

Structure Tech

SUMMARY REPORT

Client: Experienced Home Buyer

Inspection Address: 6000 Sunny Happy Street, Edina, MN

Inspection Date: 5/26/2011 Start: 12:00 pm

This Summary Report includes the items that were, in my opinion, the most likely to affect your decision to purchase the property. This is not by any means a substitute for the full report. The service recommendations that I make in this summary and throughout the report should be completed well before the close of escrow by licensed, qualified, competent specialists, who may well identify additional defects or recommend some upgrades that could affect your opinion of the property.

This inspection report is available on the Internet
for 90 days from the date of the inspection.
www.StructureTech1.com

Enter the following Client Name: STSample and the Password: 6000

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.

Exterior

Grounds

Concern

- The asphalt driveway is significantly cracked and uneven, and is at the end of its servicable life.

Exterior Features

Major Item

- The deck was severely rotted. Have it replaced.

Roofing

Roof

Major Item

- I found cracked shingles all over the roof. A few shingles had cracks going right down the middle of the shingles, but most had horizontal cracks on the tabs. These cracks are all potential leak areas, and could leaks to shingles coming loose. Have the roof covering replaced.

Chimney

Unacceptable

- The chimney crown is cracked. These cracks will allow water in to the chimney which will deteriorate the walls. The top course of bricks already has several spalling bricks. Have the chimney professionally repaired.

Plumbing

Laundry

Concern

- The washing machine took an extremely long time to fill using the cold/cold setting - 35 minutes with the "Ex Low" water level setting. Is the cold water valve defective? It tried turning the valve, but I couldn't open or

close it.

Kitchen and Bathroom Fixtures

Unacceptable

- There is a major leak at the master bathroom faucet, and the water all ends up leaking down underneath the sink. There may also be a leak at the drain, but the faucet leaked so much that I couldn't tell. Have this fixed.
- ### *Unacceptable*
- There are open grout-joints in the tiles around the second floor hallway bathroom shower area that should be repaired to prevent moisture damage. I directed the water flow from the shower head toward the wall with the crack, and water poured through the shower wall in to the wall cavity. Don't use this shower until you fix this.

Electrical

Main Panel

Major Item

- The main electric panel was overfilled and should be replaced. Five tandem breakers were used at the panel in places where tandem breakers are not allowed; these breakers might not make a proper connection at the panel, which is a potential fire hazard. To read more about this specific defect, click here <http://www.structuretech1.com/blog/category/tandem-breakers/> . Inside the panel, there were seven double tapped circuit breakers. Two wires are not supposed to be connected under one screw unless the breaker is designed for it, and none of these are. Additionally, one of the main bus bars was scorched, which is reason enough by itself to replace the electric panel.

Interior

Windows

Concern

- The fixed sash at the south window in the southwest bedroom had foggy glass, as did both operable sashes in the family room, the operable sash in the kitchen, and the south basement window. To fix these windows, you would need to hire a company to clean or replace the sashes. For details on this topic, click here <http://www.structuretech1.com/blog/?p=361> .

Fireplaces

Unacceptable

- There was a lot of loose and missing mortar in the refractory bricks of both fireplaces that could allow hot gases through the firebox, and potentially start a chimney fire. The fire bricks were very loose and easily pushed back in to the wall at the first floor fireplace. Have both fireplace repaired before using them.

Kitchen Appliances

Unacceptable

- The kitchen exhaust fan blows air in to the cabinet above. This will create a greasy mess. Have this fixed.

Structure Tech

4205 Raleigh Avenue south Saint Louis Park MN 55416
Tel: 952-915-6466 Mobile: 612-205-5600 : Home Inspector
www.StructureTech1.com Reuben@StructureTech1.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Experienced Home Buyer

INSPECTION ADDRESS

6000 Sunny Happy Street, Edina, MN

INSPECTION DATE

5/26/2011 12:00 pm



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INSPECTION AGREEMENT

Client: Experienced Home Buyer
Property Address 6000 Sunny Happy Street, Edina, MN
Date: 5/26/2011

The inspection report can be viewed on the Internet
www.StructureTech1.com
Enter the following Client Name: STSample and the Password: 6000

PLEASE READ THIS AGREEMENT CAREFULLY

THIS AGREEMENT by and between Saltzman Enterprises, Inc., d/b/a Structure Tech, a Minnesota corporation with its principal place of business located at, 4205 Raleigh Avenue South, St. Louis Park, Minnesota 55416 (hereinafter called the "Company") and the clients, as identified above (hereinafter, whether joint or several, called the "Client").

Unless specifically contradicted by the language herein which shall control in the event of the conflict, this inspection of the subject property shall be performed by the Company for the Client in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. ("ASHI"), a copy of which is available at www.ashi.com.

I. PURPOSE AND SCOPE OF INSPECTION. The company agrees to perform a visual inspection of the subject house and to provide Client with a written report identifying the major deficiencies. Items not specifically included in the written report and identified in this agreement are beyond the scope of the inspection and are not reviewed. No verbal statements by the inspector shall expand the scope of this agreement or the inspection report, nor shall such statements be relied upon by the client when solicited from the inspector at any time.

The inspection includes such items as:

Sidewalks/Driveways, Foundation, Drainage, Plumbing, Electrical, Materials of Construction, Interior, Central Air, Insulation, Heating, Crawlspace/basement, Fireplace(s), Attic, Exterior, Roof.

The inspection does not include items such as:

Underground utilities, Playground equipment, Pools, Elevators, Wells/springs, Tennis courts, Solar systems, Security systems, Septic Tanks, Drainfields, Personal property, Cosmetic items, Water softeners, Central vacuum, Cesspools, Sprinkler systems, Appliances, Recreational appliances.

* Thermostats or timers are not checked for accuracy or calibration.

* Air conditioners cannot be safely checked when the outside temperature has been below 60 degrees within 24 hours.

II. LIMITATIONS.

1. As an example only, the inspection report will not include cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled, faded, torn or dirty floor, wall or window coverings. The inspector is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Recent and existing weather conditions may also limit or restrict the results of the inspection. Major deficiencies and defects which are latent or concealed are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled. The Company does not guarantee that detected evidence of past or present water infiltration will not re-occur in the same or different locations at some future time.

2. The inspection is NOT a compliance inspection for past or present governmental codes or regulations of any kind.

3. The inspection and report do not address and are not intended to address the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, mold, mildew, water or airborne related illness or disease, and all other similar or potentially harmful substances. The client is urged to contact a reputable specialist if information identification or testing for the above is desired. In addition, the presence or absence of rodents, termites, or other insects/vermin is not covered by this inspection.

4. This inspection report is not intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. The inspection and report are not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase or the suitability for use.

5. The inspection/report is not a certification of any kind. Company shall not be construed as insuring against any defects or deficiencies not contained in the inspection report and subsequently discovered by the Client. This inspection does not imply that every defect was found.

III. NOTICE OF CLAIM. In the event of a discrepancy, problem, dispute or claim arising from the performance of an inspection by the Company and/or its inspectors, the Client agrees to promptly notify the Company in writing by U.S. Certified Mail. Any claim against Company must be received by Company, in writing, within one year from the Agreement Date, or such claim is waived, regardless of the date when Client becomes aware of the discrepancy, problem or claim. Client guarantees the Company the right to examine the subject matter of any claim, prior to the Client's performance of any remedial action (unless of an emergency nature of for the safety of person or property). This is a condition precedent to Client's claim.

IV. LIMITED LIABILITY. The parties agree that the maximum liability of the Company, and its employees and agents, for any loss or damage, in the event the Company, or its employees or agents, are negligent, in breach of contract, or otherwise at fault in the performance of its obligations, shall be limited to a sum equal to the fee for the inspection service. If a lawsuit, legal action or arbitration is filed by the Client against the Company, its inspectors, or employees and the Company and/or its inspectors successfully defends the claim of the Client, the Client agrees to pay the Company and/or its inspectors for their time in defending such action, at their normal hourly rate, attorney's fees and court costs, and any other costs incurred in defending against such claim.

V. PAYMENT. Payment is due upon completion of the on-site inspection. There will be a \$20.00 dollar charge if any form of payment is subsequently dishonored. All legal and time expenses incurred in collecting due payments, returned checks, or unaccepted credit and payments will be paid by the purchaser of the service. Any fee not paid within 30 days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the inspection fee. Credit is on an approval basis.

VI. NON-ASSIGNMENT AND INDEMNITY. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the undersigned client only; they do not run with the land. The client agrees to indemnify and hold harmless the Company and the Inspector for all costs, expenses and legal fees incurred and arising out of any legal proceedings brought by any third party who claims he/she relied on representations made in this inspection report and was damaged thereby.

VII. ENTIRE AGREEMENT. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This agreement shall be binding upon and enforceable by the parties, and their heirs, executors, administrators, successors and assigns.

VIII. CLIENT'S PRESENCE. If the Client is not present at the time of inspection or for any reason is unable to sign this agreement at the time of inspection, this agreement will become part of the inspection report, and acceptance of the inspection report shall constitute acceptance of the terms herein.

IX. SEVERABILITY PROVISION. If any portion of this agreement is ruled to be illegal or unenforceable, that provision shall be null and void but the remainder of the agreement shall remain in full force and effect. CLIENT ACKNOWLEDGES THAT HE OR SHE HAS READ THIS AGREEMENT IN FULL PRIOR TO SIGNING IT AND UNDERSTANDS ALL TERMS AND CONDITIONS. Client agrees to conduct their own Pre-Closing walk through, sign and return a copy to Structure Tech. A walk through check list is included in the inspection report.

GENERAL INFORMATION

Inspection Address: 6000 Sunny Happy Street, Edina, MN
Inspection Date: 5/26/2011 Time: 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees
Inspected by: Reuben Saltzman
Client Information: Experienced Home Buyer

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Two

Structure Orientation: East

Estimated Year Built: 1966
Unofficial Sq.Ft.: 3200

People on Site At Time of Inspection: Buyer(s)

General Property Conditions

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before the close of escrow by licensed, qualified, competent specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation 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>

Report File: Sample Report

Structural

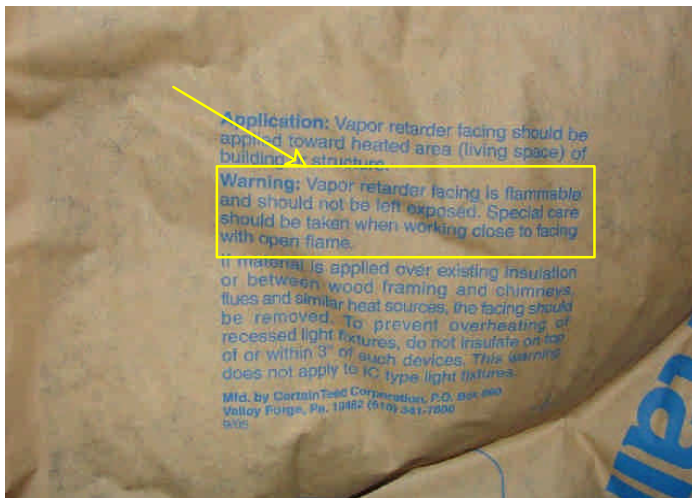
My inspection of the structural components includes the foundation and framing. If I suspect deterioration or there are clear indications of possible deterioration, I probe a representative number of structural components.

Basement

Basement Insulation

Attention Recommended

There was fiberglass insulation installed underneath the laundry room floor, which had an exposed paper face. The paper face should be removed or covered, as per the installation instructions written on it. The paper face can burn.



Exterior

My 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. I inspect vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. I also inspect adjacent entryway walkways, patios, and driveways.

Grounds

Trees Plants Shrubs

Informational

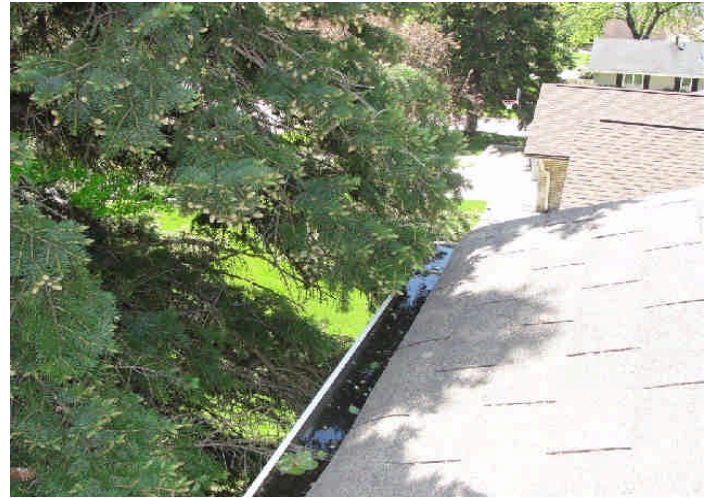
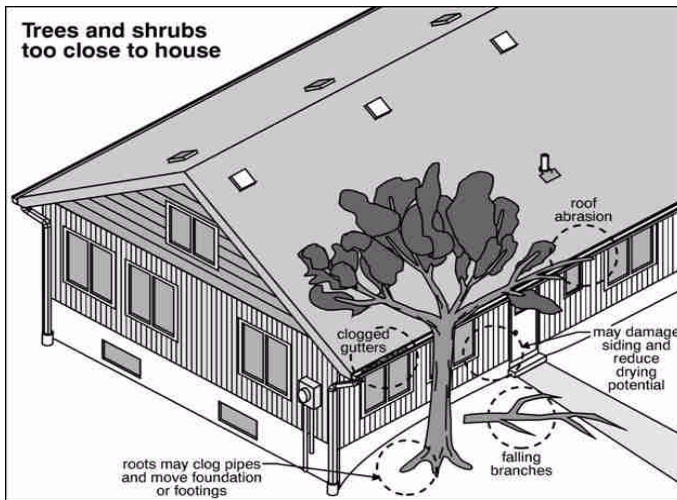
There are trees on this property that I do not have the expertise to evaluate. You may wish to have them examined by an arborist.

Attention Recommended

There are tree branches in contact with the roof or very close to the roof. Trees should be kept trimmed at least 6' away from the siding and roof to prevent damage to the house, and to help keep critters off your roof. Trim the tree branches back.

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Driveways

Concern

The asphalt driveway is significantly cracked and uneven, and is at the end of its serviceable life.



Wall Surfaces

Hardboard Siding

Informational

The hardboard siding was in acceptable condition. There were a few areas where the siding had swelled because it had taken on water, but I probed these areas and none of them were soft or rotted.



Exterior Features

Soffit and Facia

Attention Recommended

The soffit vents were dirty. Dirty vents can restrict air flow into the attic which helps preserve the life of the roof, and may help to prevent ice dams. Clean or replace the vents.



Windows and Trim

Attention Recommended

The laundry room window had some wood at the bottom that was beginning to rot. Have the rotted wood replaced to help prevent damage to the house walls.

Inspection Address:
Inspection Date/Time:

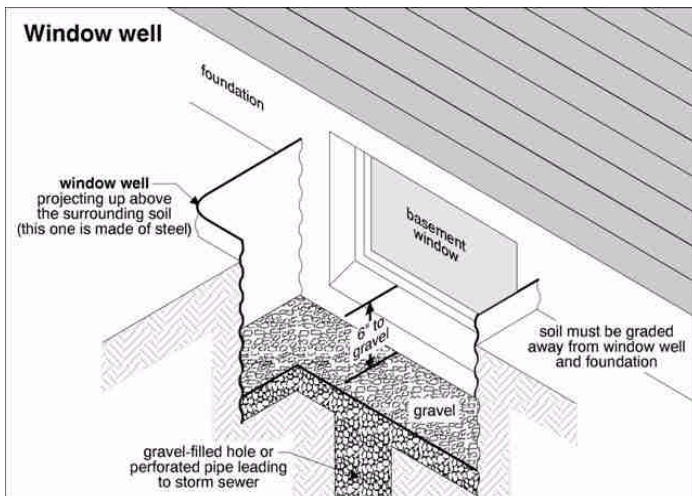
6000 Sunny Happy Street, Edina, MN
5/26/2011 12:00 pm



Basement Windows

Attention Recommended

Grade is located above the wood sill at the front window well. Keep all of the dirt and leaves away from the wood surfaces to minimize wood deterioration or rotting. Dig out the dirt well below the bottom of the window, and add granular fill to allow for proper drainage.



Steps and Handrails

Attention Recommended

There is a very high step in to the house at the front door, which is a potential trip hazard. I suggest you have two steps created here.

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Decks and Porches

Major Item

The deck was severely rotted. Have it replaced.



Sidewall Vents

Attention Recommended

The register that allows combustion air into the home is dirty. Clean this and monitor it frequently to make sure that sufficient combustion air is brought in to the house. To learn more about this, click here <http://www.structuretech1.com/blog/?p=67>



The bathroom exhaust damper for the first floor bath fan barely opened with the fan turned on. A few possible causes for this is the duct is too long, the duct is obstructed or kinked, or there is a stuck internal damper.



Sillcocks

Informational

The sillcocks have been turned off inside the house, so were not tested.

Roofing

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

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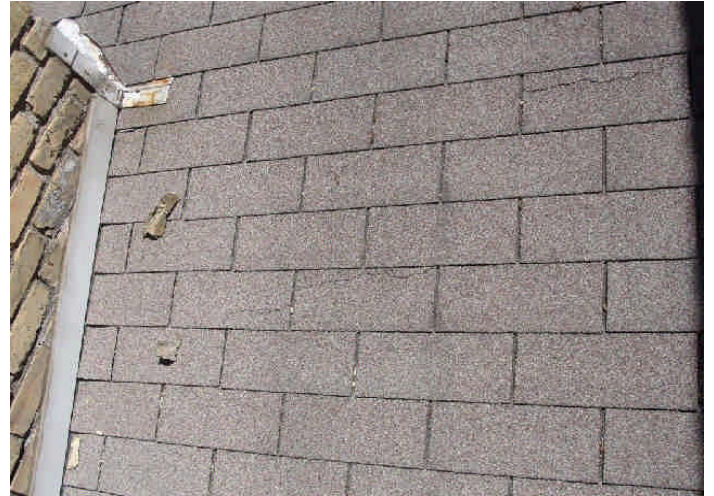
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Roof

Sloped Roof

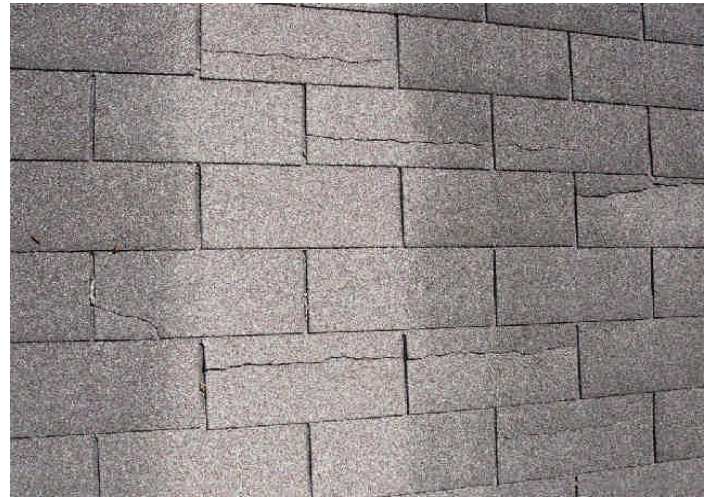
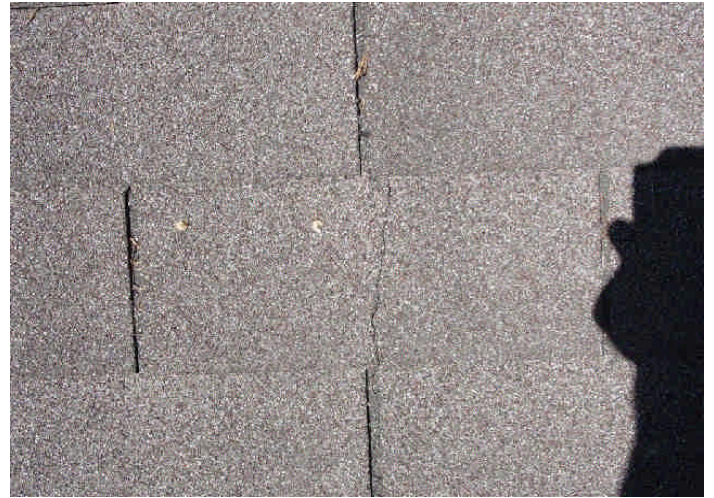
Major Item

I found cracked shingles all over the roof. A few shingles had cracks going right down the middle of the shingles, but most had horizontal cracks on the tabs. These cracks are all potential leak areas, and could lead to shingles coming loose. Have the roof covering replaced.



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Gas Vent

Attention Recommended

There is no cap installed on the gas vent, which will allow rain in. Install an approved cap.

Missing chimney cap

a proper cap is particularly important with a metal chimney/factory built fireplace combination because there is usually no smoke shelf to catch water running down the chimney and the metal flue is readily corroded by water

chimney caps also provide protection against downdrafts



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Gutters

Attention Recommended

The gutters should be cleaned in order to drain properly. They were filled water and debris, even though it hasn't rained for a few days.

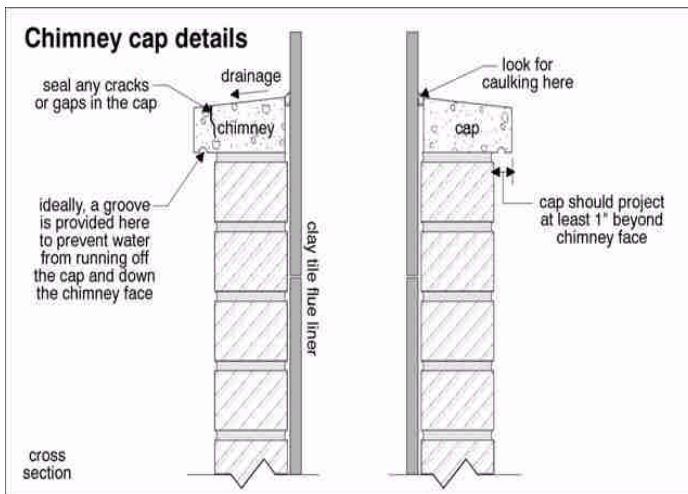


Chimney

Crown or Termination Cap

Unacceptable

The chimney crown is cracked. These cracks will allow water in to the chimney which will deteriorate the walls. The top course of bricks already has several spalling bricks. Have the chimney professionally repaired.



Plumbing

My 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. I do not operate water supply / shut-off valves.

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

Laundry

Washing Machine

Concern

The washing machine took an extremely long time to fill using the cold/cold setting - 35 minutes with the "Ex Low" water level setting. Is the cold water valve defective? It tried turning the valve, but I couldn't open or close it.

Washing Machine Hoses

Informational

There were rubber supply hoses at the washing machine, which can leak or burst under pressure and continue to flow. Replace the old rubber hoses with modern braided stainless steel hoses; they're much more dependable.

Dryer Duct

Attention Recommended

The dryer transition duct consists of a semi-rigid aluminum material that won't return to it's original shape when smashed, and it was smashed up behind the dryer. This will impede air flow and could potentially lead to a fire from lint accumulation. Have the dryer transition duct replaced with a UL listed dryer transition duct.



Water Heaters

Water Shut-Off Valve and Connectors

Informational

There is no cold water shut-off valve on the gas water heater, which is required. This will need to be corrected when the water heater is replaced.

Fuel Lines

Gas Pipes

Attention Recommended

There is an old appliance connector in use for the water heater that could leak. Have this old appliance connector replaced when the water heater is replaced. For more information about these old appliance connectors, click here <http://www.structuretech1.com/blog/category/gas-appliance-connectors/>



Kitchen and Bathroom Fixtures

Bathroom Sink Faucet Valves & Drains

Unacceptable

There is a major leak at the master bathroom faucet, and the water all ends up leaking down underneath the sink. There may also be a leak at the drain, but the faucet leaked so much that I couldn't tell. Have this fixed.

Tub-Shower

Informational

The tub / shower diverter valve in the second floor hallway bathroom was defective. When I tried to have water just come out of the shower head, some water still came out of the spout.

Unacceptable

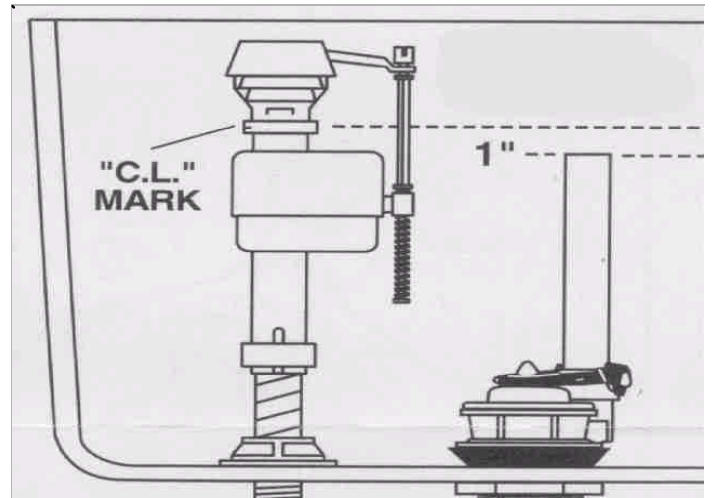
There are open grout-joints in the tiles around the second floor hallway bathroom shower area that should be repaired to prevent moisture damage. I directed the water flow from the shower head toward the wall with the crack, and water poured through the shower wall in to the wall cavity. Don't use this shower until you fix this.



Toilet

Attention Recommended

The toilet ballcocks are not properly installed in the second floor hallway bathroom and the first floor bathroom. There is supposed to be an air gap at the toilet ballcock to prevent potential backflow and potential contamination of the water supply. Have this corrected. For instructions on how to do this, click here <http://www.structuretech1.com/blog/?p=233>



Electrical

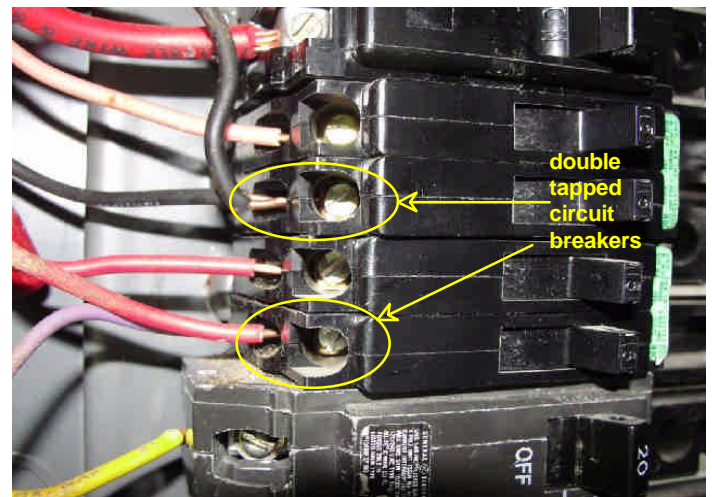
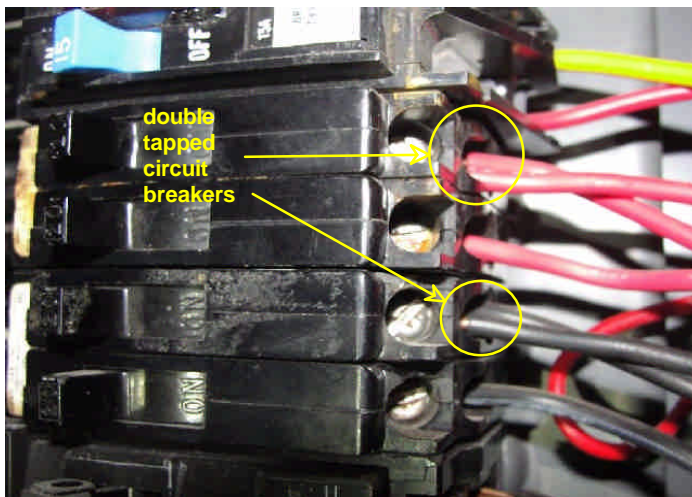
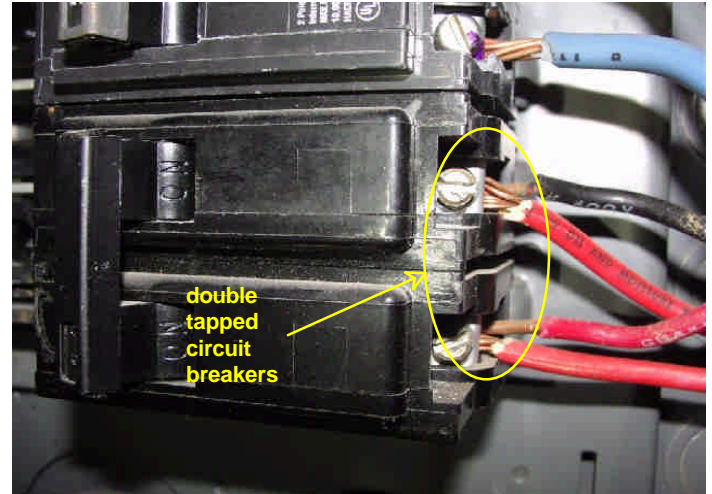
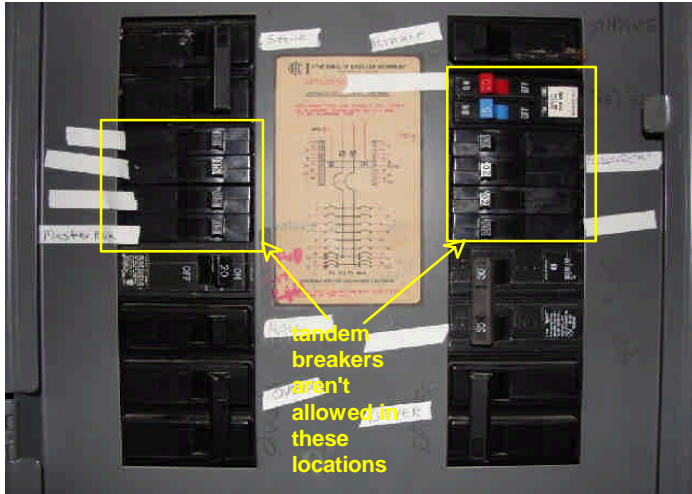
My inspection of the electrical system includes the following: the service drop; the service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and subpanels; conductors; overcurrent protection devices; a representative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

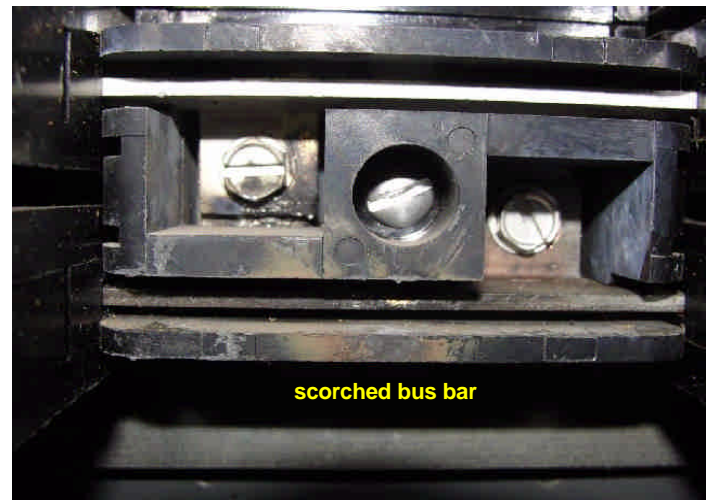
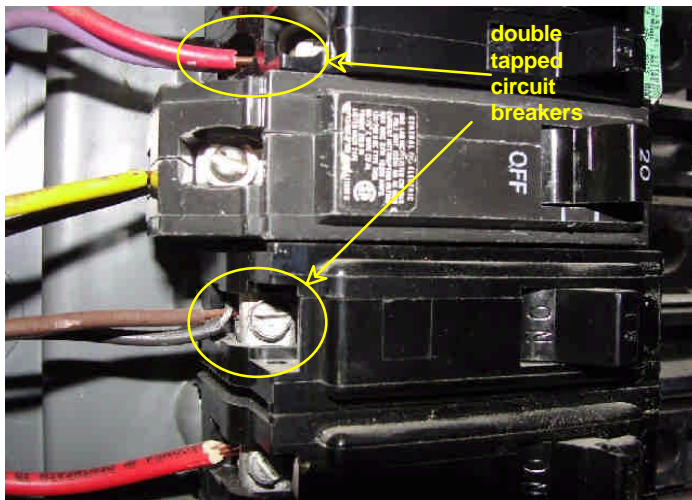
Main Panel

Circuit Breakers

Major Item

The main electric panel was overfilled and should be replaced. Five tandem breakers were used at the panel in places where tandem breakers are not allowed; these breakers might not make a proper connection at the panel, which is a potential fire hazard. To read more about this specific defect, click here <http://www.structuretech1.com/blog/category/tandem-breakers/>. Inside the panel, there were seven double tapped circuit breakers. Two wires are not supposed to be connected under one screw unless the breaker is designed for it, and none of these are. Additionally, one of the main bus bars was scorched, which is reason enough by itself to replace the electric panel.





Exterior

Exterior Lights

Attention Recommended

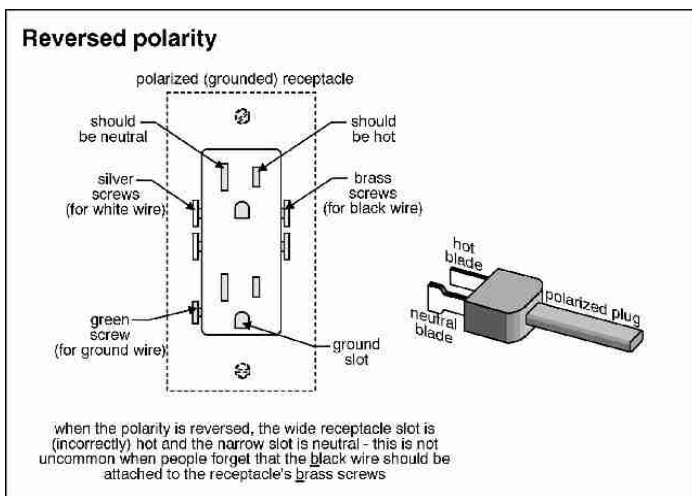
The front yard light is wired with a cable that is rated for underground burial, but the wire goes to an extension cord end in the basement that is plugged in to an outlet. This wire isn't supposed to be moved around the way an extension cord is. I unplugged the cord, and I suggest you don't use it. If you want the yard light to function, have an electrician wire it properly.

Exterior Outlets

Attention Recommended

There is reversed polarity to the rear deck outlet. This means that the hot and neutral wires have been wired backwards at some point in between or at the main service panel and the outlet. This is a shock hazard. Have the wiring repaired.

For more information, visit <http://www.structuretech1.com/blog/?p=275>



Garage Wiring

Attention Recommended

The garage door opener is wired on a two-wire extension cord. This is a potential shock hazard. The opener should have it's own outlet. Have this corrected.

Interior

Lights & Wiring

Attention Recommended

There are bare bulb incandescent lights over closet shelves in the northeast and southwest bedrooms; this is a potential fire hazard. Install lights with protective globes.

The armored cable that feeds in to the garbage disposer was disconnected at the disposer. The sharp edges of the cable could cut the wires, and the disposer is no longer grounded, which is a shock hazard. Have this fixed.

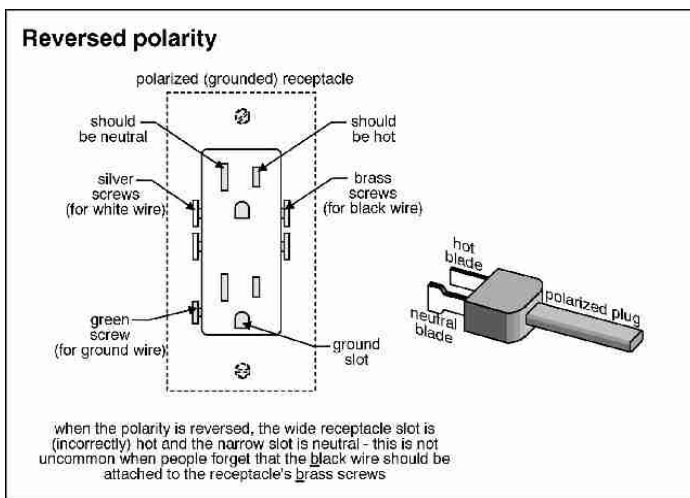


Outlets

Attention Recommended

There is reversed polarity to the outlet in the first floor bathroom, and most of the outlets in the finished basement areas had reversed polarity. This means that the hot and neutral wires have been wired backwards at some point in between or at the main service panel and the outlet. These are shock hazards. Have the wiring repaired.

For more information, visit <http://www.structuretech1.com/blog/?p=275>



The clothes dryer was wired off an extension cord. Any permanently installed appliance should be plugged directly in to an outlet. Have an outlet installed for the dryer.

Heat

My inspection of the heating system includes any installed heating equipment and their vent systems, flues, and chimneys. I will also open any readily openable access panels.

Heat System

Central Heating Operation

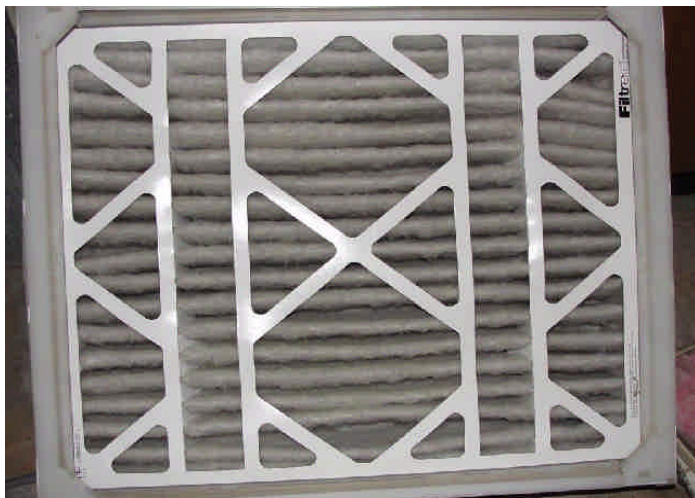
Functional

The operation of the furnace was acceptable at the time of the inspection.

Return-Air Compartment and Filter

Attention Recommended

The filter is dirty and should be changed. 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. You can read more about furnace filters here <http://www.structuretech1.com/blog/category/furnace-filters/>



Grill & Registers

Attention Recommended

There were only two heat registers present for the entire basement. This won't be enough to keep the basement warm during the winter.

Other heating systems

Informational

The old gas space heater in the basement wasn't functional - the vent was stuffed full of insulation at the exterior. You might just want to have this space heater removed.



A/C

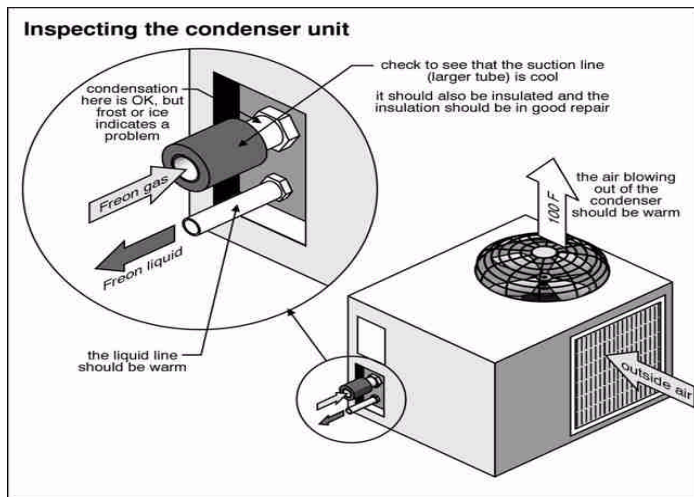
My inspection of the air conditioning consists of the central and through-wall equipment (but not window units), as well as the distribution systems. I also open any readily openable access panels.

AC

Compressor- Condensing Fan- Coil

Functional

The condensing coil responded to the thermostat and was functional.



Interior

My 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.

This is also the section where I report on the inspection of fireplaces and solid fuel burning appliances. My inspection of these includes the system components and any chimneys and vents.

For the kitchen appliances, I provide a cursory inspection to determine if they are in basic working condition or not. For instance, I'll check to make sure the food storage area of a refrigerator is cold, and I'll check to make sure the freezer compartment is very cold. I don't pull the fridge out from the wall to verify the coils are clean, not do I take temperature readings inside the fridge.

Windows

Windows

Informational

There was no window screen present in the master bathroom, at one of the living room windows, and at one of the dining room windows.

Attention Recommended

The southwest bedroom windows do not meet today's egress requirements; the photo below shows the window fully open. This makes for a fairly small opening that would be difficult to climb out of in the event of a fire. You should consider replacing at least one of these windows (preferably the one with the foggy glass).



Concern

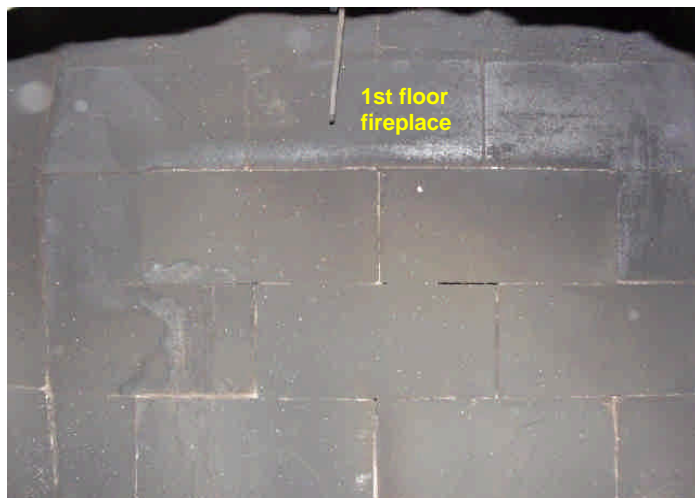
The fixed sash at the south window in the southwest bedroom had foggy glass, as did both operable sashes in the family room, the operable sash in the kitchen, and the south basement window. To fix these windows, you would need to hire a company to clean or replace the sashes. For details on this topic, click here <http://www.structuretech1.com/blog/?p=361>.

Fireplaces

Fireplace

Unacceptable

There was a lot of loose and missing mortar in the refractory bricks of both fireplaces that could allow hot gases through the firebox, and potentially start a chimney fire. The fire bricks were very loose and easily pushed back in to the wall at the first floor fireplace. Have both fireplace repaired before using them.



Vent Fans

Bath Exhaust Fan

Informational

There is no exhaust fan present in the master bathroom, just an openable window. While the building code allows an openable window in a bathroom in place of an exhaust fan, the chances of someone actually opening a window to clear out moisture from the bathroom on a cold winter day are slim to none. To help prevent moisture and condensation problems in the bathroom, consider installing a bathroom exhaust fan in the bathroom, and install a timer for the fan so it can be left on for a while after taking a bath or shower. For more information on this topic, click here <http://www.structuretech1.com/blog/category/bathroom-exhaust-fan/>

Kitchen Appliances

Exhaust Fan or Downdraft

Unacceptable

The kitchen exhaust fan blows air in to the cabinet above. This will create a greasy mess. Have this fixed.



Attic

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

Attic

Access

Informational

I accessed the attic from a scuttle hole in southeast bedroom closet. I was able to view part of the attic from this scuttle hole, but did not crawl through the entire attic due to the insulation depth.

Exhaust Fans and Ducts

Attention Recommended

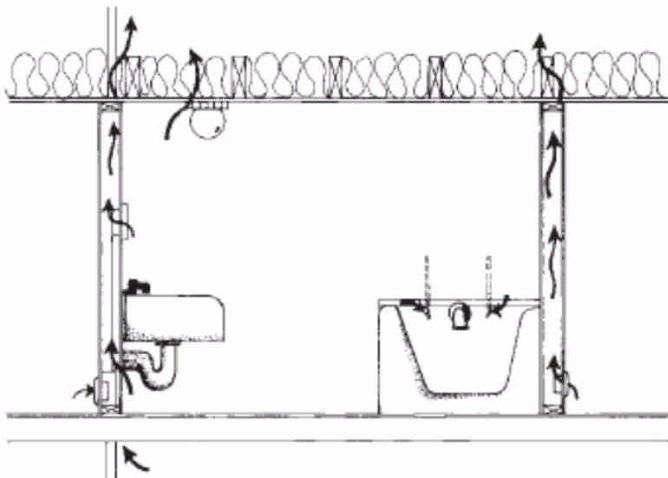
The damper at the roof cap for the hallway bathroom vent fan barely opens when the fan is running, which causes most of the warm, moist air to discharge in to the attic space, rather than to the exterior. This is happening because there is a loose connection inside the attic. Replace the bathroom exhaust duct with an insulated duct and secure it to the roof cap, making it airtight.



Attic Insulation

Attention Recommended

Attic insulation consists of about 6" - 10" of loose fill cellulose. Today's standards require at least 12". Have more insulation added. For different ways to re-insulate your attic, click here <http://www.structuretech1.com/blog/2011/03/best-way-to-insulate-an-attic/>. Also, there are bypasses to the attic space that need to be sealed to prevent conditioned household air from entering in to the attic space. The attic floor was insulated, so I could not view all of the bypasses, but I found a few, and many more likely exist. Attic bypasses can reduce the effectiveness of insulation by as much as 70%, and it is important for these bypasses to be sealed, especially if more insulation is going to be added to the attic space. This will help to prevent ice dams, minimize heat loss, and prevent moisture from getting in to the attic space. The Minnesota Department of Commerce has an excellent guide to locating and correcting attic bypasses, which I recommend you download at http://www.state.mn.us/mn/externalDocs/Commerce/Attic_Bypasses_110602012529_AtticBypass.pdf. For more information about why it's so important to seal these bypasses, visit <http://www.structuretech1.com/blog/?tag=attic-bypasses>.



Garage

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

Garage

Vehicle Door and Hardware

Functional

The main garage door appeared in good condition and operated smoothly.

Entry Door Into the House

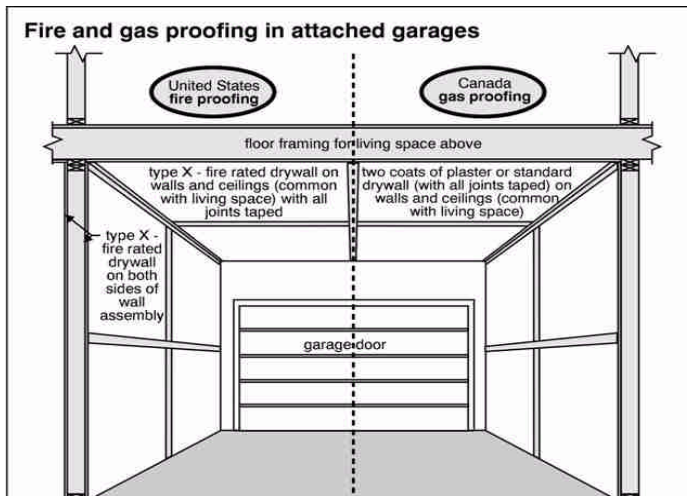
Informational

The top hinge at the garage / house common door was loose, which caused the door to hit on the frame when closing.

Fire Separation Wall

Attention Recommended

There were two grills installed in the house / garage common wall to the attic at the back of the garage, which needs to be repaired in order to maintain the necessary fire separation between the garage and the living quarters. This is to prevent the spread of a potential fire.



General

This section of the inspection report describes the various components in the home that are required to be described by the ASHI Standards of Practice.

Structural

Wall Structure

Informational

The walls are conventionally framed with wooden studs.

Floor Structure

Informational

The floor structure consists of conventional wood framing members sheathed with plywood, particle board or diagonal boards.

Ceiling and Roof Structure

Informational

The ceiling and roof structure consists of a factory-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause cracking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Crawlspace

Informational

There was no crawl space at this property.

Foundation

Informational

The home has a concrete block foundation.

Exterior

Type of siding

Informational

The front exterior wall had brick veneer siding, and the rest of the house had hardboard or masonite siding

Roofing

Roofing Material

Informational

Asphalt self sealing 3 tab shingles. These shingles generally last 15 to 20 years.

Access or Limitations

Informational

I evaluated the roof and its components by walking its surface.

Plumbing

Drain Waste and Vent Materials

Informational

The residence is served by copper, cast iron, and steel drain waste and vent pipes.

Water Distribution Pipes and Supply Pipe

Informational

The water distribution pipes consist of copper tubing, with a copper water supply coming in from the street.

Water Heater Type

Informational

The residence has a standard gas storage tank water heater. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding. The average life expectancy of a gas water heater is about ten to fifteen years.

Water Heater Age

Informational

The water heater is nearly 30 years, and is well past the end of its life expectancy. Plan to replace the water heater soon.

Water Main Location

Informational

The main water shut-off valve is located in the basement near the water heater.

Gas Main Location

Informational

The main gas shutoff is located at the meter at the south side of the house at the exterior.

Electrical

Electric Service Size and Location

Informational

The main electric panel is located in the basement at the west wall.

The house is serviced by a 100 amp 120/240 volt main breaker service panel.

Wiring Methods

Informational

The house is wired with a metal conduit through which copper wires are drawn, as well as copper non-metallic sheathed cable, which is commonly referred to as Romex.

Smoke Detectors

Attention Recommended

There are no smoke detectors in the bedrooms, 1st floor, or basement. You should install smoke detectors in these locations for safety.

Carbon Monoxide Alarms

Attention Recommended

There are no carbon monoxide alarms present. Minnesota requires at least one approved carbon monoxide alarm within ten feet of every sleeping room. Install CO alarms as required.

For more information, visit here

<http://www.structuretech1.com/blog/2011/05/carbon-monoxide-alarm-requirements-for-minnesota-including-the-little-detectors>

Heating

Central Heating Type

Informational

The home has a natural gas, forced air furnace.

Age of Heating System

Informational

Heating system is between 10 and 15 years old.

Air Conditioning

Cooling Method

Informational

The cooling system is comprised of a typical electric split system. It is made up of two main components, a compressor/condenser which is found outside of the house, and an evaporator coil, which is typically installed in the plenum directly above the furnace.

Cooling Age

Informational

The air conditioner is between 10-15 years old.

Insulation

Attic Insulation

Informational

Attic insulation consists of blown cellulose insulation, and is between 6" and 10" deep.

Attic Vapor Barrier

Informational

There is a paper vapor barrier on the warm side of the insulation.

Basement Insulation

Informational

There was no insulation installed on the foundation walls in the unfinished portion of the basement.

Basement Vapor Barriers

Informational

There was no vapor barrier present in the basement.

Fireplaces

Fireplace Description

Informational

There were two wood burning, masonry fireplaces present; one was located in the basement living room, and another in the first floor living room.

Chimney

Informational

The chimney is a masonry type with a clay flue liner.

Pre-Closing Walk Through Checklist

PRE-CLOSING WALK-THROUGH REVIEW

The items below should be inspected to discover damage that may have become observable after removal of possessions or other changes. Allow one hour for the walk through.

ITEMS TO BE INSPECTED CIRCLE YES OR NO

1) PAPERWORK INSPECTION

- A. Have you received all disclosure papers? YES NO
- B. Have you received all inspection reports? YES NO
- C. Have you checked with the city on the history? YES NO
- D. Were any work orders requested by the buyer? YES NO
- E. Has all work been done to your satisfaction? YES NO
- F. Have all stored items been removed? YES NO

2) OUTDOOR INSPECTION

- A. Check steps, sidewalks, patios for change. YES NO
- B. Check drainage, gutters, down spouts for change. YES NO
- C. Check doors, windows, siding, deck for change. YES NO
- D. Check roofing for loose or missing shingles. YES NO

3) GARAGE INSPECTION

- A. Check for door transmitters and auto reverse. YES NO
- B. Check for ceiling leaks. YES NO
- C. Check for lights to operate. YES NO

4) BASEMENT INSPECTION

- A. Check for stains, dampness or wet areas. YES NO
- B. Check for wall and floor cracks. YES NO
- C. Check for sump pump and its operation. YES NO

5) PLUMBING INSPECTION

- A. Flush all toilets, operate all faucets. YES NO
- B. Check for hot and cold water and its pressure. YES NO
- C. Check traps for leaks and proper drainage. YES NO
- D. Operate all appliances. YES NO

6) ELECTRICAL INSPECTION

- A. Check the lights and outlets. YES NO
- B. Check door bell, smoke alarms, CO detectors. YES NO
(Do not check smoke alarms if there is a security system.)
- C. Check all bath and kitchen fans. YES NO

7) FURNACE AND AIR CONDITIONING INSPECTION

- A. Cycle furnace and air conditioning. YES NO
- B. Recommend not to test heat pump or air conditioning when YES NO
temperature is cooler than 65-75 degrees outside.

8) INSPECTION OF INTERIOR ROOMS

- A. Check operation of doors, windows and screens. YES NO
- B. Check ceiling, walls and floors for stains or damages. YES NO
- C. Check handrails. YES NO

9) ATTIC INSPECTION

- A. Check for leaks, stains, stored items and pests. YES NO
- B. Check for any other areas of concern. YES NO

10) If any items mentioned above differ from your expectations, contact your agent or representative immediately to resolve before your closing.

11) We strongly advise you to change all door locks, electrical devices and security codes. Understand all seasonal maintenance serviceable items; pools, spas, lawn sprinklers, etc.

Date of pre-closing inspection walk-through

X

Signature of Client

X