



Your Inspection Report

Nice Town, MN

PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Friday, December 20, 2013

PREPARED BY:
John Mika



Minnesota Inspections, LLC.
7620 Pioneer Creek Rd
Independence, MN 55359

612-328-1522
www.mninspections.com
john@mninspections.com



The best property inspection experience available.



March 9, 2014

Dear Sample Report,

RE: Report No. 1140, v.4

Nice Town, MN

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

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

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

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

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

Again, thank you for choosing us to perform your inspection.

Sincerely,

John Mika
on behalf of
Minnesota Inspections, LLC.

Minnesota Inspections, LLC.
7620 Pioneer Creek Rd
Independence, MN 55359
612-328-1522
www.mninspections.com
john@mninspections.com



INVOICE

March 9, 2014

Client: Sample Report

Report No. 1140, v.4

For inspection at:

Nice Town, MN

on: Friday, December 20, 2013

Home inspection	\$627.00
Total	<u>\$627.00</u>

Minnesota Inspections, LLC.
7620 Pioneer Creek Rd
Independence, MN 55359
612-328-1522
www.mninspections.com
john@mninspections.com

AGREEMENT

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

PARTIES TO THE AGREEMENT

Company

Minnesota Inspections, LLC.
7620 Pioneer Creek Rd
Independence, MN 55359

Client

Sample Report

Total Fee: \$627.00

This is an agreement between Sample Report and Minnesota Inspections, LLC..

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the structure to identify any systems or components listed in the report, which may be in need of immediate major repair. In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the American Society of Home Inspectors (ASHI) standards of practice, a copy of which is available online @ [click here](#) or provided to the client upon written request. The scope of the inspection is limited to the items listed within the report pages.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations.
- Geological stability or soils conditions.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms.
- Asbestos, radon, formaldehyde, lead, water or air quality.
- Electromagnetic radiation or any environmental hazards,
- Building value appraisal or cost estimates.
- Conditions of detached buildings.
- Pools or spas and underground piping.

AGREEMENT

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

Specific components noted as being excluded on the individual system inspections forms.

Private water or private sewage systems.

Radio-controlled devices, automatic gates, elevators, lifts,

Dumbwaiters and thermostatic, humidistatic, or time clock controls.

Water softeners/purifiers systems or solar heating systems.

Furnace heat exchangers, freestanding appliances, security alarms or personal property.

Adequacy or efficiency of any system or component.

Prediction of life expectancy of any item

Saunas, steam baths or fixtures and equipment.

(Some of the above items may be included in this inspection for additional fees. Check with your inspector.

ARBITRATION

Any disputes concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.

SEVERABILITY

Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES

Client understands and agrees that any claim for failure to accurately report the visually discernible condition at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Clients agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the conditions in question.

THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Inspection provides you with a basic overview of the condition of the property. Because your Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

AGREEMENT

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

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

An Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on an Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of

AGREEMENT

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

TIME TO INVESTIGATE

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

REPORT IS FOR OUR CLIENT ONLY

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

Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Clients unauthorized distribution of the inspection report.

PAYMENT

Payment is due the day of the inspection. Reports will not be delivered until payment has been made in full unless payment arrangements have been made before the contract has been accepted.

CANCELLATION FEE

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

NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

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

LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Inspector and the Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

INSPECTORS LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF COMPANY'S PRINCIPALS, AGENTS AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID, THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSION IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENTS SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FORM THIS INSPECTION.

AGREEMENT

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

I, **Sample Report (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

INTRODUCTION

This report is an unbiased opinion of the conditions found at the property and is intended to help the client make informed decisions regarding the purchase and repair of the property.

SCOPE

While a property inspection does not address issues such as code compliance and building permits, we encourage you to have someone search the history of the home with the local building department to determine whether all appropriate permits have been applied for and signed off. Your legal advisers may be able to help with this.

A property inspection analyzes hundreds of features from all systems of a structure. Our focus is on functional items, and we pay particular attention to those components that are expensive to correct, or may create a significant safety problem in the home. As we look for these major items, we will come across some lesser items as well. As a courtesy, those are documented for you. However, please do not misinterpret this as an exhaustive list of all minor defects in the home. That is not the intent of the inspection.

OUR PHILOSOPHY

Our inspection philosophy separates components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements with a time frame. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Minor granule loss. Typical wear.

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

Task: Monitor

Exterior

General

• Estimated cost to repair, paint and seal fiber cement siding and trim, repair garage doors, clean and remove stains from stone and siding, seal and caulk voids, improve siding that is too close to grade, improve down spouts, remove vines from siding and cover exposed insulation. Mud jacking walk will cost an additional \$500-\$1,000

Cost: \$7,000 - \$8,000

ROOF DRAINAGE \ Gutters

Condition: • [Leak](#)

Peeling paint in vulnerable area.

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

Location: Front garage

Task: Repair

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: Less than 1 year

Condition: • [Clogged](#)

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

Task: Clean

Time: Less than 1 year

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts end too close to building](#)

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

Location: Various

Task: Repair

Time: Less than 1 year

Condition: • [Downspouts discharging onto roofs](#)

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

Task: Improve

Time: Less than 1 year

WALLS \ Trim

Condition: • Seal exposed fasteners.

Implication(s): Decay

Location: Throughout

Task: Repair

Time: Less than 1 year

Condition: • [Caulking missing or deteriorated](#)

It is essential that all voids and gaps are filled to prevent water from contacting unprotected siding. Fiber cement siding and trim may delaminate and will rapidly deteriorate if not painted or caulked. Minor deterioration was observed in a few small areas. The siding was in good overall condition but will require maintenance repairs in the spring.

Location: Various

Task: Repair

Time: Less than 1 year

Condition: • Rot

Delaminating at exposed edge. Seal or replace.

Location: Front

Task: Repair

Time: Less than 1 year

WALLS \ Flashings and caulking

Condition: • [Flashings missing](#)

Butt edges were not back flashed and are a potential source of water intrusion. Butt edges must be sealed to siding manufacturers specifications.

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

Task: Monitor

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • [Caulking missing or ineffective](#)

It is essential that all voids and gaps are filled to prevent water from contacting unprotected siding. Fiber cement siding and trim may delaminate and will rapidly deteriorate if not painted or caulked. Minor deterioration was observed in a few small areas. Butt edges must be painted, caulked or back flashed to manufacturers specifications. Request disclosure for siding manufacturer and obtain installation instructions.

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

Location: Various

Task: Repair - Request disclosure

Time: Less than 1 year

WALLS \ Brick, stone and concrete

Condition: • Stains from well water. Adjust or remove sprinkler heads. Potential for water intrusion in these areas.

Location: Various

Task: Repair

Time: Discretionary

Condition: • [Missing, ineffective weep holes or flashings](#)

Potential source of water intrusion. Monitor condition of exterior and interior surfaces. Mortar is contacting windows, is not sealed and missing caulk gap. Seal voids with quality caulk engineered for this application. Link to article:

http://www.cement.org/masonry/cc_al_frames.asp

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout

Task: Monitor - Repair

Time: Less than 1 year

Condition: • [Too close to grade](#)

Implication(s): Chance of water entering house | Weakened structure | Rot

Location: Various

Task: Monitor

WALLS \ Fiber cement siding

Condition: • Stains from well water. Adjust or remove sprinkler heads.

Task: Repair

Time: Discretionary

Condition: • Minor damage. Repair and paint exposed areas.

Location: Front - Side

Task: Repair

Time: Less than 1 year

Condition: • [Missing paint or caulking](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Repair

Time: Less than 1 year

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • [Too close to grade](#)

Fiber cement siding that is too close to grade has a high potential for premature decay. Monitor or replace with PVC or Cedar grade board.

Implication(s): Chance of water damage to contents, finishes and/or structure | Rot

Location: Rear

Task: Improve

Time: Less than 1 year

EXTERIOR GLASS \ Storms and screens

Condition: • [Missing](#)

Screen is missing from basement slider. Located in utility room. Screen is missing from window in office. Located in entry closet.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Basement Office

Task: Provide

Time: Discretionary

DOORS \ General

Condition: • Paint or stain needed

Implication(s): Material deterioration

Location: Front

Task: Provide

Time: Less than 2 years

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • [Wood/soil contact](#)

Deck columns in contact with soil or mulch. Ground was frozen and fasteners were not visible.

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

Location: Deck

Task: Monitor

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

Condition: • [Spindles too far apart](#)

Bent spindle.

Implication(s): Fall hazard

Task: Repair

Time: Less than 1 year

LANDSCAPING \ Walkway

Condition: • [Uneven \(trip hazard\)](#)

Settled walk. May be raised with mud jacking.

Implication(s): Physical injury

Location: Front

Task: Repair

Time: Discretionary

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

LANDSCAPING \ General

Condition: • [Vines](#)

Implication(s): Chance of damage to finishes

Location: Front

Task: Remove

Time: Discretionary

GARAGE \ Vehicle doors

Condition: • Face of the door is losing adhesion to the frame.

Task: Repair

Time: Less than 1 year

Structure

FOUNDATIONS \ Foundation

Condition: • [Typical minor settlement](#)

Potential settlement crack in wall and ceiling. Unable to view foundation or floor due to finished basement.

Location: Basement

Task: Monitor

Electrical

General

• Estimated cost to repair \$200

Cost: \$200

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Utility Room

Task: Repair

Time: Less than 1 year

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Basement - Closet - Entry under garage - Theater

Task: Repair

Time: Immediate

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • None

Task: Provide

Time: Immediate

Heating

General

• Estimated cost to service \$200

Cost: \$200

GAS FURNACE \ Gas burners

Condition: • [Rust](#)

Minor rust observed. Recommend annual service.

Implication(s): Shortened life expectancy of material | Material deterioration

Task: Service

Time: Less than 1 year

GAS FURNACE \ Ducts, registers and grilles

Condition: • Loose ceiling grills observed.

Location: Various

Task: Repair

Time: Discretionary

FIREPLACE \ Gas fireplace

Condition: • Fireplace remote's not located or inoperable.

Task: Repair

Time: Discretionary

HEAT RECOVERY VENTILATOR \ Filters

Condition: • [Dirty](#)

Implication(s): Equipment ineffective

Task: Clean

Time: Immediate

Cooling & Heat Pump

General

• Estimated cost to service \$200

Cost: \$200

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

AIR CONDITIONING \ Air cooled condenser coil

Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Clean

Time: Less than 1 year

Insulation and Ventilation

General

• Estimated cost to seal vapor barrier and repair damaged exterior insulation \$500

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Current standard is R-44

Implication(s): Increased heating and cooling costs

Task: Improve

Time: Discretionary

ATTIC/ROOF \ Hatch

Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Task: Provide

Time: Less than 1 year

WALLS \ Air/vapor barrier

Condition: • [Incomplete](#)

Not sealed. Seal with approved tape and caulk.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Basement Utility Room

Task: Improve

Time: Less than 1 year

FOUNDATION \ Exterior insulation

Condition: • [Not protected at top](#)

Exposed, missing and deteriorated. Protect and repair. Link to article:

<http://www.greenbuildingadvisor.com/blogs/dept/qa-spotlight/how-finish-exterior-foundation-insulation>

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Repair

Time: Less than 1 year

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Plumbing

General

• Hot water at faucet in master bath sink measured at 130 degrees Fahrenheit. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit.

Task: Service

Time: Immediate

• Estimated cost to repair \$300

Cost: \$300

WASTE PLUMBING \ Traps - installation

Condition: • [Nonstandard shape or material](#)

Attached with hose clamps.

Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Kitchen

Task: Replace

Time: Less than 1 year

FIXTURES AND FAUCETS \ Faucet

Condition: • [Cross connections](#)

Hand held shower may drop below the spill line of the tub. Shorten hose to provide 1" air gap or install backflow prevention device.

Implication(s): Contaminated drinking water

Location: Second floor bath room

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • [Cross connection](#)

Fill tube valve is required to be located at least 1" above overflow pipe. Visit

<http://www.ci.bloomington.mn.us/handouts/53/53ytoilet.pdf> for illustration.

Implication(s): Contaminated drinking water

Location: Second floor bathroom

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • [Grout loose, missing or deteriorated](#)

Grout cracked.

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

Location: Master Bathroom

Task: Repair

Time: Less than 1 year

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

GAS SUPPLY \ Gas piping

Condition: • Cap unused gas line on deck.

Location: Deck

Task: Improve

Time: Immediate

Interior

General

• Estimated cost to repair basement ceramic floor \$1,000

Estimated cost to repair wood floor \$1,500 Replacement of wood floor \$7,000 -\$9,000 depending on materials.

Estimated cost to remaining items \$500

• Home theater remote was intermittent. Unable to fully test system.

Location: Theater

Task: Repair

Time: Discretionary

FLOORS \ General

Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Task: Comment

Condition: • Typical flaws

Implication(s): Cosmetic defects

Task: Comment

FLOORS \ Wood/laminate floors

Condition: • [Exposed tongues](#)

Gaps throughout floor.

Implication(s): Cosmetic defects | Reduced system life expectancy

Location: First floor

Task: Repair or replace

Time: Discretionary

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • [Tiles cracked](#)

Level affected are and repair or replace tile.

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Basement

Task: Repair or replace

Time: Discretionary

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

WALLS \ General

Condition: • Typical flaws

Implication(s): Cosmetic defects

Task: Comment

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

Potential water damage.

Implication(s): Cosmetic defects

Location: Garage

Task: Monitor - Repair

Time: Immediate

Condition: • [Nail pops](#)

Implication(s): Cosmetic defects

Location: Various

Task: Replace

Time: Less than 1 year

CEILINGS \ General

Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Damage or physical injury due to falling materials

Location: Basement

Task: Repair

Time: Less than 1 year

Condition: • Typical flaws

Implication(s): Cosmetic defects

Task: Comment

CEILINGS \ Plaster or drywall

Condition: • [Nail pops](#)

Implication(s): Cosmetic defects

Location: Various

Task: Repair

Time: Discretionary

WINDOWS \ Sashes

Condition: • Interior grills or dividers loose.

Location: Various

Task: Repair

Time: Less than 1 year

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Condition: • [Inoperable](#)

Suspect ice or frost.

Implication(s): Equipment inoperative

Location: Dining Room

Task: Repair

Time: Less than 1 year

WINDOWS \ Interior trim

Condition: • Paint or stain needed

Implication(s): Cosmetic defects | Rot

Location: Master Bathroom

Task: Repair

Time: Less than 1 year

DOORS \ Doors and frames

Condition: • Paint or stain needed for damaged areas on frame.

Location: First Floor Deck

Task: Repair

Time: Less than 1 year

Condition: • [Swings open or closed by itself](#)

Implication(s): Physical injury

Location: Second Floor Bedroom

Task: Correct

Time: Discretionary

DOORS \ Hardware

Condition: • [Ineffective](#)

Implication(s): Equipment ineffective

Location: Second Floor Bedroom

Task: Repair

Time: Less than 1 year

DOORS \ Interior trim

Condition: • [Missing](#)

Implication(s): Cosmetic defects

Location: Basement Closet

Task: Repair

Time: Less than 1 year

CARPENTRY \ Cabinets

Condition: • Typical minor flaws.

Task: Comment

SUMMARY

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

CARPENTRY \ Trim

Condition: • Typical flaws.

Task: Comment

GARAGE \ Floor

Condition: • Typical minor cracks.

EXHAUST FANS \ Exhaust fan

Condition: • Integrated into air exchanger.

Task: Comment

APPLIANCES \ Refrigerator

Condition: • Ice maker did not produce ice during inspection.

Location: Kitchen

Task: Repair

APPLIANCES \ Dryer

Condition: • Drum was noisy at start-up.

Task: Monitor

This concludes the Summary section.

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

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

[Repairs and Improvements - Approximate Costs](#)

Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile) • Snow/ice/frost

Inspection performed: • By walking on roof • From roof edge

Recommendations

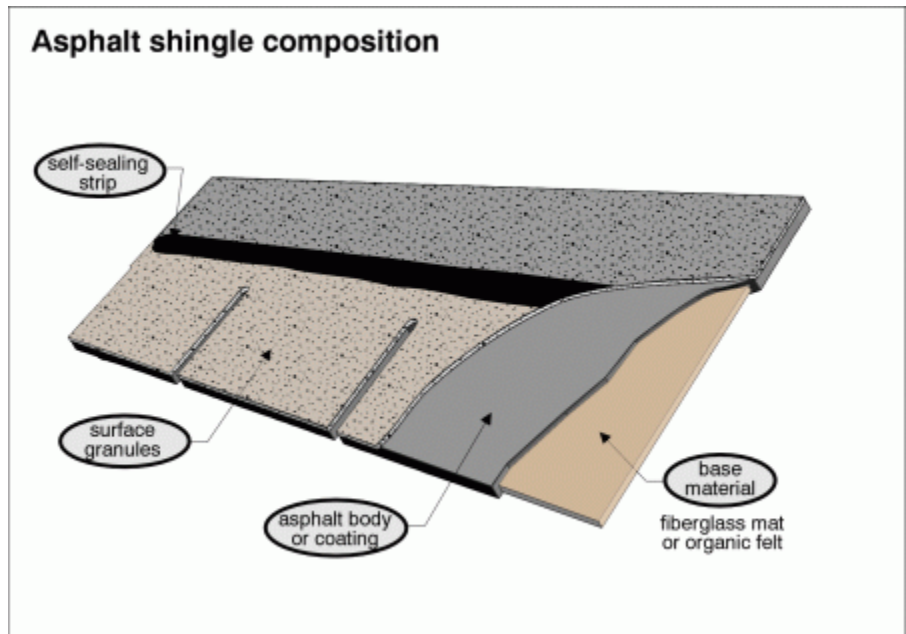
SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Granule loss](#)

Minor granule loss. Typical wear.

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

Task: Monitor



[Click on image to enlarge.](#)

ROOFING

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Granule loss

EXTERIOR

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Artificial stone](#)

Wall surfaces : • Fiber cement

Soffit and fascia: • [Fiber cement board](#)

Retaining wall: • [Stone](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Wood

Porch: • Concrete

Exterior steps: • Concrete • Wood

Limitations

Inspection limited/prevented by:

- New finishes/paint/trim
- Snow

Difficult to assess grade and paved surfaces due to snow cover. Limited areas were visible.



Snow

Upper floors inspected from: • Ground level

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

Exterior inspected from: • Ground level

Recommendations

General

2. • Estimated cost to repair, paint and seal fiber cement siding and trim, repair garage doors, clean and remove stains from stone and siding, seal and caulk voids, improve siding that is too close to grade, improve down spouts, remove vines from siding and cover exposed insulation. Mud jacking walk will cost an additional \$500-\$1,000

Cost: \$7,000 - \$8,000

ROOF DRAINAGE \ Gutters

3. Condition: • [Leak](#)

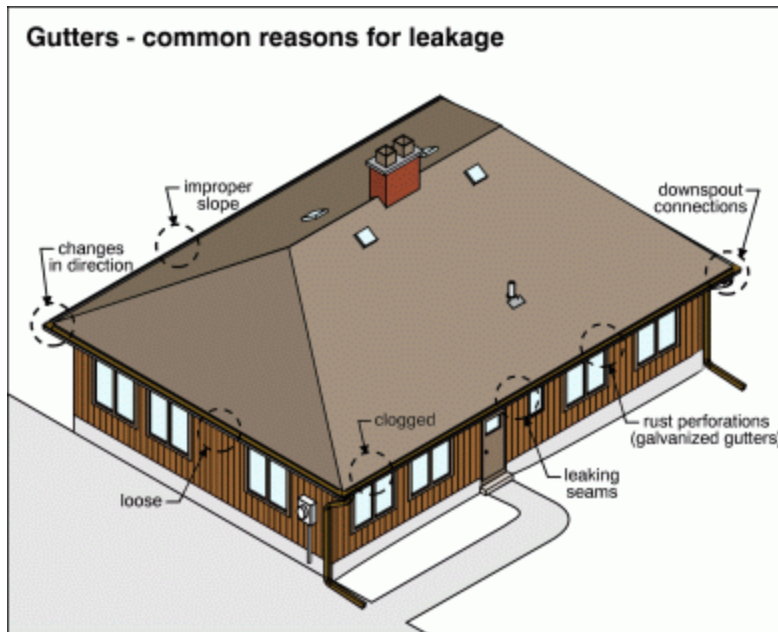
Peeling paint in vulnerable area.

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

Location: Front garage

Task: Repair

Time: Less than 1 year



[Click on image to enlarge.](#)

EXTERIOR

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

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



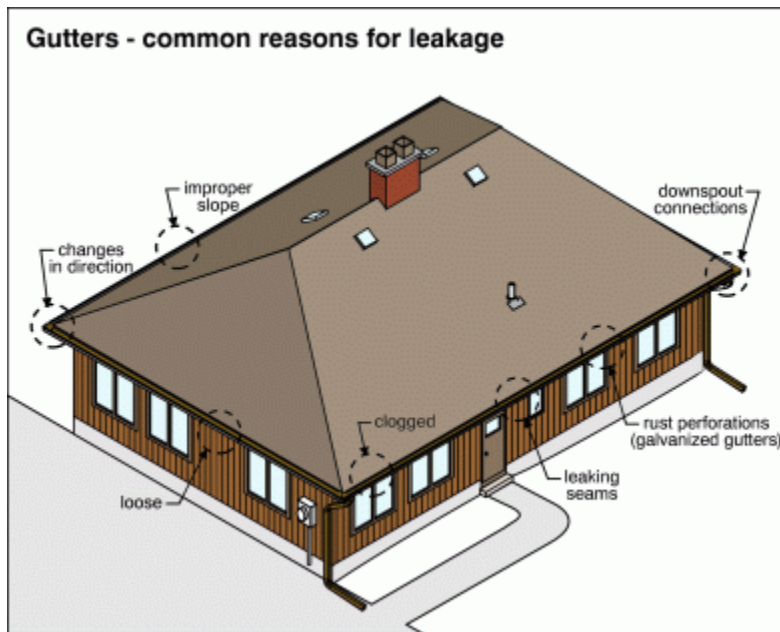
Leak

4. Condition: • [Clogged](#)

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

Task: Clean

Time: Less than 1 year



[Click on image to enlarge.](#)

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



Clogged

ROOF DRAINAGE \ Downspouts

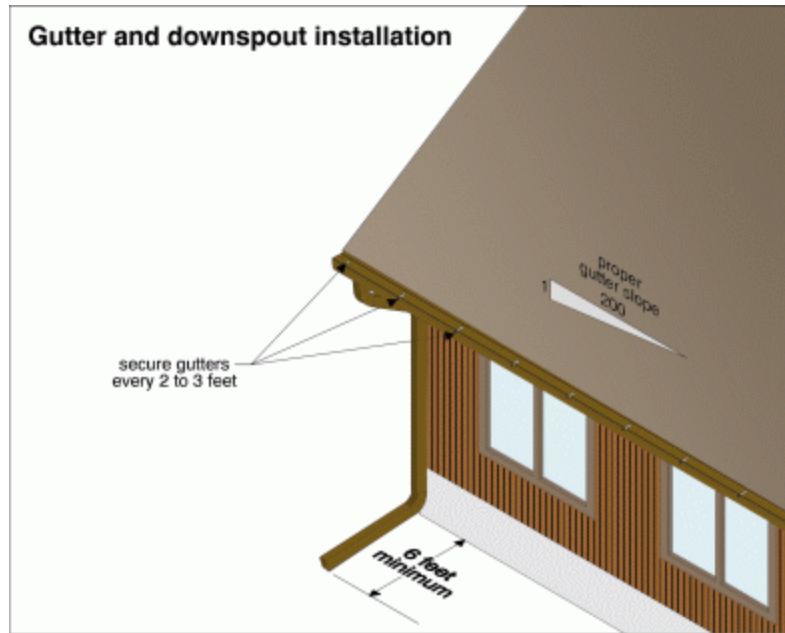
5. Condition: • [Downspouts end too close to building](#)

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

Location: Various

Task: Repair

Time: Less than 1 year



[Click on image to enlarge.](#)

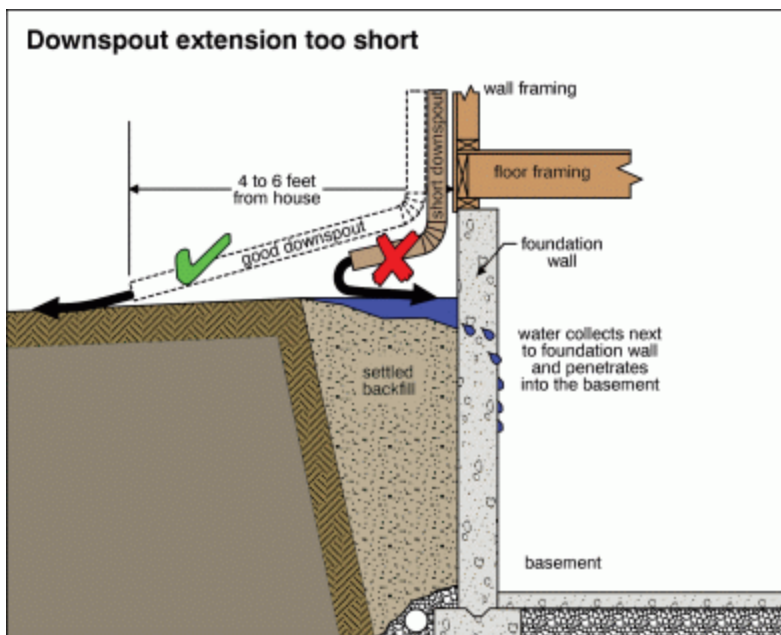
EXTERIOR

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

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



[Click on image to enlarge.](#)



Downspouts end too close to building

Downspouts end too close to building

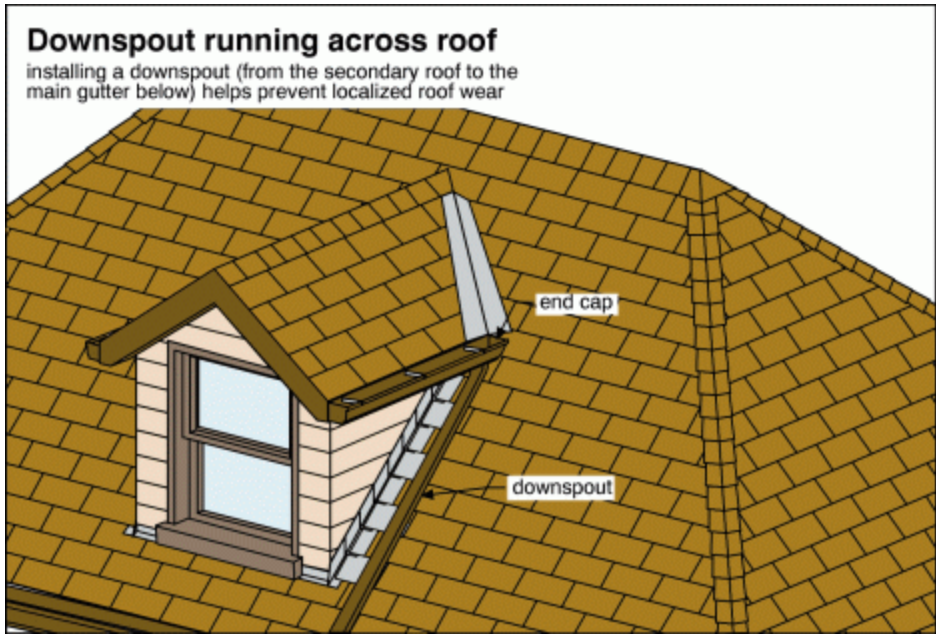
6. Condition: • [Downspouts discharging onto roofs](#)

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

Task: Improve

Time: Less than 1 year

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



[Click on image to enlarge.](#)



Downspouts discharging onto roofs

WALLS \ Trim

7. Condition: • Seal exposed fasteners.

Implication(s): Decay

Location: Throughout

Task: Repair

Time: Less than 1 year

EXTERIOR

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



8. Condition: • [Caulking missing or deteriorated](#)

It is essential that all voids and gaps are filled to prevent water from contacting unprotected siding. Fiber cement siding and trim may delaminate and will rapidly deteriorate if not painted or caulked. Minor deterioration was observed in a few small areas. The siding was in good overall condition but will require maintenance repairs in the spring.

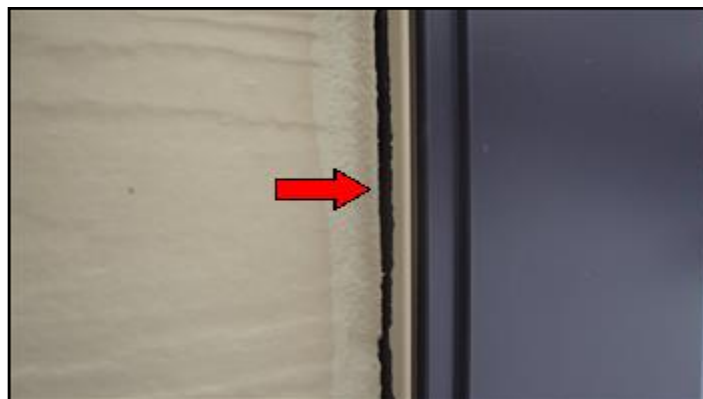
Location: Various

Task: Repair

Time: Less than 1 year



Caulking missing or deteriorated



Caulking missing or deteriorated

9. Condition: • Rot

Delaminating at exposed edge. Seal or replace.

Location: Front

Task: Repair

Time: Less than 1 year



Rot

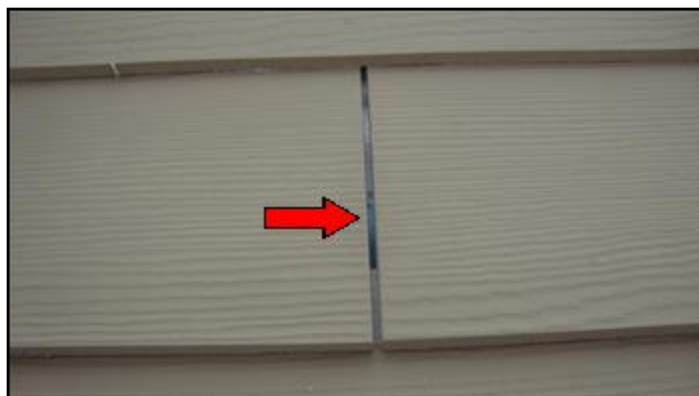
WALLS \ Flashings and caulking

10. Condition: • [Flashings missing](#)

Butt edges were not back flashed and are a potential source of water intrusion. Butt edges must be sealed to siding manufacturers specifications.

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

Task: Monitor



Flashings missing

11. Condition: • [Caulking missing or ineffective](#)

It is essential that all voids and gaps are filled to prevent water from contacting unprotected siding. Fiber cement siding and trim may delaminate and will rapidly deteriorate if not painted or caulked. Minor deterioration was observed in a few small areas. Butt edges must be painted, caulked or back flashed to manufacturers specifications. Request disclosure for siding manufacturer and obtain installation instructions.

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

Location: Various

Task: Repair - Request disclosure

Time: Less than 1 year

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

WALLS \ Brick, stone and concrete

12. Condition: • Stains from well water. Adjust or remove sprinkler heads. Potential for water intrusion in these areas.

Location: Various

Task: Repair

Time: Discretionary



13. Condition: • [Missing, ineffective weep holes or flashings](#)

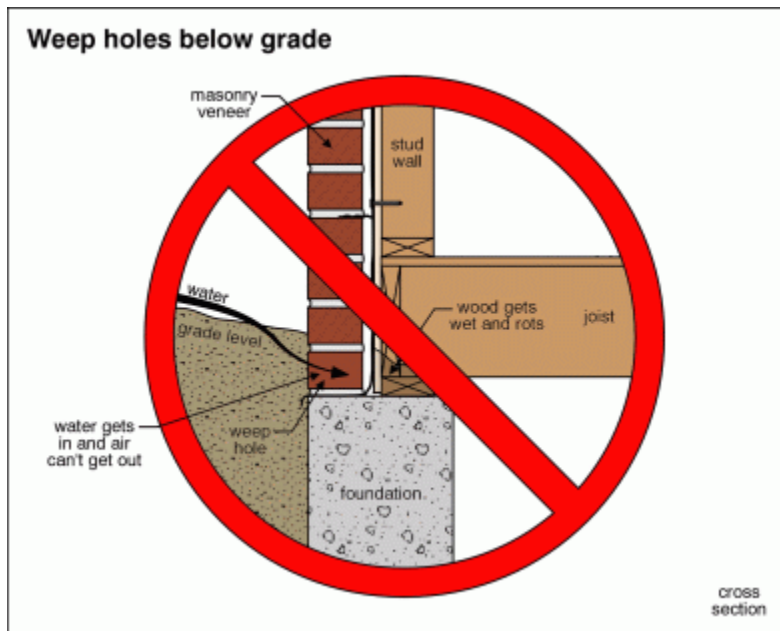
Potential source of water intrusion. Monitor condition of exterior and interior surfaces. Mortar is contacting windows, is not sealed and missing caulk gap. Seal voids with quality caulk engineered for this application. Link to article: http://www.cement.org/masonry/cc_al_frames.asp

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

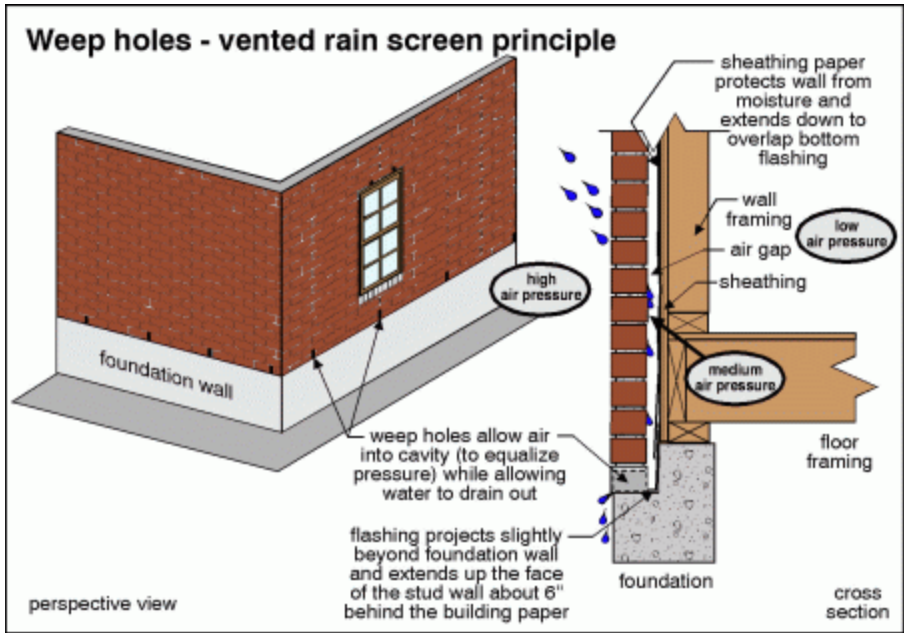
Location: Throughout

Task: Monitor - Repair

Time: Less than 1 year



[Click on image to enlarge.](#)



Click on image to enlarge.



Missing, ineffective weep holes or flashings



Missing, ineffective weep holes or flashings

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



Missing, ineffective weep holes or flashings

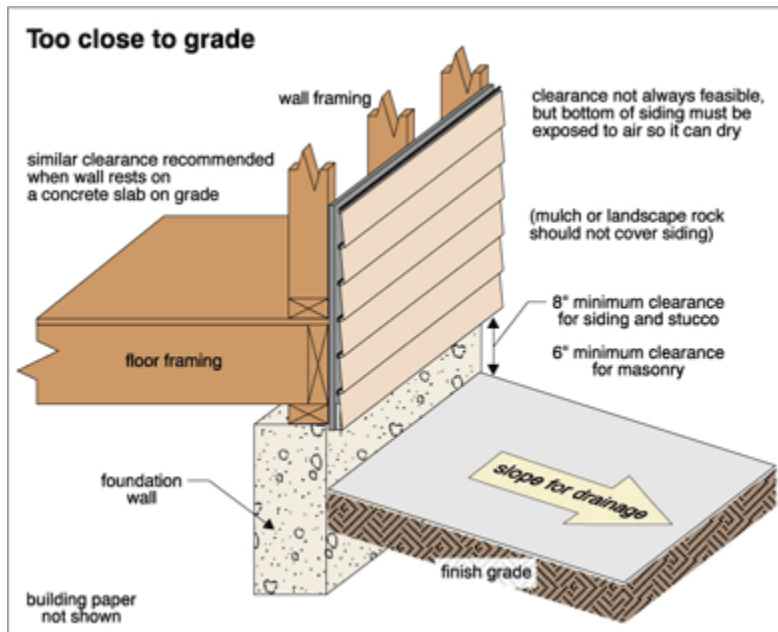
Missing, ineffective weep holes or flashings

14. Condition: • [Too close to grade](#)

Implication(s): Chance of water entering house | Weakened structure | Rot

Location: Various

Task: Monitor



[Click on image to enlarge.](#)

EXTERIOR

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Too close to grade

WALLS \ Fiber cement siding

15. Condition: • Stains from well water. Adjust or remove sprinkler heads.

Task: Repair

Time: Discretionary



16. Condition: • Minor damage. Repair and paint exposed areas.

Location: Front - Side

Task: Repair

Time: Less than 1 year

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



17. Condition: • [Missing paint or caulking](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Repair

Time: Less than 1 year



Missing paint or caulking

18. Condition: • [Too close to grade](#)

Fiber cement siding that is too close to grade has a high potential for premature decay. Monitor or replace with PVC or Cedar grade board.

Implication(s): Chance of water damage to contents, finishes and/or structure | Rot

Location: Rear

Task: Improve

Time: Less than 1 year

EXTERIOR

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Too close to grade



Too close to grade

EXTERIOR GLASS \ Storms and screens

19. Condition: • [Missing](#)

Screen is missing from basement slider. Located in utility room. Screen is missing from window in office. Located in entry closet.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Basement Office

Task: Provide

Time: Discretionary

DOORS \ General

20. Condition: • Paint or stain needed

Implication(s): Material deterioration

Location: Front

Task: Provide

Time: Less than 2 years

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

21. Condition: • [Wood/soil contact](#)

Deck columns in contact with soil or mulch. Ground was frozen and fasteners were not visible.

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

Location: Deck

Task: Monitor

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



Wood/soil contact

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

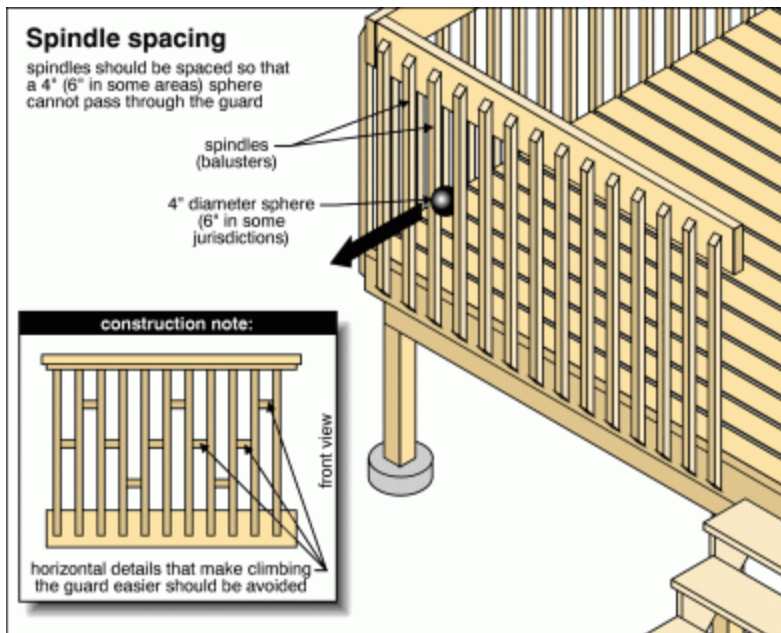
22. Condition: • [Spindles too far apart](#)

Bent spindle.

Implication(s): Fall hazard

Task: Repair

Time: Less than 1 year



Click on image to enlarge.

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



Spindles too far apart

LANDSCAPING \ Walkway

23. Condition: • [Uneven \(trip hazard\)](#)

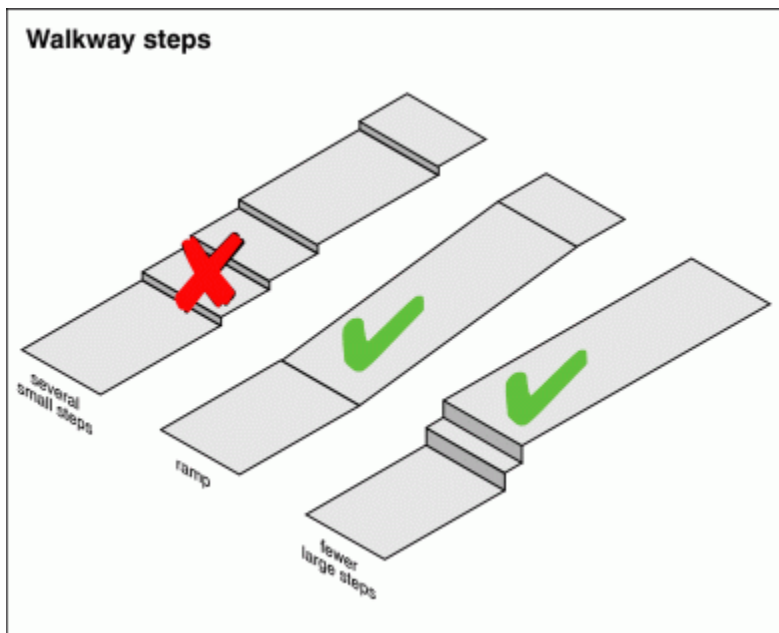
Settled walk. May be raised with mud jacking.

Implication(s): Physical injury

Location: Front

Task: Repair

Time: Discretionary



[Click on image to enlarge.](#)

EXTERIOR

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Uneven (trip hazard)

LANDSCAPING \ General

24. **Condition:** • [Vines](#)

Implication(s): Chance of damage to finishes

Location: Front

Task: Remove

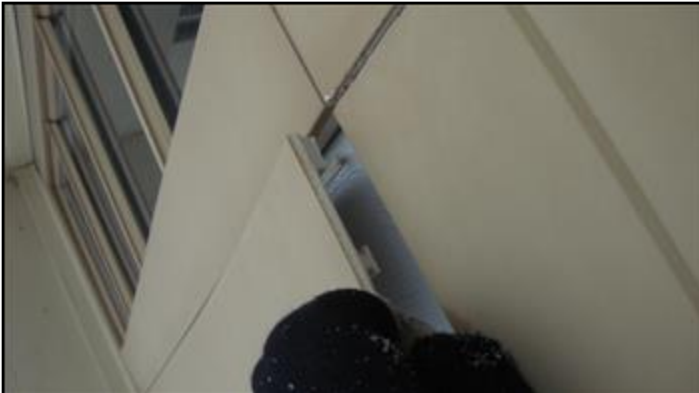
Time: Discretionary

GARAGE \ Vehicle doors

25. **Condition:** • Face of the door is losing adhesion to the frame.

Task: Repair

Time: Less than 1 year



EXTERIOR

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



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

Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • Pre cast concrete
- Floor construction:** • [Wood I-joists](#) • [Concrete](#) • [Trusses](#) • Steel beams • Subfloor - plywood
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • [Rafters/roof joists](#) • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

Limitations

- Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Carpet/furnishings • Insulation
- Attic/roof space:** • Inspected from access hatch
- Percent of foundation not visible:** • 99 %

Recommendations

FOUNDATIONS \ Foundation

26. Condition: • [Typical minor settlement](#)

Potential settlement crack in wall and ceiling. Unable to view foundation or floor due to finished basement.

Location: Basement

Task: Monitor



Typical minor settlement

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Service entrance cable and location: • [Underground aluminum](#)

Service size:

• [200 Amps \(240 Volts\)](#)

x 2

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

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

System grounding material and type: • [Aluminum - water pipe](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - garage](#)

• [GFCI - kitchen](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

General

27. • Estimated cost to repair \$200

Cost: \$200

DISTRIBUTION SYSTEM \ Outlets (receptacles)

28. **Condition:** • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Utility Room

Task: Repair

Time: Less than 1 year



Inoperative

DISTRIBUTION SYSTEM \ Cover plates

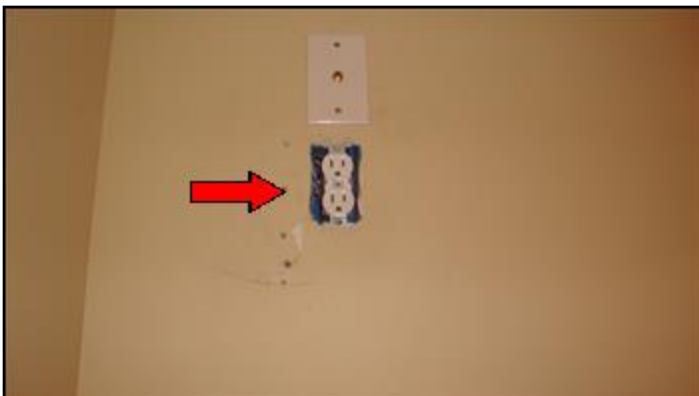
29. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Basement - Closet - Entry under garage - Theater

Task: Repair

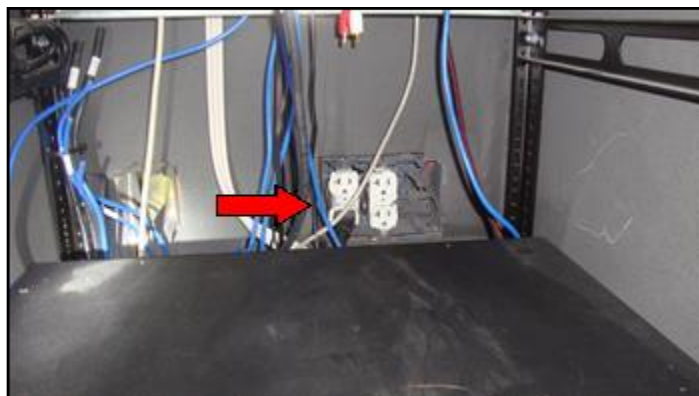
Time: Immediate



Missing



Missing



Missing

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

30. Condition: • None

Task: Provide

Time: Immediate

HEATING

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#) • [Fireplace](#) • [Hot water radiant heat](#)

Heat distribution: • [Ducts and registers](#) • [Hot water radiant piping](#)

Approximate capacity: • 115,000 BTU/hr • 75,000 BTU water heater

Efficiency: • [High-efficiency](#)

Approximate age: • [10 years](#)

Main fuel shut off at: • Basement

Exhaust pipe (vent connector): • PVC plastic • Galvanized steel

Fireplace:

• [Gas fireplace](#)

x 3

Combustion air source: • Outside

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

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Only a small portion visible

Recommendations

General

31. • Estimated cost to service \$200

Cost: \$200

GAS FURNACE \ Gas burners

32. **Condition:** • [Rust](#)

Minor rust observed. Recommend annual service.

Implication(s): Shortened life expectancy of material | Material deterioration

Task: Service

Time: Less than 1 year

GAS FURNACE \ Ducts, registers and grilles

33. **Condition:** • Loose ceiling grills observed.

Location: Various

Task: Repair

Time: Discretionary

FIREPLACE \ Gas fireplace

34. Condition: • Fireplace remote's not located or inoperable.

Task: Repair

Time: Discretionary

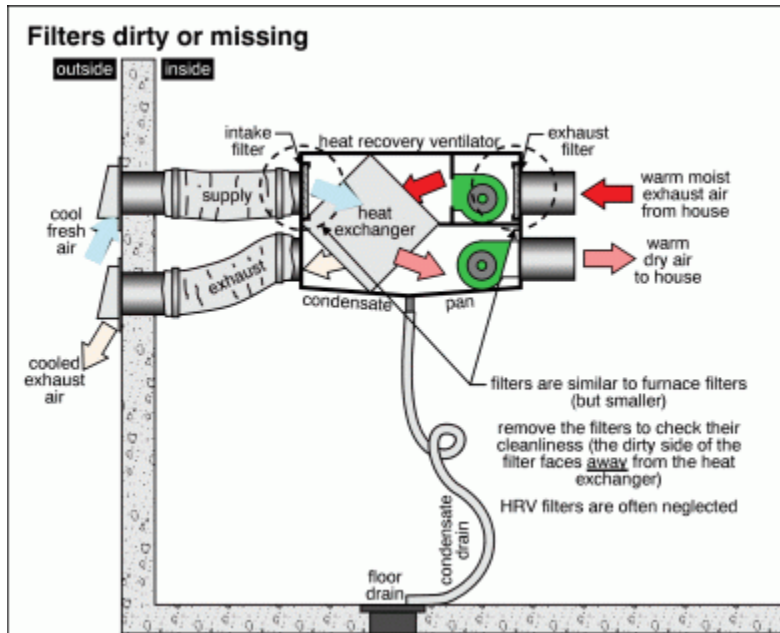
HEAT RECOVERY VENTILATOR \ Filters

35. Condition: • [Dirty](#)

Implication(s): Equipment ineffective

Task: Clean

Time: Immediate



[Click on image to enlarge.](#)

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

REFERENCE

Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • 60,000 BTU/hr

Compressor approximate age: • 10 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain calculations: • Not done as part of a building inspection

Recommendations

General

36. • Estimated cost to service \$200

Cost: \$200

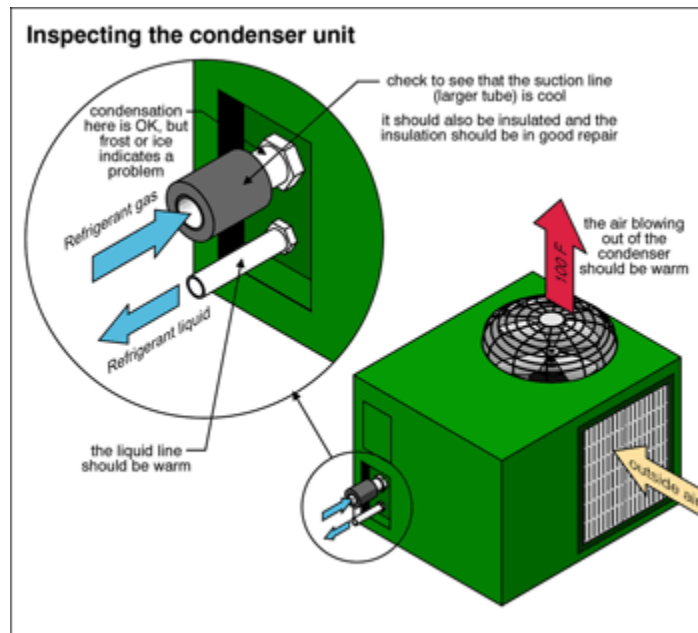
AIR CONDITIONING \ Air cooled condenser coil

37. Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Clean

Time: Less than 1 year



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

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



Dirty



Dirty



Dirty

INSULATION AND VENTILATION

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-40](#)

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

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

Limitations

Inspection prevented by no access to: • Wall space • Floor space

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Recommendations

General

38. • Estimated cost to seal vapor barrier and repair damaged exterior insulation \$500

ATTIC/ROOF \ Insulation

39. Condition: • [Amount less than current standards](#)

Current standard is R-44

Implication(s): Increased heating and cooling costs

Task: Improve

Time: Discretionary

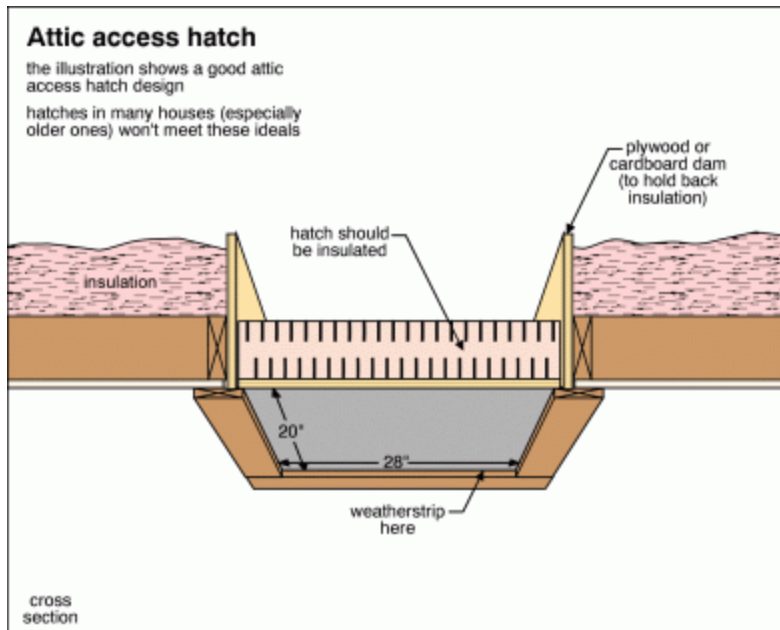
ATTIC/ROOF \ Hatch

40. Condition: • [Not weatherstripped](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Task: Provide

Time: Less than 1 year



WALLS \ Air/vapor barrier

41. Condition: • [Incomplete](#)

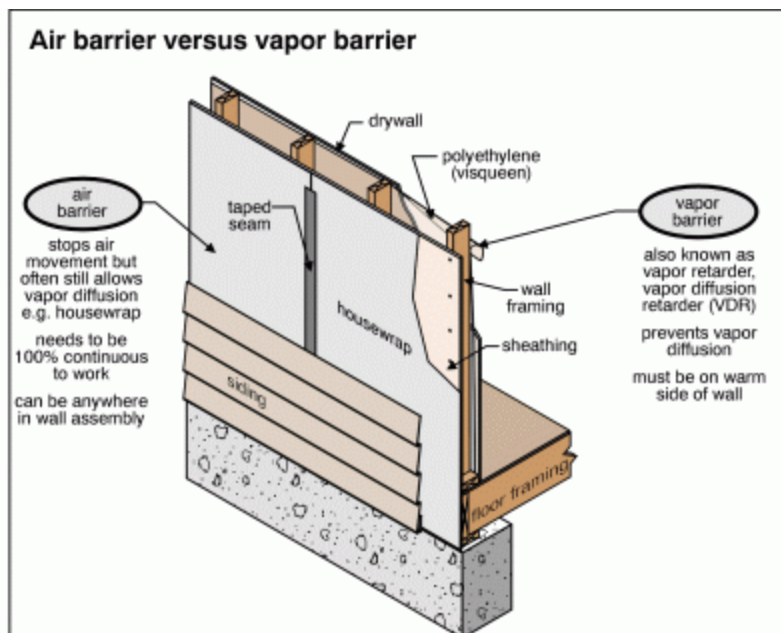
Not sealed. Seal with approved tape and caulk.

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

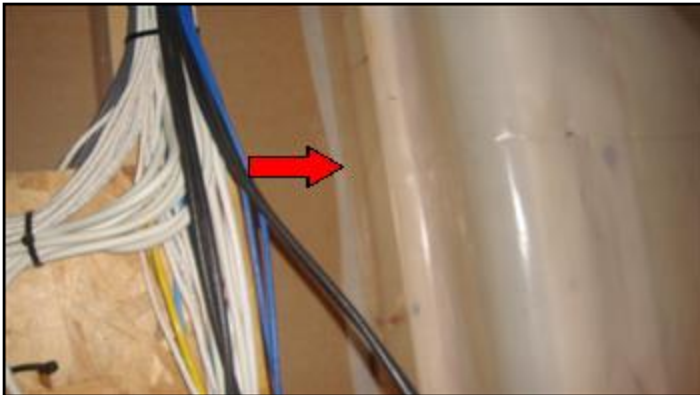
Location: Basement Utility Room

Task: Improve

Time: Less than 1 year



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



Incomplete

Incomplete

FOUNDATION \ Exterior insulation

42. Condition: • [Not protected at top](#)

Exposed, missing and deteriorated. Protect and repair. Link to article:

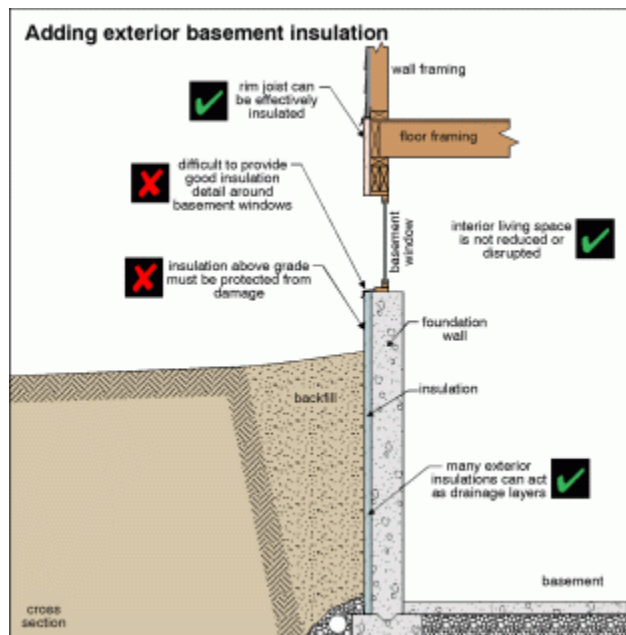
<http://www.greenbuildingadvisor.com/blogs/dept/qa-spotlight/how-finish-exterior-foundation-insulation>

Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Repair

Time: Less than 1 year



Click on image to enlarge.

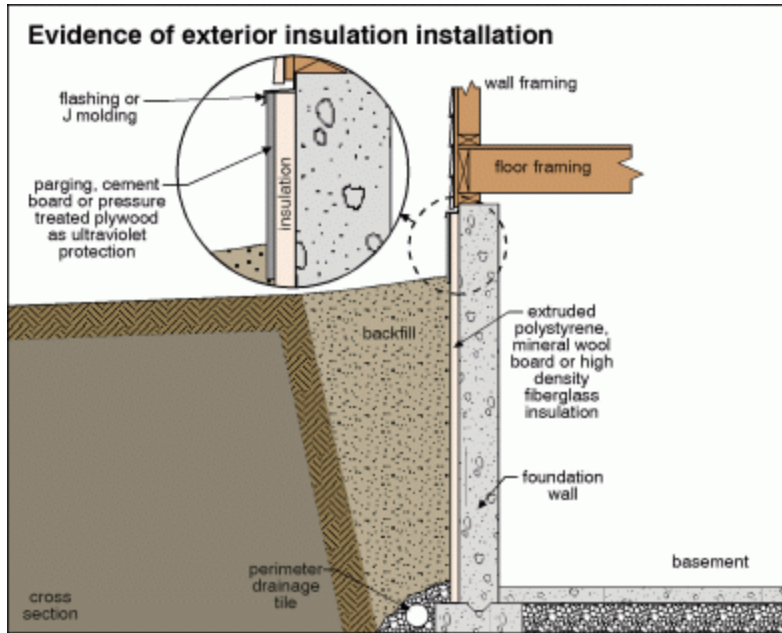
INSULATION AND VENTILATION

****, Nice Town, MN December 20, 2013

Report No. 1140, v.4

www.mninspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



[Click on image to enlarge.](#)



Not protected at top



Not protected at top

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Water supply source: • Public • Private

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

Supply piping in building: • [Copper](#) • [Plastic](#)

Main water shut off valve at the: • Utility room

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

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Induced draft](#)

Tank capacity: • 73 gallons

Water heater approximate age: • 10 years

Hot water circulating system: • [Present](#)

Waste piping in building: • [PVC plastic](#)

Pumps: • [Sump pump](#)

Floor drain location: • Near laundry area

Water treatment system: • Water softener

Gas piping: • Steel • Copper

Limitations

Inspection limited/prevented by:

- Water supply turned off
- Well

Fixtures not tested/not in service: • Irrigation system

Fixtures not tested/not in service: • Exterior hose bibbs shut off for winter

Items excluded from a building inspection: • Well • Water quality • Isolating/relief valves & main shut-off valve • Con
cealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

Recommendations

General

43. • Hot water at faucet in master bath sink measured at 130 degrees Fahrenheit. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit.

Task: Service

Time: Immediate

44. • Estimated cost to repair \$300

Cost: \$300

WASTE PLUMBING \ Traps - installation

45. **Condition:** • [Nonstandard shape or material](#)

Attached with hose clamps.

Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Kitchen

Task: Replace

Time: Less than 1 year



Nonstandard shape or material

FIXTURES AND FAUCETS \ Faucet

46. **Condition:** • [Cross connections](#)

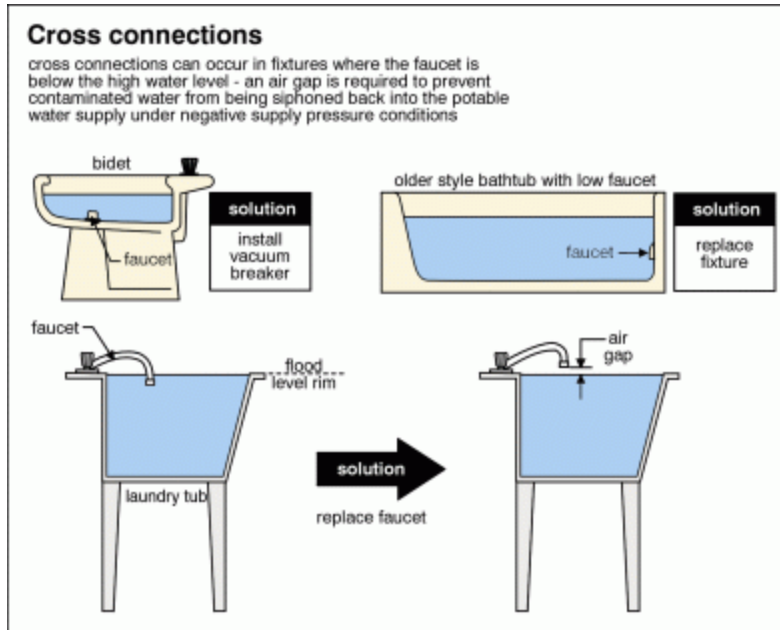
Hand held shower may drop below the spill line of the tub. Shorten hose to provide 1" air gap or install backflow prevention device.

Implication(s): Contaminated drinking water

Location: Second floor bath room

Task: Repair

Time: Immediate



Click on image to enlarge.



Cross connections

FIXTURES AND FAUCETS \ Toilet

47. Condition: • [Cross connection](#)

Fill tube valve is required to be located at least 1" above overflow pipe. Visit <http://www.ci.bloomington.mn.us/handouts/53/53ytoilet.pdf> for illustration.

Implication(s): Contaminated drinking water

Location: Second floor bathroom

Task: Repair

Time: Immediate



Cross connection

FIXTURES AND FAUCETS \ Bathtub enclosure

48. Condition: • [Grout loose, missing or deteriorated](#)

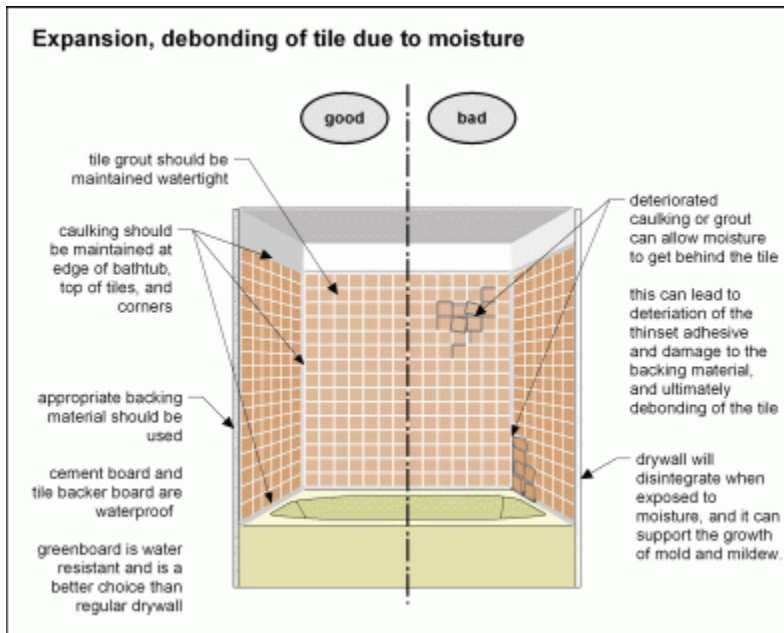
Grout cracked.

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

Location: Master Bathroom

Task: Repair

Time: Less than 1 year



Click on image to enlarge.



Grout loose, missing or deteriorated

GAS SUPPLY \ Gas piping

49. Condition: • Cap unused gas line on deck.

Location: Deck

Task: Improve

Time: Immediate

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

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

Windows: • [Fixed](#) • [Casement](#) • Metal-clad wood

Glazing: • [Double](#)

Exterior doors - type/material:

- Hinged
- [Sliding glass](#)
- [Solid wood](#)
- [Plastic/fiberglass](#)

Garage

- Metal-clad

Limitations

Inspection limited/prevented by: • Carpet • New finishes/paint

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 99 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

General

50. • Estimated cost to repair basement ceramic floor \$1,000

Estimated cost to repair wood floor \$1,500 Replacement of wood floor \$7,000 -\$9,000 depending on materials.

Estimated cost to remaining items \$500

51. • Home theater remote was intermittent. Unable to fully test system.

Location: Theater

Task: Repair

Time: Discretionary

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

FLOORS \ General

52. Condition: • [Loose or missing pieces](#)

Implication(s): Cosmetic defects | Trip or fall hazard

Task: Comment

53. Condition: • Typical flaws

Implication(s): Cosmetic defects

Task: Comment

FLOORS \ Wood/laminate floors

54. Condition: • [Exposed tongues](#)

Gaps throughout floor.

Implication(s): Cosmetic defects | Reduced system life expectancy

Location: First floor

Task: Repair or replace

Time: Discretionary



Exposed tongues



Exposed tongues

FLOORS \ Ceramic tile, stone, marble, etc

55. Condition: • [Tiles cracked](#)

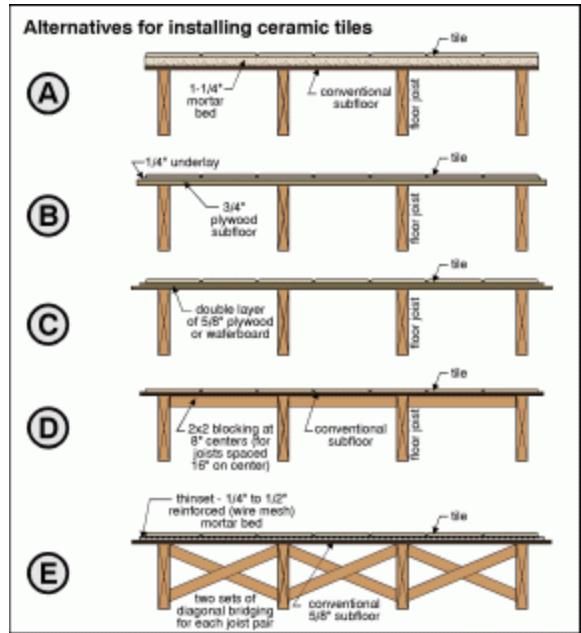
Level affected are and repair or replace tile.

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Basement

Task: Repair or replace

Time: Discretionary



Click on image to enlarge.



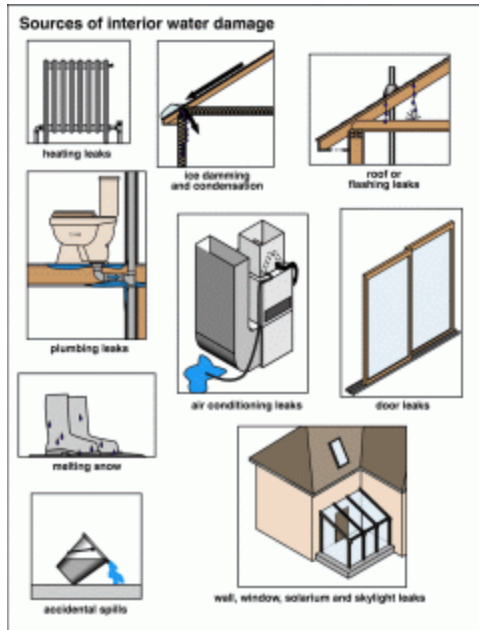
Tiles cracked

WALLS \ General

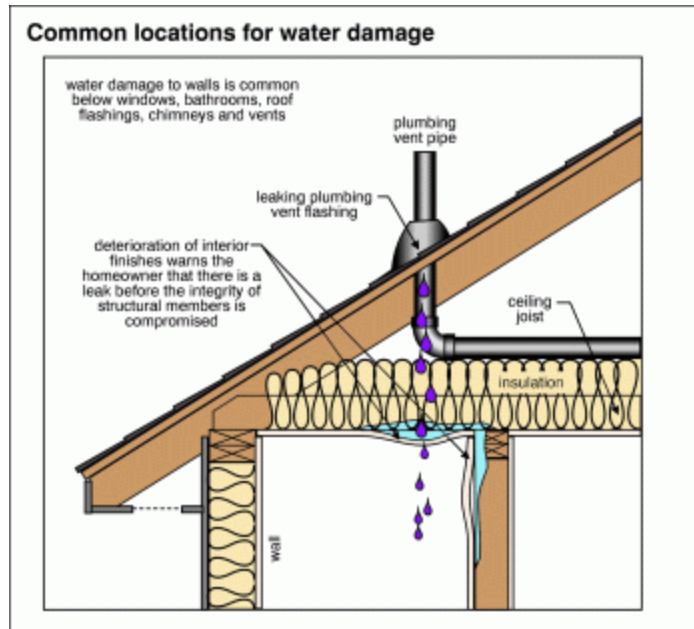
56. Condition: • Typical flaws
Implication(s): Cosmetic defects
Task: Comment

WALLS \ Plaster or drywall

57. Condition: • [Water damage](#)
 Potential water damage.
Implication(s): Cosmetic defects
Location: Garage
Task: Monitor - Repair
Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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

REFERENCE



Water damage

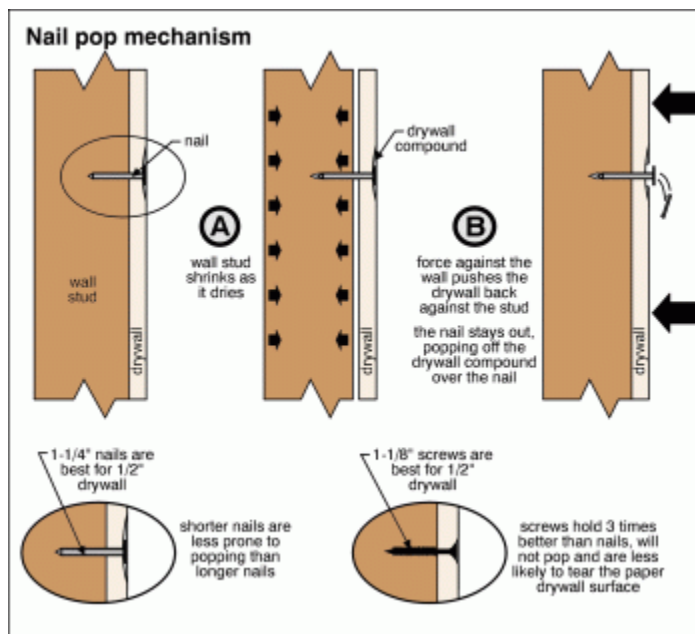
58. Condition: • [Nail pops](#)

Implication(s): Cosmetic defects

Location: Various

Task: Replace

Time: Less than 1 year



Click on image to enlarge.

CEILINGS \ General

59. Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Damage or physical injury due to falling materials

Location: Basement

Task: Repair

Time: Less than 1 year

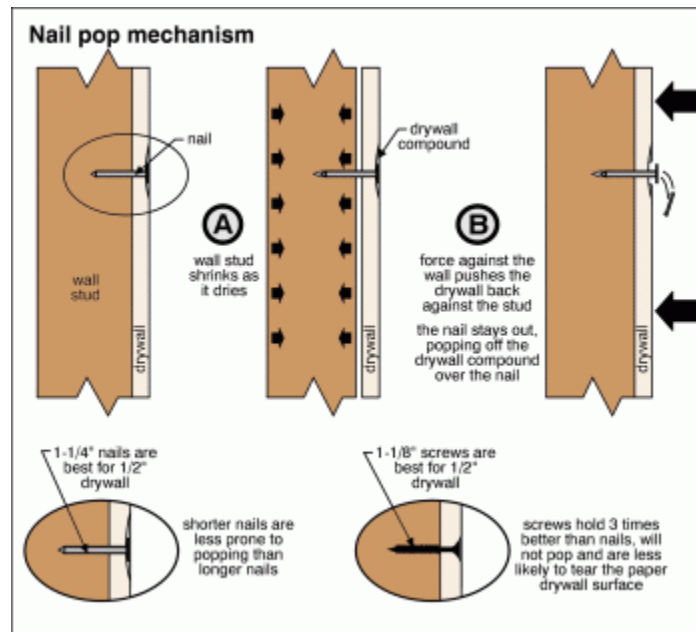


Cracked

60. Condition: • Typical flaws
Implication(s): Cosmetic defects
Task: Comment

CEILINGS \ Plaster or drywall

61. Condition: • [Nail pops](#)
Implication(s): Cosmetic defects
Location: Various
Task: Repair
Time: Discretionary



Click on image to enlarge.

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

WINDOWS \ Sashes

62. Condition: • Interior grills or dividers loose.

Location: Various

Task: Repair

Time: Less than 1 year



63. Condition: • [Inoperable](#)

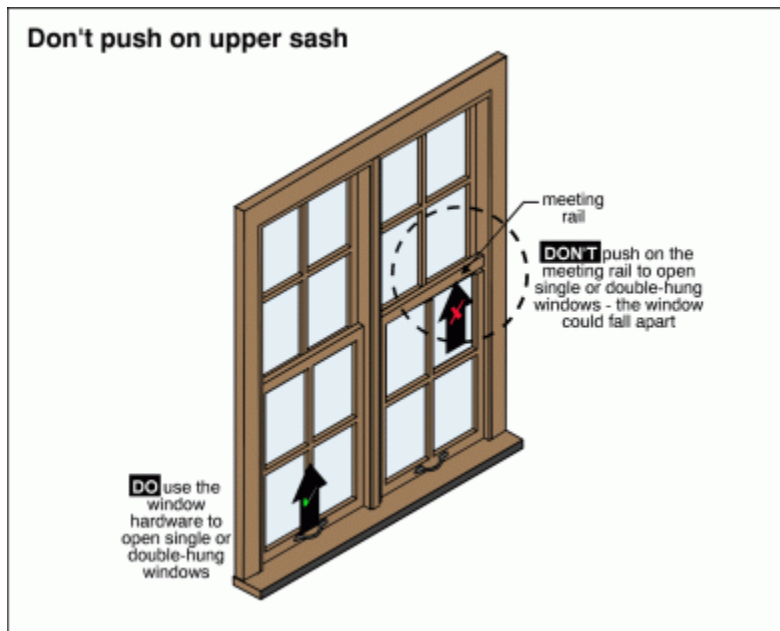
Suspect ice or frost.

Implication(s): Equipment inoperative

Location: Dining Room

Task: Repair

Time: Less than 1 year



[Click on image to enlarge.](#)

WINDOWS \ Interior trim

64. Condition: • Paint or stain needed

Implication(s): Cosmetic defects | Rot

Location: Master Bathroom

Task: Repair

Time: Less than 1 year



Paint or stain needed

DOORS \ Doors and frames

65. Condition: • Paint or stain needed for damaged areas on frame.

Location: First Floor Deck

Task: Repair

Time: Less than 1 year

66. Condition: • [Swings open or closed by itself](#)

Implication(s): Physical injury

Location: Second Floor Bedroom

Task: Correct

Time: Discretionary

DOORS \ Hardware

67. Condition: • [Ineffective](#)

Implication(s): Equipment ineffective

Location: Second Floor Bedroom

Task: Repair

Time: Less than 1 year



Ineffective

DOORS \ Interior trim

68. Condition: • [Missing](#)

Implication(s): Cosmetic defects

Location: Basement Closet

Task: Repair

Time: Less than 1 year



Missing

CARPENTRY \ Cabinets

69. Condition: • Typical minor flaws.

Task: Comment

CARPENTRY \ Trim

70. Condition: • Typical flaws.

Task: Comment

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

GARAGE \ Floor

71. **Condition:** • Typical minor cracks.

EXHAUST FANS \ Exhaust fan

72. **Condition:** • Integrated into air exchanger.

Task: Comment

APPLIANCES \ Refrigerator

73. **Condition:** • Ice maker did not produce ice during inspection.

Location: Kitchen

Task: Repair

APPLIANCES \ Dryer

74. **Condition:** • Drum was noisy at start-up.

Task: Monitor

END OF REPORT

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

