

General Summary



Structure Tech Home Inspections

Customer
Home Buyer

Inspection Address
12345 Any Street
Minneapolis MN

This Summary Report includes the items that were, in my opinion, the most important items to bring to your attention. This is not by any means a substitute for the full report. **Please read the entire report.**

1. Roof Covering

1.0 Sloped Roof

There were small holes in the shingles throughout the roof. These are all potential leak areas, and there were signs of leakage visible from the garage attic space. The shingles at the upper south side were severely deteriorated, which may indicate a defective shingle. Have the roof covering replaced.

3. Exterior

3.3 Wall Surfaces

There was water intrusion at the deck roughly below the terminal for the kitchen exhaust fan. Have the siding and Tyvek removed at this location so the wall sheathing can be inspected and repaired if needed. Also, have the source of the water intrusion identified and corrected; this is most likely the result of an improper termination at the ledgerboard flashing.

7. Heating

7.0 Operation / Condition

The zoned control system was not working properly; when the basement thermostat was switched from cool to heat, warm air started coming out of *all* the registers in the house, even though the first and second floor thermostats were set to cool. Have this further inspected and corrected as needed by an HVAC technician.



Inspection Report

Home Buyer

Property Address:
12345 Any Street
Minneapolis MN



Structure Tech Home Inspections

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Table of Contents

[General Summary 1](#)

[Cover Page..... 2](#)

[Table of Contents..... 3](#)

[Intro Page 4](#)

[1 Roof Covering..... 5](#)

[2 Chimney 12](#)

[3 Exterior 12](#)

[4 Basement / Foundation / Structure 16](#)

[5 Electrical 17](#)

[6 Plumbing..... 17](#)

[7 Heating 21](#)

[8 Cooling 23](#)

[9 Interior 23](#)

[10 Attic..... 24](#)

[11 Garage 25](#)

Date: 6/22/2013	Time:	Report ID:
Property: 12345 Any Street Minneapolis MN	Customer: Home Buyer	Real Estate Professional:

The service recommendations that we make in this report should be completed by licensed, qualified, competent specialists, who may well identify additional defects or recommend some upgrades that could affect your valuation of the property. This inspection was conducted in accordance with the ASHI Standards of Practice, which can be viewed online at <http://www.structuretech1.com/ASHI-SOP.pdf>

This report is the exclusive property of Structure Tech Home Inspections and the Client whose name appears within, and its use by any unauthorized persons is prohibited.

Style Of Building:

Single Family

Number of Stories:

Two

Type Of Construction:

Wood Frame

Home Faces:

North

Furnished:

Yes

Occupied:

Yes

Year Built:

2004

Square Feet:

4326

Weather:

Recent Rainfall

Temperature:

80 Degrees

Present At Time Of Inspection:

Buyer(s)

1. Roof Covering

The inspection of the roof includes the roofing materials, the roof drainage systems, the flashings, skylights, chimneys, and roof penetrations.

Items

1.0 Sloped Roof

Unacceptable

There were small holes in the shingles throughout the roof. These are all potential leak areas, and there were signs of leakage visible from the garage attic space. The shingles at the upper south side were severely deteriorated, which may indicate a defective shingle. Have the roof covering replaced.



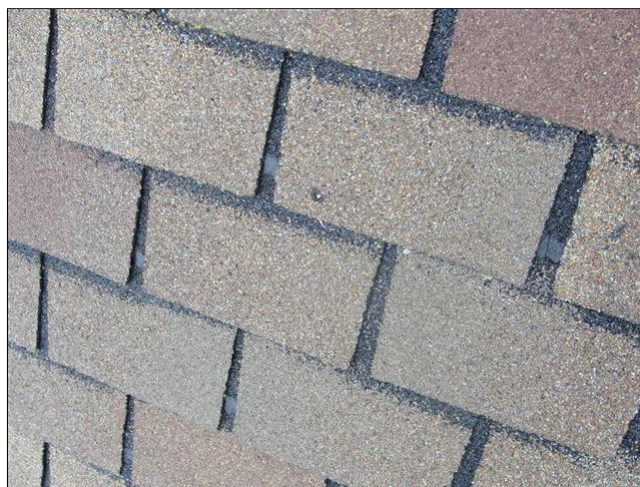
Holes in shingles / damaged shingles



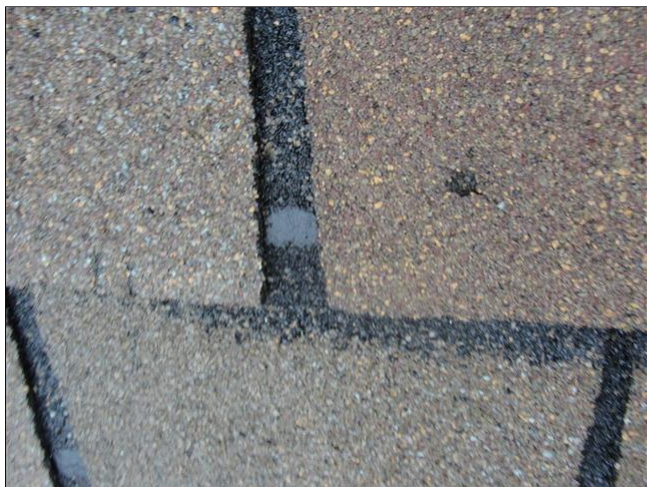
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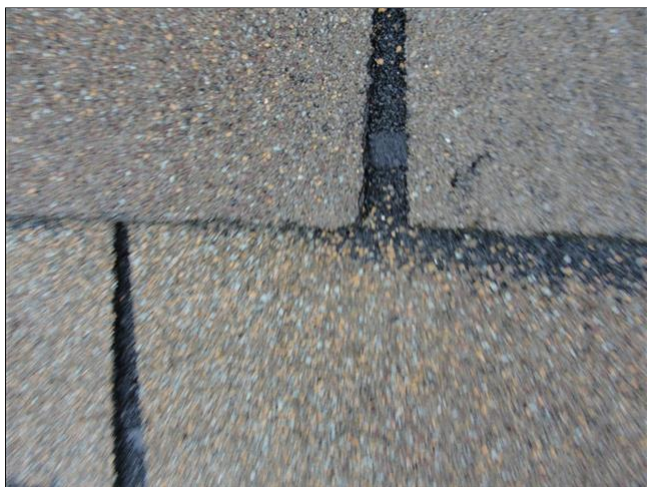
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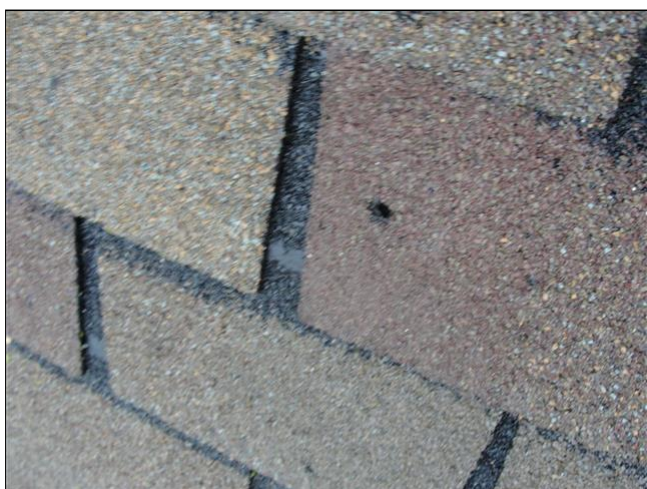
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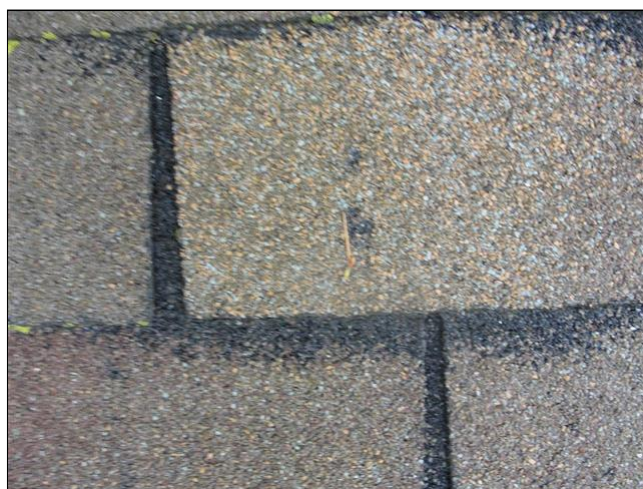
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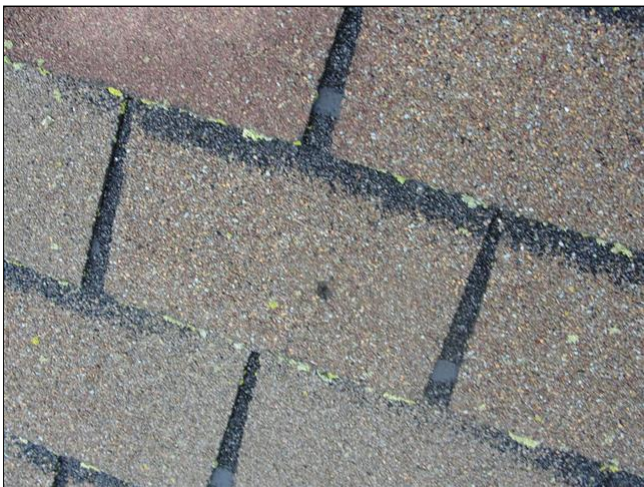
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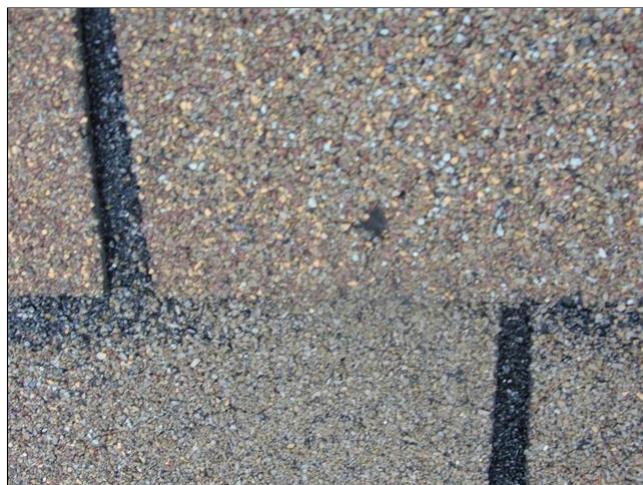
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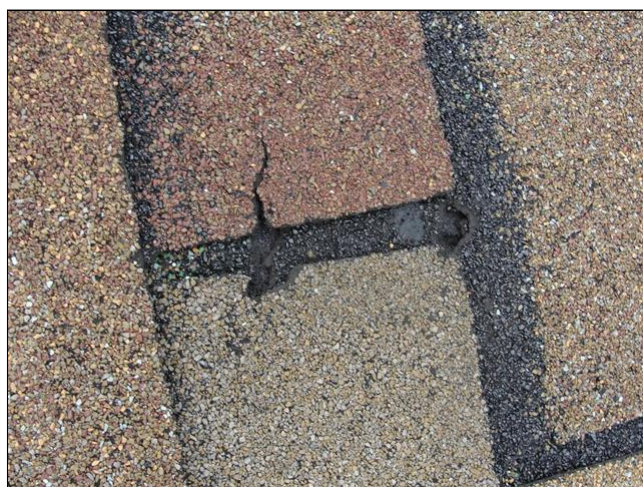
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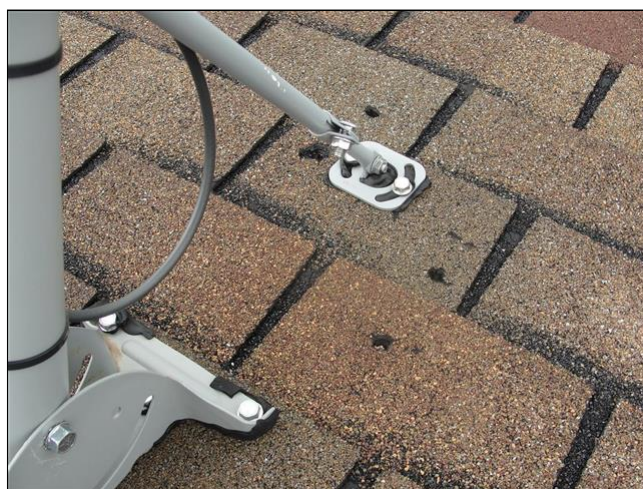
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Stains on roof sheathing visible from garage attic



Stains on roof sheathing visible from garage attic



Stains below holes on garage ceiling



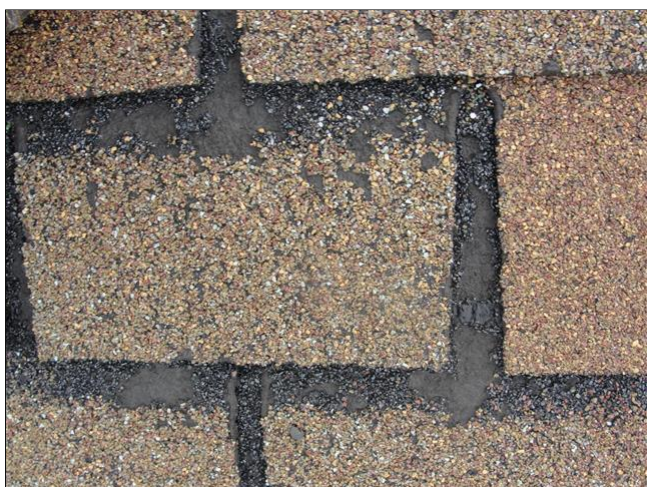
Stains below holes on garage ceiling



Deteriorated shingles



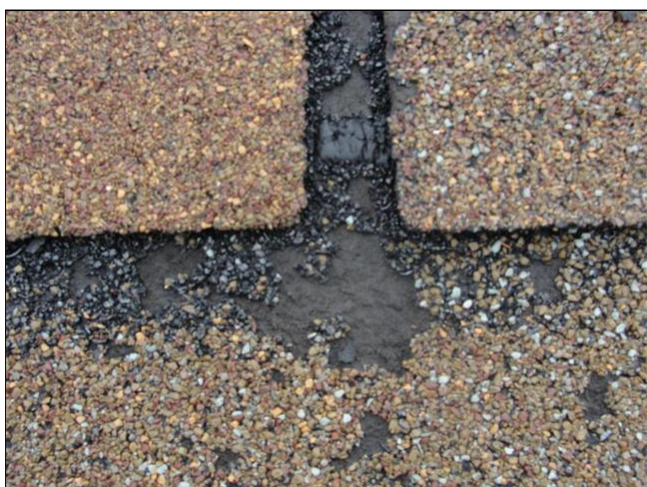
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Deteriorated shingles



Deteriorated shingles



Deteriorated shingles



Deteriorated shingles

Roofing Material:

Asphalt 3-Tab Shingles

Inspection Method:

Walked Surface

2. Chimney

The inspection of the chimney includes the vent and system components.

Items

Chimney:

None present

3. Exterior

The inspection of the exterior includes the siding, flashing, trim, all exterior doors, decks, balconies, stoops, steps, porches, and guardrails. It includes eaves, soffits, and fascias that are accessible from the ground level. This also includes vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. This also includes adjacent entryway walkways, patios, and driveways.

Items

3.0 Grounds

Comment

(1) The walkway has settled next to the front step, making for a high step to the front patio.



(2) The driveway has settled in front of the garage floor. This creates a trip hazard as well as a nuisance for vehicles pulling into and out of the garage. A new concrete or asphalt apron could be installed to create a smooth transition between the driveway and garage floor.



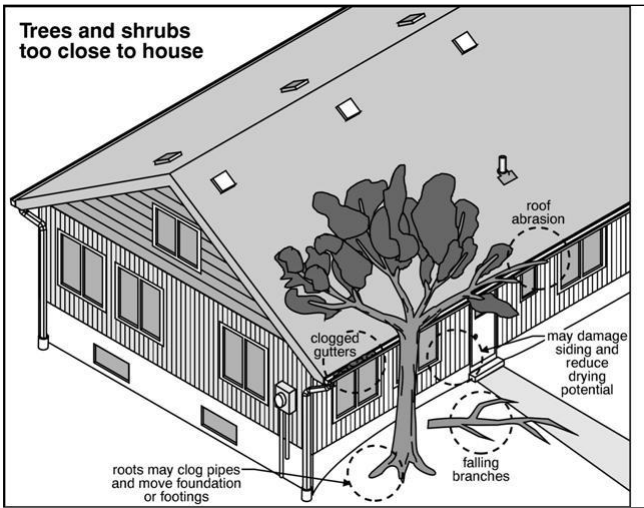
3.1 Vegetation

Attention Recommended

(1) Bushes were growing up against the house, but should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Trim the bushes back.



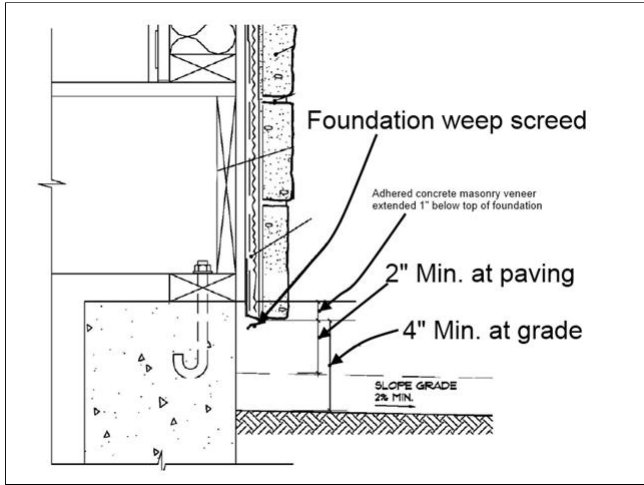
(2) There were tree branches in contact with the roof. Trees should be kept trimmed at least 6' away from the siding and roof to prevent damage to the building, and to help keep pests like squirrels and raccoons off the roof. Trim the tree branches back.



3.2 Wall Surfaces

Comment

The adhered masonry veneer (stone siding) was improperly installed; there should have been a 2" gap left above the driveway and patio, and weep screeds installed to allow for proper drainage. There will be an increased potential for moisture damage, but this is a minor concern and there is no recommended service.



3.3 Wall Surfaces

Attention Recommended

There was water intrusion at the deck roughly below the terminal for the kitchen exhaust fan. Have the siding and Tyvek removed at this location so the wall sheathing can be inspected and repaired if needed. Also, have the source of the water intrusion identified and corrected; this is most likely the result of an improper termination at the ledgerboard flashing.



3.4 Stairways, Guards

Comment

The upper deck handrails were very wobbly in the middle, and probably should have had an additional support added.

3.5 Exterior Faucet(s)

Comment

The rear faucet was not frost free and needs to be winterized every fall to help prevent freeze damage. For instructions on how to do this, click here: [How to winterize outside faucets](#)

Siding:

Vinyl

4. Basement / Foundation / Structure

The inspection of the structural components includes the foundation and framing. If we suspect deterioration or there are clear indications of possible deterioration, we probe a representative number of structural components.

Items

4.0 Signs of Moisture

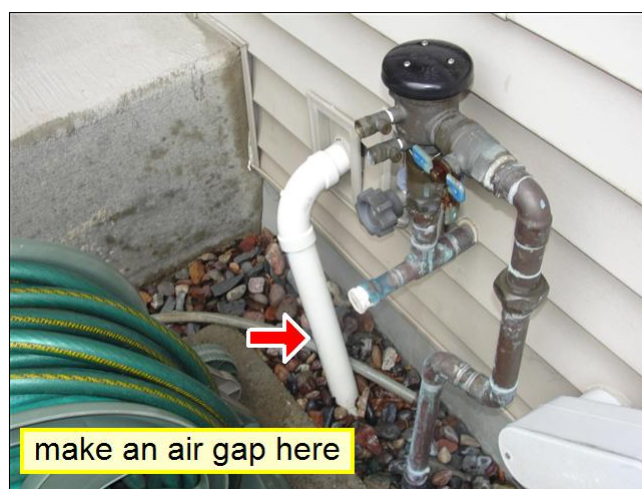
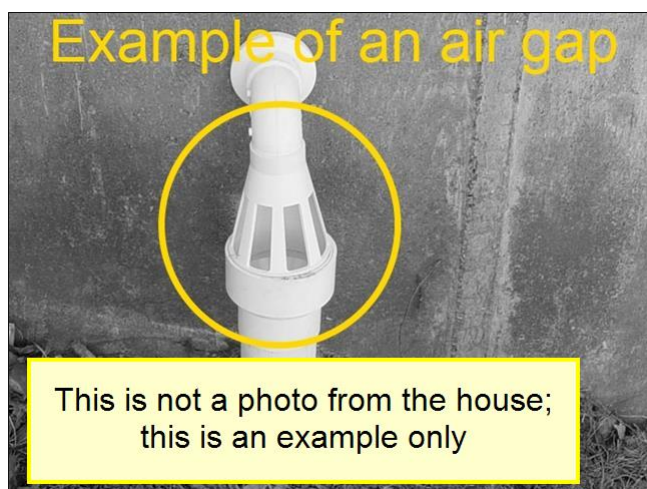
Comment

There were no visible signs of moisture in the basement

4.1 Sump Basket

Attention Recommended

The sump pump discharge tube was directed below grade at the exterior. This has the potential to fill with ice and prevent the pump from functioning properly during the winter. Make an air gap at the exterior to help prevent discharge line from getting blocked.



4.2 Sump Basket

Comment

Consider having a backup sump pump installed to guard against your basement flooding if/when the primary pump fails, or during a power outage. You can read more about this topic here - <http://www.structuretech1.com/2011/07/backup-sump-pumps/>.

4.3 Limitations

Comment

(1) The basement was mostly finished, so many components could not be fully inspected, such as the basement floor, foundation walls, floor structure, etc.

(2) There were a lot of stored items in the unfinished portion of the basement, which prevented me from viewing and fully inspecting the unfinished basement areas.

Wall Structure:

Wood Studs

Floor Structure:

Closed web floor trusses

Ceiling and roof structure:

Factory built truss system

Crawl space inspection method:

No crawl space present

Foundation:

Poured concrete

Unfinished basement insulation:

Foundation walls insulated at exterior

5. Electrical

The inspection of the electrical system includes the following: the service drop; the service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and subpanels; conductors; overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; ground fault circuit interrupters. If any solid conductor aluminum branch wiring is found, this is reported.

Items

5.0 Main Panel

Acceptable

5.1 Smoke Alarms

Attention Recommended

The only smoke alarms present were the ionization type, which may not give occupants enough warning in the event of a smoldering fire. For increased safety, replace all the existing smoke alarms with dual-sensor alarms that use both ionization and photoelectric sensors. For more information on this topic, click here: [ionization vs. Photoelectric Smoke Alarms](#) and here: <http://www.ashireporter.org/Homelnspection/Articles/Silent-Alarms-Deadly-Differences/2537>

5.2 CO Alarms

Acceptable

Service Amperage / Voltage:

200 amps, 120/240 volts

Location of main disconnect(s):

Basement
Extra Info : NW corner

Location of subpanel(s):

None present

Wiring Methods:

Non-metallic sheathed cable

Main panel type:

Circuit Breaker

6. Plumbing

The inspection of the plumbing system includes the following: the water supply and distribution system, including all fixtures and faucets; the drain, waste and vent systems including all fixtures; the water heating equipment and hot water supply system; vent systems, flues , and chimneys; fuel storage and fuel distribution systems; drainage sumps, sump pumps, and related piping. We DO NOT operate water supply / shut-off valves.

For the washing machine and dryer, we perform only a cursory test for the basic operation of the appliances. For instance, we'll check to make sure the dryer turns on with normal controls and listen to make sure it sounds like the tumbler is turning, but we do not check the accuracy of the dryer thermostat, moisture sensor, timers, or do any type of testing on similar features.

Items

6.0 Water Heater

Attention Recommended

The hot water coming out of the faucets was measured at approximately 136 degrees, which can cause scalding very quickly. The temperature of the water shouldn't be higher than 120 degrees at any of the faucets. To reduce the risk of scalding, turn the temperature down at the water heater. Be aware, however, that this will increase the potential for Legionellae Bacteria growth. To minimize the risk of scalding and bacteria growth, have a tempering valve installed. For more info on this topic, click here: [Water Heater Temperature](#).



6.1 Water Heater

Comment

The water heater is a 50 gallon unit, which isn't large enough for the bath tub. This might be why the temperature was turned up to an unsafe level at the water heater. To read more about this particular issue, click here - [Water Heater Sizing](#).



large tub

6.2 Bathroom Sinks

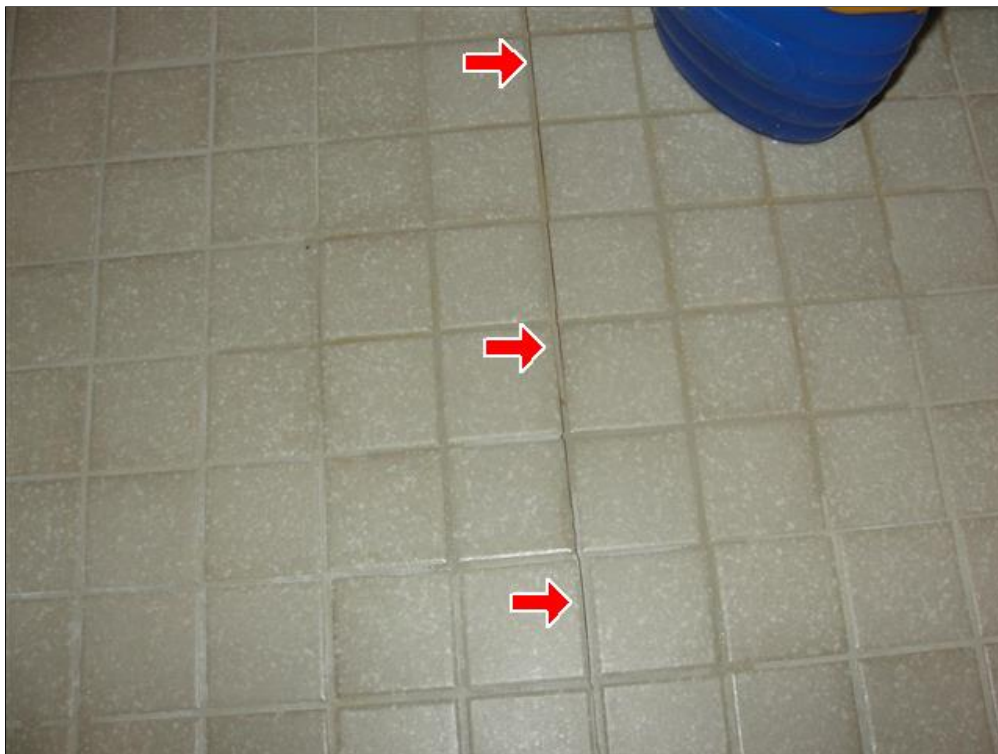
Attention Recommended

There was a slow drain at the left master bathroom sink, which should be serviced.

6.3 Bath Tub(s) / Shower(s)

Comment

(1) There were a few hairline cracks in the grout at the tiled shower floor in the master bathroom. These are of little concern. I tested the shower by flooding the shower base with 2" of water, and left the water in the base for approximately one hour. There were no leaks.



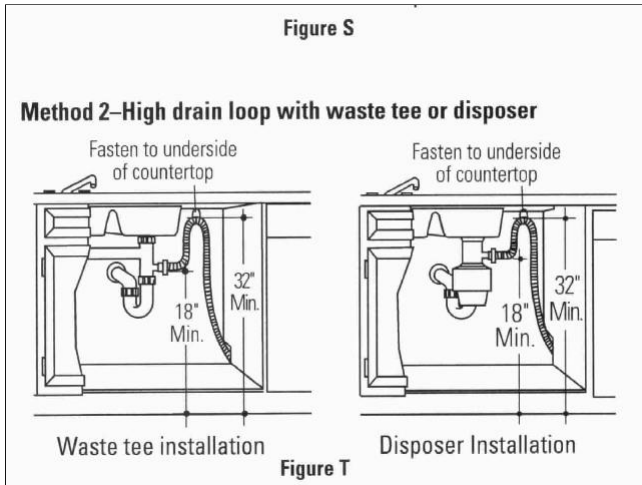
(2) There was no access panel provided for the second floor hallway bath tub drain. If the drain needs to be accessed, a hole will need to be cut in the wall or ceiling.



6.4 Kitchen Sink

Attention Recommended

The kitchen dishwasher drain did not have a proper high loop to prevent water from siphoning back into the dishwasher. This could lead to a cross-connection with the city water supply or a clogged dishwasher drain hose. Raise the dishwasher drain hose to match the diagram below. To read more about this specific issue, click here: [high loop at dishwasher drain](#).



6.5 Water Softener

Attention Recommended

All of the interior plumbing fixtures were plumbed with softened water, however, the cold water line to the kitchen sink faucet typically bypasses the water softener. It appears that the house was plumbed for this, but the softener was plumbed *before* this separate line, not *after* it.



Water distribution pipes:

Copper

Drain Waste and Vent Pipes:

PVC

Water heater type:

Gas storage tank

Water heater age:

5 - 10 years old

Main water shut-off valve location:

Basement
 Extra Info : near water heater

Main gas shut-off valve location:

Utility room next to furnace

7. Heating

The inspection of the heating system includes any installed heating equipment and their vent systems, flues, and chimneys. Any readily openable access panels are also opened.

Items

7.0 Operation / Condition

Attention Recommended

The zoned control system was not working properly; when the basement thermostat was switched from cool to heat, warm air started coming out of *all* the registers in the house, even though the first and second floor thermostats were set to cool. Have this further inspected and corrected as needed by an HVAC technician.

7.1 Furnace Filter

Attention Recommended

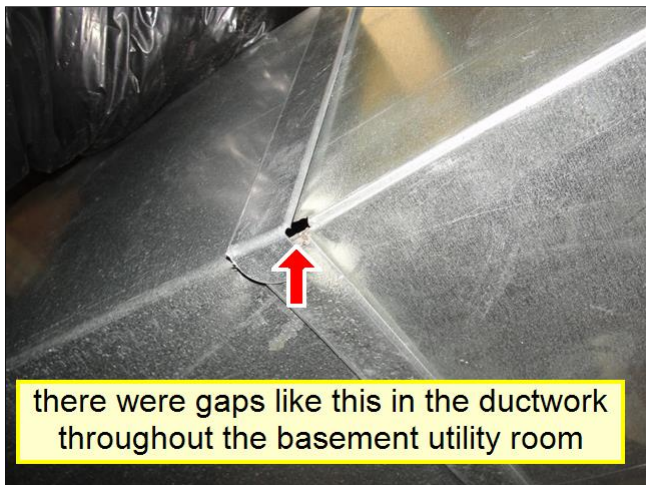
The furnace filter was extremely dirty and should have been changed a long time ago. A dirty filter means restricted air flow, which means less heat gets dissipated from the heat exchanger, which could lead to premature failure of the furnace. Have the filter changed ASAP. For more info on the importance of changing furnace filters, click here: <http://www.structuretech1.com/blog/category/furnace-filters/>



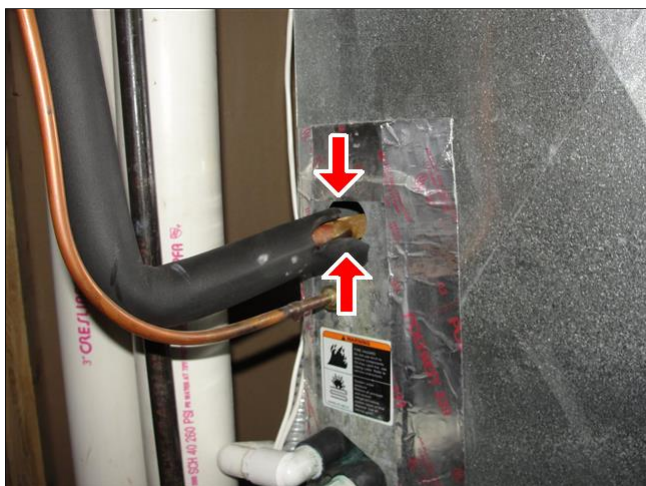
7.2 Ductwork

Attention Recommended

(1) There were various gaps in the metal ductwork for the furnace that should be sealed with metal tape to help prevent unwanted air leakage in to the basement, and to help prevent air in the basement from getting sucked out and distributed throughout the rest of the house. Sealing these air leaks will help get more air where it's supposed to go, which helps to keep the house more comfortable.



(2) There was a large gap at the supply ductwork where the AC lines enter in to the evaporator coil above the furnace. Have this gap repaired to help prevent unwanted air leakage.



7.3 Registers

Attention Recommended

There was a register under the master bathroom bath tub. While it may seem like a good idea to heat this area to keep the tub warmer during the winter, this will also increase the potential for moisture problems at the exterior walls, because it ends up pressurizing this dead space. Have this register sealed over.



7.4 Humidifier

Comment

We do not test humidifiers for operation and don't recommend using them because they often cause moisture problems with houses. You can read more about this by clicking here - [Whole House Humidifier Harm Houses](#).

Heating System:

Forced Air

Age of heating system:

5 - 10 years old

8. Cooling

The inspection of the air conditioning consists of the central and through-wall equipment (but not window units), as well as the distribution systems. Any readily openable access panels are also opened.

Items**8.0 Operation / Condition**

Acceptable

8.1 Compressor / Condensor

Attention Recommended

The condensing coil was dirty, which will reduce the efficiency of the unit. [Clean the condensing coil](#).

**Cooling method:**

Typical electric split system

Cooling age:

5 - 10 years old

9. Interior

The inspection of the interior includes the following: walls, ceilings, and floors; steps, stairways, and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows.

For the kitchen appliances, a cursory inspection is performed to determine if they are in basic working condition or not. For instance, we'll check to make sure the food storage area of a refrigerator is cold, and we'll check to make sure the freezer compartment is very cold. We will not pull the fridge out from the wall to verify the coils are clean, nor take temperature readings inside the fridge.

Items**9.0 Fireplaces**

Comment

There was a white haze on the glass at the gas fireplace. For information on how to clean the glass, click [here](#).



9.1 Counters & Cabinets

Comment

There was one loose tile at the basement bar countertop.



9.2 Kitchen Appliances

Attention Recommended

The turntable at the microwave wasn't functional.

Interior limitations:

Occupied

Fireplace Description:

Decorative gas appliance (gas fireplace)

10. Attic

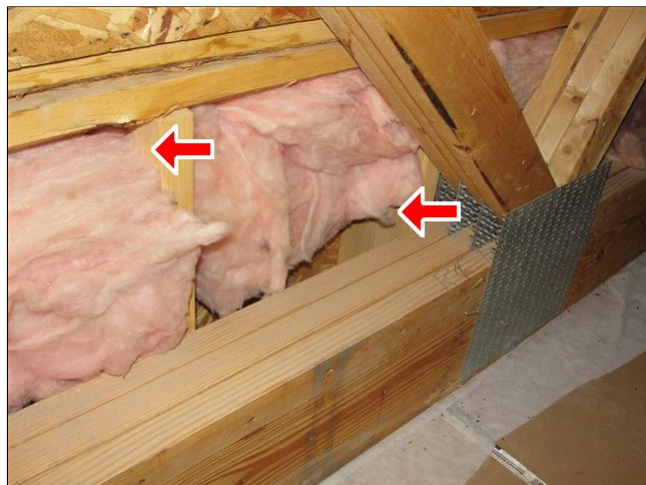
The inspection of the attic(s) includes the insulation, ventilation, and vapor retarders where visible. This also includes any mechanical ventilation systems.

Items

10.0 Attic Insulation

Attention Recommended

The insulation at the rim space between the first and second floors was incomplete in the garage, and should be re-done to help reduce energy loss at this location.



Attic inspection method:

Entered attic

Attic insulation:

Loose fill fiberglass, 12" - 16"

Vapor barrier:

Poly vapor barrier

11. Garage

The inspection of the garage includes the garage doors and garage door operators.

Items

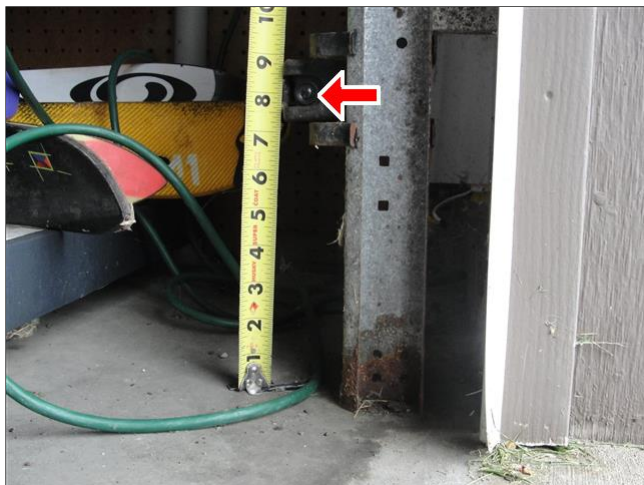
11.0 Overhead door(s)

Acceptable

11.1 Garage door opener(s)

Attention Recommended

(1) The safety-reverse sensors for the garage door opener were located higher than six inches above the floor, which is the maximum allowable height. Lower the sensors for safety.



(2) The wall buttons for the garage door openers were less than five feet high (measured from the garage door threshold), which is the minimum height requirement to help prevent small children from operating the opener. Raise the opener buttons for safety.



11.2 Wall / Roof Structure

Comment

There were mouse droppings in the garage attic.



11.3 Stairs

Comment

The steps at the garage stairway had uneven riser heights. Steps should have uniform heights to help prevent trip-hazards.

