PROPERTY CONDITION ASSESSMENT REPORT

The best property inspection experience available.

PREPARED BY:
John Mika

FOR THE PROPERTY AT:
Sample Report
Watertown, MN

PREPARED FOR:
SAMPLE REPORT

INSPECTION DATE:
Monday, November 23, 2015

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

612-328-1522

www.mninspections.com
john@mninspections.com

Minnesota Inspections, LLC.

January 10, 2016

Dear Sample Report,

RE: Report No. 1493, v.3
Sample Report
Watertown, 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.

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

Sincerely,

John Mika
on behalf of
Minnesota Inspections, LLC.

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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 structure. 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.

PRIORITY ITEMS

Items that require immediate action affect life safety, the immediate condition of the structure or are items whose operation was not confirmed during the inspection. The buyer may want to request that these items are addressed by the seller prior to closing.

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

Typical granule loss consistent with roof age.

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

Task: Monitor

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • No kickout flashing

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

Location: Throughout

Task: Below current standards

Exterior

ROOF DRAINAGE \ Downspouts
Condition: • Downspouts discharging below grade
Request location of termination point of below grade drain. If not properly terminated at "daylight" or a pop up drain there is a potential the drains may discharge and hold water against the foundation.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Throughout
Task: Improve
Time: Less than 1 year

Condition: • Too few
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Various
Task: Provide
Time: Less than 1 year

Condition: • Should discharge 6 feet from building
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Throughout
Task: Improve
Time: Less than 1 year

WALLS \ Soffits and fascia
Condition: • Loose or missing pieces
Missing.
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering building
Location: Rear
Task: Provide
Time: Less than 1 year

WALLS \ Vinyl siding
Condition: • Missing building wrap behind siding. May not have been required at the time of construction.

From the manufacturer: "This strong, durable board is manufactured from hardy northern wood fibers and incorporates up to 15% recycled fiber. Asphalt and wax impregnation and one-sided asphalt coating, gives strength and resistance to moisture" http://bildrite.net/bracerite_tech.htm
Location: Throughout
Task: Below current standards

Condition: • Mechanical damage
Typical minimal damage. Voids may be sealed with clear or colored caulk.
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure
Location: Various
Task: Repair

Time: Less than 1 year

Condition: • Too close to grade
Areas of siding were below grade. Over time, this condition has the potential to rot the wood sheathing and framing.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Various
Task: Improve
Time: Less than 1 year

WALLS \ Brick, stone and concrete
Condition: • Missing, ineffective weep holes or flashings
Weep holes or wicks missing or not visible. Typical in buildings this age.
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration
Location: Throughout
Task: Below current standards

Condition: • Too close to grade
Implication(s): Chance of water entering building | Weakened structure | Rot
Location: Front
Task: Below current standards

EXTERIOR GLASS \ Frames
Condition: • Damaged sill. Seal voids with an approved sealant.
Location: Front
Task: Repair
Time: Less than 1 year

EXTERIOR GLASS \ Exterior drip caps
Condition: • Missing
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Throughout
Task: Below current standards

EXTERIOR GLASS \ Storms and screens
Condition: • Missing
Request seller confirm quantity and install missing storms or screens. Some missing screens were located in the basement.
Implication(s): Increased heating and cooling costs | Reduced comfort
Location: Various
Task: Provide
Time: Less than 1 year

DOORS \ Doors and frames
Condition: • Damage
Screen door slider track.
Implication(s): Cosmetic defects | Chance of damage to finishes and structure | Poor security

Location: Rear
Task: Repair
Time: When necessary

DOORS \ Exterior drip caps
Condition: • Missing
Implication(s): Chance of damage to finishes and structure
Location: Rear Basement
Task: Below current standards

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings
Condition: • Steps slope
Implication(s): Trip or fall hazard
Location: Rear
Task: Repair or replace
Time: Less than 1 year

Condition: • Stair rise too big or not uniform
Greater than 3/8" variance in treads.
Implication(s): Trip or fall hazard
Location: Rear
Task: Below current standards

Condition: • Wood/soil contact
Implication(s): Shortened life expectancy of material | Material deterioration
Task: Provide
Time: Less than 1 year

Condition: • Rot
Implication(s): Weakened structure | Material deterioration
Location: Rear
Task: Replace
Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards
Condition: • Missing
Implication(s): Fall hazard
Location: Rear
Task: Provide
Time: Less than 1 year

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios
Condition: • Slope toward building
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Rear
Task: Improve

Time: Less than 1 year

LANDSCAPING \ Driveway
Condition: • Cracked or damaged surfaces
Typical defects for age. The surface is in overall good, serviceable condition. Crack sealing and general repairs are recommended.
Implication(s): Trip or fall hazard
Task: Repair
Time: Discretionary

Condition: • Improper slope or drainage
Settled near garage door.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Garage
Task: Repair
Time: Less than 1 year

Condition: • Uneven (trip hazard)
Implication(s): Physical injury
Location: Garage
Task: Repair
Time: Less than 1 year

LANDSCAPING \ Walkway
Condition: • Uneven (trip hazard)
Implication(s): Physical injury
Location: Garage
Task: Repair
Time: Less than 1 year

GARAGE \ Floor
Condition: • Cracked
Typical minor surface defects and/or chips in surface. The floor is in good overall condition.
Implication(s): Uneven floors
Task: Monitor

GARAGE \ Walls and ceilings
Condition: • Not fireproof
Cover openings with a minimum of 1/2" fire rated sheet rock. Re-tape exposed seams over 1/8 inch wide and seal voids. Remove a small section by removing screws to confirm the presence of a fire wall above the ceiling.
Implication(s): Fire hazard
Task: Improve - Further evaluation
Time: Less than 1 year

GARAGE \ Vehicle doors
Condition: • The door spring is broken

Location: Small door
Task: Repair
Time: Less than 1 year

IRRIGATION / SPRINKLER SYSTEM \ Observations
Condition: • May not be properly winterized. Request service documentation from the seller.
Location: Exterior Wall
Task: Request disclosure

Structure

FOUNDATIONS \ Foundation
Condition: • Typical minor cracks
Typical minor cracks. Not a structural concern. Seal cracks to prevent moisture intrusion.
Implication(s): Chance of water entering building
Location: Basement and Garage
Task: Repair
Time: Less than 1 year

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel
Condition: • Poor access
Implication(s): Difficult to service
Location: Garage
Task: Improve
Time: Less than 1 year

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed
Condition: • Exposed on walls or ceilings
Should be protected in conduit on walls, ceiling or stud edges.
Implication(s): Electric shock
Location: Garage
Task: Below current standards

DISTRIBUTION SYSTEM \ Wiring - installation
Condition: • Extension cord used as permanent wiring
Provide additional outlets or wiring and remove extension cords.
Implication(s): Electric shock | Fire hazard
Location: Basement
Task: Remove
Time: Immediate

DISTRIBUTION SYSTEM \ Lights
Condition: • Rust

Location: Rear Exterior Wall
Task: Repair
Time: Less than 2 years

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Loose
Implication(s): Electric shock | Fire hazard
Location: Laundry Area
Task: Improve
Time: Less than 1 year

Condition: • No GFCI (Ground Fault Circuit Interrupter)
Current standards require GFCI protection for all bathroom receptacles, all garage and accessory buildings, all receptacles in unfinished basements (except permanently installed burglar or fire alarms), all receptacles serving kitchen countertops, receptacles within 6' of sinks, receptacles within 6' of showers or tubs, receptacles serving laundry areas, all receptacles serving crawlspace at or below grade, all exterior receptacles (except those serving snow melting or de-icing equipment) ,outlets supplying dishwashers, hydro massage tubs, and must be readily accessible.
These standards may be enforced by the local building official when outlets are changed or added.
Implication(s): Electric shock
Location: Various
Task: Below current standards

Condition: • No AFCI (Arc Fault Circuit Interrupter)
Current standards require AFCI protection for all 120v 15Amp & 20Amp branch circuits supplying power to outlets in the following areas: Family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways & similar rooms. Also required for kitchen and laundry areas. Also required for devices (switches) in all areas above. Not required on individual circuit for central station alarm in RMC, IMC, EMT or steel-armored cable (type AC or MC) with metal junction boxes.
Local building official may require upgrades to any wiring that is extended, modified or replaced.
Implication(s): Fire hazard
Location: Various
Task: Below current standards

DISTRIBUTION SYSTEM \ Cover plates
Condition: • Missing
Implication(s): Electric shock
Location: Garage Ceiling
Task: Repair or replace
Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors
Condition: • Inoperative
Replace batteries. This is not a concern as the hardwired detectors were functional.
Implication(s): Fire hazard
Location: Second Floor
Task: Repair or replace

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors
Condition: • None
Provide, at a minimum , on each level of the home within 10 feet of sleeping rooms.
Implication(s): Health hazard
Location: Second Floor
Task: Provide
Time: Immediate

Heating

General
• Recommend annual service for older components to prolong the life of the component
Task: Service
Time: Annually

SPACE HEATER \ Room heater
Condition: • Inoperable - Igniter did not function and gas was shut off.
Location: Garage
Task: Replace
Time: Less than 1 year

Condition: • Unvented
Unvented heaters generally create excess water vapor buildup in the structure. Most jurisdictions do not allow unvented heater installations.
Implication(s): Hazardous combustion products entering home
Location: Garage
Task: Replace
Time: Less than 1 year

HEAT RECOVERY VENTILATOR \ Filters
Condition: • Dirty
Implication(s): Equipment ineffective
Location: Basement
Task: Clean
Time: Less than 1 year

Cooling & Heat Pump

General
• Recommend annual service for older components to prolong the life of the component
Task: Service
Time: Annually

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

ATTIC/ROOF \ Insulation
Condition: • Compressed
Disturbed or compressed insulation reduces effective R-Value. Redistribute compressed insulation.
Implication(s): Increased heating and cooling costs | Reduced comfort
Task: Improve
Time: Less than 1 year

Condition: • Possible Zonolite
A small amount of vermiculite insulation was observed in the attic. Recommend testing the vermiculite to determine if it is contaminated with asbestos.
Information regarding Zonolite: http://www.asbestos.com/products/construction/zonolite-insulation.php and http://www.zonoliteatticinsulation.com/
Implication(s): Environmental contamination
Task: Further evaluation
Time: Less than 1 year

WALLS \ Air/vapor barrier
Condition: • Double vapor barrier. Potential mold observed on the Kraft paper located behind the plastic.
Location: Garage
Task: Remove
Time: Less than 1 year

Condition: • Incomplete
Lacks approved mastic for sealing to top and bottom plate. Voids and missing areas were observed. Seal seams and small voids with approved tape.
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs
Location: Basement & Garage
Task: Repair
Time: Less than 1 year

FOUNDATION \ Exterior insulation
Condition: • Not protected at top
Protective coating is damaged or deteriorated. 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

Plumbing

SUPPLY PLUMBING \ Supply piping in building
Condition: • Leak
Evidence of past leaks, no active leak were observed. Evaluate and tighten or repair fittings, unions and valves if needed.
Implication(s): Chance of water damage to contents, finishes and/or structure | System inoperative
Location: Kitchen
Task: Monitor

Condition: • Non-standard material
Appears to be a temporary repair
Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No water
Location: Exterior Wall Irrigation
Task: Further evaluation

WASTE PLUMBING \ Drain piping - performance
Condition: • Dishwasher drain connections
No high loop on drain line. Attach to top of counter top.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Kitchen
Task: Below current standards

WASTE PLUMBING \ Drain piping - installation
Condition: • Nonstandard materials and patches
Flexible drain connector.
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building
Location: Kitchen
Task: Below current standards

WASTE PLUMBING \ Sump pump
Condition: • Lid missing, rotted or not secure
Not secured with three screws. This condition is a potential safety hazard.
Implication(s): Trip or fall hazard
Location: Basement
Task: Improve

Time: Immediate

Condition: • Discharge pipe problems
Appears to discharge below grade near the foundation. Excavate the area to determine where the pipe terminates or disconnect below grade portion and replace with a corrugated hose that discharges to grade.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Exterior
Task: Improve
Time: Less than 1 year

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: • Slow drains
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Master Bathroom
Task: Clean
Time: Less than 1 year

FIXTURES AND FAUCETS \ Toilet
Condition: • Loose
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building
Location: Master Bathroom
Task: Repair
Time: Less than 1 year

FIXTURES AND FAUCETS \ Bathtub
Condition: • Grout loose, missing or deteriorated
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Master Bathroom
Task: Repair
Time: Less than 1 year

FIXTURES AND FAUCETS \ Hose bibb
Condition: • Backflow prevention missing
Lack of backflow prevention devices has the potential to contaminate water supply. Provide on all threaded faucets and hose bibs.
Implication(s): Contaminated drinking water
Task: Provide
Time: Less than 1 year

GAS SUPPLY \ Gas piping
Condition: • Piping not properly bonded
CSST gas pipe that is not bonded is a potential fire hazard if affected by a lightning strike. Visit: http://www.csstsafety.com/Images/CSST-Direct-Bonding-Tech-Bulletin.pdf
Implication(s): Fire or explosion
Location: Basement
Task: Repair

Time: Immediate

Interior

FLOORS \ General
Condition: • Typical flaws
Implication(s): Cosmetic defects
Task: Comment

WALLS \ General
Condition: • Typical flaws
Implication(s): Cosmetic defects
Task: Comment

WALLS \ Plaster or drywall
Condition: • Nail pops
Implication(s): Cosmetic defects
Location: Various
Task: Repair
Time: Discretionary

CEILINGS \ General
Condition: • Typical flaws
Implication(s): Cosmetic defects
Task: Comment

CEILINGS \ Plaster or drywall
Condition: • Nail pops
Stains may indicate a past leak.
Implication(s): Cosmetic defects
Location: Various - Second Floor
Task: Repair - Monitor
Time: Discretionary

WINDOWS \ Hardware
Condition: • Inoperable
Window lock did not latch.
Implication(s): System inoperative or difficult to operate
Location: Staircase
Task: Repair
Time: Discretionary

WINDOWS \ Interior trim
Condition: • Stained
Typical water stains at corners of trim and sashes. Refinish or apply clear polyurethane to protect wood in affected areas. Likely from condensation but windows should be monitored for leaks.

Implication(s): Cosmetic defects
Location: Various
Task: Monitor

DOORS \ Hardware
Condition: • Missing
Missing door stops may result in damaged walls from door knob impact.
Implication(s): System inoperative or difficult to operate
Location: Laundry Area
Task: Provide
Time: Less than 1 year

Condition: • Loose
Implication(s): Equipment failure
Location: Master Bathroom
Task: Repair
Time: Discretionary

Condition: • Lock not effective on exterior door
Implication(s): Poor security
Location: First Floor & Second Floor Patio Doors
Task: Repair
Time: Less than 1 year

CARPENTRY \ Countertops
Condition: • Damaged or missing sealant
Location: Various
Task: Repair
Time: Discretionary

STAIRS \ Fire safety
Condition: • Drywall missing or incomplete on underside of stairs
Implication(s): Increased fire hazard
Location: Basement
Task: Provide
Time: When remodelling

BASEMENT \ Wet basement - evidence
Condition: • Stains
Evidence of water stains presents by the buyers. The walls were freshly painted at the time of the inspection. Confirm the discharge location of below grade downspout drains request frequency and severity of moisture problems.
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure
Location: Front Wall
Task: Request disclosure
Time: Less than 1 year

APPLIANCES \ Range
Condition: • Anti-tip device missing
Implication(s): Physical injury
Location: Kitchen
Task: Below current standards

APPLIANCES \ Microwave oven
Condition: • Parts broken/missing
Cracked front door cover.
Implication(s): Reduced operability
Location: Kitchen
Task: Repair
Time: Discretionary

APPLIANCES \ Waste disposal
Condition: • Noisy
Foreign object present in unit.
Implication(s): Noise nuisance
Location: Kitchen
Task: Clean
Time: Less than 1 year

APPLIANCES \ Dryer
Condition: • Dryer vent obstructed
Implication(s): Equipment ineffective | Fire hazard
Location: Exterior Wall
Task: Repair
Time: Less than 1 year

Condition: • Plastic dryer vent
This vent is not approved for gas dryers. Electric dryer is currently in service, however a gas line is present. Replace the vent if a gas dry is ever placed in service.
Implication(s): Equipment ineffective | Fire hazard
Task: Comment - no recommendations

This concludes the Summary section.

The remainder of the report describes each of the structures 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 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

Inspection performed: • From ground with pole mounted camera

Inspection performed: • From roof edge

Recommendations

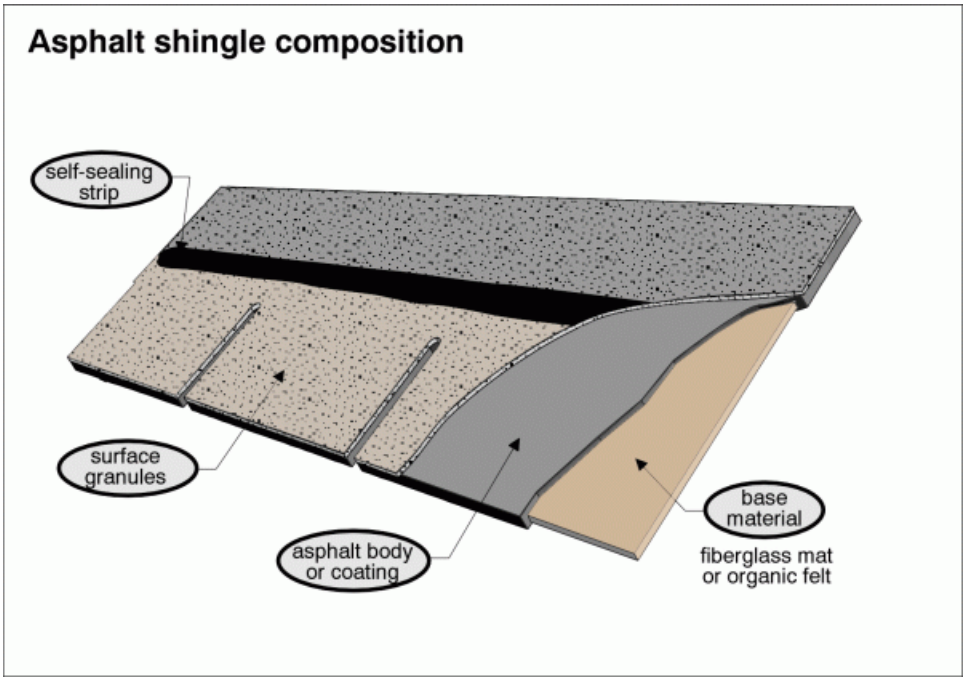
SLOPED ROOFING \ Asphalt shingles

1. Condition: • Granule loss

Typical granule loss consistent with roof age.

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

Task: Monitor



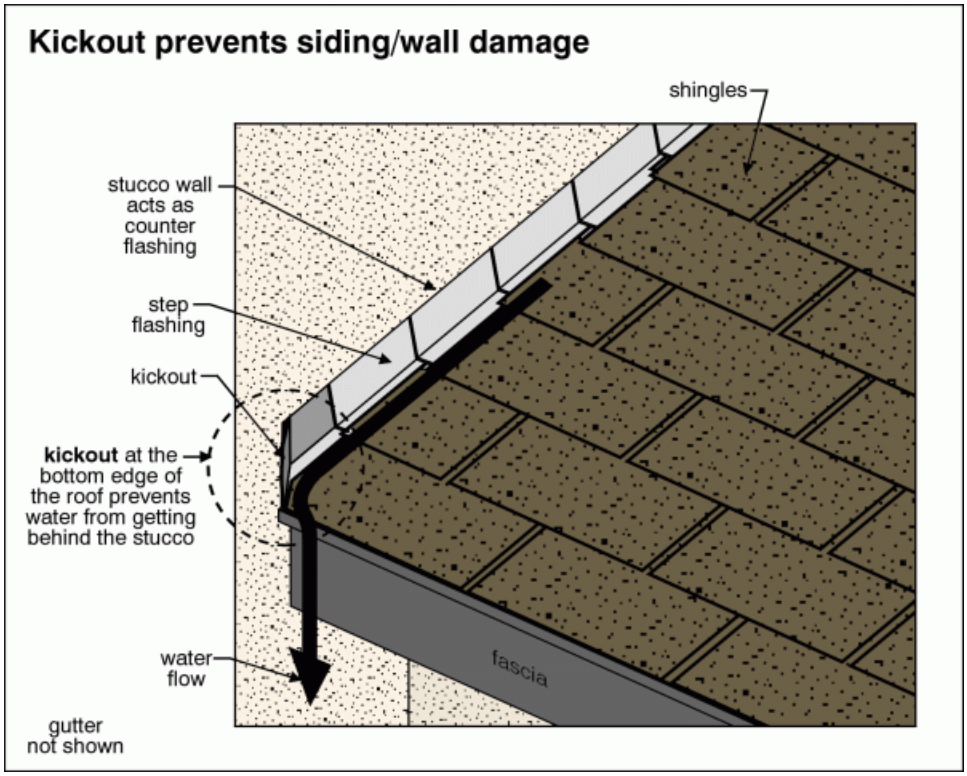
SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

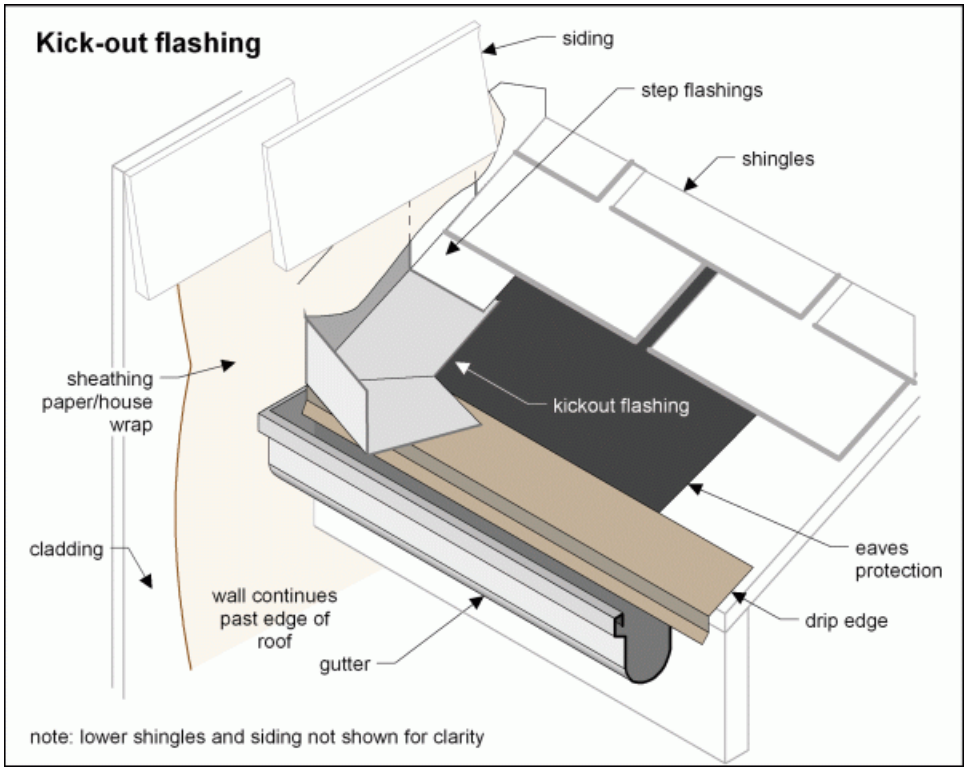
2. Condition: • No kickout flashing

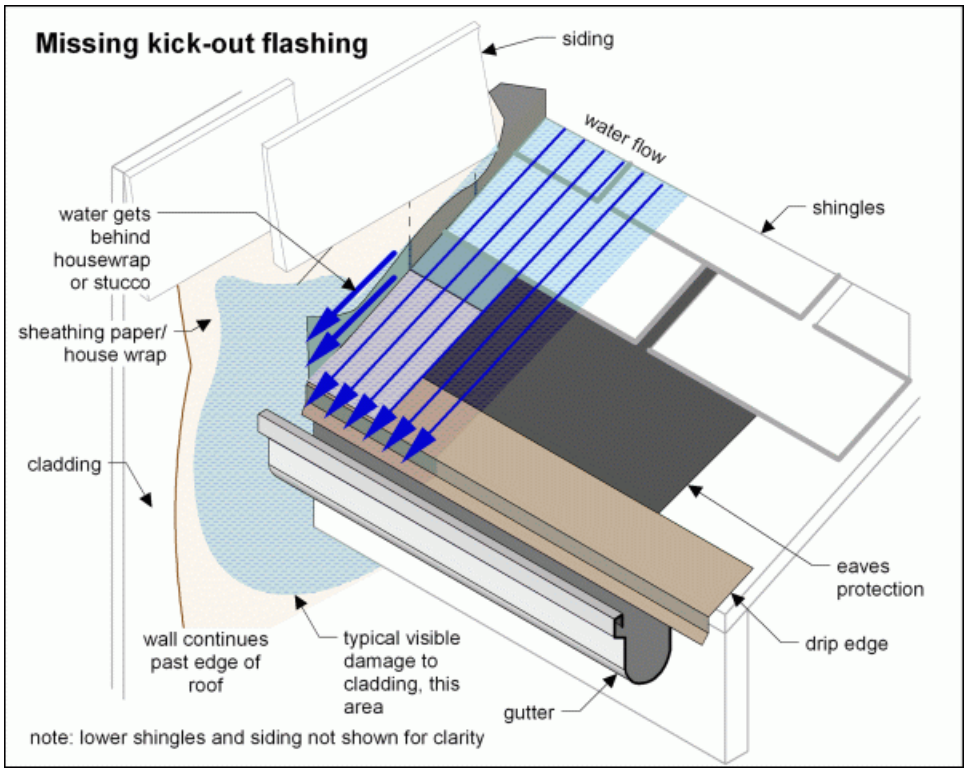
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Below current standards


Kickout prevents siding/wall damage
shingles
stucco wall acts as counter flashing
step flashing
kickout
kickout at the bottom edge of the roof prevents water from getting behind the stucco
water flow
fascia
gutter not shown


Kick-out flashing
siding
step flashings
shingles
sheathing paper/house wrap
kickout flashing
cladding
eaves protection
drip edge
wall continues past edge of roof
gutter
note: lower shingles and siding not shown for clarity



1. *No kickout flashing*

2. *No kickout flashing*

Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Below grade

Lot slope: • Away from building

Wall surfaces - masonry: • Brick

Wall surfaces: • Vinyl siding

Soffit and fascia: • Aluminum

Retaining wall: • Stone

Driveway: • Asphalt

Walkway: • Concrete

Exterior steps: • Wood

Patio: • Concrete

Fence: • Chain link

Limitations

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

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

3. Condition: • Downspouts discharging below grade

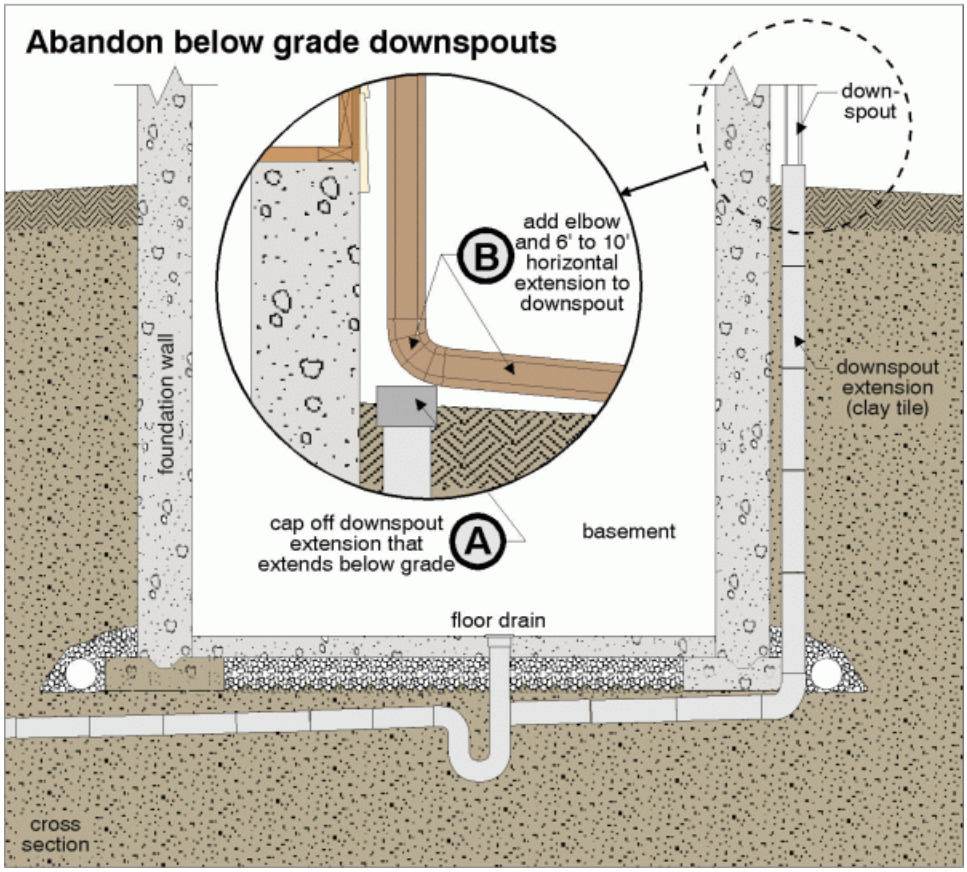
Request location of termination point of below grade drain. If not properly terminated at "daylight" or a pop up drain there is a potential the drains may discharge and hold water against the foundation.

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

Location: Throughout

Task: Improve

Time: Less than 1 year



3. *Downspouts discharging below grade*

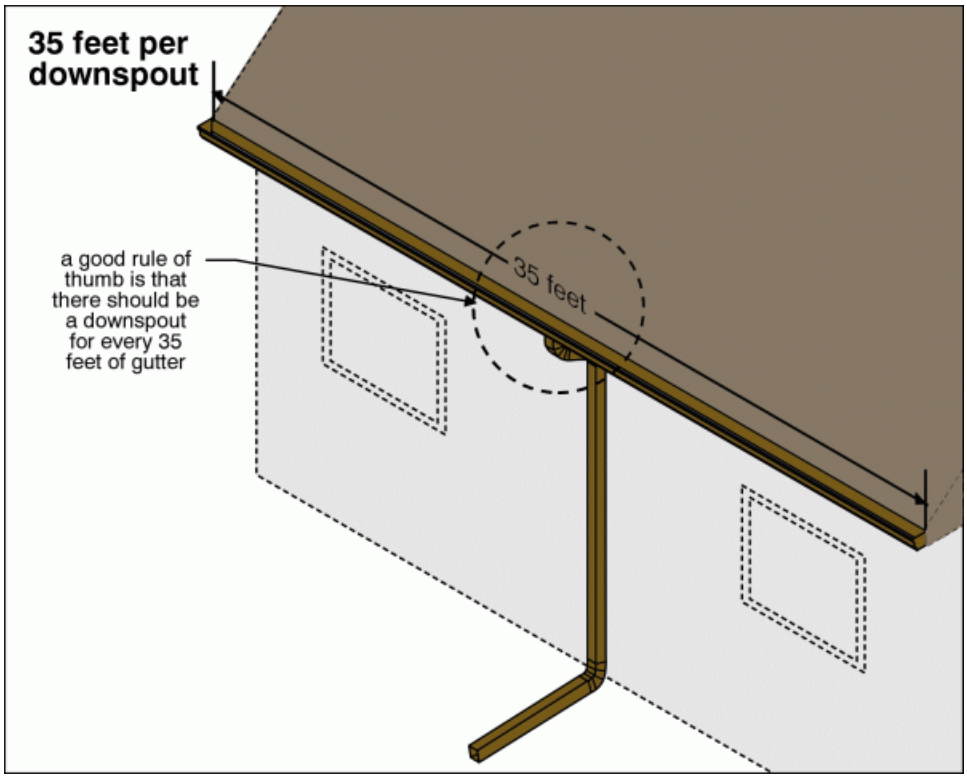
4. Condition: • Too few

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

Location: Various

Task: Provide

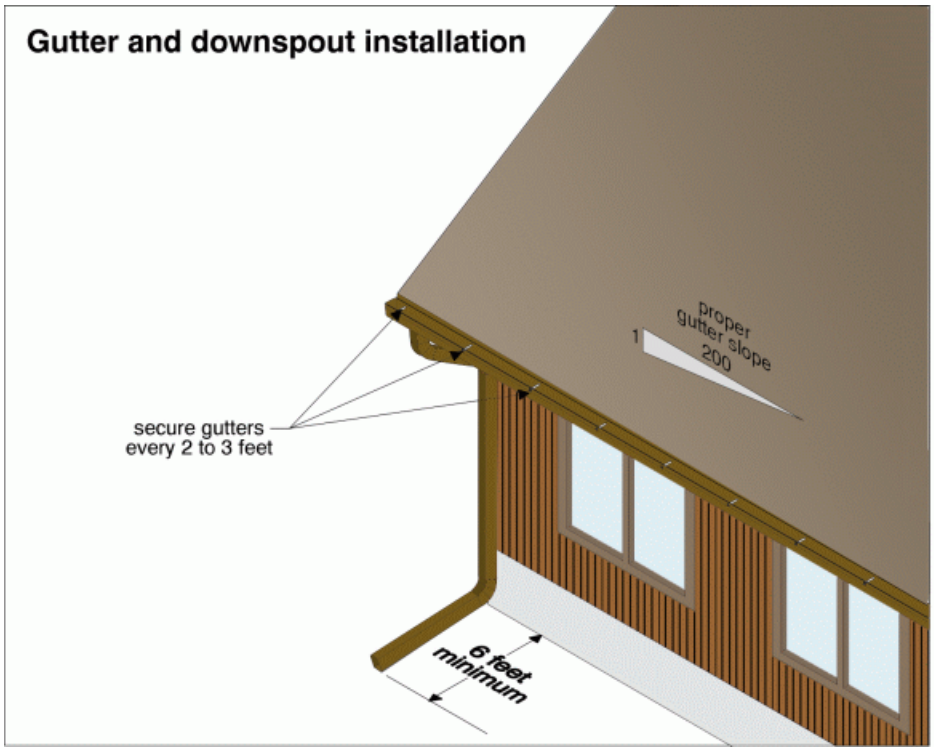
Time: Less than 1 year

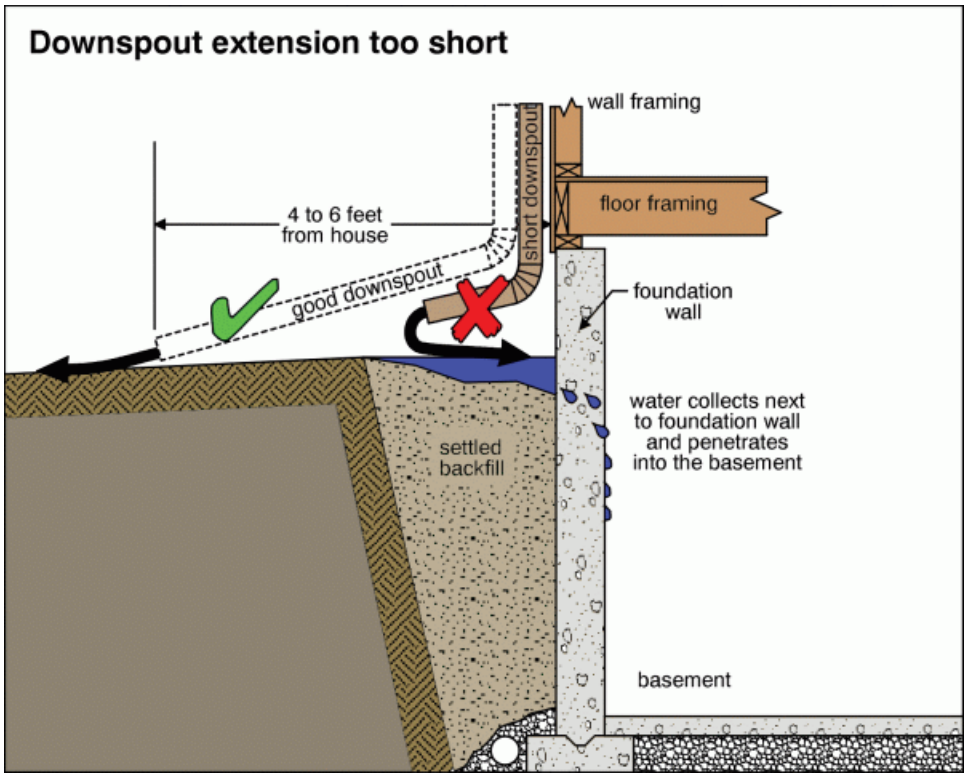


4. *Too few*

5. *Too few*

5. Condition: • Should discharge 6 feet from building
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Throughout
Task: Improve
Time: Less than 1 year

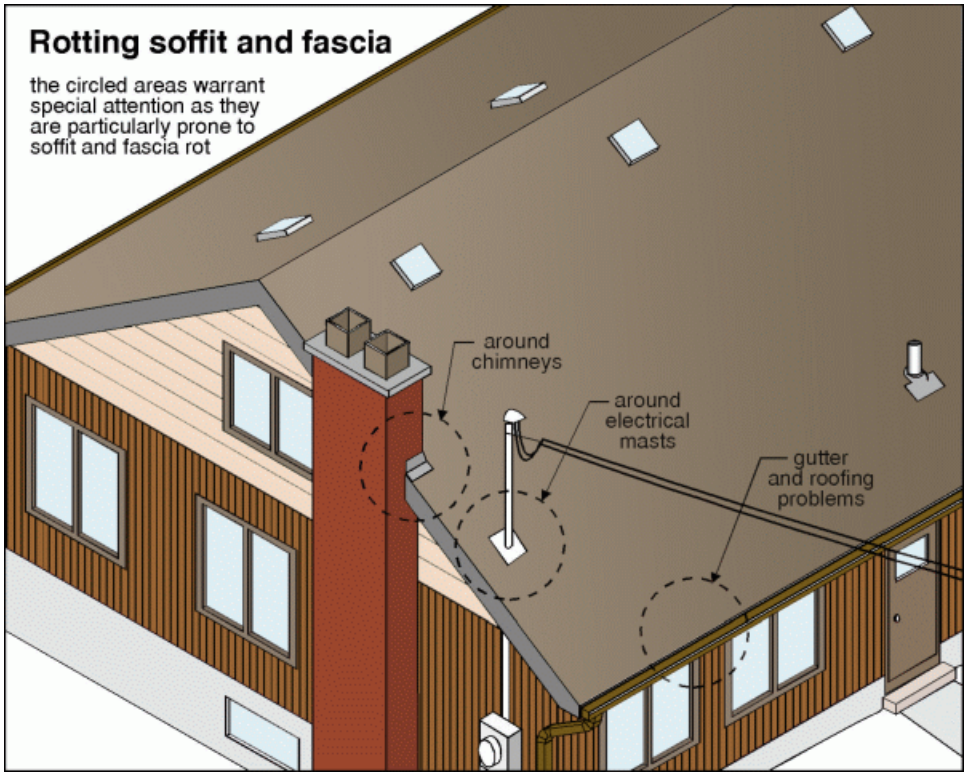




WALLS \ Soffits and fascia

6. Condition: • Loose or missing pieces

Missing.
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Chance of pests entering building
Location: Rear
Task: Provide
Time: Less than 1 year



6. *Loose or missing pieces*

WALLS \ Vinyl siding

7. Condition: • Missing building wrap behind siding. May not have been required at the time of construction.

From the manufacturer: "This strong, durable board is manufactured from hardy northern wood fibers and incorporates up to 15% recycled fiber. Asphalt and wax impregnation and one-sided asphalt coating, gives strength and resistance to moisture" http://bildrite.net/bracerite_tech.htm
Location: Throughout
Task: Below current standards

7.

8. Condition: • Mechanical damage
Typical minimal damage. Voids may be sealed with clear or colored caulk.
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure
Location: Various
Task: Repair
Time: Less than 1 year

8. *Mechanical damage*

9. *Mechanical damage*

9. Condition: • Too close to grade

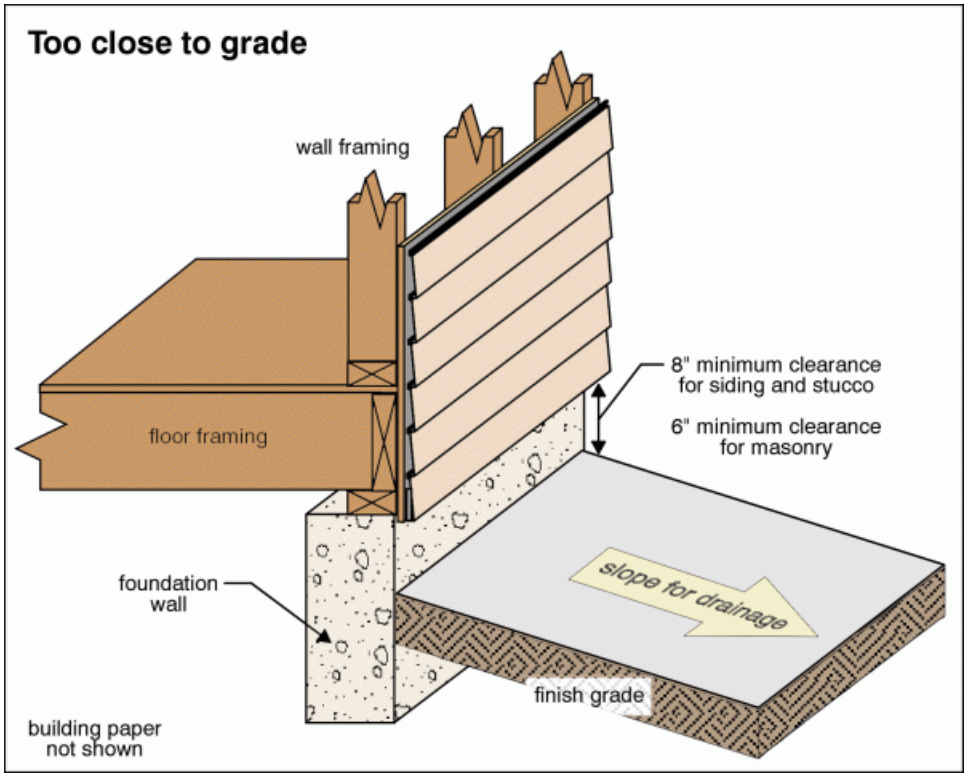
Areas of siding were below grade. Over time, this condition has the potential to rot the wood sheathing and framing.

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

Location: Various

Task: Improve

Time: Less than 1 year



10. *Too close to grade*

WALLS \ Brick, stone and concrete

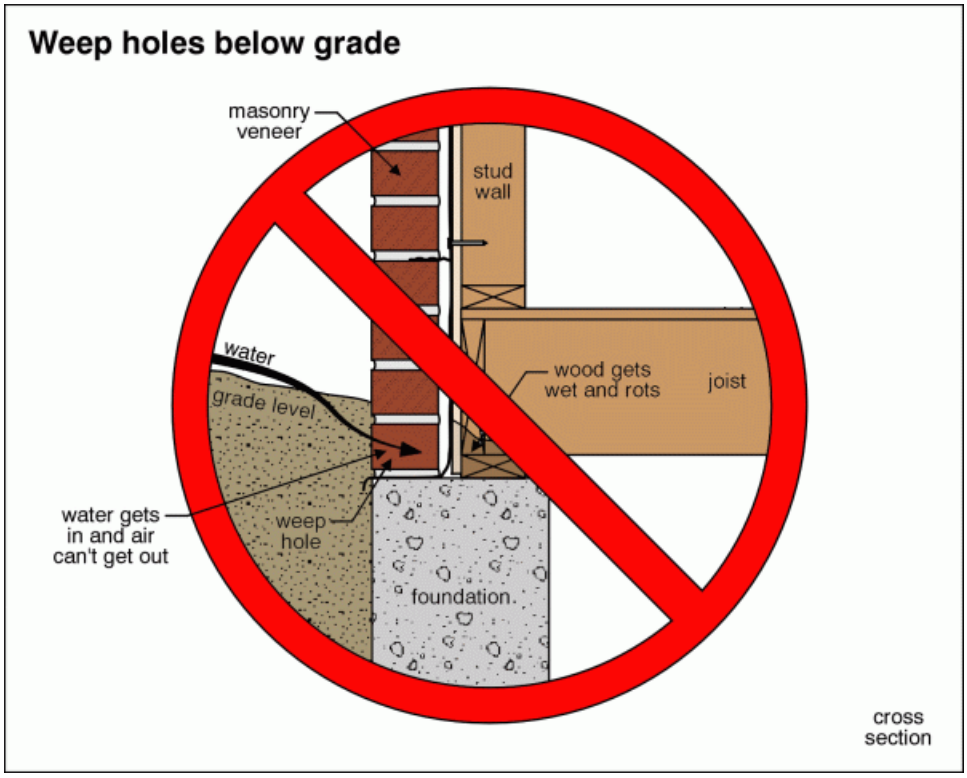
10. Condition: • Missing, ineffective weep holes or flashings

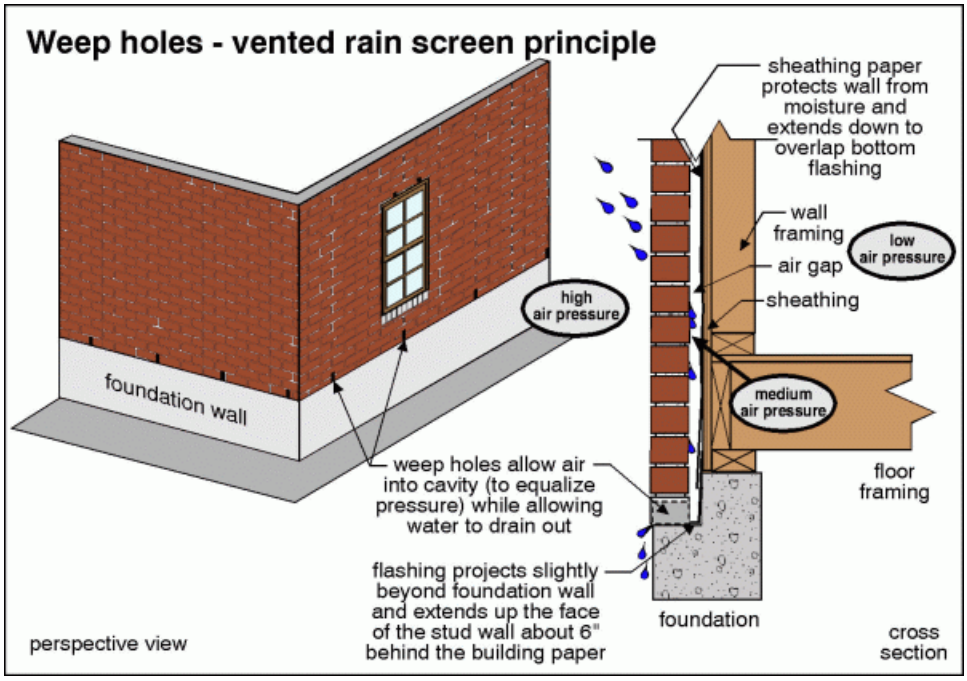
Weep holes or wicks missing or not visible. Typical in buildings this age.

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

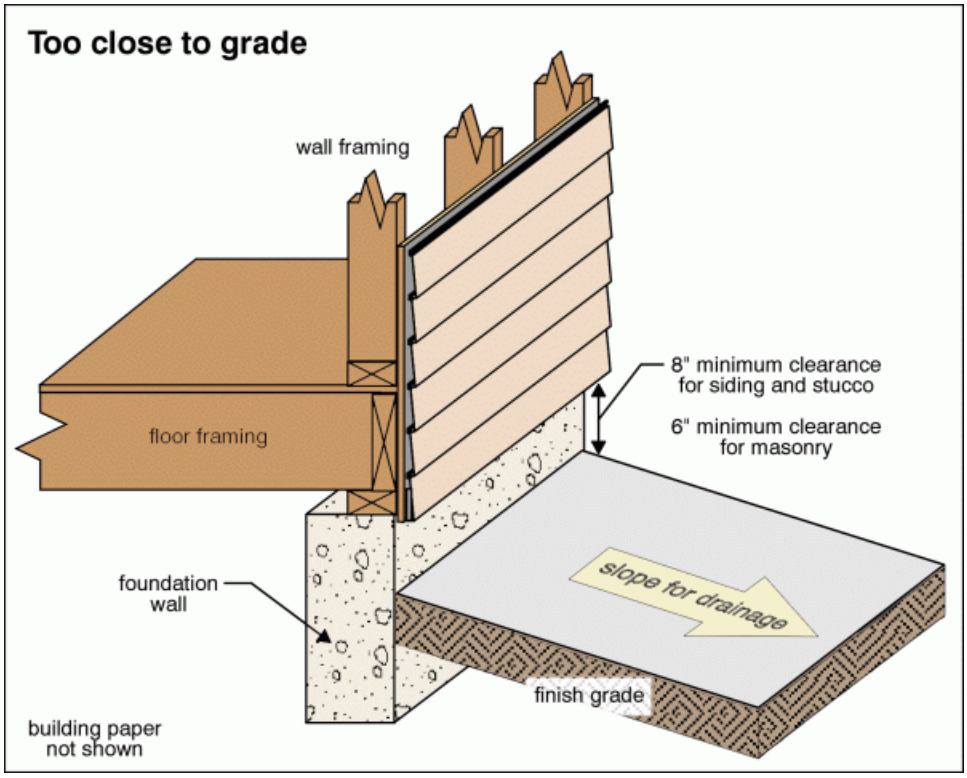
Location: Throughout

Task: Below current standards





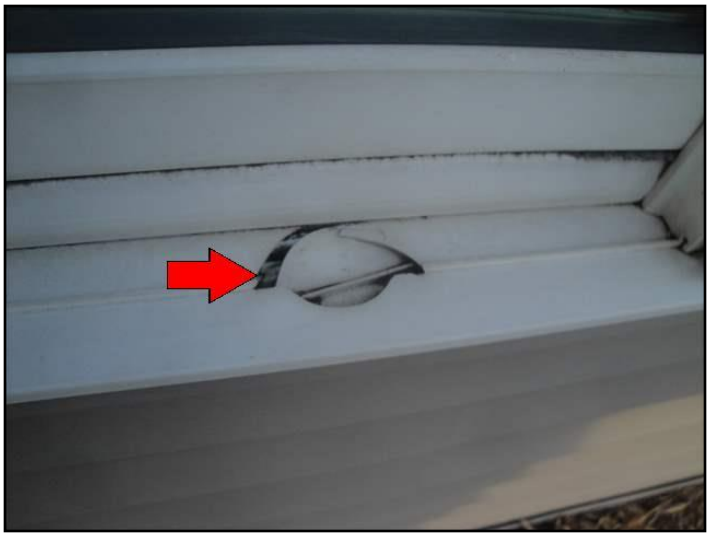
11. Condition: • Too close to grade
Implication(s): Chance of water entering building | Weakened structure | Rot
Location: Front
Task: Below current standards



11. *Too close to grade*

EXTERIOR GLASS \ Frames

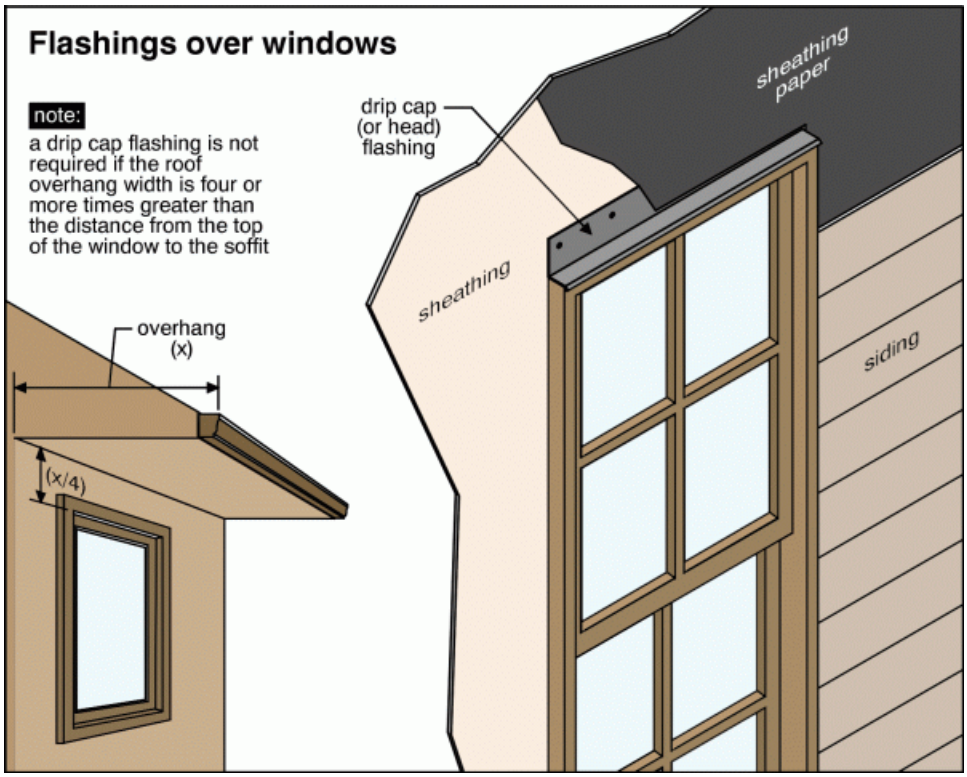
12. Condition: • Damaged sill. Seal voids with an approved sealant.
Location: Front
Task: Repair
Time: Less than 1 year



12.

EXTERIOR GLASS \ Exterior drip caps

13. Condition: • Missing
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Throughout
Task: Below current standards



13. *Missing*

EXTERIOR GLASS \ Storms and screens

14. Condition: • Missing

Request seller confirm quantity and install missing storms or screens. Some missing screens were located in the basement.

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

Location: Various

Task: Provide

Time: Less than 1 year

14. *Missing*

DOORS \ Doors and frames

15. Condition: • Damage

Screen door slider track.

Implication(s): Cosmetic defects | Chance of damage to finishes and structure | Poor security

Location: Rear

Task: Repair

Time: When necessary

15. *Damage*

DOORS \ Exterior drip caps

16. Condition: • Missing

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

Location: Rear Basement

Task: Below current standards

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

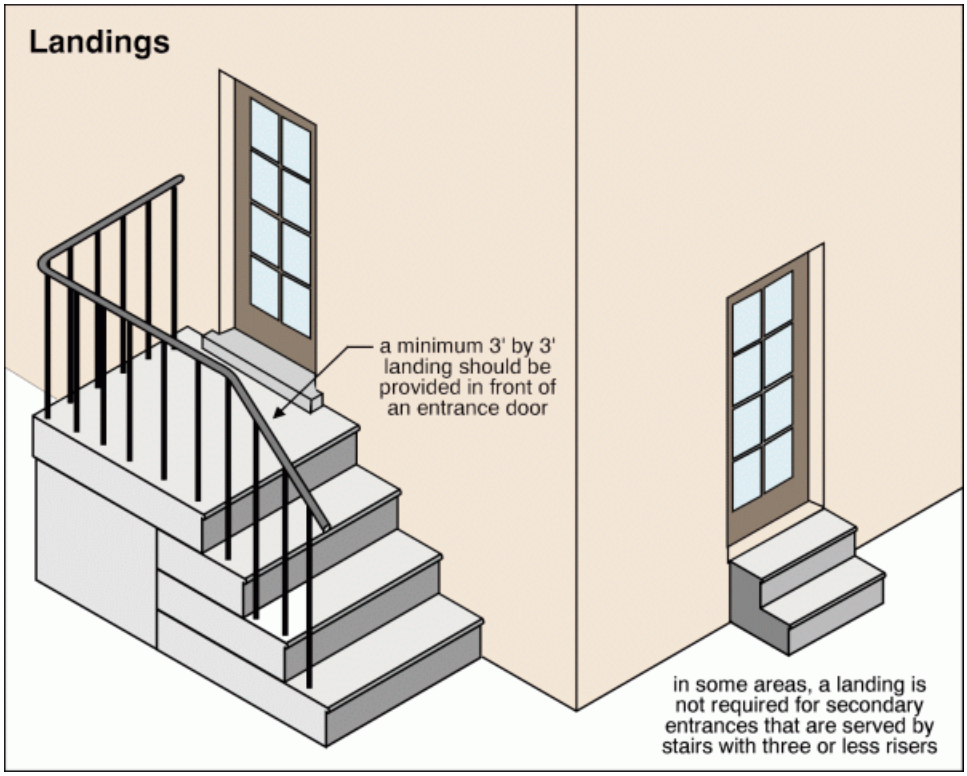
17. Condition: • Steps slope

Implication(s): Trip or fall hazard

Location: Rear

Task: Repair or replace

Time: Less than 1 year



16. *Steps slope*

18. Condition: • Stair rise too big or not uniform

Greater than 3/8" variance in treads.
Implication(s): Trip or fall hazard
Location: Rear
Task: Below current standards

17. *Stair rise too big or not uniform*

19. Condition: • Wood/soil contact
Implication(s): Shortened life expectancy of material | Material deterioration
Task: Provide
Time: Less than 1 year

20. Condition: • Rot
Implication(s): Weakened structure | Material deterioration
Location: Rear
Task: Replace
Time: Immediate

18. *Rot*

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

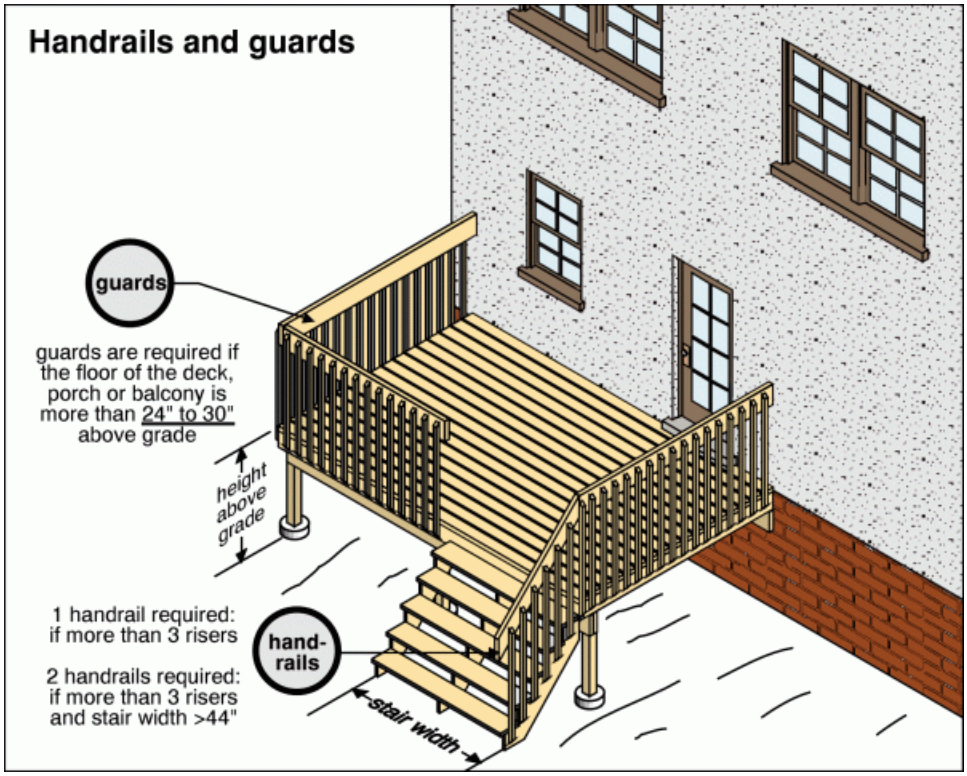
21. Condition: • Missing

Implication(s): Fall hazard

Location: Rear

Task: Provide

Time: Less than 1 year



PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios

22. Condition: • Slope toward building

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

Location: Rear

Task: Improve

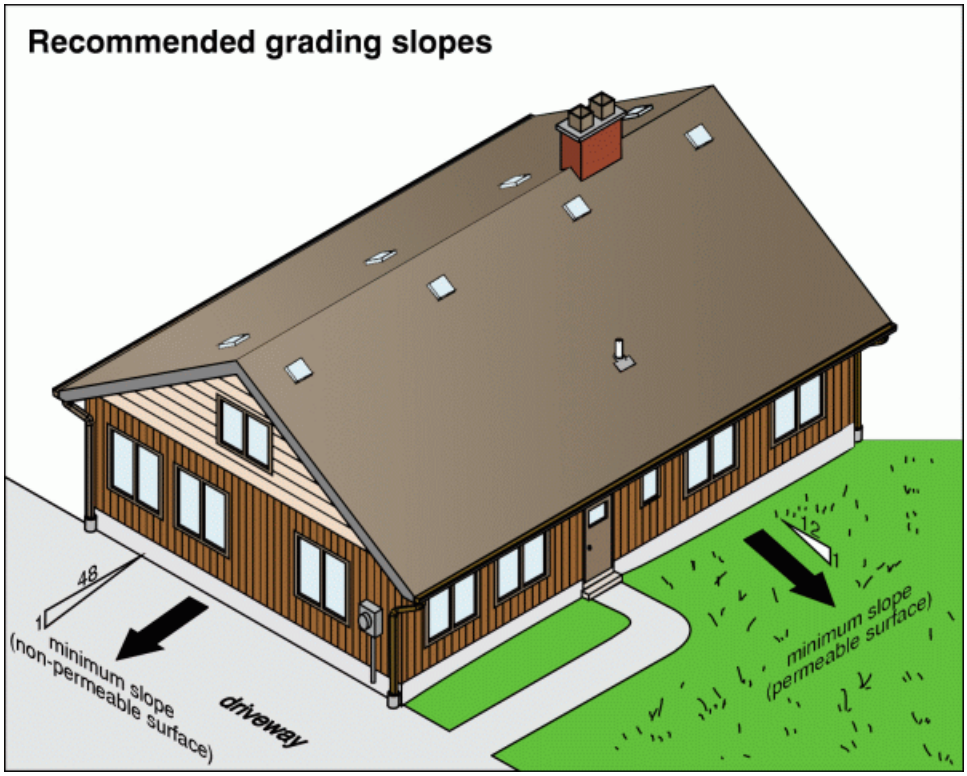
Time: Less than 1 year

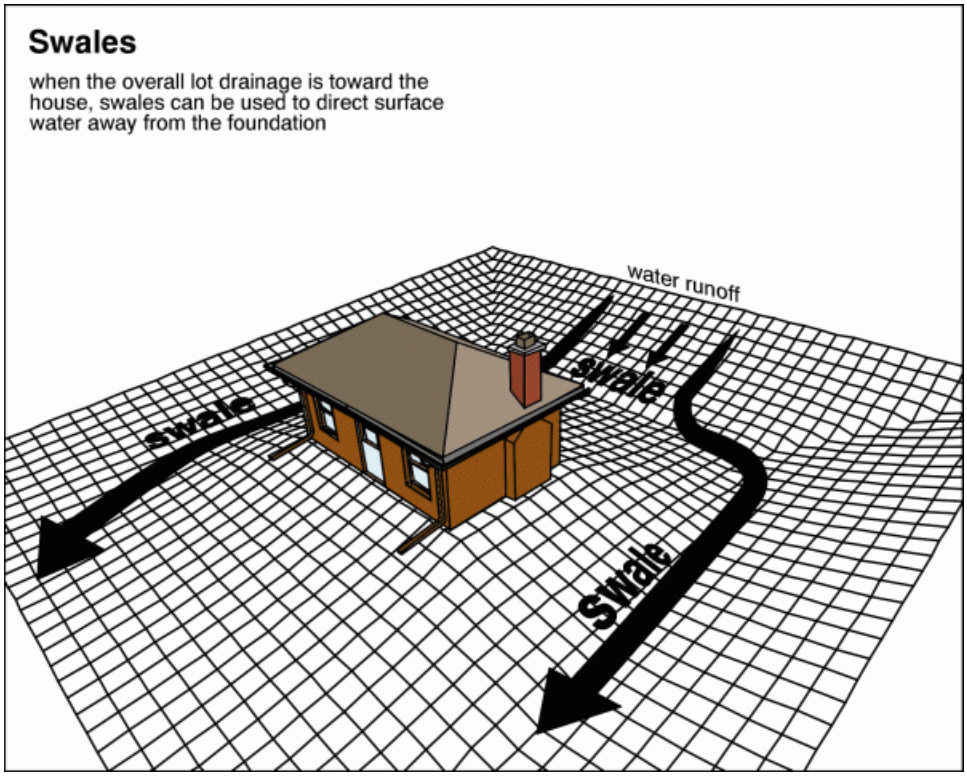
19. *Slope toward building*

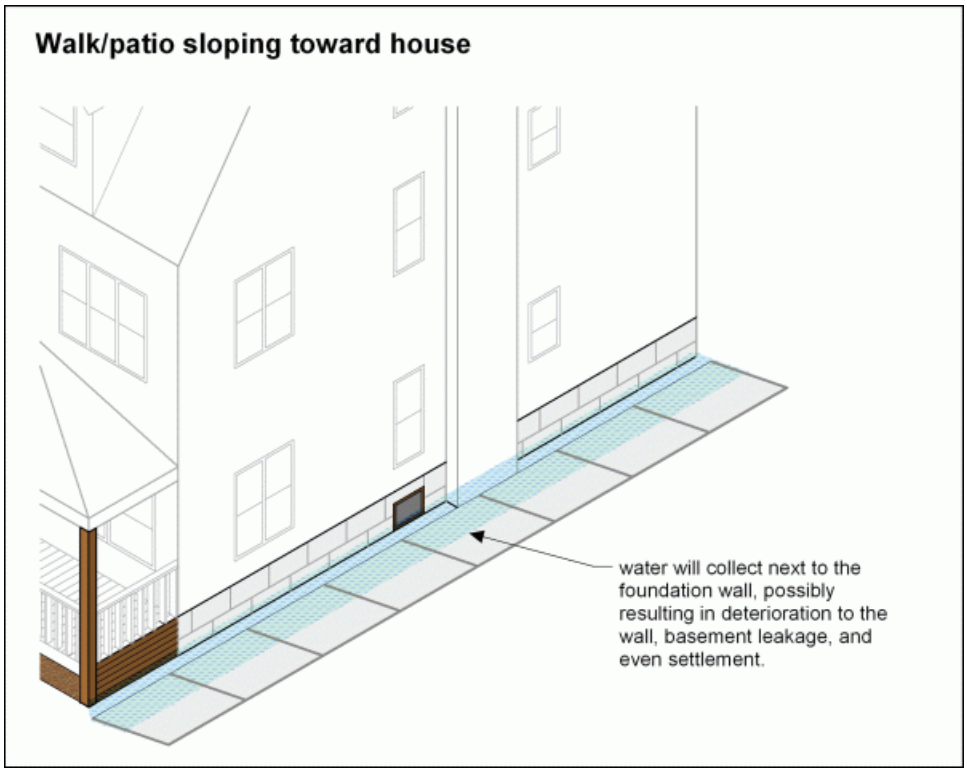
LANDSCAPING \ Driveway

23. Condition: • Cracked or damaged surfaces
Typical defects for age. The surface is in overall good, serviceable condition. Crack sealing and general repairs are recommended.
Implication(s): Trip or fall hazard
Task: Repair
Time: Discretionary

24. Condition: • Improper slope or drainage
Settled near garage door.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Garage
Task: Repair
Time: Less than 1 year

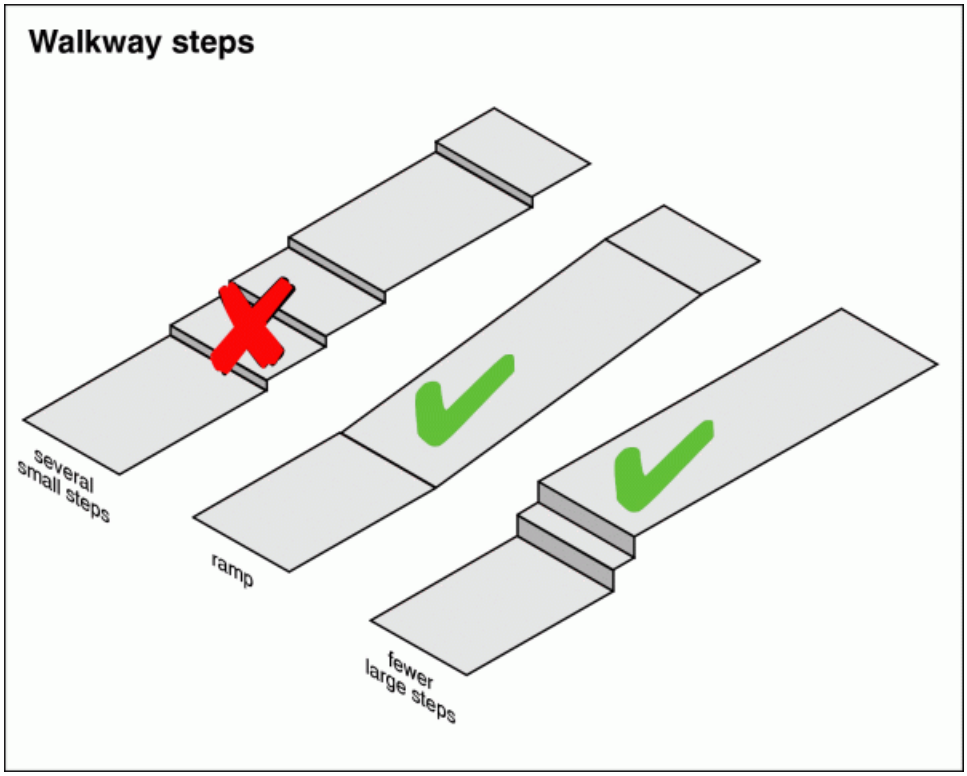

Recommended grading slopes
48
1
minimum slope
(non-permeable surface)
driveway
12
1
minimum slope
(permeable surface)


Swales
when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation
water runoff
swale
swale
Swale



20. *Improper slope or drainage*

25. Condition: • Uneven (trip hazard)
Implication(s): Physical injury
Location: Garage
Task: Repair
Time: Less than 1 year



LANDSCAPING \ Walkway

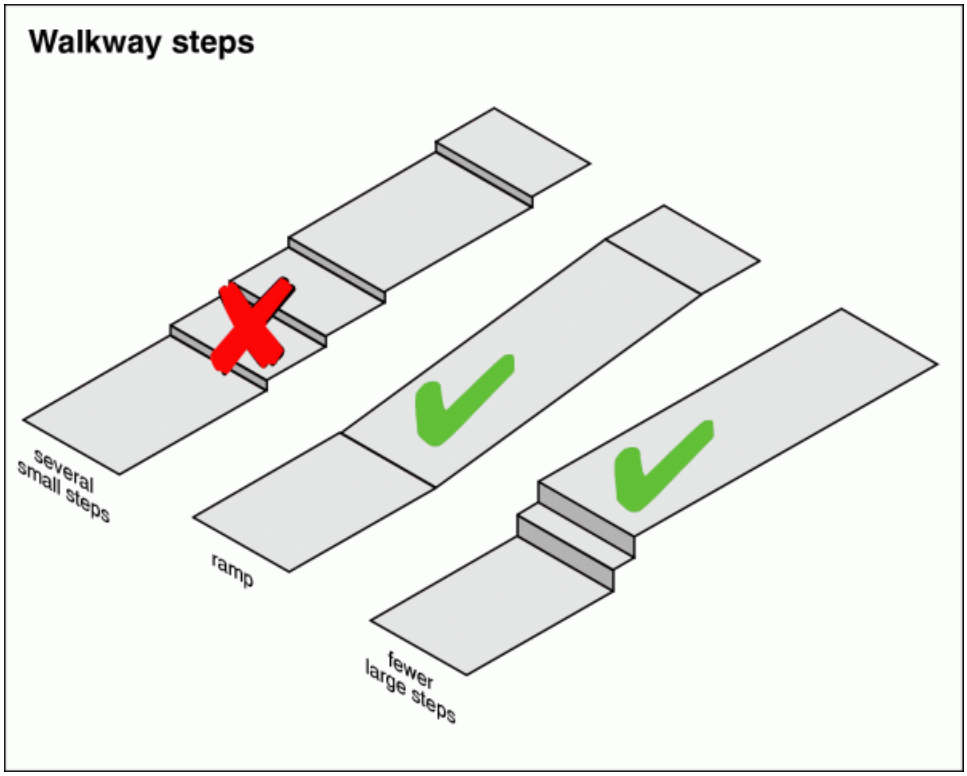
26. Condition: • Uneven (trip hazard)

Implication(s): Physical injury

Location: Garage

Task: Repair

Time: Less than 1 year



21. *Uneven (trip hazard)*

GARAGE \ Floor

27. Condition: • Cracked

Typical minor surface defects and/or chips in surface. The floor is in good overall condition.

Implication(s): Uneven floors

Task: Monitor

22. *Cracked*

GARAGE \ Walls and ceilings

28. Condition: • Not fireproof

Cover openings with a minimum of 1/2" fire rated sheet rock. Re-tape exposed seams over 1/8 inch wide and seal voids. Remove a small section by removing screws to confirm the presence of a fire wall above the ceiling.

Implication(s): Fire hazard

Task: Improve - Further evaluation

Time: Less than 1 year

23. *Not fireproof*

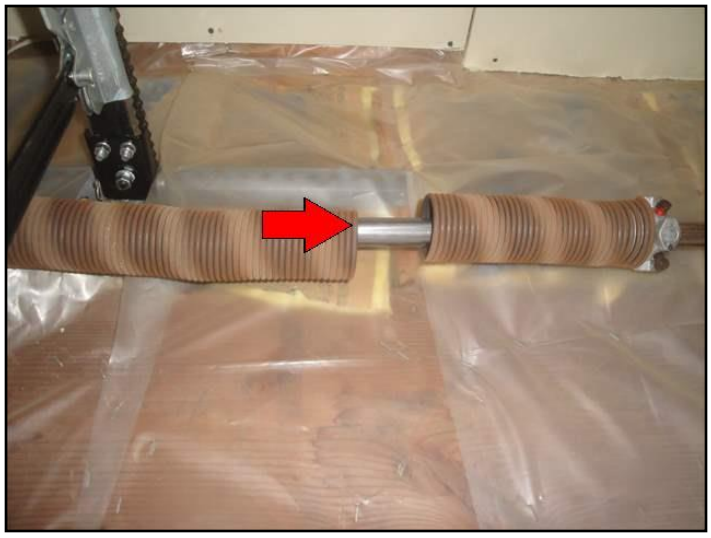
24. *Not fireproof*

25. *Not fireproof*

26. *Not fireproof*

GARAGE \ Vehicle doors

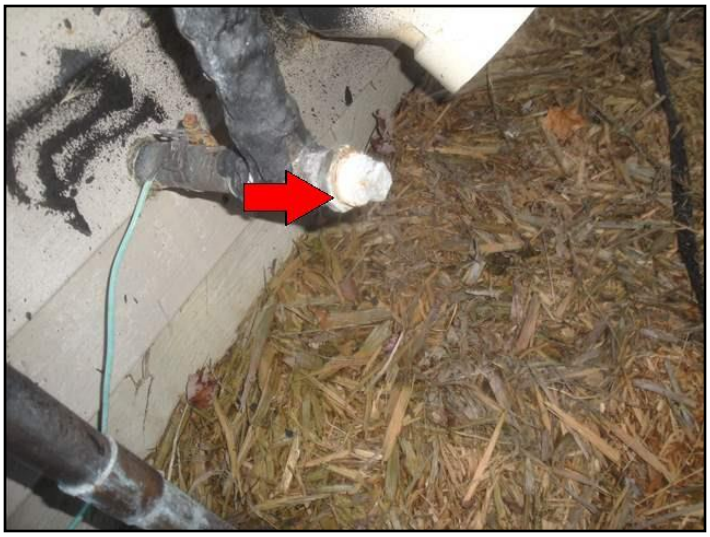
29. Condition: • The door spring is broken
Location: Small door
Task: Repair
Time: Less than 1 year



27.

IRRIGATION / SPRINKLER SYSTEM \ Observations

30. Condition: • May not be properly winterized. Request service documentation from the seller.
Location: Exterior Wall
Task: Request disclosure



28.

Description

Configuration: • Basement

Foundation material: • Masonry block

Floor construction: • Joists • Wood columns • Wood beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • Wood frame

Roof and ceiling framing: • 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: • 60 %

Recommendations

FOUNDATIONS \ Foundation

31. Condition: • Typical minor cracks

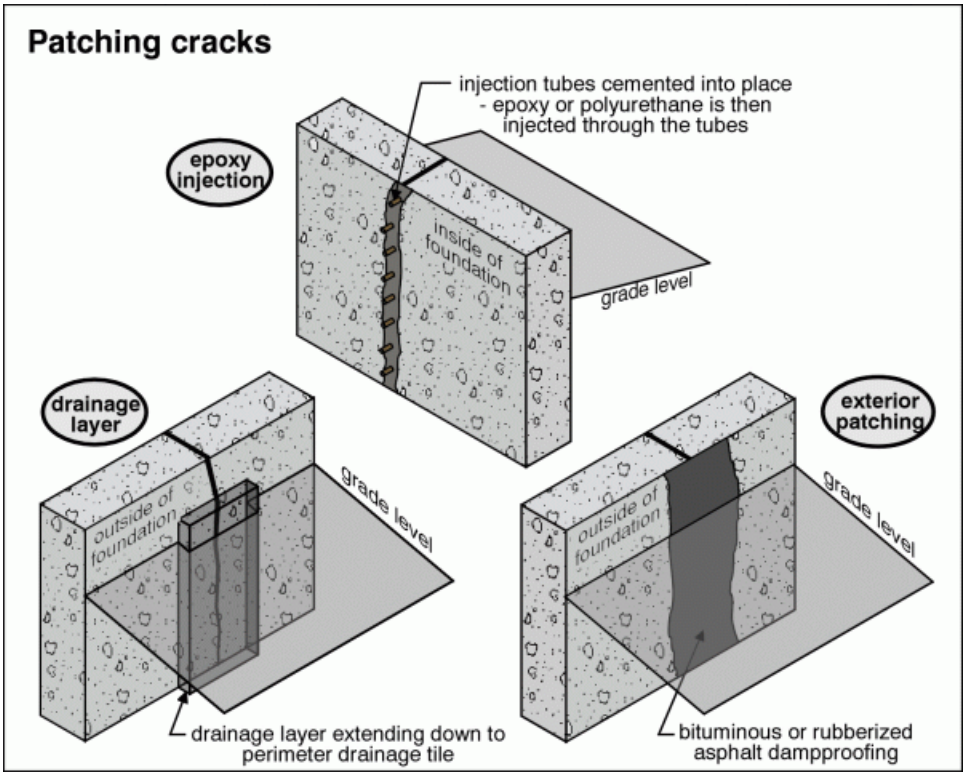
Typical minor cracks. Not a structural concern. Seal cracks to prevent moisture intrusion.

Implication(s): Chance of water entering building

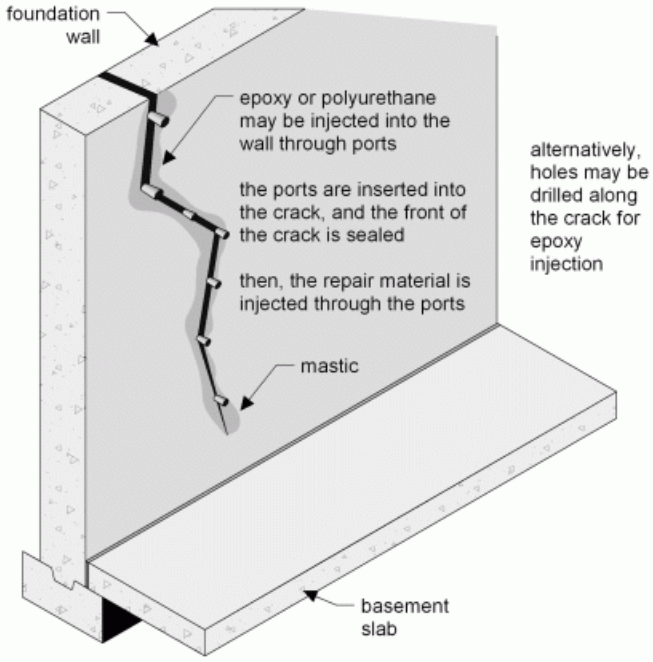
Location: Basement and Garage

Task: Repair

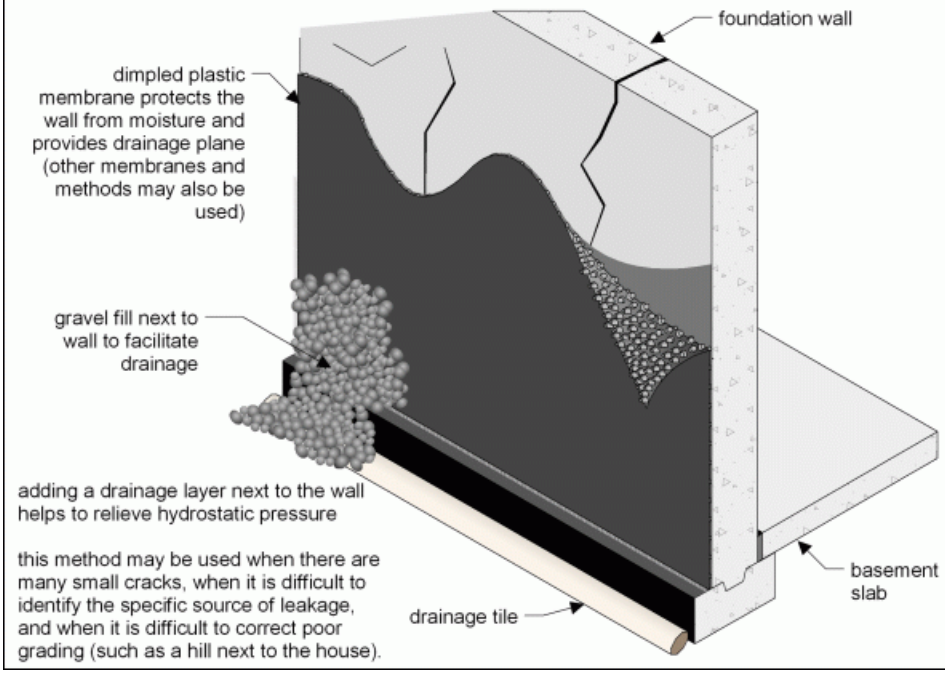
Time: Less than 1 year

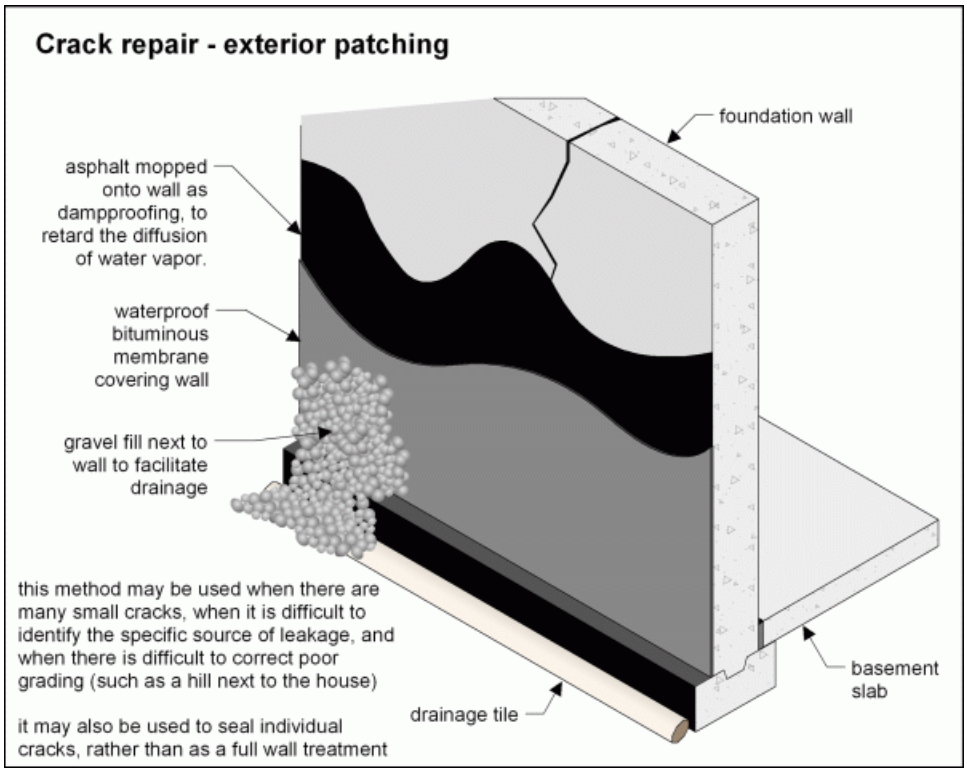


Crack repair - epoxy and polyurethane injection



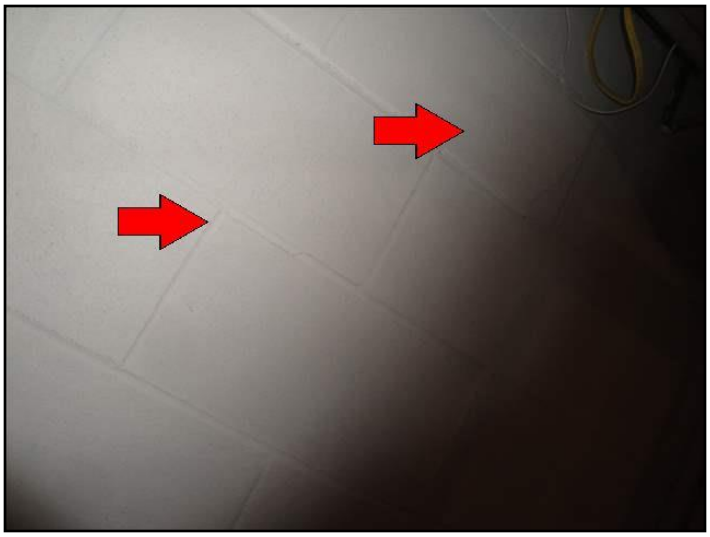
Crack repair - drainage layer





29. *Typical minor cracks*

30. *Typical minor cracks*



31. *Typical minor cracks*

Description

Service entrance cable and location: • Underground copper

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location: • Breakers - garage

System grounding material and type: • Copper - 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: • Present

Limitations

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

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

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

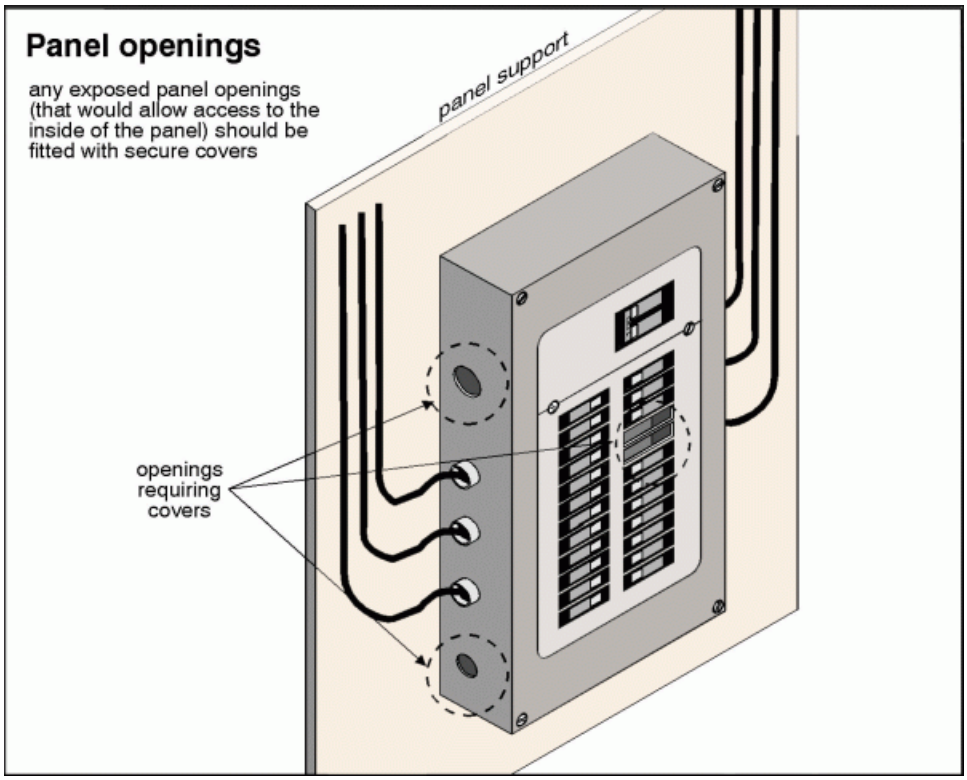
32. Condition: • Poor access

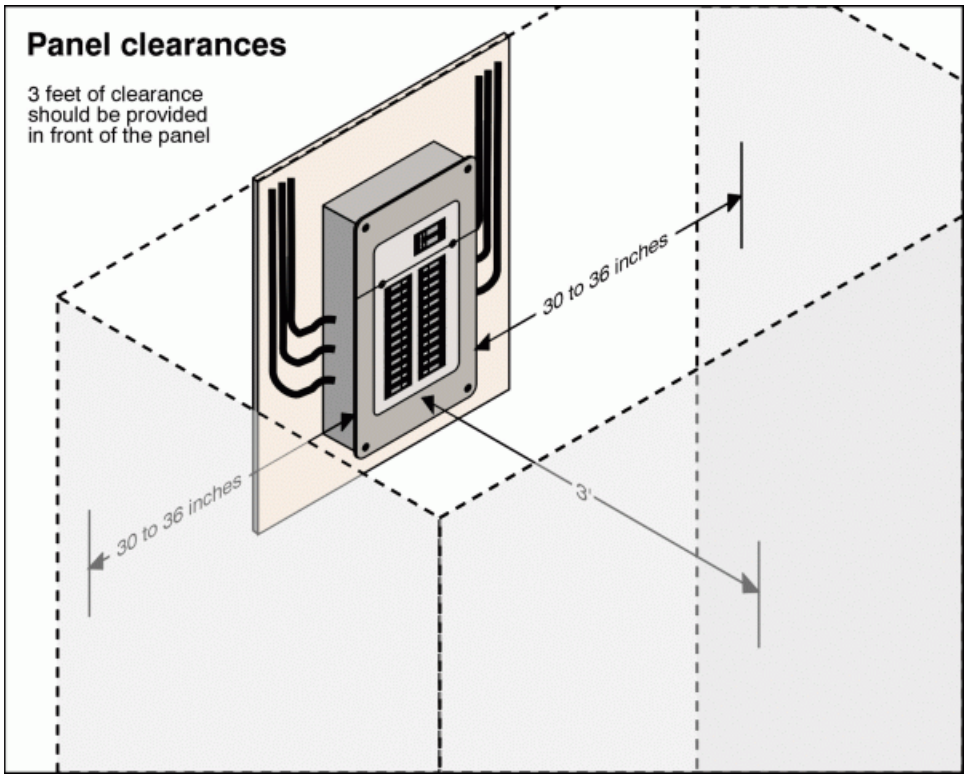
Implication(s): Difficult to service

Location: Garage

Task: Improve

Time: Less than 1 year


Panel openings
any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers
panel support
openings requiring covers


Panel clearances
3 feet of clearance should be provided in front of the panel
30 to 36 inches
30 to 36 inches
3'

32. *Poor access*

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

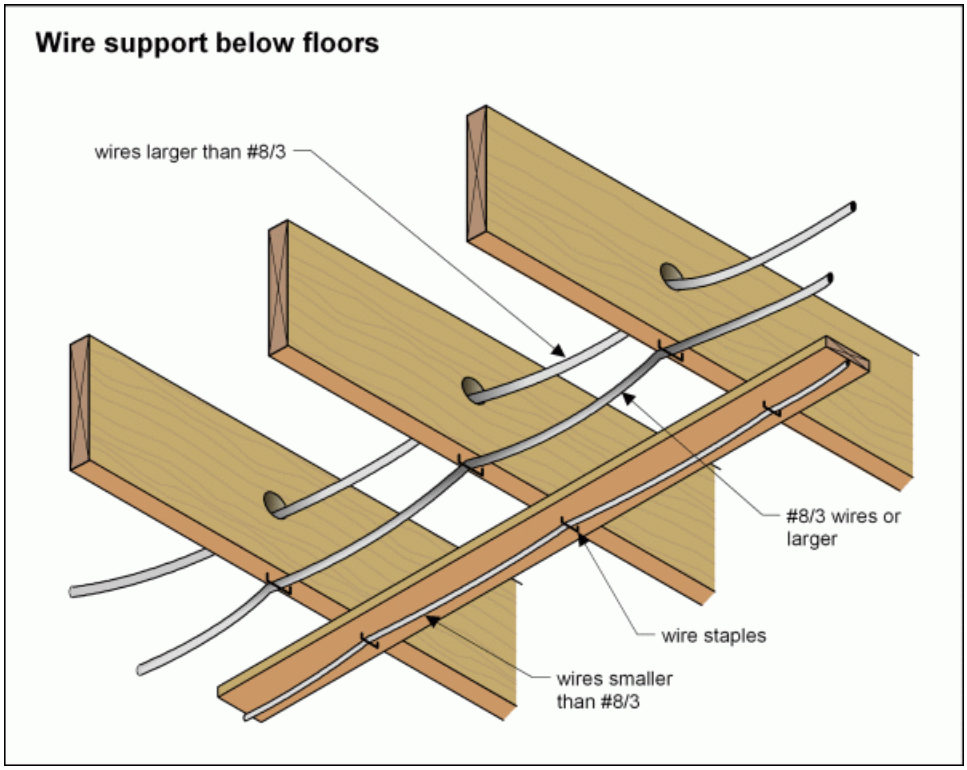
33. Condition: • Exposed on walls or ceilings

Should be protected in conduit on walls, ceiling or stud edges.

Implication(s): Electric shock

Location: Garage

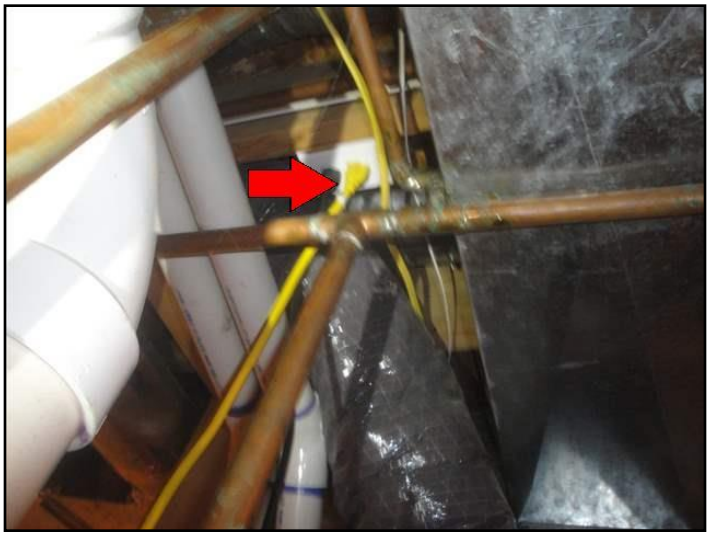
Task: Below current standards



33. *Exposed on walls or ceilings*

DISTRIBUTION SYSTEM \ Wiring - installation

34. Condition: • Extension cord used as permanent wiring
Provide additional outlets or wiring and remove extension cords.
Implication(s): Electric shock | Fire hazard
Location: Basement
Task: Remove
Time: Immediate



34. *Extension cord used as permanent wiring*

DISTRIBUTION SYSTEM \ Lights

35. Condition: • Rust
Location: Rear Exterior Wall
Task: Repair
Time: Less than 2 years

35.

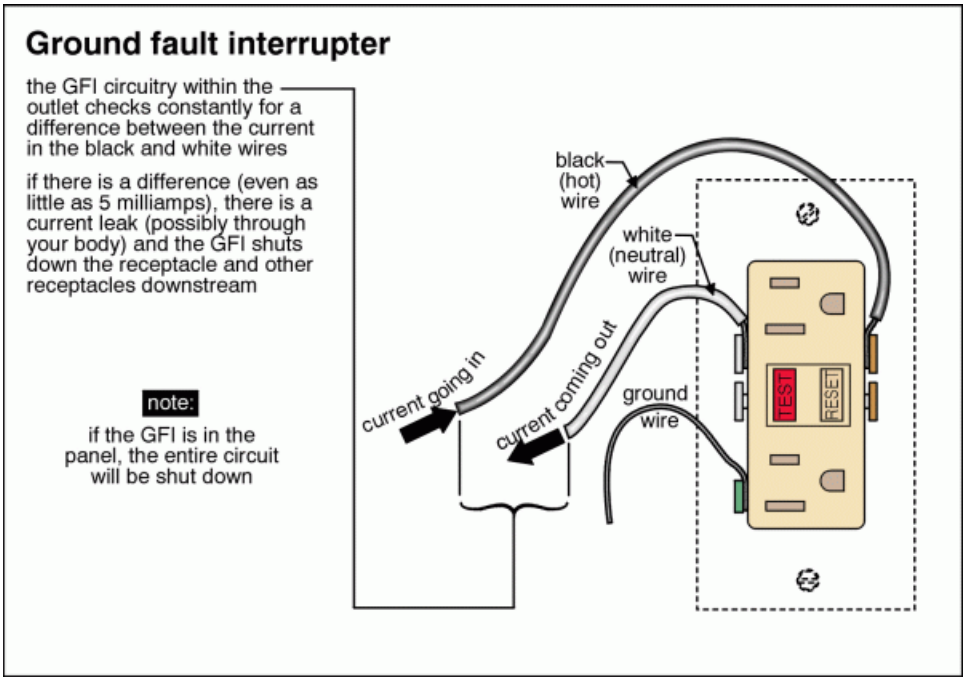
DISTRIBUTION SYSTEM \ Outlets (receptacles)

36. Condition: • Loose
Implication(s): Electric shock | Fire hazard
Location: Laundry Area
Task: Improve
Time: Less than 1 year

36. *Loose*

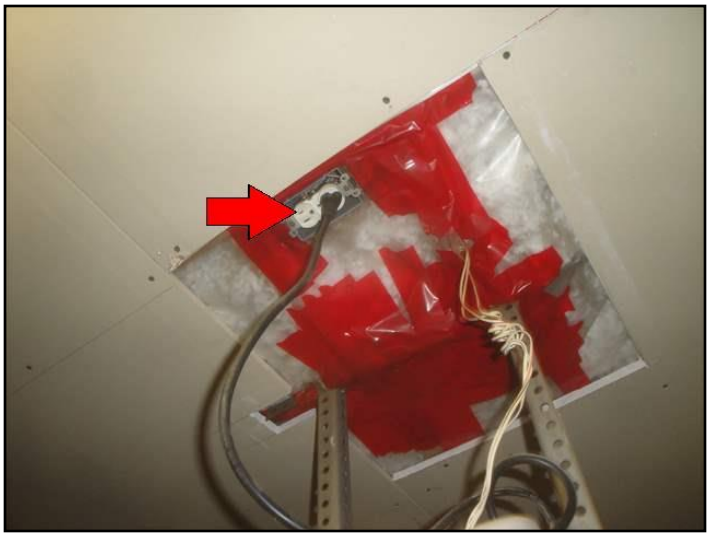
37. Condition: • No GFCI (Ground Fault Circuit Interrupter)
Current standards require GFCI protection for all bathroom receptacles, all garage and accessory buildings, all receptacles in unfinished basements (except permanently installed burglar or fire alarms), all receptacles serving kitchen countertops, receptacles within 6' of sinks, receptacles within 6' of showers or tubs, receptacles serving laundry areas, all receptacles serving crawlspace at or below grade, all exterior receptacles (except those serving snow melting or de-icing equipment) ,outlets supplying dishwashers, hydro massage tubs, and must be readily accessible.

These standards may be enforced by the local building official when outlets are changed or added.
Implication(s): Electric shock
Location: Various
Task: Below current standards



38. Condition: • No AFCI (Arc Fault Circuit Interrupter)
Current standards require AFCI protection for all 120v 15Amp & 20Amp branch circuits supplying power to outlets in the following areas: Family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways & similar rooms. Also required for kitchen and laundry areas. Also required for devices (switches) in all areas above. Not required on individual circuit for central station alarm in RMC, IMC, EMT or steel-armored cable (type AC or MC) with metal junction boxes.
Local building official may require upgrades to any wiring that is extended, modified or replaced.
Implication(s): Fire hazard
Location: Various
Task: Below current standards

DISTRIBUTION SYSTEM \ Cover plates
39. Condition: • Missing
Implication(s): Electric shock
Location: Garage Ceiling
Task: Repair or replace
Time: Immediate



37. *Missing*

DISTRIBUTION SYSTEM \ Smoke detectors

40. Condition: • Inoperative

Replace batteries. This is not a concern as the hardwired detectors were functional.

Implication(s): Fire hazard

Location: Second Floor

Task: Repair or replace

Time: Immediate

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

41. Condition: • None

Provide, at a minimum , on each level of the home within 10 feet of sleeping rooms.

Implication(s): Health hazard

Location: Second Floor

Task: Provide

Time: Immediate

Description

Fuel/energy source: • Gas

System type: • Furnace • Heat recovery ventilator

Heat distribution: • Ducts and registers

Approximate capacity: • 80,000 BTU/hr

Efficiency: • High-efficiency

Exhaust venting method: • Direct vent - sealed combustion

Approximate age: • 13 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter • Basement

Failure probability: • Low

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat:
• Gas space heater
Garage

Chimney/vent:
• None
Garage heater

Combustion air source:
• Interior of building
Garage heater
• Outside - sealed combustion

Mechanical ventilation system for home: • Heat recovery ventilator (HRV) • Bathroom exhaust fan

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

42. • Recommend annual service for older components to prolong the life of the component
Task: Service
Time: Annually

SPACE HEATER \ Room heater

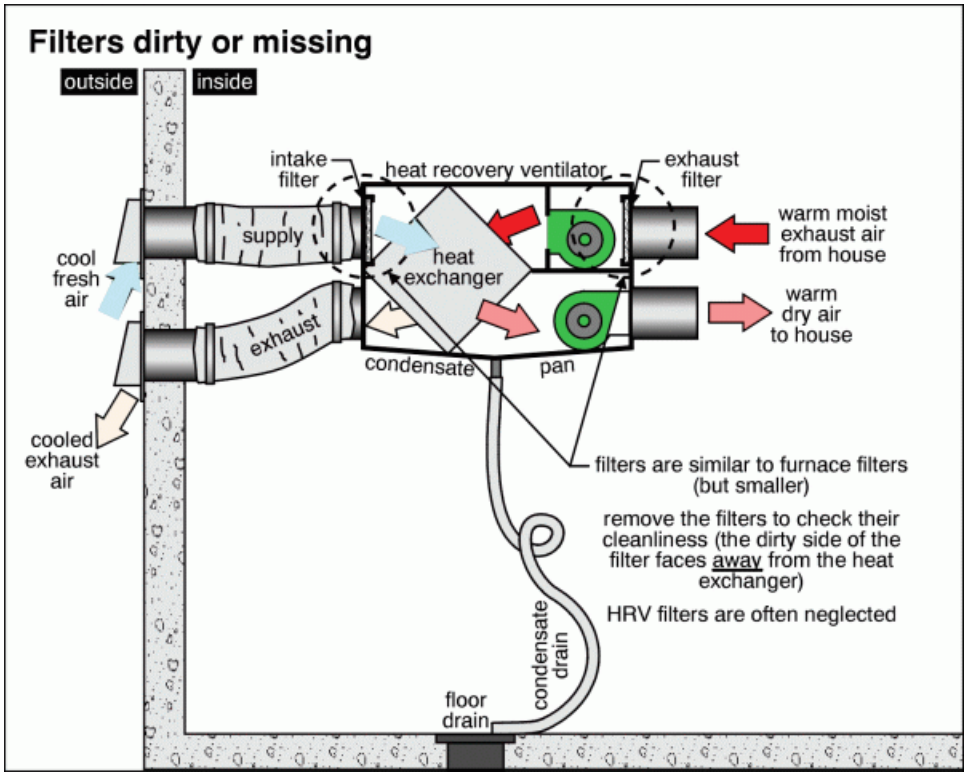
43. Condition: • Inoperable - Igniter did not function and gas was shut off.
Location: Garage
Task: Replace
Time: Less than 1 year

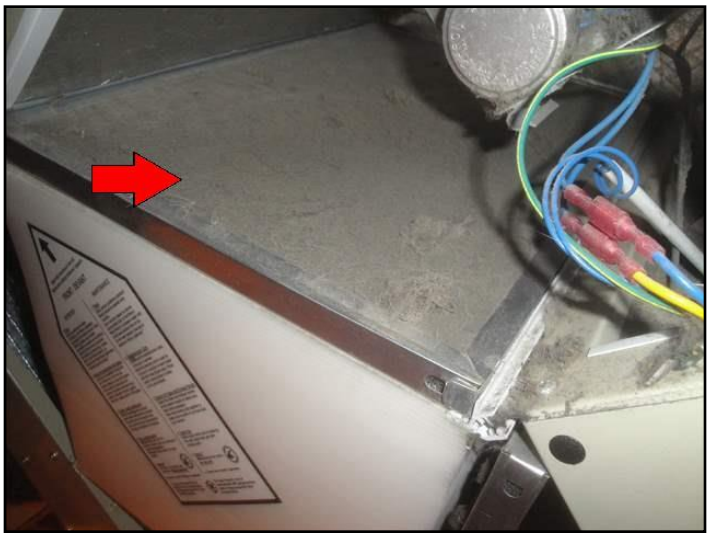
44. Condition: • Unvented
Unvented heaters generally create excess water vapor buildup in the structure. Most jurisdictions do not allow unvented heater installations.
Implication(s): Hazardous combustion products entering home
Location: Garage
Task: Replace
Time: Less than 1 year

38. *Unvented*

HEAT RECOVERY VENTILATOR \ Filters

45. Condition: • Dirty
Implication(s): Equipment ineffective
Location: Basement
Task: Clean
Time: Less than 1 year


Filters dirty or missing
outside
inside
intake filter
heat recovery ventilator
exhaust filter
supply
heat exchanger
warm moist exhaust air from house
cool fresh air
exhaust
warm dry air to house
condensate
pan
cooled exhaust air
filters are similar to furnace filters (but smaller)
remove the filters to check their cleanliness (the dirty side of the filter faces away from the heat exchanger)
HRV filters are often neglected
condensate drain
floor drain



39. *Dirty*

Description

Air conditioning type: • Air cooled

Cooling capacity: • 36,000 BTU/hr

Compressor approximate age: • 13 years

Failure probability: • Medium

Limitations

Inspection limited/prevented by:

• Low outdoor temperature

Severe compressor damage may result if temperature has been below 60 degrees 24 hours prior to the inspection.

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

Recommendations

General

46. • Recommend annual service for older components to prolong the life of the component

Task: Service

Time: Annually

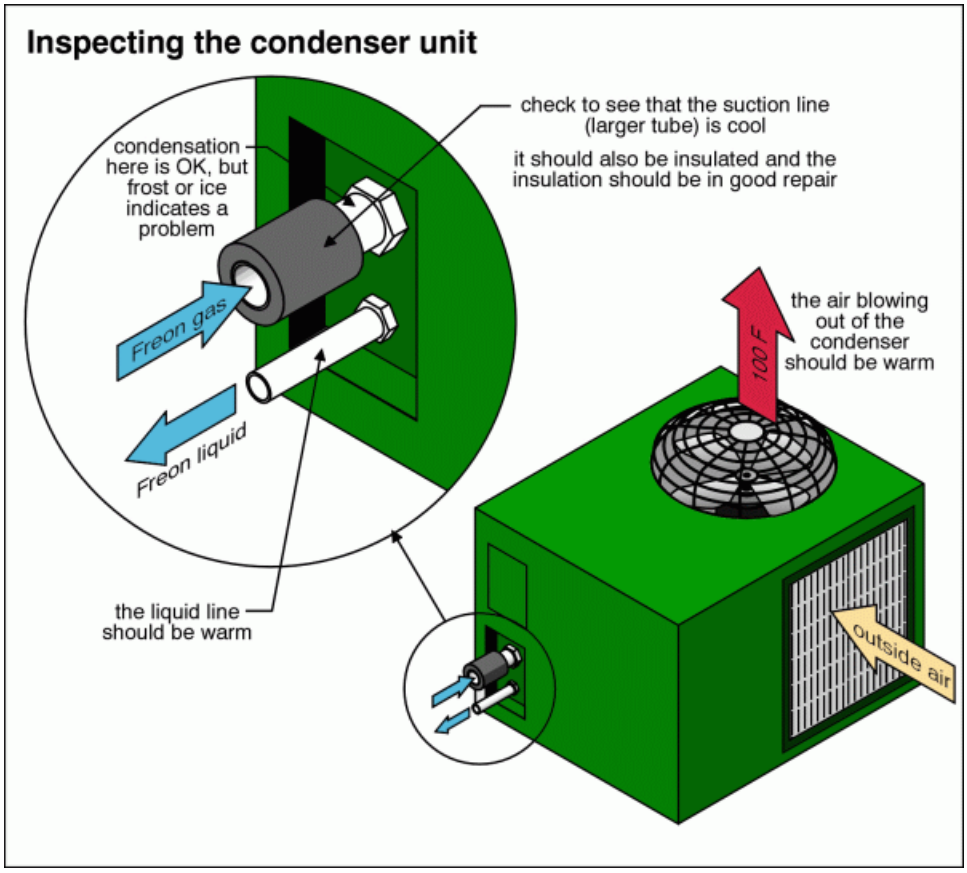
AIR CONDITIONING \ Air cooled condenser coil

47. Condition: • Dirty

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

Task: Clean

Time: Less than 1 year


Inspecting the condenser unit
check to see that the suction line (larger tube) is cool
it should also be insulated and the insulation should be in good repair
condensation here is OK, but frost or ice indicates a problem
Freon gas
Freon liquid
the air blowing out of the condenser should be warm
100 F
the liquid line should be warm
Outside air

40. *Dirty*

Description

Attic/roof insulation material: • Glass fiber • Vermiculite

Attic/roof insulation amount/value:

• Not determined

Amount varies due to disturbed or compressed insulation

Attic/roof ventilation: • Roof and soffit vents

Attic/roof air/vapor barrier: • Plastic

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

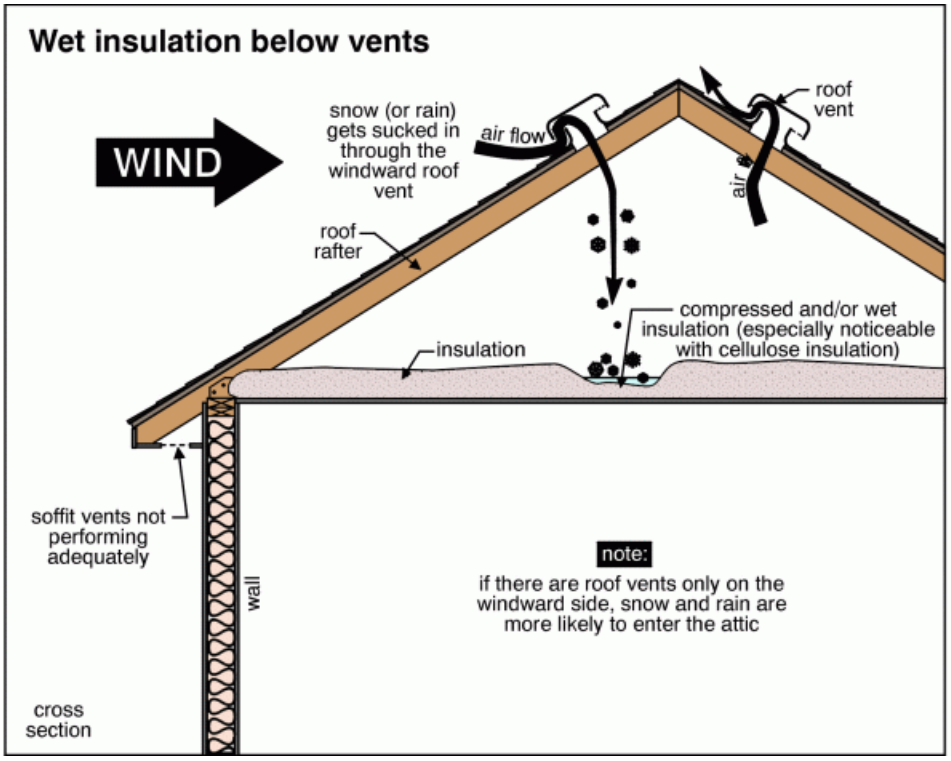
48. Condition: • Compressed

Disturbed or compressed insulation reduces effective R-Value. Redistribute compressed insulation.

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

Task: Improve

Time: Less than 1 year



41. *Compressed*

49. Condition: • Possible Zonolite

A small amount of vermiculite insulation was observed in the attic. Recommend testing the vermiculite to determine if it is contaminated with asbestos.

Information regarding Zonolite: http://www.asbestos.com/products/construction/zonolite-insulation.php and http://www.zonoliteatticinsulation.com/

Implication(s): Environmental contamination

Task: Further evaluation

Time: Less than 1 year

42. *Possible Zonolite*

43. *Possible Zonolite*

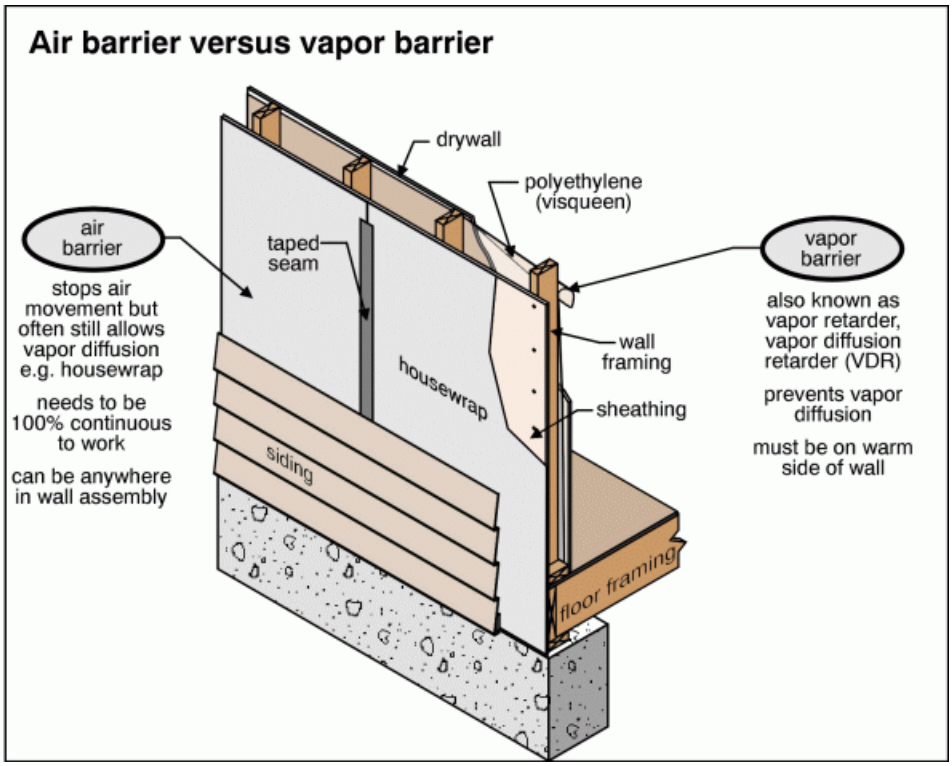
WALLS \ Air/vapor barrier

50. Condition: • Double vapor barrier. Potential mold observed on the Kraft paper located behind the plastic.
Location: Garage
Task: Remove
Time: Less than 1 year

44.

45.

51. Condition: • Incomplete
Lacks approved mastic for sealing to top and bottom plate. Voids and missing areas were observed. Seal seams and small voids with approved tape.
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs
Location: Basement & Garage
Task: Repair
Time: Less than 1 year



46. *Incomplete*

47. *Incomplete*

FOUNDATION \ Exterior insulation

52. Condition: • Not protected at top

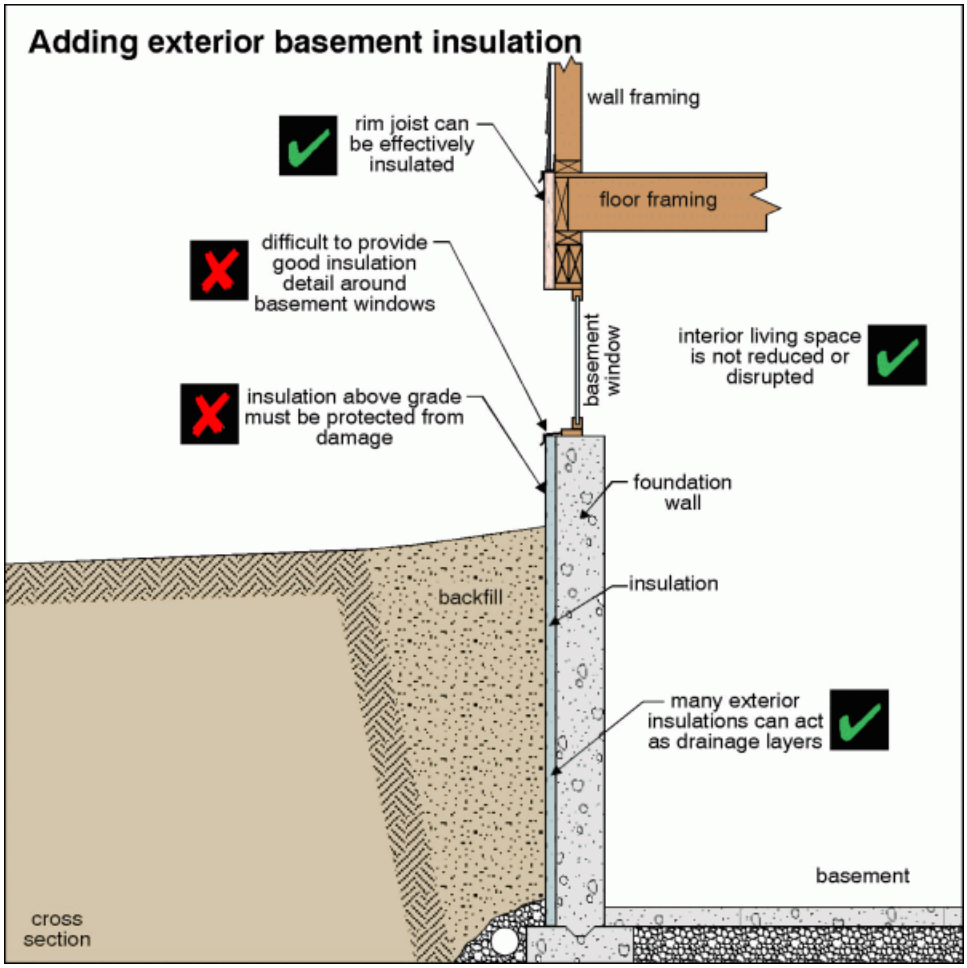
Protective coating is damaged or deteriorated. Link to article:
http://www.greenbuildingadvisor.com/blogs/dept/qa-spotlight/how-finish-exterior-foundation-insulation

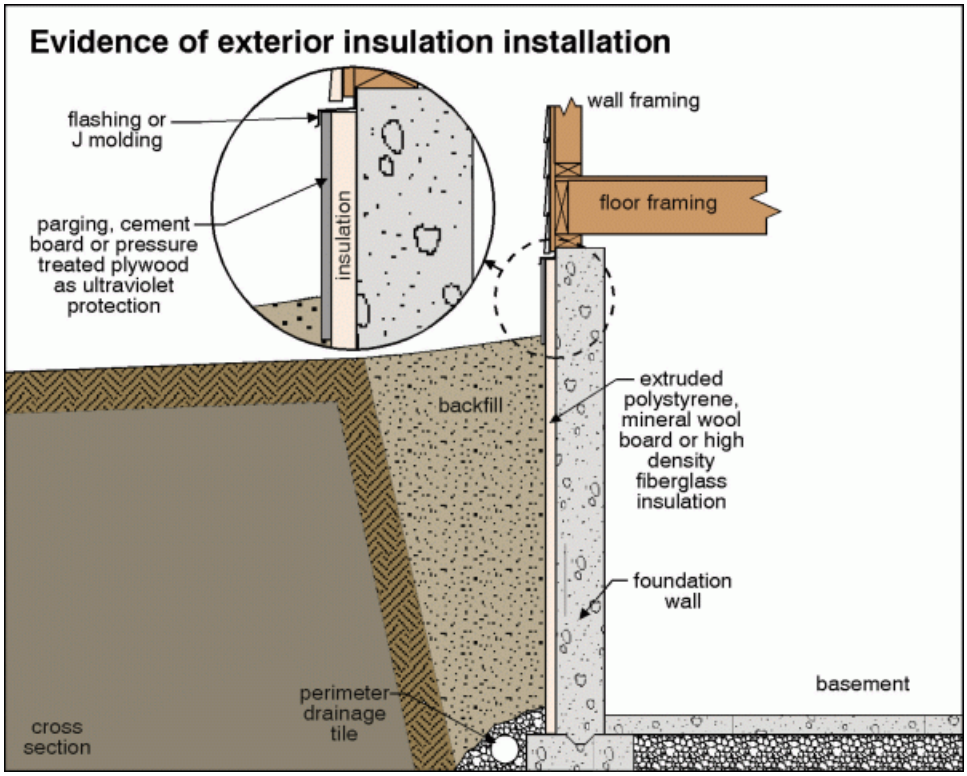
Implication(s): Increased heating costs | Reduced comfort

Location: Various

Task: Repair

Time: Less than 1 year


Adding exterior basement insulation
wall framing
rim joist can be effectively insulated
floor framing
difficult to provide good insulation detail around basement windows
basement window
interior living space is not reduced or disrupted
insulation above grade must be protected from damage
foundation wall
insulation
backfill
many exterior insulations can act as drainage layers
basement
cross section



48. *Not protected at top*

49. *Not protected at top*

50. *Not protected at top*

Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper • Plastic

Main water shut off valve at the: • Meter

Water flow and pressure: • Functional

Water heater fuel/energy source: • Gas

Water heater type: • Induced draft

Tank capacity: • 50 gallons

Water heater approximate age: • 13 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • Medium

Waste disposal system: • Public

Waste and vent piping in building: • PVC plastic

Floor drain location: • Near heating system

Water treatment system: • Water softener

Gas piping: • Steel • Copper • CSST (Corrugated Stainless Steel Tubing)

Limitations

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

Recommendations

SUPPLY PLUMBING \ Supply piping in building

53. Condition: • Leak

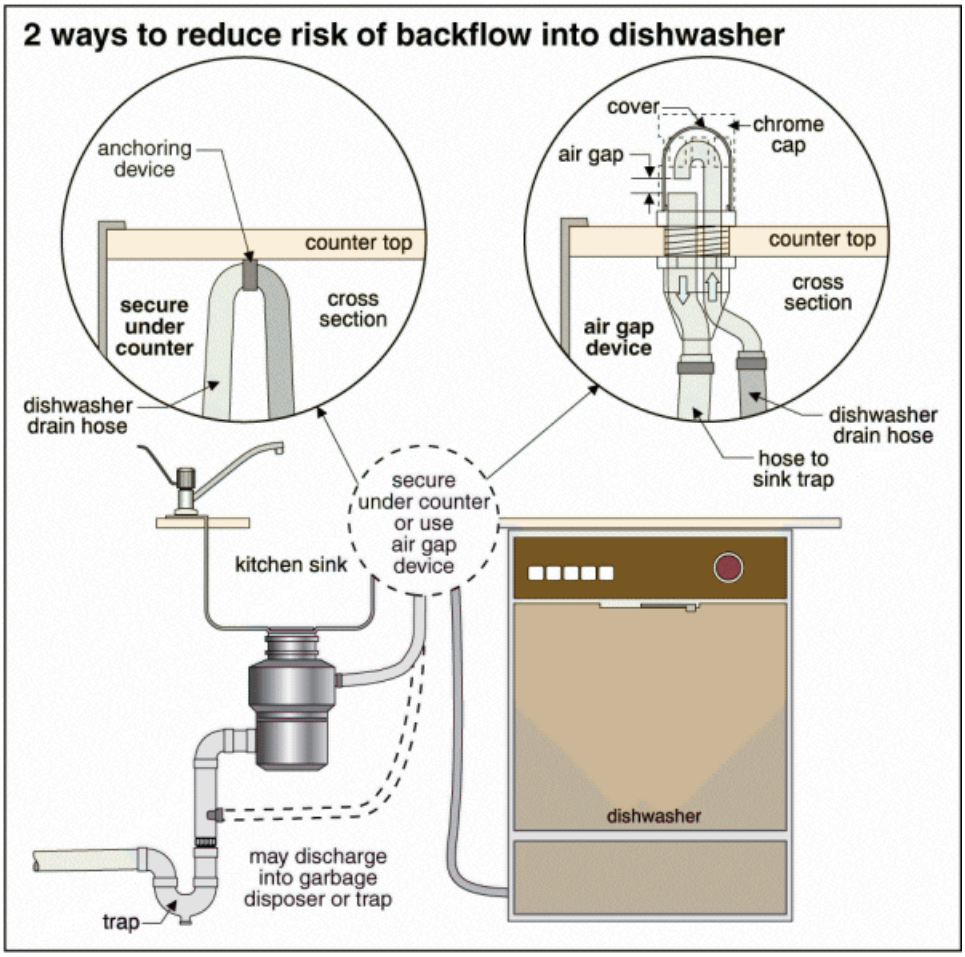
Evidence of past leaks, no active leak were observed. Evaluate and tighten or repair fittings, unions and valves if needed.
Implication(s): Chance of water damage to contents, finishes and/or structure | System inoperative
Location: Kitchen
Task: Monitor

51. *Leak*

54. Condition: • Non-standard material
Appears to be a temporary repair
Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No water
Location: Exterior Wall Irrigation
Task: Further evaluation

52. *Non-standard material*

WASTE PLUMBING \ Drain piping - performance
55. Condition: • Dishwasher drain connections
No high loop on drain line. Attach to top of counter top.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Kitchen
Task: Below current standards



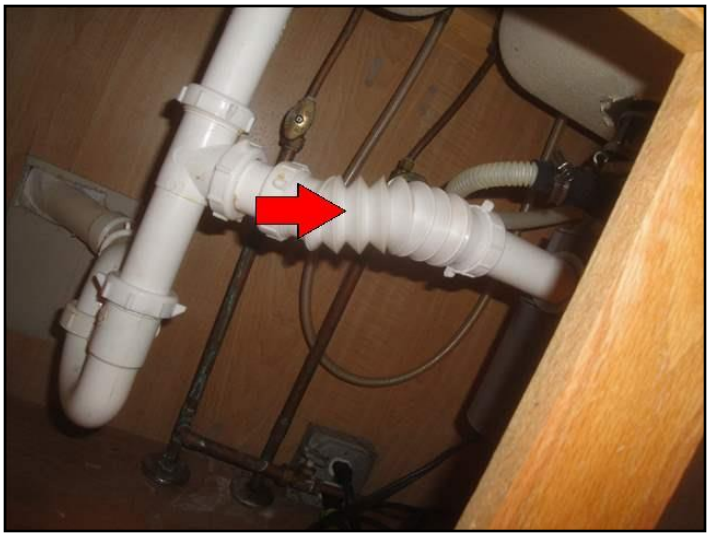
53. *Dishwasher drain connections*

WASTE PLUMBING \ Drain piping - installation

56. Condition: • Nonstandard materials and patches

Flexible drain connector.

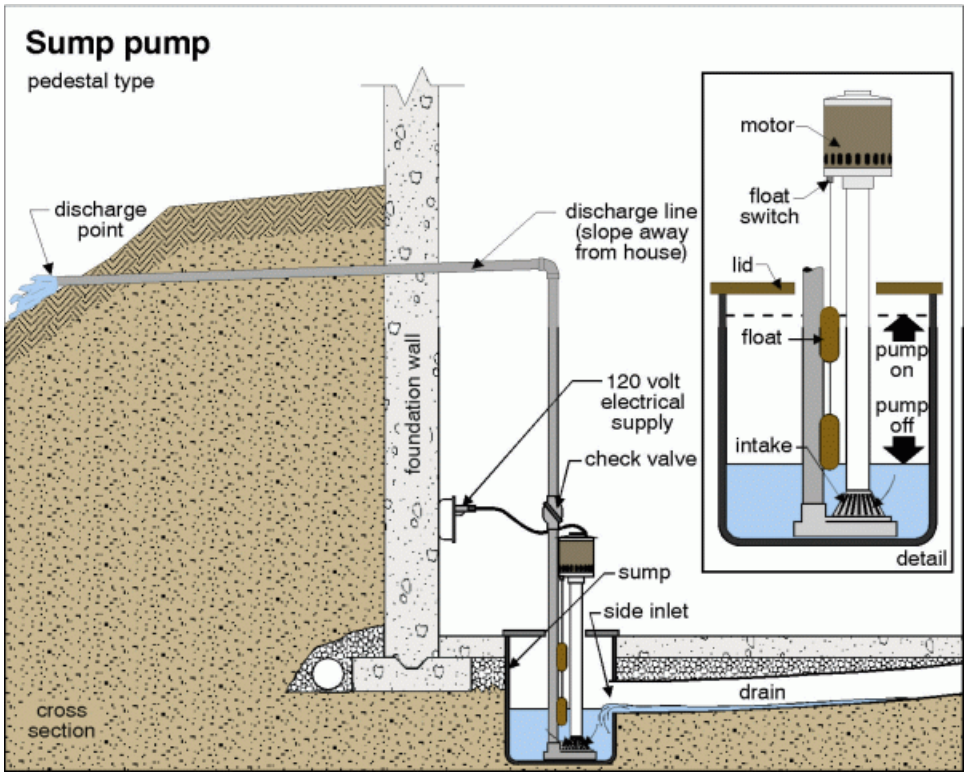
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building
Location: Kitchen
Task: Below current standards



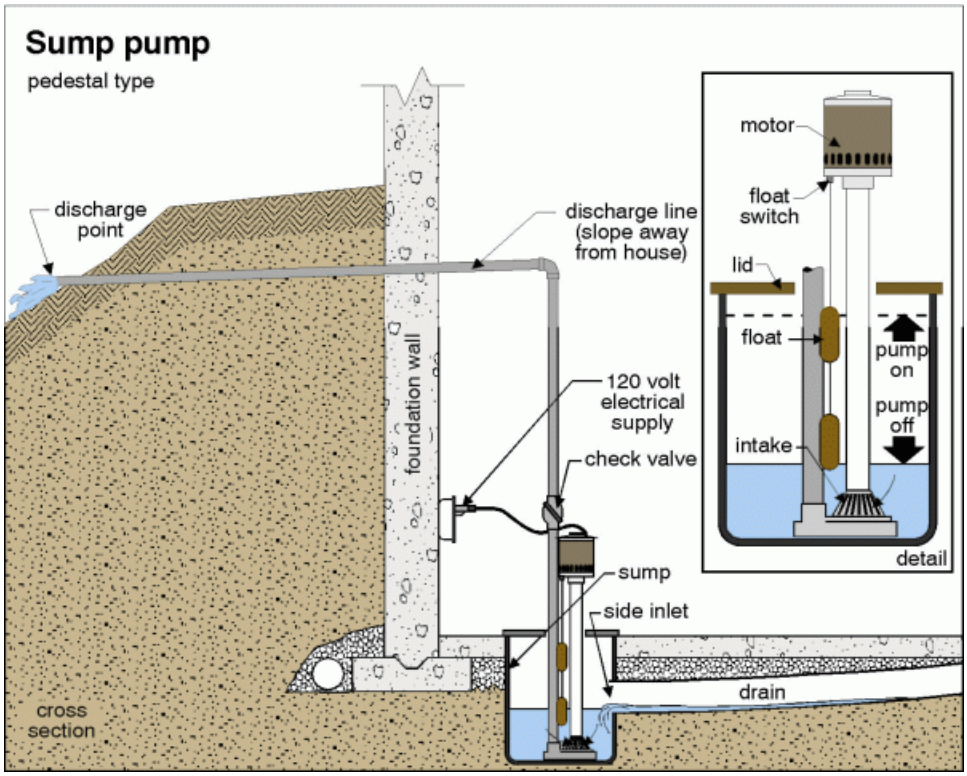
54. *Nonstandard materials and patches*

WASTE PLUMBING \ Sump pump

57. Condition: • Lid missing, rotted or not secure
Not secured with three screws. This condition is a potential safety hazard.
Implication(s): Trip or fall hazard
Location: Basement
Task: Improve
Time: Immediate



58. Condition: • Discharge pipe problems
Appears to discharge below grade near the foundation. Excavate the area to determine where the pipe terminates or disconnect below grade portion and replace with a corrugated hose that discharges to grade.
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Exterior
Task: Improve
Time: Less than 1 year



55. *Discharge pipe problems*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

59. Condition: • Slow drains

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

Location: Master Bathroom

Task: Clean

Time: Less than 1 year

FIXTURES AND FAUCETS \ Toilet

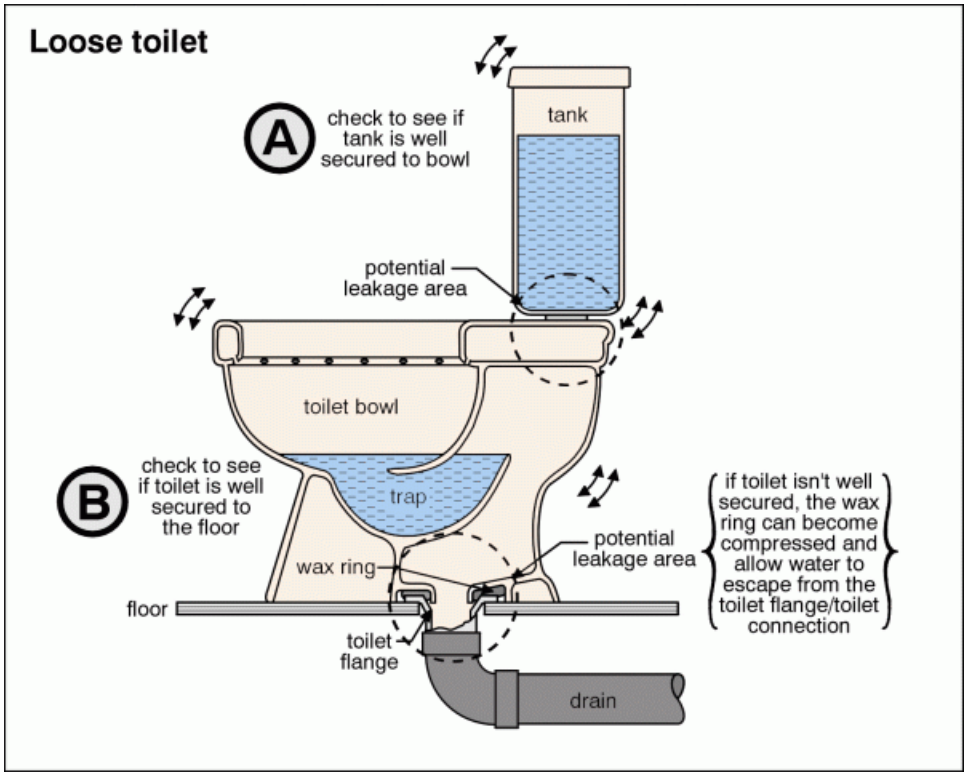
60. Condition: • Loose

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Master Bathroom

Task: Repair

Time: Less than 1 year



56. *Loose*

FIXTURES AND FAUCETS \ Bathtub

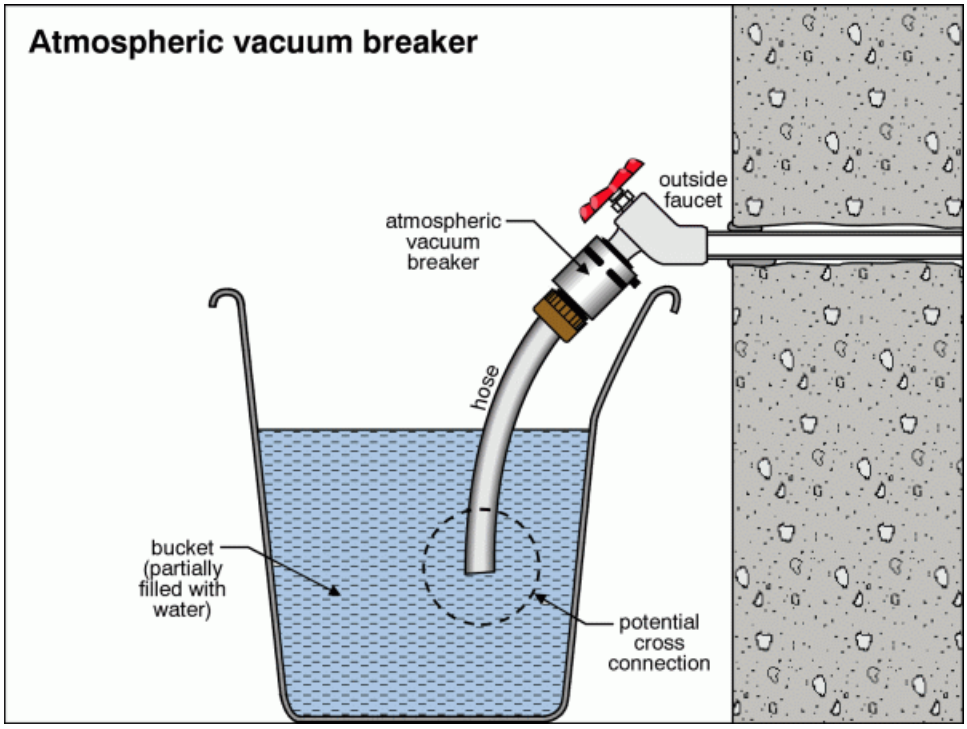
61. Condition: • Grout loose, missing or deteriorated

Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Master Bathroom
Task: Repair
Time: Less than 1 year

57. *Grout loose, missing or deteriorated*

FIXTURES AND FAUCETS \ Hose bibb

62. Condition: • Backflow prevention missing
Lack of backflow prevention devices has the potential to contaminate water supply. Provide on all threaded faucets and hose bibs.
Implication(s): Contaminated drinking water
Task: Provide
Time: Less than 1 year



GAS SUPPLY \ Gas piping

63. Condition: • Piping not properly bonded
CSST gas pipe that is not bonded is a potential fire hazard if affected by a lightning strike. Visit: http://www.csstsafety.com/Images/CSST-Direct-Bonding-Tech-Bulletin.pdf
Implication(s): Fire or explosion
Location: Basement
Task: Repair
Time: Immediate

58. *Piping not properly bonded*

59. *Piping not properly bonded*

Description

Major floor finishes: • Carpet • Hardwood • Resilient • Ceramic

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Single/double hung • Sliders • Casement

Glazing: • Single • Double

Exterior doors - type/material: • Hinged • Sliding glass

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

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

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

Recommendations

FLOORS \ General

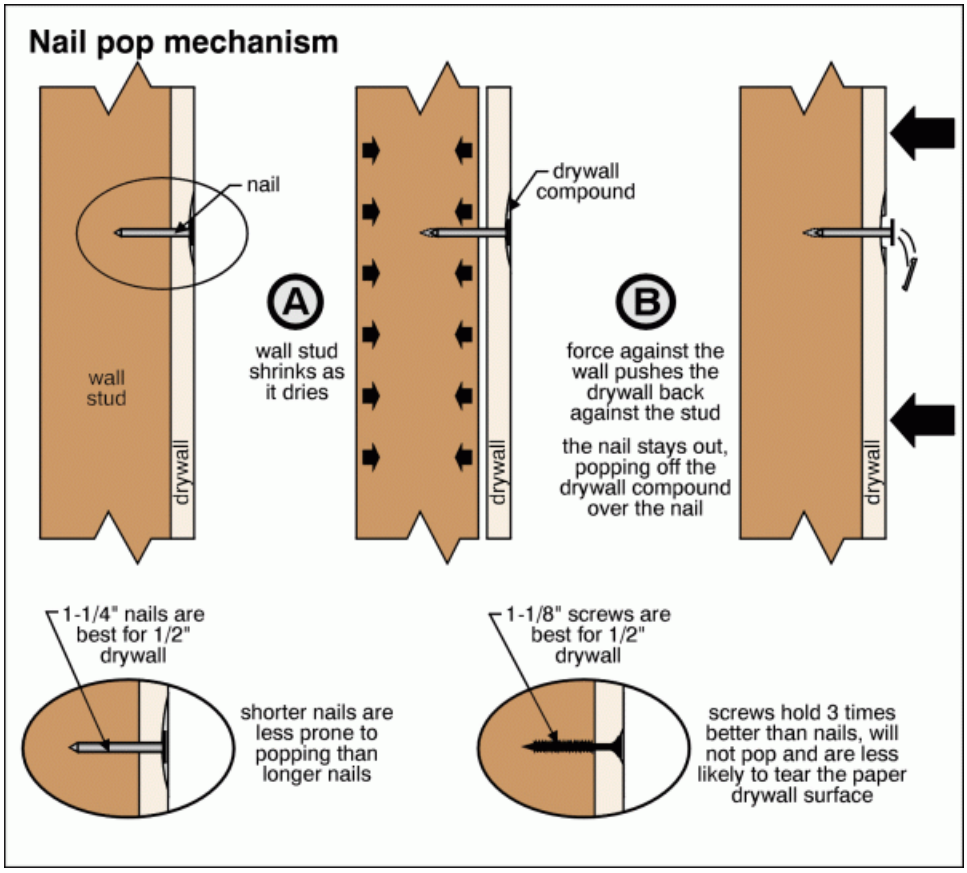
64. Condition: • Typical flaws
Implication(s): Cosmetic defects
Task: Comment

WALLS \ General

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

WALLS \ Plaster or drywall

66. Condition: • Nail pops
Implication(s): Cosmetic defects
Location: Various
Task: Repair
Time: Discretionary



60. *Nail pops*

61. *Nail pops*

CEILINGS \ General

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

CEILINGS \ Plaster or drywall

68. Condition: • Nail pops

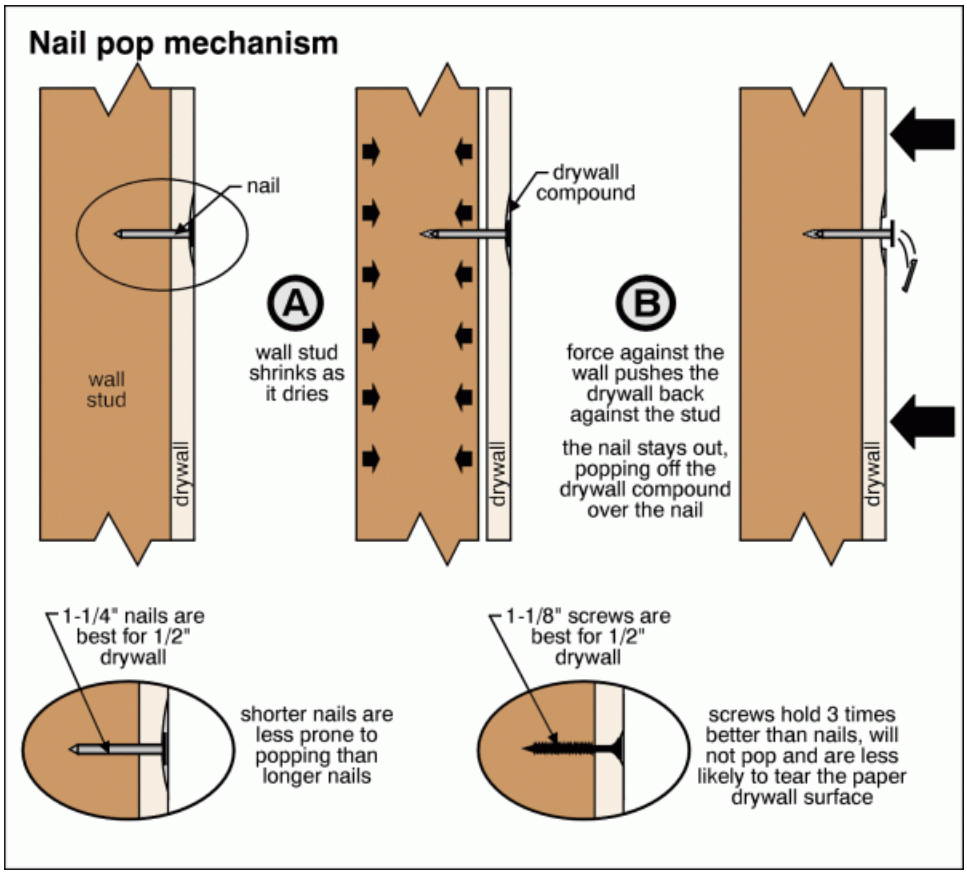
Stains may indicate a past leak.

Implication(s): Cosmetic defects

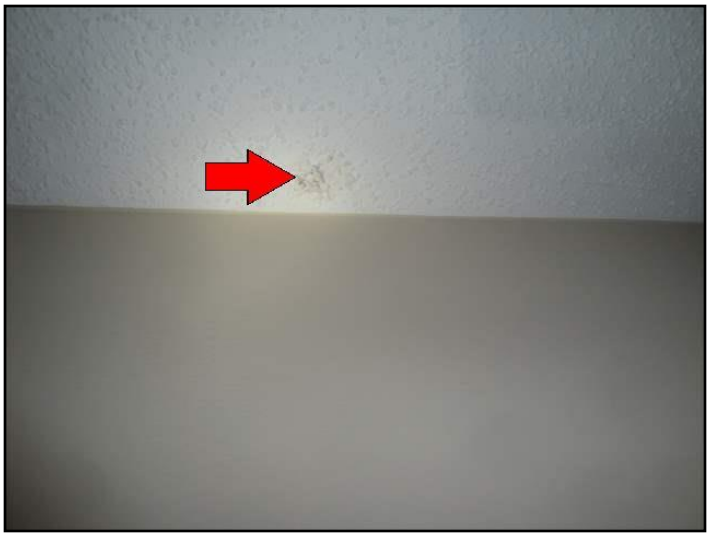
Location: Various - Second Floor

Task: Repair - Monitor

Time: Discretionary



62. *Nail pops*



63. *Nail pops*

64. *Nail pops*

WINDOWS \ Hardware

69. Condition: • Inoperable

Window lock did not latch.

Implication(s): System inoperative or difficult to operate

Location: Staircase

Task: Repair

Time: Discretionary

65. *Inoperable*

WINDOWS \ Interior trim

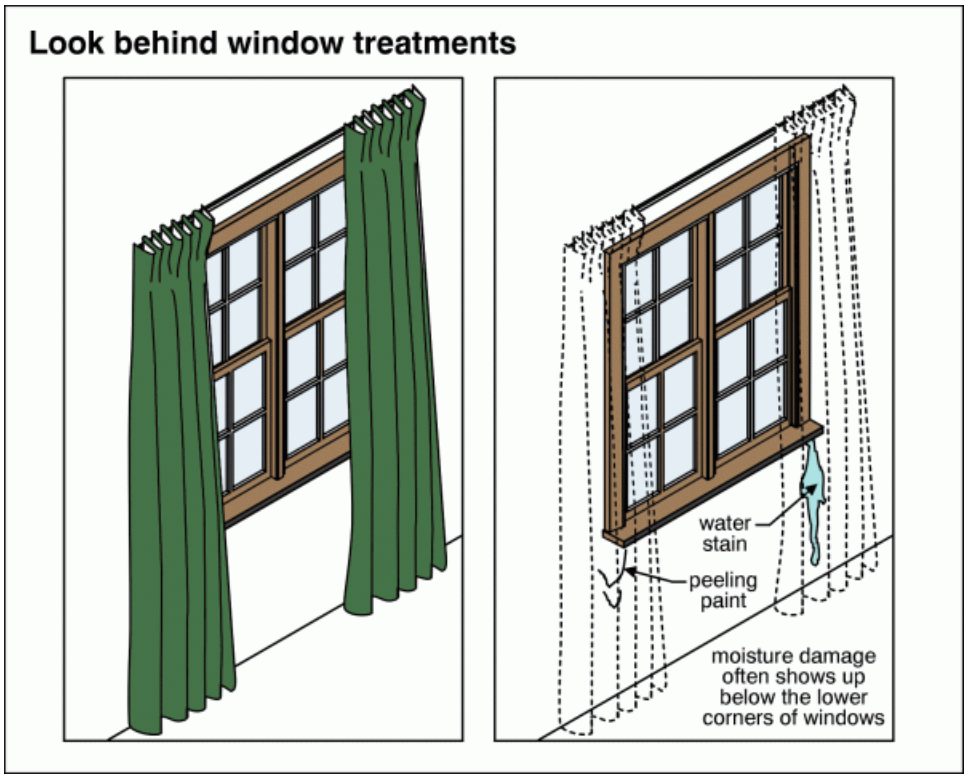
70. Condition: • Stained

Typical water stains at corners of trim and sashes. Refinish or apply clear polyurethane to protect wood in affected areas. Likely from condensation but windows should be monitored for leaks.

Implication(s): Cosmetic defects

Location: Various

Task: Monitor



66. *Stained*

67. *Stained*

DOORS \ Hardware

71. Condition: • Missing

Missing door stops may result in damaged walls from door knob impact.

Implication(s): System inoperative or difficult to operate

Location: Laundry Area

Task: Provide

Time: Less than 1 year

68. *Missing*

72. Condition: • Loose

Implication(s): Equipment failure

Location: Master Bathroom

Task: Repair

Time: Discretionary

69. *Loose*

73. Condition: • Lock not effective on exterior door
Implication(s): Poor security
Location: First Floor & Second Floor Patio Doors
Task: Repair
Time: Less than 1 year

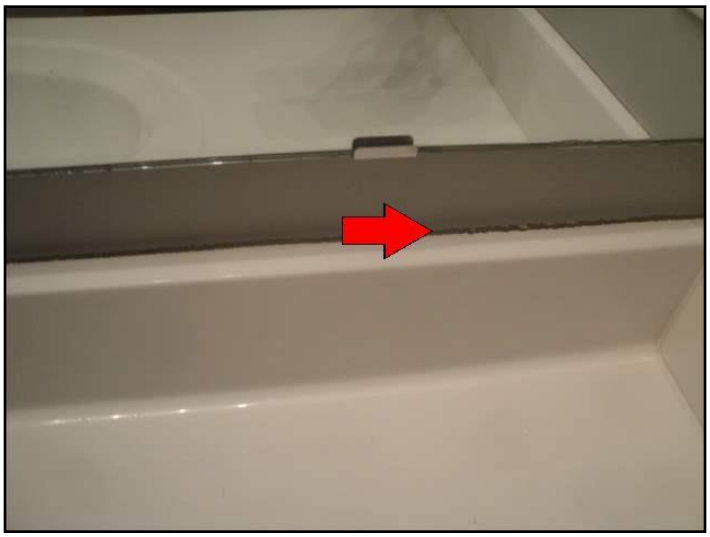
70. *Lock not effective on exterior door*

71. *Lock not effective on exterior door*

CARPENTRY \ Countertops

74. Condition: • Damaged or missing sealant
Location: Various

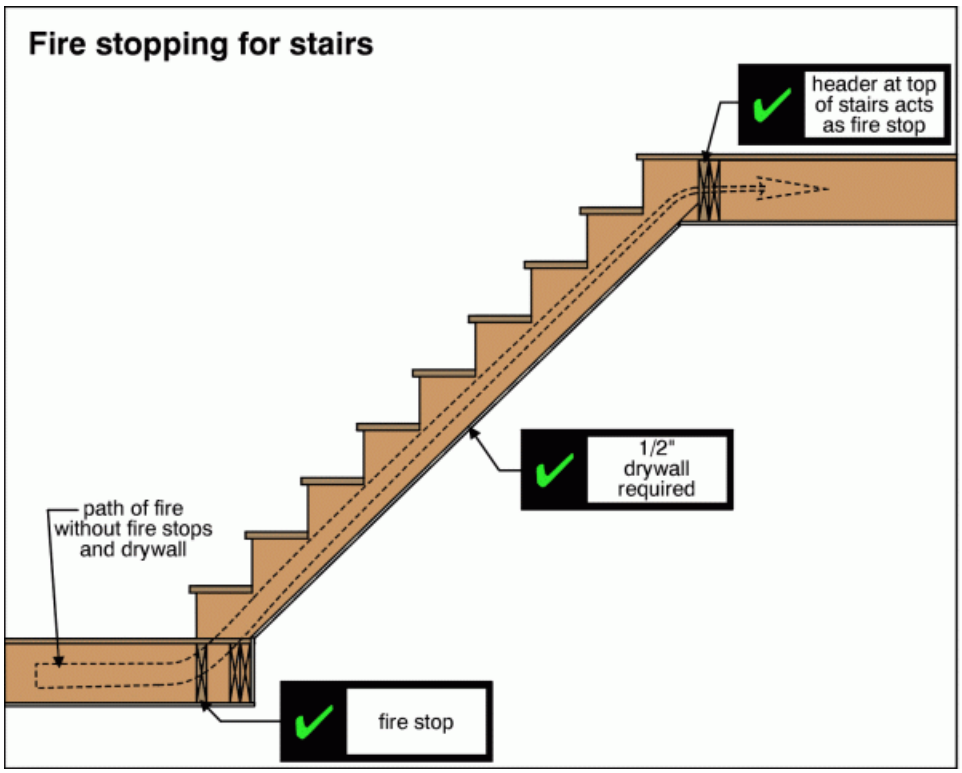
Task: Repair
Time: Discretionary



72.

STAIRS \ Fire safety

75. Condition: • Drywall missing or incomplete on underside of stairs
Implication(s): Increased fire hazard
Location: Basement
Task: Provide
Time: When remodelling



73. *Drywall missing or incomplete on underside...*

BASEMENT \ Wet basement - evidence

76. Condition: • Stains

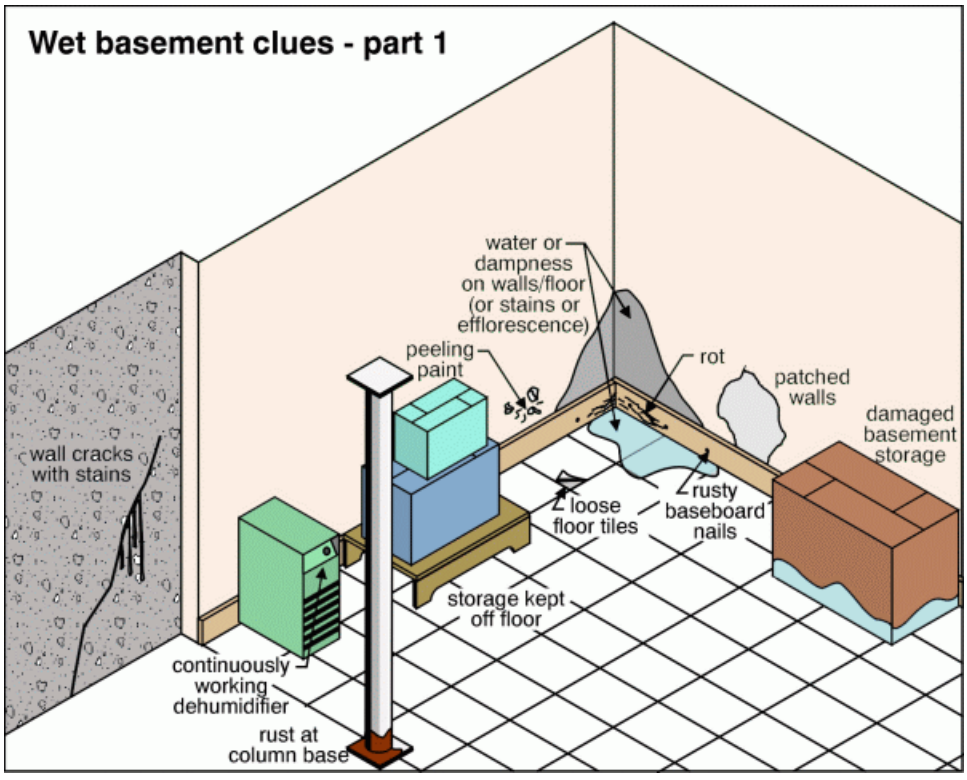
Evidence of water stains presents by the buyers. The walls were freshly painted at the time of the inspection. Confirm the discharge location of below grade downspout drains request frequency and severity of moisture problems.

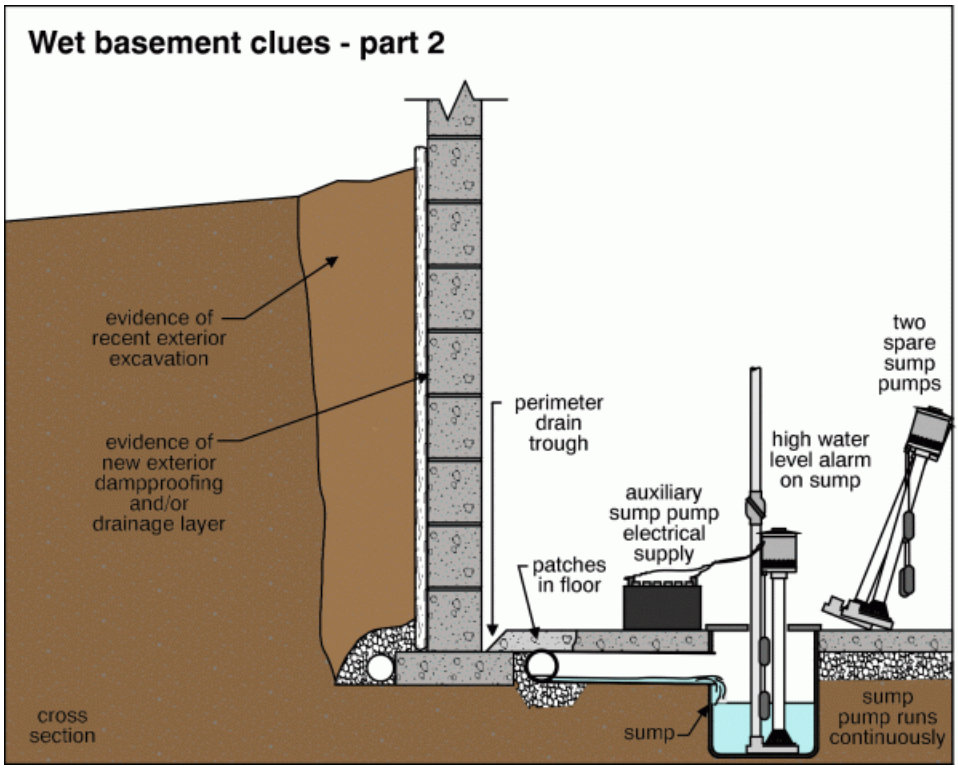
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

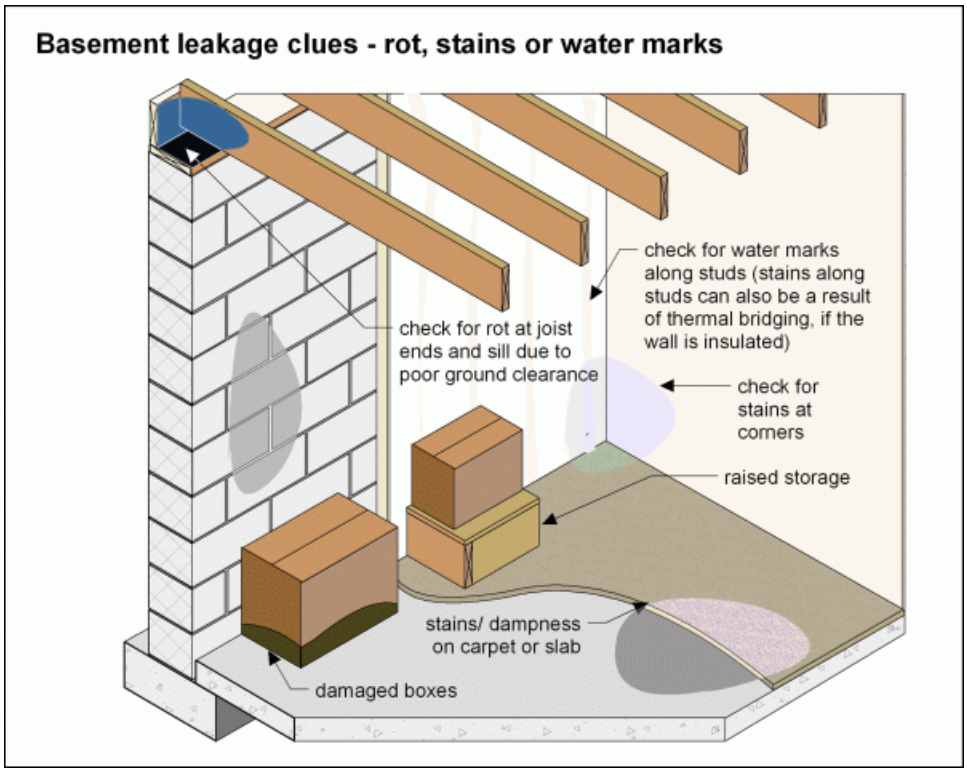
Location: Front Wall

Task: Request disclosure

Time: Less than 1 year







APPLIANCES \ Range

77. Condition: • Anti-tip device missing

Implication(s): Physical injury
Location: Kitchen
Task: Below current standards

APPLIANCES \ Microwave oven
78. Condition: • Parts broken/missing
Cracked front door cover.
Implication(s): Reduced operability
Location: Kitchen
Task: Repair
Time: Discretionary

74. *Parts broken/missing*

APPLIANCES \ Waste disposal
79. Condition: • Noisy
Foreign object present in unit.
Implication(s): Noise nuisance
Location: Kitchen
Task: Clean
Time: Less than 1 year

APPLIANCES \ Dryer
80. Condition: • Dryer vent obstructed
Implication(s): Equipment ineffective | Fire hazard
Location: Exterior Wall
Task: Repair
Time: Less than 1 year

75. *Dryer vent obstructed*

81. Condition: • Plastic dryer vent
This vent is not approved for gas dryers. Electric dryer is currently in service, however a gas line is present. Replace the vent if a gas dry is ever placed in service.
Implication(s): Equipment ineffective | Fire hazard
Task: Comment - no recommendations

Description

General: • Report attached to appendix

END OF REPORT

RADON GAS MEASUREMENT REPORT

Location: 308 Verbena Drive – Watertown, MN
Date: November 25, 2015
Tech: John Mika

This is the report of a radon gas screening measurement. The measurement was performed using a continuous radon monitor (CRM), and was performed in conformance with test protocols established by the US Environmental Protection Agency in the document entitled "Protocols for Radon and Radon Decay Product Measurements in Homes."

The report on page 2 and 3 is copy of the actual report that was obtained from the CRM upon completion of the measurement period.

The measurement period was 51 hours 50 minutes.

Test Start Date & Time: November 23, 2015 – 2:45 PM
Test End Date & Time: November 25, 2015 – 6:35 PM

During the measurement period radon gas measurements were recorded once every hour.

The overall average: 3.4 PCi/L
The EPA protocol average: 3.4 PCi/L

The serial number of the CRM deployed for this measurement is: 35942177. Calibrated by Gemmill Laboratories on March 22th 2015.

Explanation of Report Data:

Tabular Data: This portion of the report provides a numerical listing of the radon gas measurements that were made throughout the measurement period and are displayed from left to right in rows. Example: first row displays hours 1,2 and 3. Second row displays hours 4,5 and 6.

Average: This portion of the report gives the average radon gas concentration measured during the entire measurement period. This average is computed in two ways. The "Overall Average" is the simple average of all of the values listed in Tabular Data. The "EPA Protocol Average" is the simple average of all of the values listed in **Tabular Data**, except those values recorded during the first four hours of the measurement period. The "EPA Protocol Average" is computed in a manner consistent with the protocols cited above.

Values: The EPA recommends action to reduced average radon levels of 4.0 PCi/L or above. The EPA recommends long term radon monitoring for average radon levels that range from 2.0 – 3.9 PCi/L. Long term test devices are available from: http://www.accustarlabs.com/radon-testing-product-specifications/alpha-track.aspx

Bar Graph: This section provides a graphic representation of all of the values that are listed in the **Tabular Data**.

Other Information: In the printout, the letter "p" or "T" may appear next to a given value. The "p" indicates that, during this measurement interval, the power was disconnected from the CRM. The "T" indicates that, during this measurement interval, the CRM was disturbed or moved.

π The radon gas measurement was completed and there is no evidence that the CRM was tampered with in any way. Therefore, the average values contained in this report reflect the radon gas concentration at the time of the test and should not be construed as either predictive or supportive of a similar measurement conducted at another time in the same structure.

Minnesota Inspections LLC

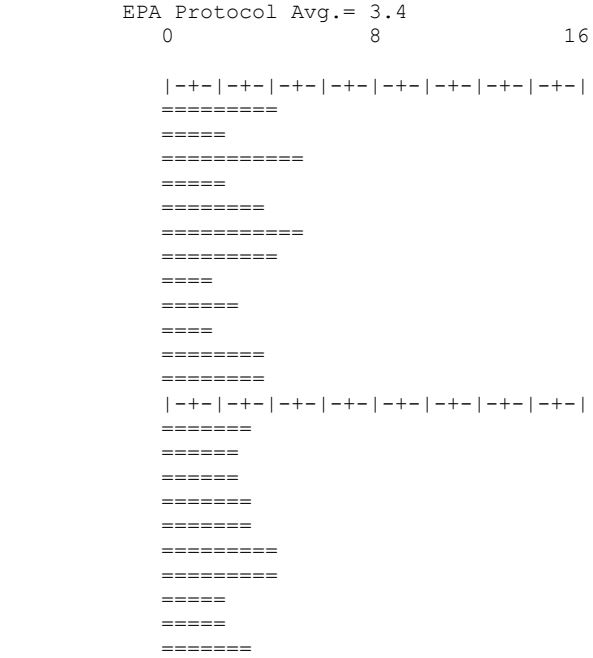
Professional
Radon Monitor

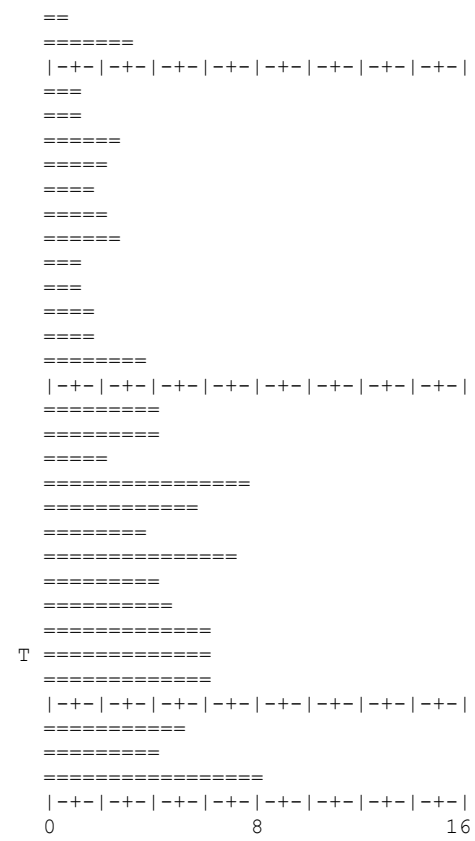
Signature:

Data in pCi/l
Time Interval 1 Hr

4.0	2.3	5.3
2.3	3.6	5.0
4.0	1.6	2.6
1.6	3.6	3.6
3.0	2.6	2.6
3.0	3.0	4.3
4.3	2.0	2.3
3.3	0.6	3.3
1.3	1.0	2.6
2.0	1.6	2.3
2.6	1.0	1.0
1.6	1.6	3.6
4.0	4.3	2.3
7.6	5.6	3.6
7.3	4.3	4.6
6.0 T	6.3	6.0
5.0	4.0	8.3

Overall Avg.= 3.4
EPA Protocol Avg.= 3.4

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Radon in Real Estate Transactions

MINNESOTA MDH DEPARTMENT OF HEALTH

All Minnesota homes can have dangerous levels of **radon gas** in them. Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the earth. When inhaled, its radioactive particles can damage the cells that line the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon, making it a serious health concern for all Minnesotans.

It **does not matter if the home is old or new** and the only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates **2 in 5 homes built before 2010** and **1 in 5 homes built since 2010** exceed the 4.0 pCi/L action level.

In Minnesota, buyers and sellers in a real estate transaction are free to negotiate radon testing and reduction. Ultimately, it is up to the buyer to decide an acceptable level of radon risk in the home. Prospective buyers should keep in mind that it is inexpensive and easy to measure radon, and radon levels can be lowered at a reasonable cost. The MDH Radon Program website provides more detailed information on radon, including the MDH brochure "Keeping Your Home Safe from Radon."

The Minnesota Radon Awareness Act does not require radon testing or mitigation. However, many relocation companies and lending institutions, as well as home buyers, require a radon test when purchasing a house. The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. This publication is being provided by the seller in order to meet a requirement of the Act. In addition, **before signing a purchase agreement to sell or transfer residential real property**, the seller shall disclose in writing to the buyer any knowledge the seller has of radon concentrations in the dwelling.

The disclosure shall include:

1. whether a radon test or tests have occurred on the property;
2. the most current records and reports pertaining to radon concentrations within the dwelling;
3. a description of any radon concentrations, mitigation, or remediation;
4. information regarding the radon mitigation system, including system description and documentation, if such system has been installed in the dwelling; and
5. a radon warning statement

Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling."

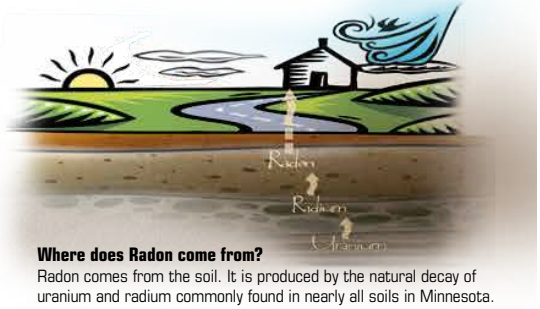
Radon Facts

How dangerous is radon?

Radon is the **number one cause of lung cancer in non-smokers** and the second leading cause of lung cancer overall, next to tobacco smoking. Thankfully, much of this risk can be prevented through testing and taking action to reduce high levels of radon gas when and where they are found. Your risk for lung cancer increases with higher levels of radon gas, prolonged exposure and whether or not you are a smoker.

Where is your greatest exposure to radon?

Radon is present everywhere, and there is no known safe level. Your greatest exposure is where it can concentrate indoors and where you spend most of your time. For most Minnesotans, this is at home. Whether a home is old or new, well-sealed or drafty, with or without a basement, **any home can have high levels of radon**.



Where does Radon come from?

Radon comes from the soil. It is produced by the natural decay of uranium and radium commonly found in nearly all soils in Minnesota. As a gas, radon moves freely through the soil and eventually into the air you breathe. Our homes tend to draw soil gases, including radon, into the structure.

I have a new home, aren't radon levels reduced already?

Homes built in Minnesota since June 2009 are required to contain construction features that may limit radon entry. These features are known as passive Radon Resistant New Construction (RRNC). While these passive RRNC features may lower the amount of radon in newer homes, it does not guarantee low levels. It is recommended all new homes be tested for radon, and if elevated levels are found, these passive RRNC features can be easily and inexpensively activated with the addition of a radon fan in the attic. If you are buying a new home, ask if the home has any RRNC features and if the home has been tested.

What is the recommended action based on my results?

If the average radon in the home is at or **above 4.0 pCi/L, the house should be fixed**. Consider fixing the home if radon levels are between 2 pCi/L and 3.9 pCi/L. While it isn't possible to reduce radon to zero, the best approach is to reduce the radon levels to as low as reasonably achievable. Any amount of radon, even below the recommended action level, carries some risk.

How are radon tests conducted in real estate transactions?
Because of the unique nature of real estate transactions, involving multiple parties and financial interests, there are special protocols for radon testing.

Continuous
Radon Monitor
(CRM)

Fastest

Test is completed by a certified contractor with a calibrated CRM for a minimum of 48 hours.

Test report is analyzed to ensure that it is a valid test.

Simultaneous
Short-term Testing

Second fastest

Two short-term test kits are used at the same time, placed 6-12 inches apart, for a minimum of 48 hours.

Test kits are sent to the lab for analysis.

The two test results are averaged to get the radon level.

Sequential
Short-Term Testing

Slowest

One short-term test is performed for a minimum of 48 hours.

Test kit is sent to lab for analysis.

Another short-term kit is used in the same place as the first, started right after the first test is taken down. Test is performed for a minimum of 48 hours.

Test kit is sent to the lab for analysis.

The two test results are averaged to get the radon level.

Radon Testing

House conditions when testing
Be aware that any test lasting less than three months requires closed-house conditions.

Closed-house Conditions: Mean keeping all windows and doors closed, except for normal entry and exit.

Before Testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

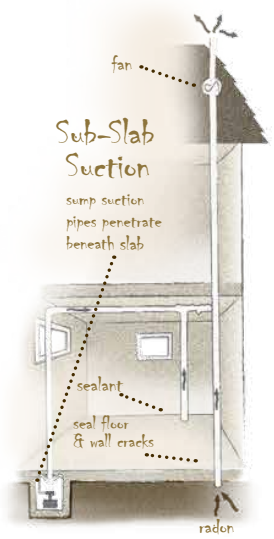
During Testing: Maintain closed-house conditions during the entire duration of the short term test. Operate home heating or cooling systems normally during the test.

Where the test should be conducted
Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. In Minnesota, this is typically in the basement, whether it is finished or unfinished.

The test kit should be placed:
- two to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas
- not in areas of high heat or humidity

If the house has multiple foundation types, it is recommended that each of these be tested. For instance, if the house has one or more of the following foundation types--basement, crawl space, slab-on-grade--a test should be performed in the basement and in at least one room over the crawlspace and one room with a slab-on-grade area.

Who should conduct radon testing in real estate transactions?
All radon tests should be conducted in accordance with national radon measurement protocols, by a certified and MDH-listed professional. This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon web site. A seller may have previously conducted testing in a property. If the test result is at or above the action level, the home should be mitigated.



Radon Mitigation

Lowering radon in existing homes – Radon Mitigation
When elevated levels of radon are found, they should be mitigated. Elevated radon concentrations can be easily reduced by a nationally certified and MDH-listed radon mitigation professional. A list of these radon mitigation professionals can be found at MDH's Radon web site.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the EPA action level of 4.0 pCi/L. A quality radon reduction (mitigation) system is often able to reduce the annual average radon level to below 2.0 pCi/L

Active sub-slab suction (also called sub-slab depressurization, or SSD) is the most common and usually the most reliable type of system because it draws radon-filled air from beneath the house and vents it outside. There are standards of practice that need to be followed for the installation of these systems. More information on radon mitigation can be found at the MDH Radon website.

After a radon reduction system is installed
Perform an independent short-term test to ensure that the reduction system is effective. Make sure the radon system is operating during the entire test. Once a confirmatory radon test shows low levels of radon in the home, be sure to retest the house every two years to confirm continued radon reduction.

Contact the MDH Radon Program if you are uncertain about anything regarding radon testing or mitigation.

The MDH Radon Program can provide:
- Information about radon health effects, radon testing and radon mitigation;
- Names of trained, certified and MDH-listed radon professionals;

MDH Radon Program
625 Robert St N
P.O. Box 64975
St. Paul, MN 55164-0975
(651) 201-4601
1(800) 798-9050

Email: health.indoorair@state.mn.us
Web: www.health.state.mn.us/radon

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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.