

ELEMENT INSPECTIONS, LLC.

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Home Inspection Report

Job Address

Inspection Date:

June 29, 2005

Prepared For:

Client

Prepared By:

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Report Number:

10020012

Inspector:

Randy Pierce



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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well-built 56-year-old home with previous exterior changes preventing it from being listed as an Historic Home. According to City records, the house was upgraded to a 200 amp electrical service in 1982, and received a new roof in 2003. There are currently two bedrooms and a bath on the first floor and one bedroom and a bath on the second floor. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

HOUSES IN CENTRAL MINNESOTA

The following are general comments about contaminants which may be present in houses in Minnesota, but **are not identified during a standard home inspection**. Investigation for these contaminants can be conducted or arranged for by specialized contractors.

Radon -a carcinogenic ground source radioactive gas which can travel through concrete.

Mold -a fungus that is present throughout our environment including in our homes but does not germinate and grow unless provided with moisture and food. It can cause allergic or pathogenic reactions in susceptible individuals .

Asbestos -a fibrous mineral known to be carcinogenic, especially when inhaled into the lungs. It can be present in many building materials such as older siding, flooring, drywall mud, plaster and insulation.

Lead - this metal is common in older paints, pipes, solder and other materials and is harmful if ingested or inhaled.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

DESCRIPTION OF COMPONENT: an overview of the component and a basic description of its functionality.

Good: a system or component that is relatively new and can be expected to perform well for some time.

Adequate: a system or component that is performing as expected.

Needs Repair: a system or component that is in need of repair to perform normally.

Marginal: a system or component that is partially functional but should be considered for improvement

RECOMMENDATIONS FOR IMMEDIATE ACTION: are items that are safety or usability improvements which should be dealt with as soon as possible.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, possibly involve significant expense.

SUGGESTED UPGRADES: **not essential repairs**, but represent logical long term improvements or monitoring.

Improve: denotes improvements which are recommended but not required.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Suspect: a system or component that needs further investigation to determine if it is adequate.

Needs Improvement: a system or component that is not functioning as intended .

MAINTENANCE SUGGESTIONS: denotes a system or component needing routine maintenance to remain functional.

Please note that those observations listed under "SUGGESTED UPGRADES" are not essential repairs, but represent logical long term improvements.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to give the client the information necessary to determine the condition of the building as it may affect the safety of occupants and the durability of the building as it stood on the day and time of the inspection. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the Inspection Agreement between the Client and Element Inspections, LLC. for a full explanation of the scope of the inspection. This report was prepared for the exclusive use of the Client. The Client may copy or authorize the copying of this report and distribute those copies to anyone they choose but it may not be relied upon by any party who has not entered into an Inspection Agreement with Element Inspections, LLC. for inspection of the property identified in this report.

The following were present for all or part of the inspection:

Randy Pierce- Home Inspector.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

RECENT WEATHER CONDITIONS

No rain has been experienced in the days leading up to the inspection.

PROPERTY INFORMATION

Legal Description: The Northwest Quarter of Southwest Quarter of Section 3, Township 45, Range 22, excepting therefrom the East 330 feet thereof, and all that part of the Southwest Quarter of Southwest Quarter of Section 2 lying North of the South 52 rods thereof.

Lot Size: 24 acres
Building Size: 1,484 Square Feet + 1350 Square Feet Post Frame Building
Zoning: Single Family
Year Built: 2002

Inspector's Signature:

Date:

Randy Pierce
Home Inspector

Structure

DESCRIPTION OF STRUCTURE

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|----------------------|--------------|--------------|
| FOUNDATION | BLOCK | ADEQUATE |
| FLOOR STRUCTURE | TRUSSES | ADEQUATE |
| WALL STRUCTURE | WOOD 2X6 | ADEQUATE |
| CEILING STRUCTURE | TRUSSES | ADEQUATE |
| ROOF STRUCTURE | TRUSSES | ADEQUATE |
| DECK | 2X10 JOISTS | NEEDS REPAIR |

STRUCTURE OBSERVATIONS

Deck needs some structural repairs to improve safety.



RECOMMENDATIONS FOR IMMEDIATE ACTION

- 1) Add joist hangers to two joists. 2) **Safety issue** - joist hangers are nailed with non galvanized, under-sized nails. 3) **Safety issue** – block between joists at rail post locations to stabilize rail.
- 4) **Safety Issue** – add mechanical fastener to top of stair (stringer could split over time causing stair to become unsafe).



SUGGESTED UPGRADES

NONE

MAINTENANCE SUGGESTIONS

NONE

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not Restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Roofing

DESCRIPTION OF ROOFING

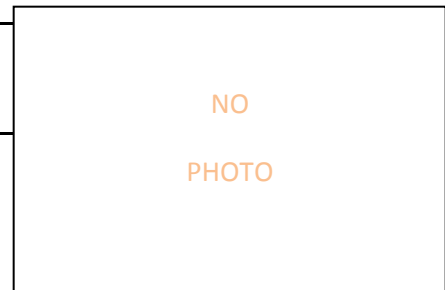
| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|----------------------|----------------------------------|------------|
| ROOF TYPE | GABLE | ADEQUATE |
| ROOF COVERING | ASPHALT SHINGLES – ARCHITECTURAL | ADEQUATE |
| ROOF FLASHINGS | ALUMINUM | ADEQUATE |
| CHIMNEYS | NONE | N/A |
| ROOF DRAINAGE SYSTEM | ALUMINUM GUTTERS | ADEQUATE |

ROOFING OBSERVATIONS

Roof covering is in good shape.

RECOMMENDATIONS FOR IMMEDIATE ACTION

NONE



SUGGESTED UPGRADES

NONE

MAINTENANCE SUGGESTIONS

NONE

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Exterior

DESCRIPTION OF EXTERIOR

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|-----------------------|----------------|------------|
| WALL COVERINGS | VINYL SIDING | ADEQUATE |
| EAVES, SOFFIT, FASCIA | ALUMINUM | ADEQUATE |
| EXTERIOR DOORS | STEEL | ADEQUATE |
| WINDOW/DOOR FRAMES | ALUMINUM CLAD | ADEQUATE |
| ENTRY DRIVEWAY | DIRT | ADEQUATE |
| ENTRY WALKWAY | CONCRETE | ADEQUATE |
| PORCH STEPS | CONCRETE | ADEQUATE |
| SURFACE DRAINAGE | SLOPED | ADEQUATE |
| RETAINING WALLS | CONCRETE BLOCK | ADEQUATE |
| VEGETATION | NO ISSUES | ADEQUATE |

EXTERIOR OBSERVATIONS

The exterior of the home is in generally good condition and shows normal wear and tear for a home of this age.

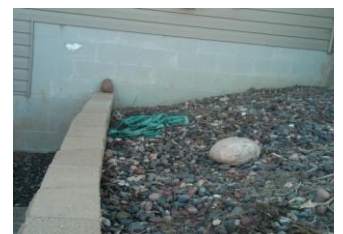
RECOMMENDATIONS FOR IMMEDIATE ACTION

NONE

SUGGESTED UPGRADES

Improve: The grading should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of one inch per foot for at least the first five, preferably ten feet.

Improve: The gutter down spout by the back bay should extend farther away from the house to promote water flow away from the foundation.



MAINTENANCE SUGGESTIONS

Maintain: A missing air intake screen was observed. The vent screen should be replaced to prevent vermin entry.



Maintain: The back side of the pole building has boards holding the soil underneath the floor slab of the barn, there are areas where the soil is exposed. Rain could wash out this soil over time, causing voids under the floor. This should be closed off to prevent this.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Electrical

DESCRIPTION OF ELECTRICAL SERVICE

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|-----------------------------|--------------------------------|--------------|
| SERVICE DROP | UNDERGROUND | NOT OBSERVED |
| SERVICE ENTRANCE CONDUCTORS | COPPER | ADEQUATE |
| SIZE OF ELECTRICAL SERVICE | 200 AMP/ 240 VOLT | ADEQUATE |
| GROUNDING/BINDING | SOLID COPPER/GROUND ROD | ADEQUATE |
| MAIN DISCONNECT | BREAKER IN DISTRIBUTION PANEL | ADEQUATE |
| MAIN DISTRIBUTION PANEL | 200 AMP/BREAKERS/LOC.IN GARAGE | ADEQUATE |
| SUB-PANEL(S) | EXTERIOR GARAGES | NEEDS REPAIR |
| WIRING METHOD | NON-METALLIC CABEL "ROMEX" | ADEQUATE |
| DISTRIBUTION WIRING | COPPER | ADEQUATE |
| GROUND FAULT PROTECTION | ALL REQUIRED LOCATIONS | ADEQUATE |
| SMOKE DETECTORS | MISSING | NEEDS REPAIR |

ELECTRICAL OBSERVATIONS

Generally speaking, the electrical system was in good order. Most outlets and light fixtures that were tested operated satisfactorily. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home was copper. Some lights in the garage and one light over deck did not work possible due to burned out bulbs. No smoke detectors were found in basement bedrooms.

WARNING: Any work performed on the electrical system should be done by professional licensed electricians. Even if the electricity has been turned off, some sections of the electrical system are charged with electricity and can be lethal if contacted.

RECOMMENDATIONS FOR IMMEDIATE ACTION

5) **Repair:** Sub-panel in pole building has grounded neutral wires and a grounding rod that is not buried deep enough. This has the potential to be a safety issue and should be repaired.

6) **Repair:** Install smoke detectors by sleeping areas in basement.

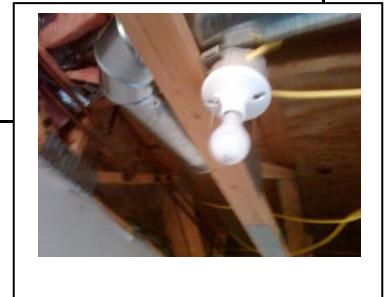


SUGGESTED UPGRADES

Improve: The vanity light in the basement bath is loose and should be tightened.



Improve: The pull chains on the basement lights should have non-conductive leads to remove the risk of electric shock due to a short in the fixture.



MAINTENANCE SUGGESTIONS

NONE

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Plumbing

DESCRIPTION OF PLUMBING

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|---------------------------|-------------------------------|--------------|
| WATER SUPPLY SOURCE | PRIVATE WELL | NOT OBSERVED |
| SERVICE PIPE TO HOUSE | PLASTIC | ADEQUATE |
| MAIN WATER VALVE LOCATION | FURNACE ROOM BY PRESSURE TANK | ADEQUATE |
| INTERIOR SUPPLY PIPING | COPPER | ADEQUATE |
| FIXTURES | TOILET,SINKS,TUB,SHOWER, | ADEQUATE |
| WASTE SYSTEM | DRAIN FIELD | ADEQUATE |
| DRAIN, WASTE, VENT PIPING | PVC PIPING | ADEQUATE |
| CROSS CONNECTIONS | NONE OBSERVED | ADEQUATE |
| WATER HEATER | 40 GAL. GAS | ADEQUATE |

PLUMBING OBSERVATIONS

The plumbing system was in generally good condition. The piping system within the home, for both supply and waste, was a good quality system. The water pressure supplied to the fixtures was above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

The plumbing system requires some typical minor improvements. The sump pump should be connected. There is currently water in the basket, and while there is no visual evidence of past flooding, the system has no ability to remove the water should it build up high enough to flood the basement.

RECOMMENDATIONS FOR IMMEDIATE ACTION

7) Major concern: Sump pump in basement is disconnected and has no outlet for the pumped water to be removed from house. Basket currently has water in it.

SUGGESTED UPGRADES

Improve: There are dielectric connections (copper pipe connected directly to steel pipe) on the water heater. This can cause premature corrosion, especially on the hot water side. A connector with a plastic insert can be installed to prevent this.



MAINTENANCE SUGGESTIONS

Add cover to water softener controls.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Heating & Cooling

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|-----------------------------|---------------------------------|------------|
| ENERGY SOURCE | NATURAL GAS | ADEQUATE |
| HEATING SYSTEM TYPE | GAS FURNACE/ EXTERIOR BOILER | ADEQUATE |
| VENTS, FLUES, CHIMNEYS | PVC | ADEQUATE |
| DISTRIBUTION METHOD | FORCED AIR/ UNDER FLOOR RADIANT | ADEQUATE |
| FUEL STORAGE & DISTRIBUTION | GAS COMPANY | ADEQUATE |
| FUEL SHUT OFF VALVES | BY FURNACE | ADEQUATE |
| COOLING ENERGY SOURCE | ELECTRIC | ADEQUATE |
| COOLING SYSTEM | NOT OBSERVED | N/A |

HEATING & COOLING OBSERVATIONS

The heating system is in generally good condition. No repairs to the heating system are necessary at this time.

RECOMMENDATIONS FOR IMMEDIATE ACTION

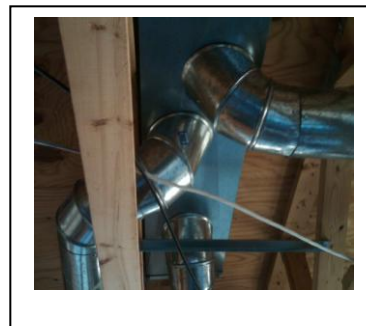
NONE

SUGGESTED UPGRADES

Improve: The only source of heat for the downstairs rooms is radiant in floor. Heat supply runs and returns can be added to provide heat through the gas furnace.



Improve: The heat supply duct for the upstairs entry is disconnected. This should be reconnected.



Improve: The heat supply duct for the kitchen dining area is loose.

MAINTENANCE SUGGESTIONS

Maintain: The heating system appears to require service as no service tags were visible. This should be a regular maintenance item to assure safe, reliable, and economical heating.

LIMITATIONS OF HEATING & COOLING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|--------------------------|-----------------------------------|--------------|
| ATTIC INSULATION | NOT OBSERVED | N/A |
| CRAWL SPACE INSULATION | N/A | ----- |
| EXTERIOR WALL INSULATION | NOT OBSERVED – ASSUME R-19 | ADEQUATE |
| VAPOR RETARDERS | NOT OBSERVED – ASSUMED TO EXIST | ADEQUATE |
| BASEMENT WALL INSULATION | R-11 FIBERGLASS | ADEQUATE |
| ROOF VENTILATION | RIDGE VENTS | ADEQUATE |
| CRAWL SPACE VENTILATION | N/A | ----- |
| EXHAUST LOCATIONS | BATHROOMS VENT TO ROOF & SIDEWALL | NEEDS REPAIR |

INSULATION / VENTILATION OBSERVATIONS

As in homes of this age and construction, insulation levels are typical.

RECOMMENDATIONS FOR IMMEDIATE ACTION

None.

SUGGESTED UPGRADES

Improve: There is no insulation on the short wall under the entry.



Improve: The basement bath fan has no exhaust vent leading to the exterior.



MAINTENANCE SUGGESTIONS

Maintain: Furnace filter is in backwards. It should be replaced (do not turn it around).

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Interior

DESCRIPTION OF INTERIOR

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|----------------------|---------------------------------|--------------|
| WALL AND CEILING | DRYWALL | ADEQUATE |
| FLOOR SURFACES | CARPET/HARDWOOD/TILE | ADEQUATE |
| CABINETS/COUNTERTOPS | WOOD CABINETS | ADEQUATE |
| SAFETY GLAZING | NONE REQUIRED | ----- |
| EMERGENCY EGRESS | BEDROOMS | NEEDS REPAIR |
| WINDOW TYPES/GLASING | CASEMENT/GAS FILLED DOUBLE PANE | ADEQUATE |
| DOORS | RAISED PANEL OAK | ADEQUATE |
| STAIRS | WOOD | ADEQUATE |
| LEAD PAINT | NOT TESTED | ----- |

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS FOR IMMEDIATE ACTION

8) Repair, Safety Issue: There is no egress widow for basement bedroom. For this to be used as a bedroom, it needs egress.

SUGGESTED UPGRADES

Improve: The sheetrock in the basement is not fully fastened, it should be screwed in place.

MAINTENANCE SUGGESTIONS

Maintain: Check weather seals on exterior doors.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions :

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|------------------------|-----------------|------------|
| FIREPLACES | GAS DIRECT VENT | NOT TESTED |
| WOOD/COAL STOVES | NONE | ----- |
| VENTS, FLUES, CHIMNEYS | N/A | ----- |

FIREPLACES / WOOD STOVES OBSERVATIONS

N/A

RECOMMENDATIONS FOR IMMEDIATE ACTION

NONE

SUGGESTED UPGRADES

NONE

MAINTENANCE SUGGESTIONS

NONE

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Garage

DESCRIPTION OF GARAGE

| SYSTEM OR COMPONENT: | DESCRIPTION: | CONDITION: |
|----------------------|---------------------------------|------------|
| FIRE SEPERATION | DRYWALL | ADEQUATE |
| MAIN DOOR TO HOUSE | STEEL | ADEQUATE |
| GARAGE DOOR | STEEL/INSULATED | ADEQUATE |
| GARAGE DOOR OPENER | AUTOMATIC WITH INFRARED SENSORS | ADEQUATE |
| APPLIANCE PROTECTION | NO APPLIANCES | ADEQUATE |
| FLOOR MATERIAL | CONCRETE | ADEQUATE |
| FLOOR DRAINAGE | NONE | ----- |

GARAGE OBSERVATIONS

The garage was in good condition.

RECOMMENDATIONS FOR IMMEDIATE ACTION

NONE

SUGGESTED UPGRADES

NONE

MAINTENANCE SUGGESTIONS

NONE

LIMITATIONS OF GARAGE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Furniture, storage, appliances and/or vehicles are not moved to permit inspection and may block defects.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately.

The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas.
- Replace batteries in any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine any heating/cooling air filters and replace or clean as necessary.
- Inspect and clean dehumidifiers and electronic air cleaners. appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

SPRING AND FALL (Continued)

- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated unless freeze proof.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters and boilers.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating system cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

Summary

SUMMARY OF IMPROVEMENT RECOMMENDATIONS

The following is a synopsis of the potentially significant improvements for the safeguarding of occupants and the protection of the building that I recommend that should be budgeted for over the short term. It does not include SUGGESTED UPGRADES or MAINTENANCE SUGGESTIONS and does not include a full description of the problems found or the suggested improvements which can be found in the preceding pages of this report. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Structure

- 1) ADD JOIST HANGERS TO TWO JOISTS WHERE THEY ARE MISSING.....Page 5
- 2) REPAIR OR REPLACE HANGERS THAT HAVE IMPROPER NAILS.....Page 5
- 3) BLOCK BETWEEN JOISTS TO STABILIZE RAIL ON DECK.....Page 5
- 4) FASTEN TOP OF DECK STAIRPage 5

Electrical

- 5) SEPARATE GROUND WIRES FROM NEUTRALS AND SINK GROUNDING ROD..... Page 11
- 6) INSTALL SMOKE DETECTORS PER CODE IN AND BY BASEMENT BEDROOMS..... Page 11

Plumbing

- 7) CONNECT SUMP PUMP..... Page 14

Interior

- 8) NO EGRESS WINDOW IN BEDROOM..... Page 20

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