas were not wet at the time of the inspection.

*Recommend requesting disclosure as to whether there has been moisture or other issues in these areas, what was done to mitigate the issue & has the remedy been successful? Also recommend monitoring these areas for any further signs of damage & taking appropriate action if necessary.

Location: Attic Garage Rafters

Task: Monitor Request disclosure



Sign Of Moisture



Sign Of Moisture

STRUCTURE

660 Shawnee Woods Road, Medina, MN November 25, 2019

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



Sign Of Moisture



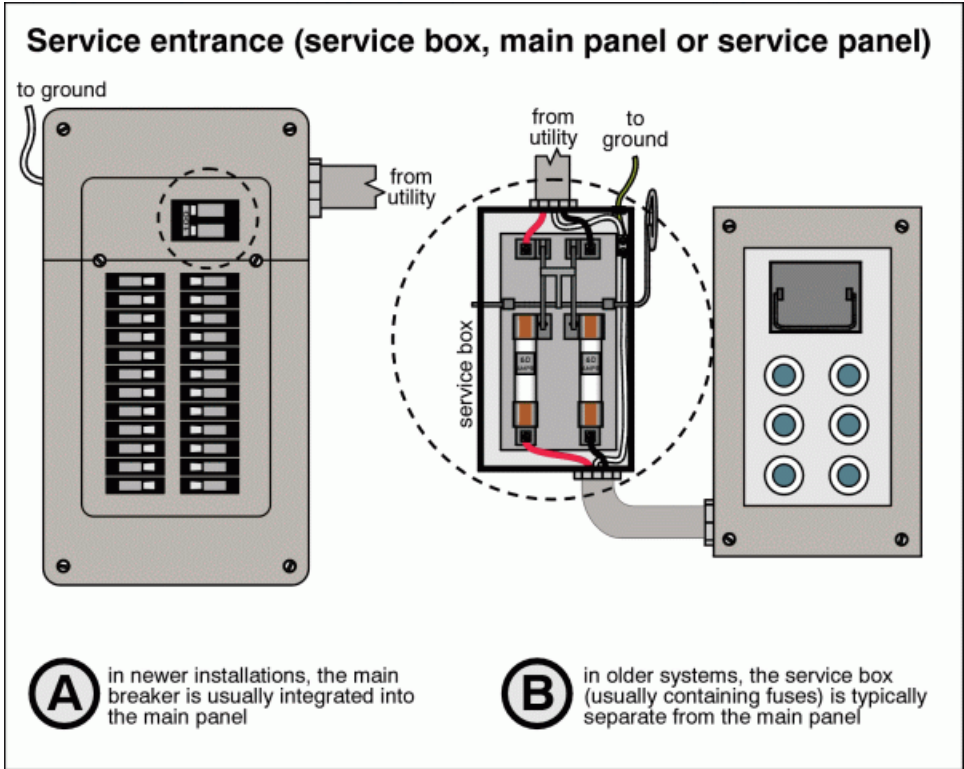
Sign Of Moisture

Description

General: • Exterior Lights • Interior Lights

Service entrance cable and location:

- [Underground aluminum](#)



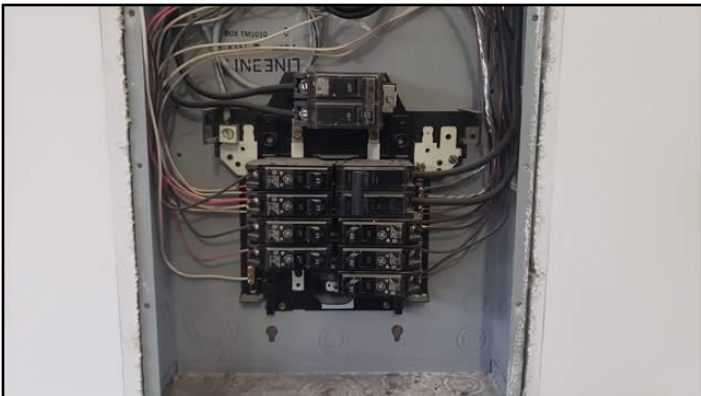
Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Not visible](#)

Electrical panel manufacturers: • Underwriters Laboratories Inc.



Breakers and Wiring Inspected

ELECTRICAL

660 Shawnee Woods Road, Medina, MN November 25, 2019

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Service Entrance Inspected



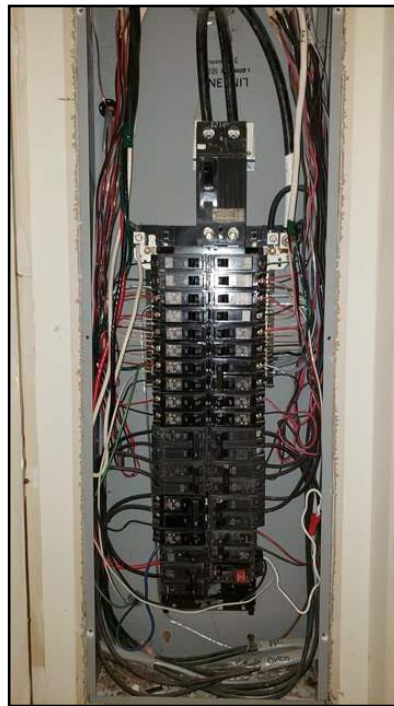
Smoke/CO Detectors Tested



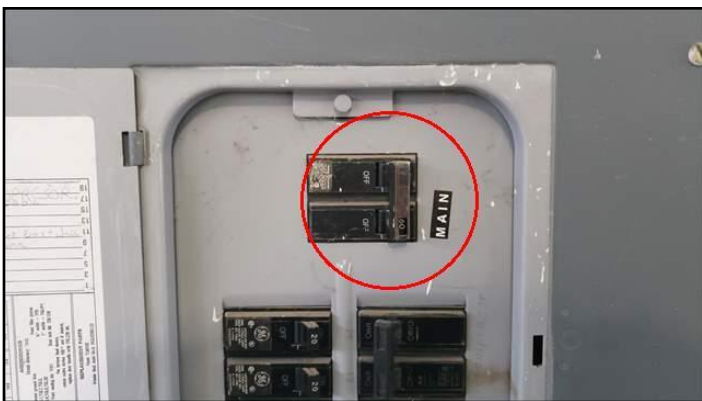
Main Panel Inspected



200 Main Power Service Feed Inspected



Breakers and Wiring Inspected



Sub Panel Shut Off



Main Shut Off

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

Auxiliary panel (subpanel) rating: • [60 Amps](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • [GFCI - bathroom and exterior](#) • GFCI - basement • [GFCI - garage](#) • [GFCI - kitchen](#) • [GFCI - panel](#) • GFCI - laundry room • No AFCI

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • The third breaker from the bottom on the right side is double tapped and is not suitable for such action. Each breaker is designed to handle a certain electrical load. If the circuit is double-tapped or, double lugged, (having more than one wire attached to it), then it will not be able to handle the load when it is required. This could be responsible for wires pulling away from the screw (lug), cause overheating, and in some instances, fires.

*Recommend removing one of the wires and installing it in its own breaker for optimum performance.

Location: Sub Panel

Task: Correct

Time: Immediate



Double Tapped Breaker

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

1 Junction box is missing a cover at the ceiling in the detached garage.

*Provide a cover to protect the wiring from moisture.

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Provide

Time: Asap

Cost: Minor



Missing Cover Plate

Description

System type:

- [Furnace](#)

Furnace cabinets, burners, exhaust vent, and filter inspected. Recommend changing the filter every 4 months. Also recommend a bi annual combustion analysis service to prolong the life of the furnace. (\$100 each)

Furnace manufacturer:

- Amana

Furnace Model:GUC115C50C

Furnace Serial:9210168795

Furnace Manufacture Date:1992

Furnace BTU:103,500

Furnace Fuel Type:Gas

Hot Air Supply:112 Degrees

Return Air supply:88 Degrees

Heat Rise Temperature:24 Degrees

Filter Size:20x25x4



Garage Furnace Inspected



Burners Inspected

HEATING

660 Shawnee Woods Road, Medina, MN November 25, 2019

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



Hot Air Supply 112 Degrees



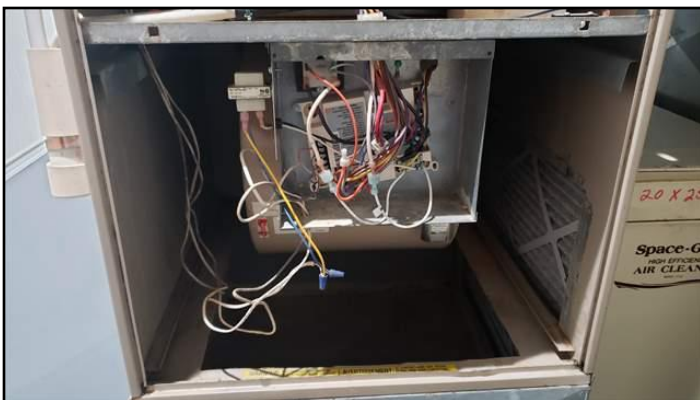
Return Air 88 Degrees



Burners Inspected



Furnace Cabinet Inspected



Blower Cabinet Inspected

HEATING

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Main Gas Shut Off



Humidifier Inspected

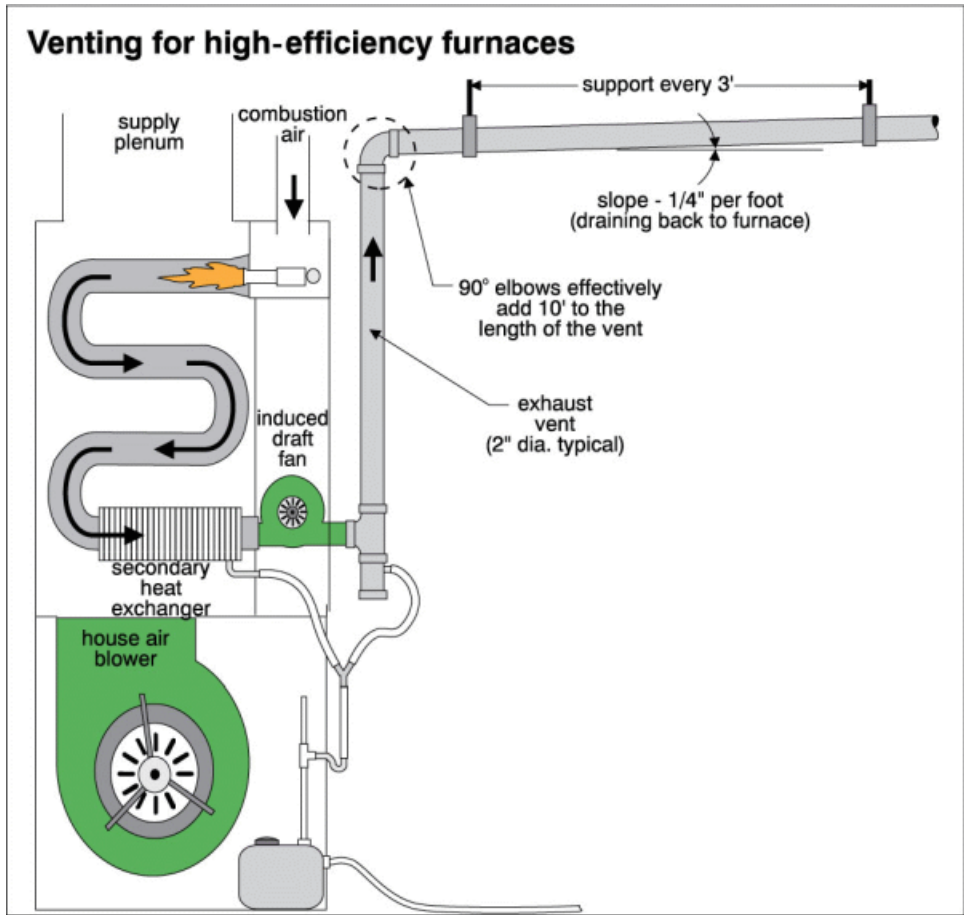
- Lennox
- Furnace Model:G12Q3E828
Furnace Serial:5886B12244
Furnace Manufacture Date:1986
Furnace BTU:82,000
Furnace Fuel Type:Gas

Heat distribution: • [Ducts and registers](#)

- Efficiency:
- [Conventional](#)
 - [High-efficiency](#)
- House Furnace



Furnace Filter Inspected



Combustion air source: • Outside

Approximate age:

• [27 years](#)

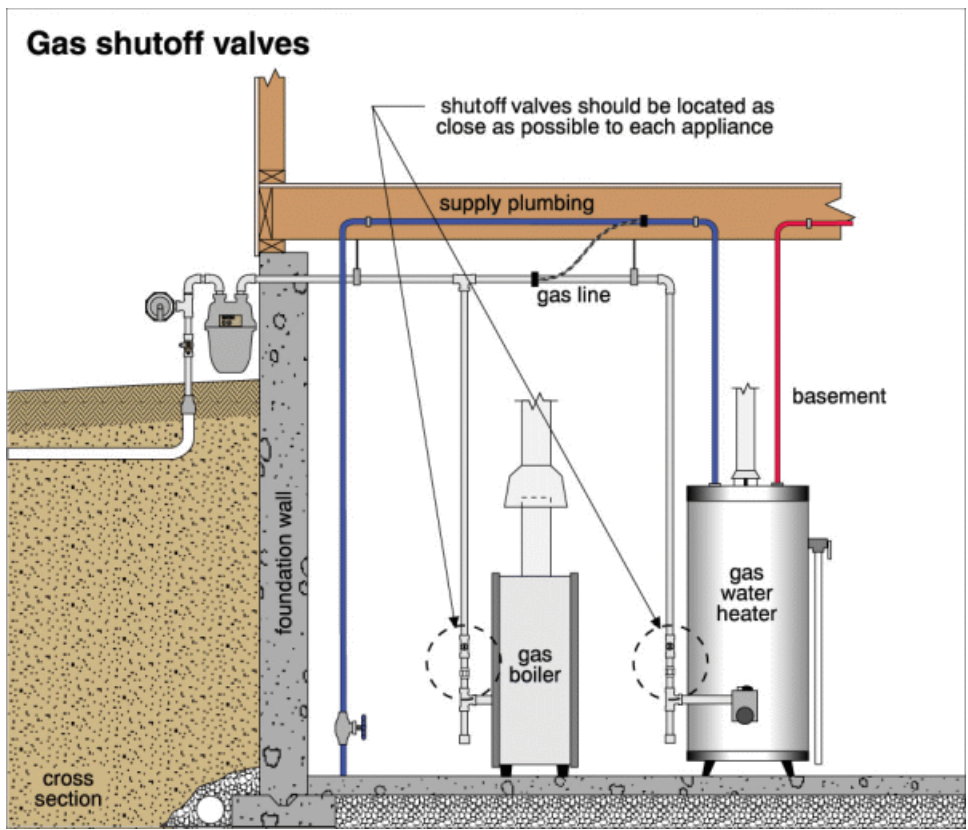
House Furnace

• [33 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

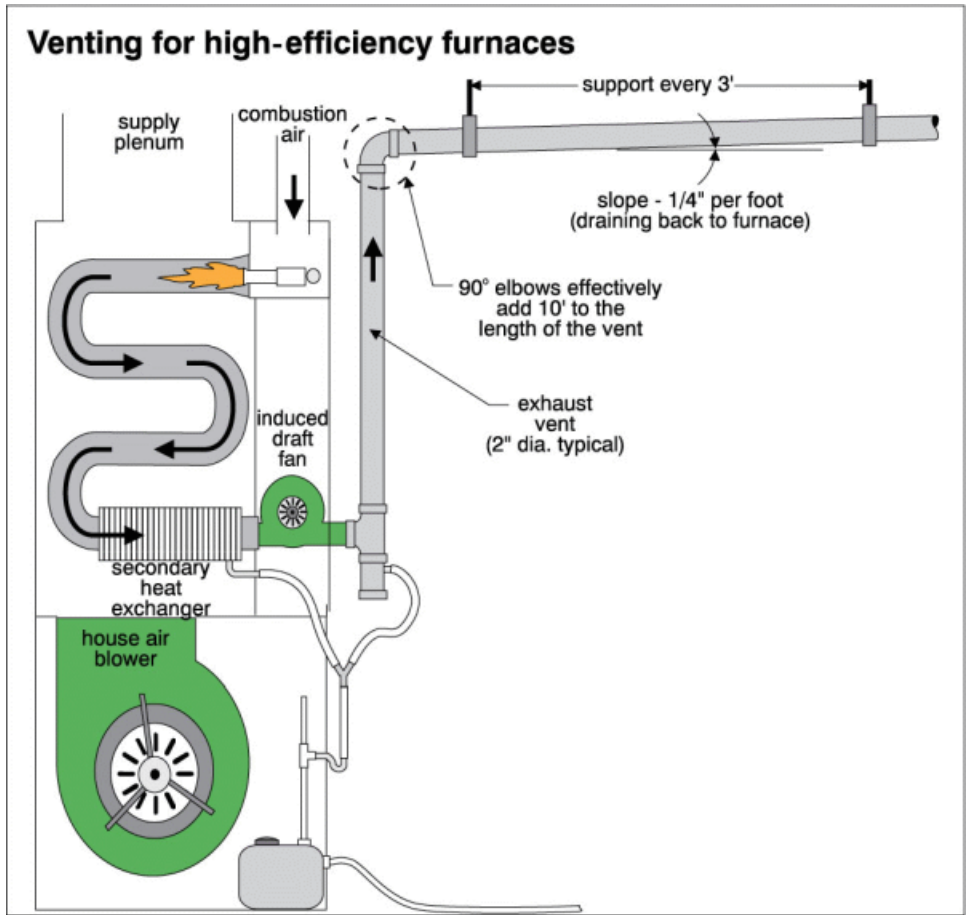
• Utility room



Failure probability: • [High](#)

Exhaust pipe (vent connector):

- Single wall
- PVC plastic



Fireplace/stove: • [Gas fireplace](#)

Humidifiers: • [Duct mounted bypass humidifier](#)

Recommendations

GAS FURNACE \ Gas piping

Condition: • [Leak](#)

Small hints of gas could be smelled around the meter located at the back of the house and around the regulator in the garage.

*Recommend having the gas company investigate and provide estimates and recommendations for repairs.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Gas Meter, Garage Furnace

Task: Service

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Potential Leak @ Gas Line



Potential Leak @ Gas Line

GAS FURNACE \ Gas burners

Condition: • A couple of cracks were noted at the combustion chamber for the house furnace. This can happen with a furnace this age. Heat causes the metal to expand. When the furnace shuts off, the metal cools down, allowing the metal to contract. This constant expansion and contraction of the metal over the years causes it to fatigue and sometimes crack. The danger is it can cause toxic gasses to get released into the home.

*Recommend having the furnace serviced by an HVAC specialist to provide estimates and recommendations for repairs.

Location: Furnace

Task: Repair

Time: Immediate

Cost: Depends on work needed



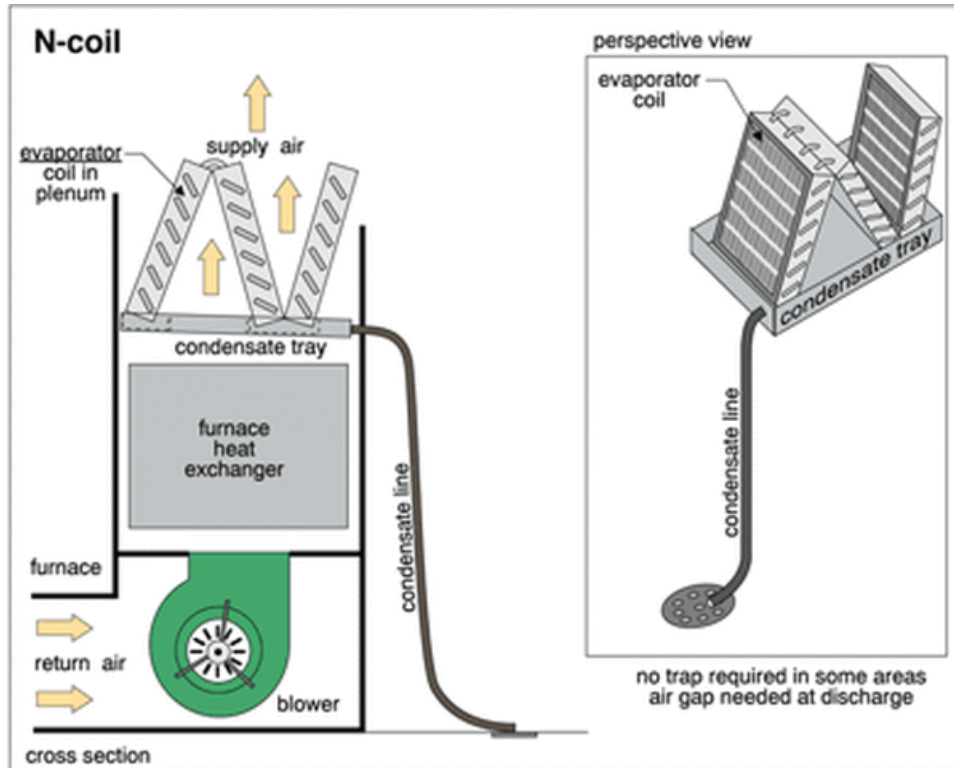
Cracked Burners

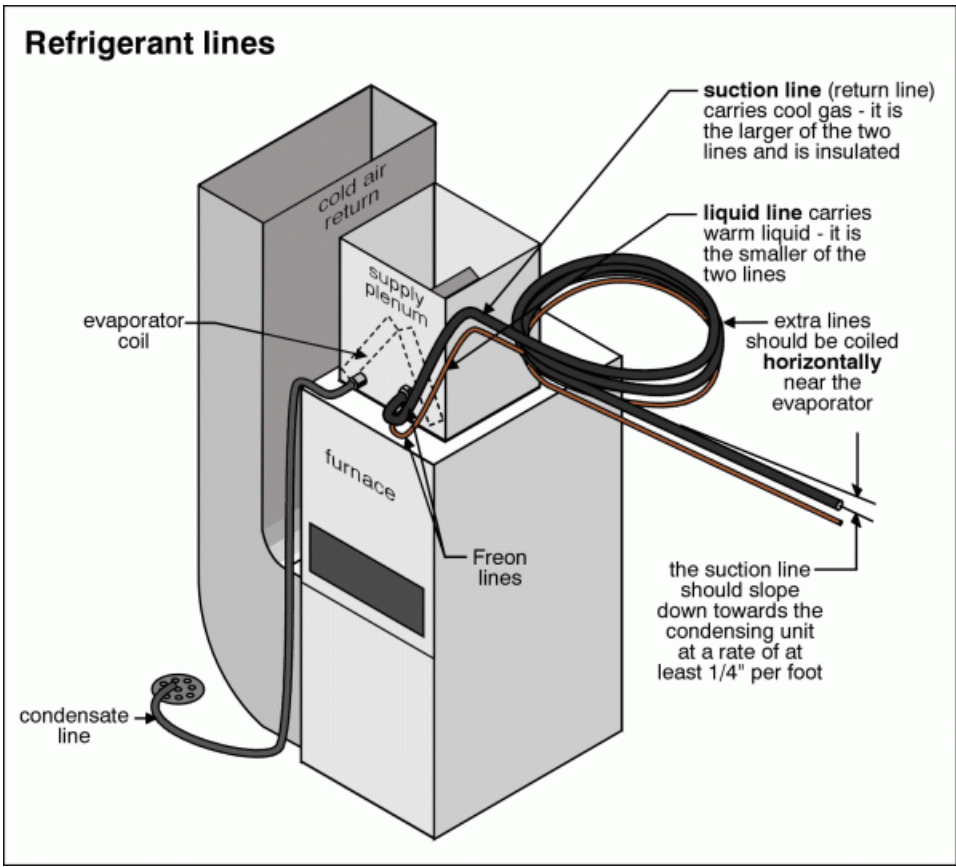
Description

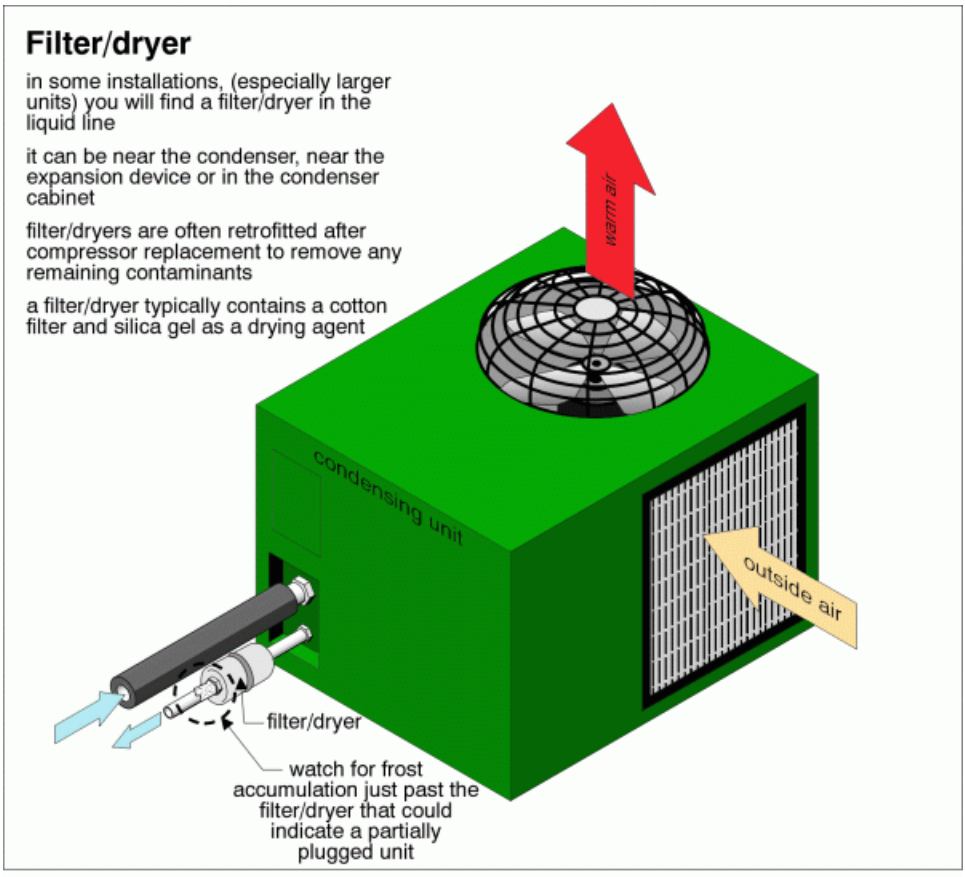
Air conditioning type:

- [Air cooled](#)

A/C: Compressor, evaporator coil, suction and refrigerant lines inspected.





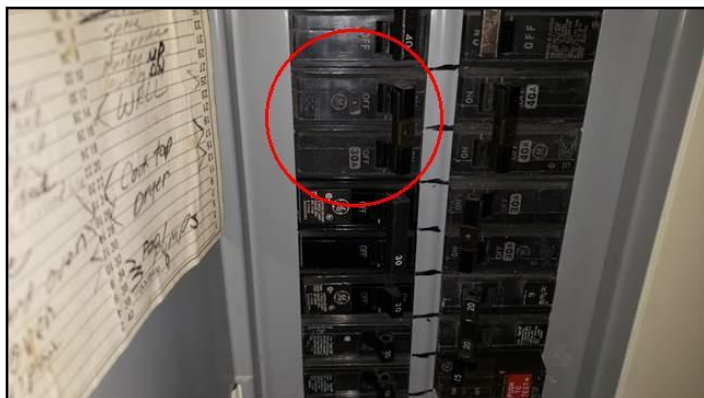


Manufacturer:

- Goodman
- AC Model:GSC130421BB
- AC Serial:1207018L386
- AC Manufacture Date:2012
- AC BTU:42,000
- AC Max Breaker Size:40
- AC Breaker Installed:30



Compressor Inspected



A/C Breaker Verified

COOLING & HEAT PUMP

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Data Plate Noted For Max Amps

- Compressor type: • Electric
- Compressor approximate age: • 7 years
- Typical life expectancy: • 15 to 20 years
- Failure probability: • [Low](#)

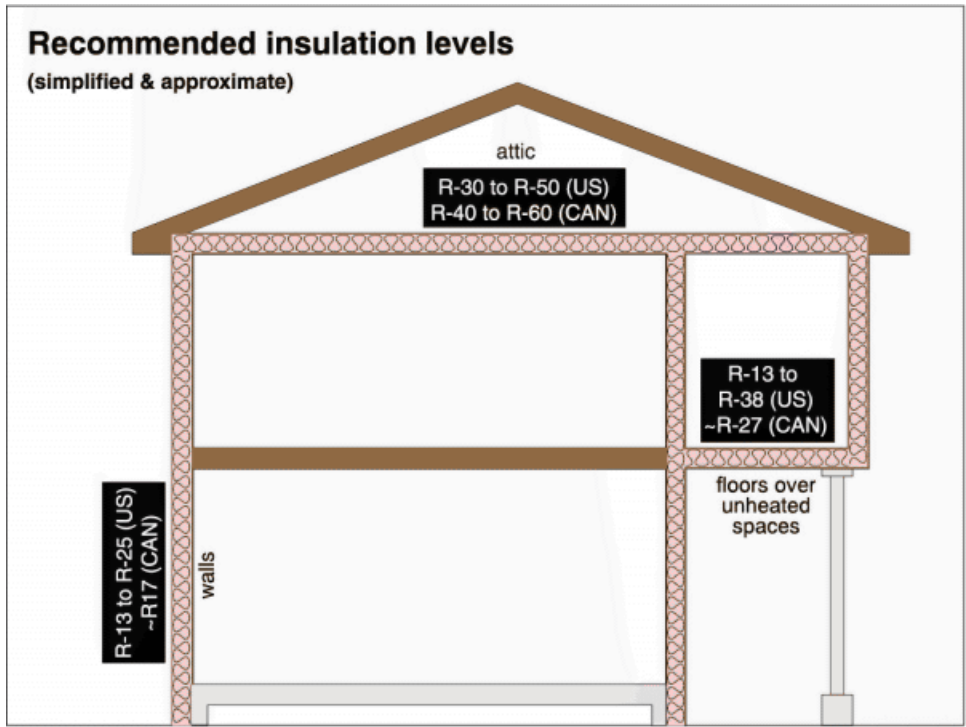
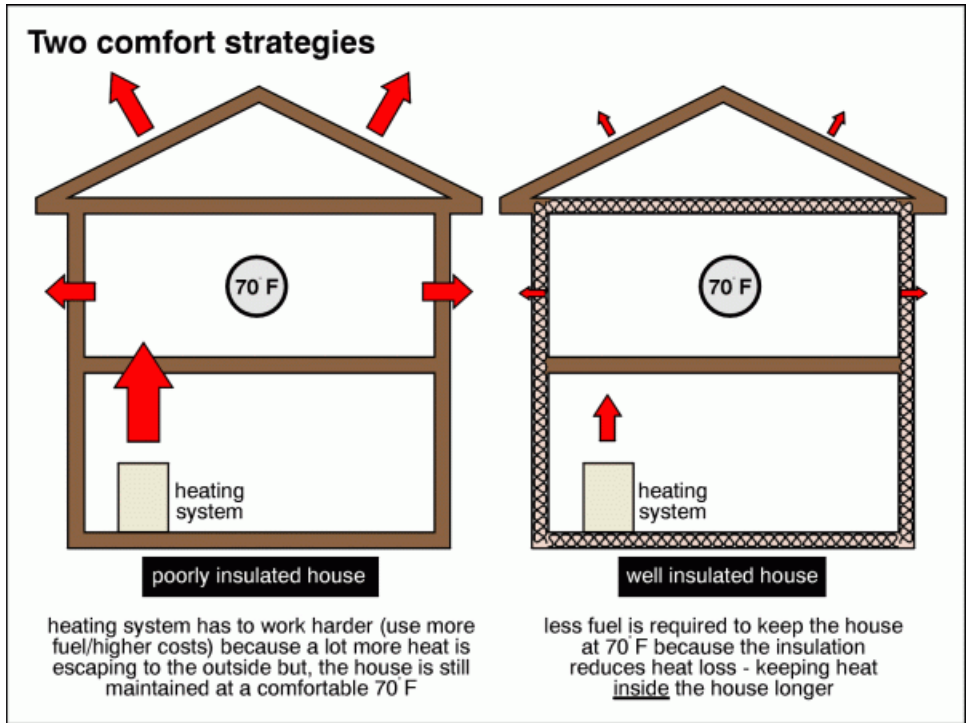
Limitations

- Inspection limited/prevented by:**
- Low outdoor temperature
- Could not test A/C. Temperature below 65 degrees longer than 24hrs.

Description

Attic/roof insulation material:

- [Glass fiber](#)



INSULATION AND VENTILATION

Report No. 1134, v.3

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Glass Fiber Insulation Noted

Attic/roof insulation amount/value:

- [R-24](#)
- R-49

House Attic

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not visible

Description

General: • Tub Overflow Inspected For Leaks • Plumbing Fixtures • Wall Jets Tested

Water supply source (based on observed evidence): • Private

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Utility room

Water flow and pressure: • [Functional](#)

Water heater type:

• Tank

Water Heater: tanks, exhaust vents, water pipes, and P.R.V's (pressure relief valve) inspected. Hot water tested at kitchen sink.

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• Rheem

Water Heater Model:22V40F1

Water Heater Serial:RHLN0107418434

Water Heater Capacity:40 Gallons

Water Heater Manufacture Date:2007

Water Heater BTU:38,000

Water Heater Fuel Type:Gas

Hot Water Temperature:124 Degrees

Rheem

Water Heater Model:22V40F1

Water Heater Serial:RHLN0107418553

Water Heater Capacity:40 Gallons

Water Heater Manufacture Date:2007

Water Heater BTU:38,000

Water Heater Fuel Type:Gas



Hot Water Tested 124 Degrees



Wall Jets Ran and Functioning



Exhaust Vents & Water Pipes Inspected



Burner Inspected



Burner Inspected



Sump Pump and Backup Pump Tested



Tub Overflow Tested For Leaks



Tanks Inspected



Water Softener Noted

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 12 years

Water heater typical life expectancy: • 10-15+years

Water heater failure probability: • [High](#)

Waste and vent piping in building: • [PVC plastic](#) • DWV Plastic

Pumps: • [Solid waste pump \(ejector pump\)](#) • [Sump pump](#)

Floor drain location: • Utility Room

Water treatment system:

• Water softener

Inspection water softeners are not within our scope of practice however, here are five easy steps on keeping your Water Softener healthy.

- 1) Use pure salt with iron remover. Standard rock salt is less expensive, but the contaminants it contains will cost you more in the long run. Rock salt can cause inches of sediment to build up in the brine tank and the sediment can clog the injector and the softener's control valve.
- 2) Don't add salt until almost all the salt in the tank is used up. Then refill the tank no more than two-thirds full.
- 3) Use Iron-Out once a year to clean the resin bed and the parts in the control valve.
- 4) Clean the brine tank once a year. Even pure salt contains contaminants.
- 5) Make sure the softener's drain line isn't pushed down into a floor drain. The end of the softener's drain line should be above the grate of the drain to prevent accidental siphoning of sewage into the softener.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING**
 - INTERIOR
- REFERENCE

Gas piping: • Steel • Copper

Limitations

Items excluded from a building inspection:

- Pool
- Pools and pool mechanicals are not within our scope of practice.



Pool Equipment Not Inspected

Recommendations

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • [Backflow prevention missing](#)

Missing backflow prevention on both outside spigots.

*Recommend installing backflow prevention on both spigots to prevent water that is left in the hose line from backing up into your drinkable water.

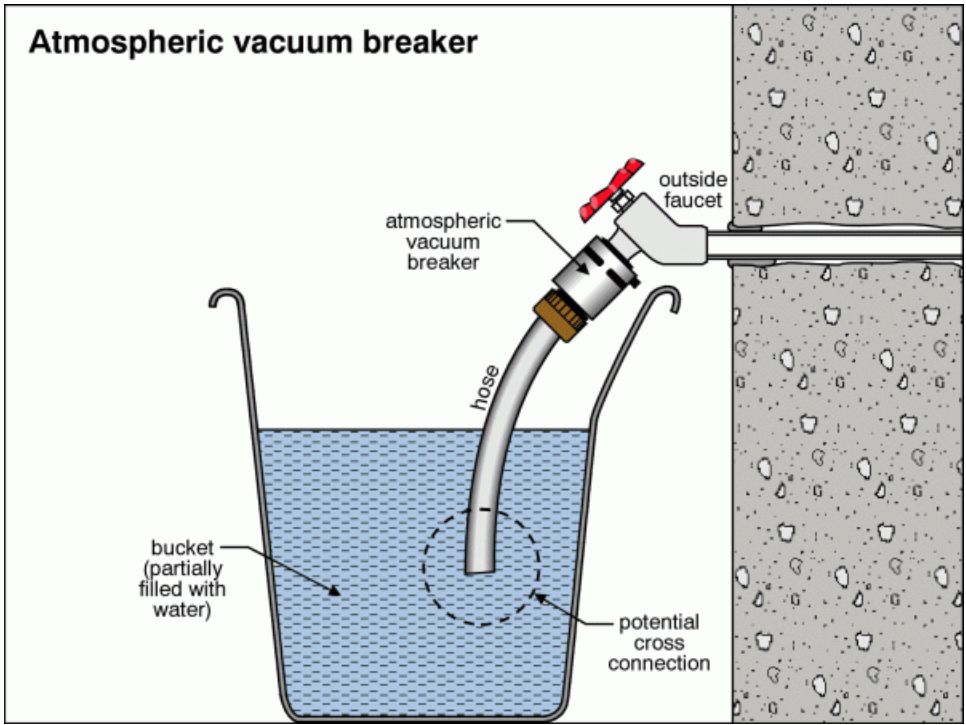
Implication(s): Contaminated drinking water

Location: Spigots

Task: Provide

Time: Asap

Cost: Less than \$50



Missing Backflow Prevention



Missing Backflow Prevention

Description

General:

- All Appliances Ran For Functionality



Garage Door and Sensors Ran and Functioning



Garage Doors and Sensors Ran and Functioning



Gas Fireplace Ran and Functioning



Ceiling Fans Ran and Functioning



Microwave Ran and Functioning



Range Burners Ran and Functioning



Dishwasher Ran On Normal Wash Cycle



Oven Temperature Calibration Verified



Gas Fireplace Ran and Functioning



Dryer Ran On Normal Dry Cycle



Washer Ran On Normal Wash Cycle



Mini Fridge Inspected

- Wall Moisture Test Performed

Moisture Levels 30% and lower are considered to be normal levels.



Wall Moisture Test Performed

Major floor finishes: • [Carpet](#) • [Concrete](#) • Vinyl • Tile • Wood

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows:

- [Fixed](#)
- [Casement](#)

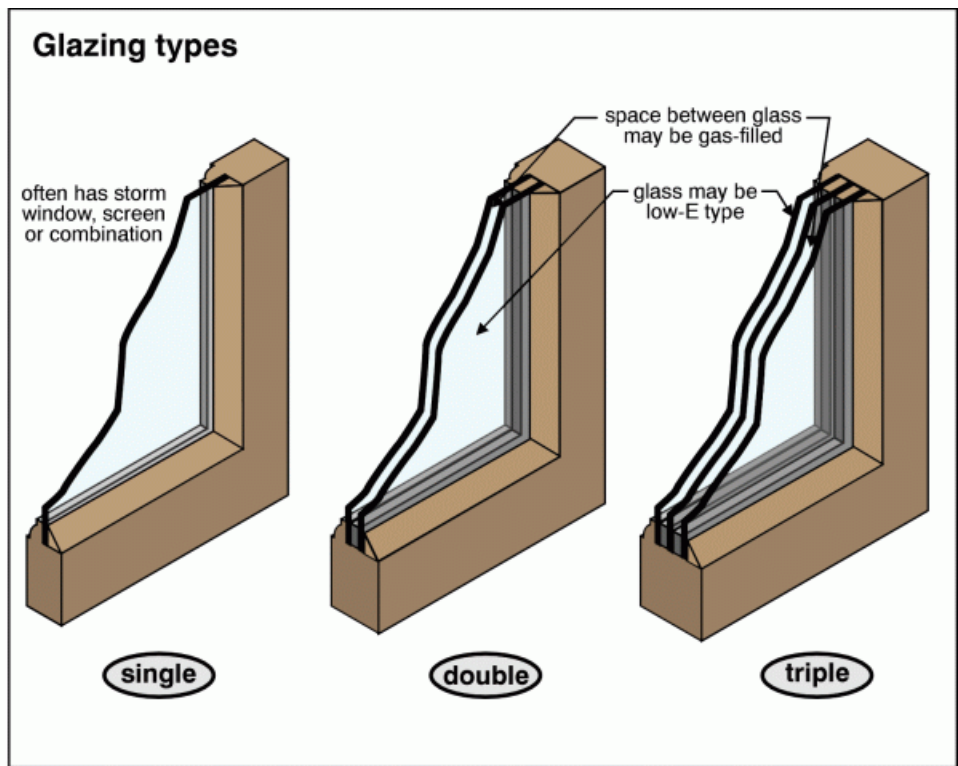


Casement Windows Opened For Functionality

- Wood

Glazing:

- [Double](#)



Exterior doors - type/material: • [French](#) • [Storm](#) • [Metal](#) • Garage door - metal

Oven type: • Convection

Oven fuel: • Gas

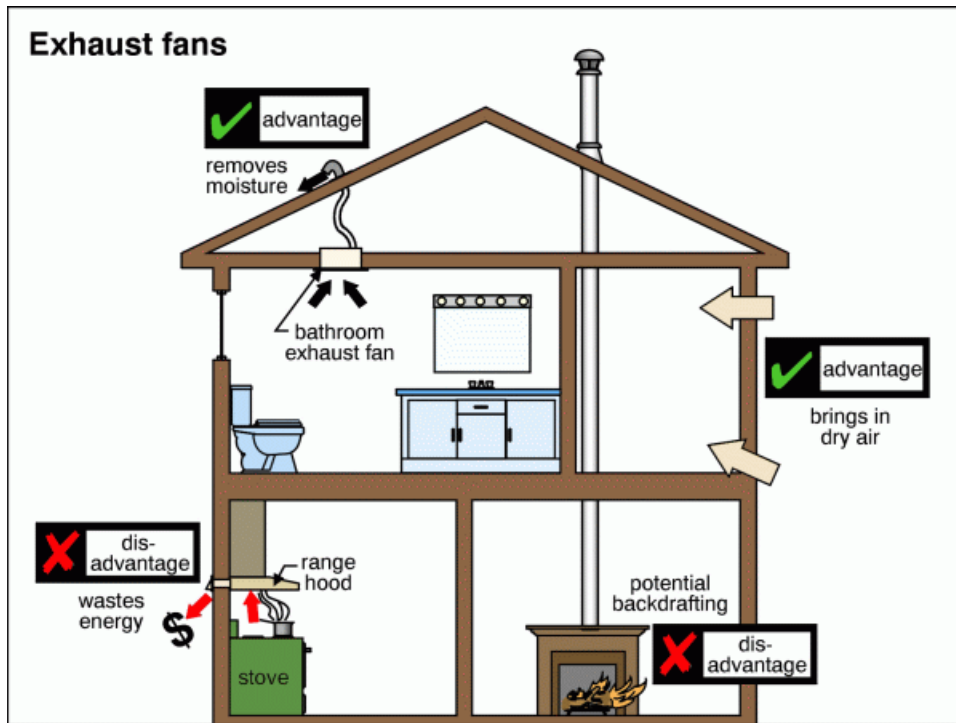
Range fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven • Door bell • Wall Oven (or Oven) • Drop In Range

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Bathroom ventilation:

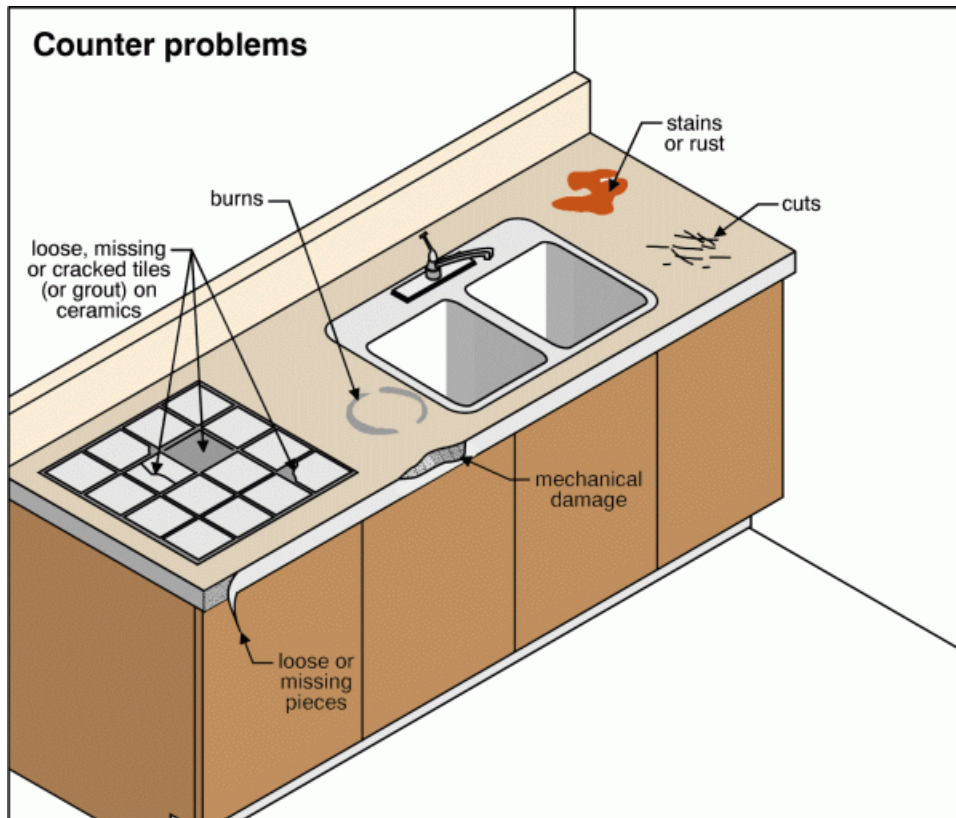
• Exhaust fan



- Window

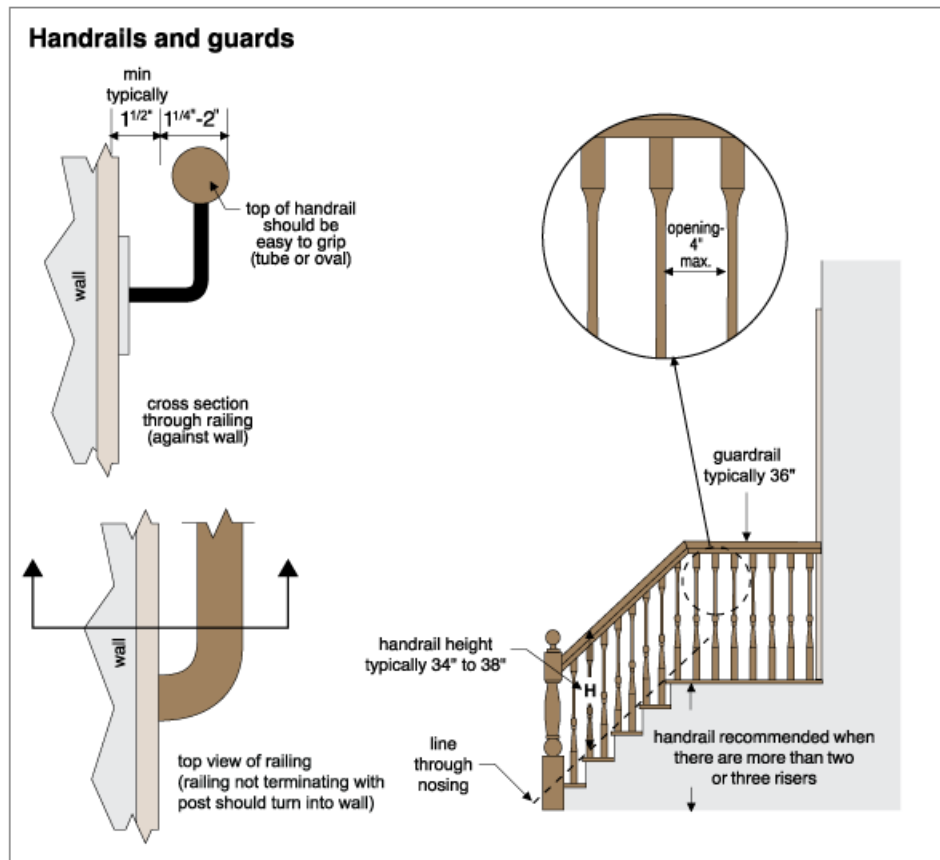
Counters and cabinets:

- Inspected



Stairs and railings:

- Inspected



Recommendations

CEILINGS \ General notes

Condition: • Water stains

Water stains were noted on the ceiling and walls in the rec room and the adjacent bedroom. These stains are most likely from the bathroom waste plumbing directly above these areas. No leaks could be seen during the inspection however, some of the bathroom plumbing could not be inspected due to there being no access.

*Recommend requesting disclosure as to whether there has been moisture or other issues in this area, what was done to mitigate the issue & has the remedy been successful? Also recommend monitoring this area for any further signs of damage & taking appropriate action if necessary. Lastly, repair/replace/correct any areas of the ceiling/walls necessary for aesthetics purposes.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Bedroom

Task: Request disclosure



Sign Of Moisture



Sign Of Moisture



Sign Of Moisture



Sign Of Moisture

FLOORS \ Wood/laminate floors

Condition: • [Squeaks](#)

The floors in the hall and kitchen squeak a little bit. After time the floor joist will bend slightly causing the nails to separate from the joist which causes them to move (squeak).

*Recommend repairing the floor joists whenever the flooring is replaced.

Implication(s): Noise nuisance

Location: Kitchen Hall

Task: Monitor

Time: When remodeling

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Squeaky Floors



Squeaky Floors

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Condition: • [Excess condensation](#)

Excess condensation was noted at one of the rec room windows. This is a sign of worn or lost seals. Ultimately the only way to mitigate this issue is to replace the seals and window pane.

*Recommend replacing the seals and window panes for the best results.

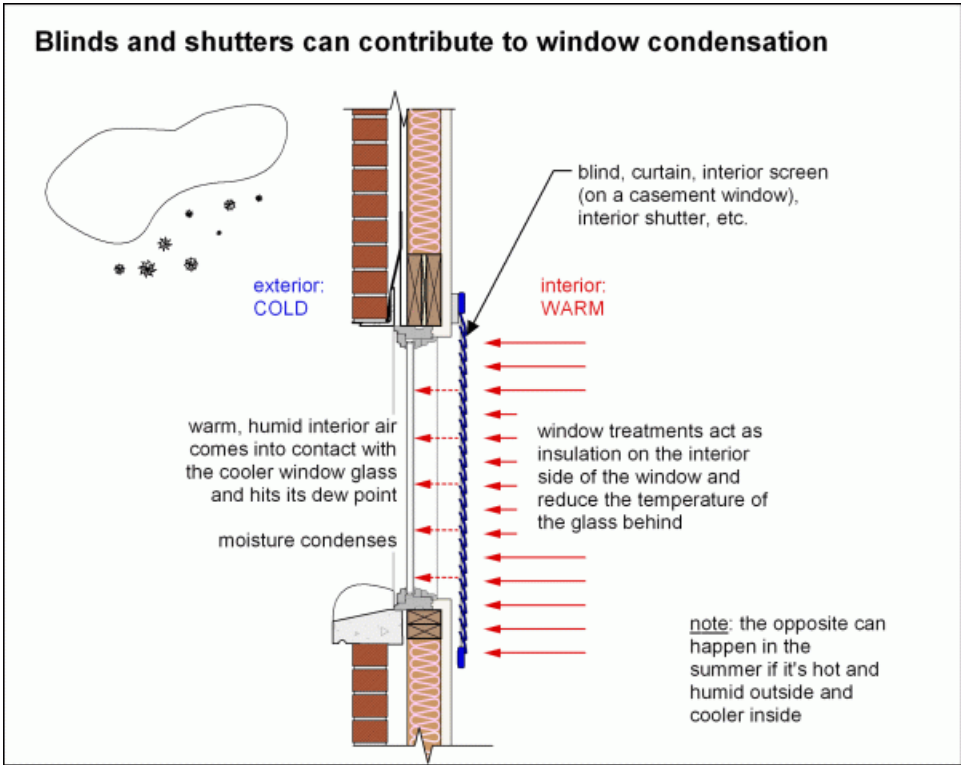
Implication(s): Chance of condensation damage to finishes and/or structure

Location: Rec Room Window

Task: Repair

Time: Asap

Cost: \$200 - \$300



Excess Condensation



Excess Condensation

APPLIANCES \ Washing machine

Condition: • Drip pan missing

There is currently no drip pan underneath the washer on the top floor. Recommend installing a drip pan to protect the floor/sub floor from any potential leaks.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Washer

Task: Provide

Time: Asap

Cost: Less than \$50



Missing Drip Pan

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS