

*Information Updated  
9/23/11 nje*

**Confidential Inspection Report  
1572 Fulham Street, Falcon Heights**

**Prepared for: Martha Raup**

**Prepared by: Heartland Inspections, Inc.  
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St. Paul, MN 55104  
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## HEARTLAND INSPECTIONS inc.

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DATE: January 23, 2010  
TO: Martha Raup  
RE: 1572 Fulham Street, Falcon Heights,

**This report is a snapshot of the property we inspected today. The following summary is provided as a courtesy to help you prioritize our findings. It isn't an all-inclusive list and shouldn't be considered as such. Take time to review the entire report to help you determine how the property fits into your plans for home ownership. Afterwards, please feel free to call our office for clarification of any items not fully understood.**

### REPORT SUMMARY

Based on visible components inspected today the items listed below are, in the inspector's opinion, those that deserve higher priority for attention. Generally this is because:

- An item represents a real or potential health and/or safety risk
- An item isn't performing or functioning as intended, and/or
- The item is likely to need significant repair or replacement either now or very soon. It may be in disrepair or nearing the end of its lifespan.

#### Grounds

##### SIDEWALKS

###### *Condition:*

Sidewalk surface has raised or settled areas which create an uneven surface and make it likely that someone may trip and fall. These areas should be corrected for safety. ?

##### GRADING

###### *Grade At Foundation:*

Portions of the area surrounding the house slope toward the foundation. This should be improved so that the earth slopes away approximately 1/2" per foot for about 10 feet. This does not mean the basement will always be dry, but it is an important first step. Keeping any basement 100% dry can be very difficult. Maintaining proper grading, installing and maintaining gutters with long downspouts will certainly improve the odds.

#### Exterior

##### PORCHES

###### *Condition:*

The front entry overhang/roof is supported by a post which is not attached at the roof end. There is what appears to be some fungal growth visible on the fascia areas as well. Recommend repair by contractor.

**Garage**

GARAGE DOOR(S)

*Vehicle Door(s):*

Door is damaged, recommend replacement.

*Repaired*

**Heating System**

HEATING SYSTEM 1

*Distribution of Heat:*

Underslab ducts (where accessible) appear to be a cardboard type material. Recommend further evaluation by television camera to determine condition and if there is evidence of any water, mold, or other issues.

**Electrical System**

ELECTRICAL SERVICE

*Type of Delivery:*

There is a temporary connection at the service mast and the tamper seal is cut.

Recommend obtaining final inspection by electrical inspector and having power company make proper connections at mast.

*— scheduled*

*— Done*

*— scheduled*

ELECTRICAL PANELS

*Main Panel Notes:*

Knockout missing at top of panel. Have proper plugs installed to prevent contact with live electrical, or foreign objects from falling into panel.

*— filed*

*done*

SWITCHES, OUTLETS, LIGHTS

*Lights and Ceiling Fans:*

We saw light fixtures in closet(s) which have unprotected bulbs. We recommend upgrading to safer covered or florescent fixtures.

*will do — done 9/25/11*

**Interior**

WINDOWS

*Condition:*

Various window stuck, difficult to close and have stains on lower areas. Some windows screwed shut. Recommend full evaluation and repair by window technician.

*all are functional - as of 9/10*

*unscrewed*

CEILINGS

*Condition:*

Stains around basement closet where the bottom of a plumbing drum trap is visible. Stains around chimney and by living room arch to office area indicating past leakage. Unable to determine if leaks are active. Monitor. Potential for hidden moisture damage.

*filed & painted  
No active leaks  
area repaired  
& painted*

**Kitchen - Laundry**

LAUNDRY

*Condition:*

The dryer vent size has been reduced. This is improper, raises the risk of a dryer fire and should be corrected before use. The dryer vent material is crushed and/or has excess material, improve for proper and safe function. No drain pan visible under washing machine located above other space, overflow may cause damage to areas below.

*new owner can adjust with new equipment*

Recommend upgrading to all metal dryer vent material for improved safety

Bear in mind that all homes need repairs of one type or another, even if only minor. This varies depending on maintenance and upgrading performed over the years. It's in your best interest to have repairs performed by licensed trades people. Always request and retain written, detailed documentation of what repairs were done. Get multiple estimates whenever possible because cost estimates and suggested methods of repair are likely to vary widely.

**Other repairs and maintenance are needed as mentioned in the report.** But none of them appear to have an important impact on the habitability of the home. The majority are the result of

normal wear and tear and may be dealt with as normal maintenance. If photographs are included in your report, they are not included to fully show any or all defects. Numerous deficiencies are likely to be present which will not be illustrated with photographs.

While we make an effort to identify most existing problems, it is of course not possible to predict the future. For this reason, we always advise clients to budget perhaps \$1000 to \$2000 per year for unforeseen repairs and maintenance. This would hold true for any house you were considering.

Sincerely,

HEARTLAND INSPECTIONS

Brian Snowberg  
Certified Member 108650  
American Society of Home Inspectors

## Inspection Conditions

### CLIENT & SITE INFORMATION

**Inspection Date:** January 23, 2010

**Start Time:** 10:45 am.

**Finish Time:** 1:30 pm, report finished off site and delivered via internet.

**Client Name:** Martha Raup, Gordon Raup.

**Inspection Location:** 1572 Fulham Street, Falcon Heights

**Inspector:** Brian Snowberg.

### CLIMATIC CONDITIONS

**General Weather** Snow is present on exterior surfaces. It may severely limit visual inspection of these surfaces, e.g. roof, foundation, and driveway. The inspector does not remove snow to inspect. If visibility has improved when you perform a Pre-Closing Walkthrough, be certain to pay special attention to any areas that were obscured during this inspection.

**Approx. Outside Temperature:** 30's.

### BUILDING CHARACTERISTICS

**Estimated Age of House:** 1950s.

**Building Type:** Single family, detached (a home not physically connected to other homes).

**Floors above grade:** 1.

**Space Below Grade:** Basement.

### UTILITY SERVICES

**Utilities:** All utilities on.

### OTHER INFORMATION

**House Status:** Occupied - An occupied home has furnishings which indicate that the house is lived in. Furnishings routinely limit the inspector's ability to fully access/observe the interior. The inspector doesn't move furniture, rugs, storage items or personal belongings. During your Pre-Closing Walkthrough be certain to pay special attention to areas which were obscured from view today.

**Present at Inspection:** Gordon Raup.

### PAYMENT INFORMATION

**Total Fee:** \$300.00.

**Payment:** Paid by VISA/MasterCard in advance.

### Report Definition and Limitation

An item described as "functional" or "serviceable" in this report means that it appears to be in adequate, useable condition. This doesn't mean that the item is perfect, like new, will never malfunction or is not in need of routine maintenance. Bear in mind that all houses, even new ones, need to be maintained. This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home. It's not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the inspector's opinion, based upon brief observation of the conditions that existed at the time of the inspection. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. With the exception of the furnace front cover and the electrical panel cover, no disassembly of equipment, opening of walls, moving of furniture, rugs, appliances, stored items or excavation was performed. Components or conditions which are concealed, camouflaged, or not exposed to view without moving anything or are technically complex or difficult to inspect are excluded from the report. Unless you have executed a separate contract and paid a separate fee, the following are specifically not included, even if mentioned. Wells, well equipment or water quality, swimming pools, saunas, hot tubs, spas/whirlpools or attached equipment, detached buildings and equipment, environmental hazards including but not limited to asbestos, radon, lead, formaldehyde, electro-magnetic fields (EMF's) microwaves, toxic mold and fungi, wood destroying organisms such as, but not limited to, termites, carpenter ants, wood boring beetles and fungal rot. See individual sections and the inspection agreement for further information on limitations.

## Grounds

### DRIVEWAY

Type: Concrete.  
Condition: Unable to fully view due to snow cover. *no cracks*

### SIDEWALKS

Type: Concrete. Brick. *2 bricks, minimally raised; 1 cement step has crack horizontally across*  
Condition: Sidewalk surface has raised or settled areas which create an uneven surface and make it likely that someone may trip and fall. These areas should be corrected for safety.

### GRADING

Site: Sloped, Stepped type landscaping.  
Grade At *Basement is double-coated; has always been dry*  
Foundation: Portions of the area surrounding the house slope toward the foundation. This should be improved so that the earth slopes away approximately 1/2" per foot for about 10 feet. This does not mean the basement will always be dry, but it is an important first step. Keeping any basement 100% dry can be very difficult. Maintaining proper grading, installing and maintaining gutters with long downspouts will certainly improve the odds.

### RETAINING WALLS

Type: Dry stacked concrete block.  
Condition: Obscured by snow.

### FAQs and LIMITATIONS OF GROUNDS INSPECTION

This visual inspection doesn't attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping, or septic systems. Any reference to grade slope is limited to immediate areas around the exterior of the exposed foundation or exterior walls. Keep in mind that as the earth settles around the foundation it will require regrading to maintain proper drainage. Decks and porches are often built close to the ground, where viewing or access isn't possible. Areas such as these, which are too low to enter or in some other manner not accessible, are excluded from the inspection and not addressed in the report.

We routinely recommend that inquiry be made with the seller about knowledge of any past or present foundation leakage, structural problems or repairs. This inspection doesn't address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Low voltage or other specialty lighting systems aren't inspected.

## Exterior

### EXTERIOR STAIRS/STOOPS 1

**Location(s):** Front, concrete.  
**Condition:** Crack visible in lower area near driveway. View limited by snow.

### WALLS

**Material:** Wood siding, Stucco, Cement Asbestos- Although this can not be said with certainty without ordering a laboratory test of a sample, this siding is likely to contain asbestos. Lab testing is not a part of this inspection. Consult a technician for testing.

*Condition:  
concrete surfaces sealed  
painted;  
wood surfaces  
stained*

There is an area at the rear above the A/C compressor which is wet on the wall and the soffit underside. Unable to determine where this water is from, but it is possible that it is roof leakage. Recommend further evaluation by contractor to determine source of water. The front and rear above the upper windows have streaking on the siding indicating past leakage.



### TRIM

**Material:** Wood and cement asbestos (see comment in wall section above regarding this material).

**Condition:** Painting/finish is needed at various trim areas, Caulking maintenance is needed in various areas to prevent water intrusion and damage.

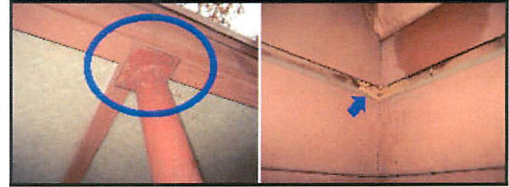
*Done*

*part of painting*

### PORCHES

**Location:** Front.

**Condition:** *fixed* The front entry overhang/roof is supported by a post which is not attached at the roof end. There is what appears to be some fungal growth visible on the fascia areas as well. Recommend repair by contractor.



**Access:** The footings for the porch are primarily underground. No evaluation or determination of footing condition is performed during this inspection.

## CHIMNEY

**Material:** Brick.

**Condition:**



*Chimney cap repaired  
rain caps installed*

The chimney cap is cracked and shows some deterioration, repairs recommended. We recommend installing proper rain/pest caps on top of chimney.

### FAQs and LIMITATIONS OF EXTERIOR INSPECTION

All exterior grades should allow for surface and roof water to flow away from the foundation. This may be best accomplished by adding or removing earth. Clearance from the siding to the earth should be 6 inches minimum. Areas unable to be viewed clearly are not a part of this inspection. Chimney interiors are viewed if accessible. It is difficult to clearly view the entire interior from top or bottom. The footings for decks etc. are primarily underground. No evaluation or determination of footing condition is performed during this inspection

## Roofing System

### PRIMARY ROOF COVERING

- Style:** Flat/Low.
- Age:** 1987 This information was verbally stated to the inspector by one of the sellers or seller's representatives. This information hasn't been verified with any other source.
- Access:** A portion of the roof was walked and representative samples were observed. We did not walk or view the entire roof in detail.
- Materials:** Rubber with gravel- Rubber membrane roofs are fairly thin products which should be inspected periodically for damage, just like any other roof. Repairs should only be done an experienced contractor using proper techniques. Like any low pitch roof, the surface is not intended for walking on a regular basis.
- Overall Condition:** Unable to evaluate due to snow and gravel. Trees contacting roof may cause damage, recommend trimming trees.

*scheduled with S+S Trees*

*8/17/11 Nelson Roofing roof replaced 20 yr. guarantee transferable to new owner*



### EXPOSED FLASHINGS

- Type and Condition:** The inspector was unable to fully access the roof to closely view the flashings.

*replaced*

### GUTTERS & DOWNSPOUTS

- Type and Condition:** The roof appears to drain to a central drain. Unable to determine where this discharges. Recommend further evaluation to determine if it goes to sanitary or runoff sewers. It should not go to the sanitary sewer.

**FAQs and LIMITATIONS OF ROOF INSPECTION**  
These comments are an opinion of the general quality and condition of the roofing material. The inspector can't and doesn't offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall and other severe weather. When re-roofing, it is recommended that all previous layers be removed. This will allow the sheathing to be repaired if needed and generally promotes longer life for the new roofing layer

## Garage

**Location:** One car, located under a livable portion of the house. NOTE: This arrangement frequently causes the room above the garage to be cooler in the winter due to the cooler area below. This will not be determined by the inspector, but you may wish to ask the seller.

### ACCESS

**Exterior Access:** Access restricted, unable to clearly view all of exterior.

**Interior Access:** Unable to clearly view all of interior, access/view restricted by, stored items, vehicle(s), wall or ceiling surface coverings.

## **STRUCTURE**

**Floor:**



Cracks and deterioration by front of garage, repair recommended.

**Interior Walls and Ceiling:**

Small cracks in block and mortar outside wall. Monitor. There are built in storage shelves in the garage. We do not know what the safety or load capacity of these shelves may be and recommend you evaluate this prior to use.

**GARAGE DOOR(S)**

Vehicle Door(s):

*9/30/10  
garage door  
repaired  
& stained*



One door, Roll up. Roll up doors are the most common type. They travel on a metal track with counterbalance springs. Door is damaged, recommend replacement.

**Automatic Opener:**

Number of openers: <sup>repaired</sup> 1 The opener functions, An electronic eye, auto reverse system is installed and functional. It caused the door to reverse direction when the beam was interrupted. This is an important device to test regularly.

**Door into Home:** Functional, meaning it is of a fire resistant type.

**ELECTRICAL**

*ampage increased to 200*

**Observations:** Unable to reach or access some outlets.

*3 prong  
all outlets updated 2*

*9/17/08  
Bruce Hanson  
Outlets  
near water*

**FAQs AND LIMITATIONS OF GARAGE INSPECTION**

Some garage vehicle door automatic operators (automatic operators) are equipped with downward force resistance-sensing auto-reversing capabilities and some may also incorporate upward force resistance-sensing auto-reversing capabilities as well. When downward force and/or upward force resistance-sensing auto-reversing capabilities are provided, they can reduce the potential for both personal injury and damage to personal property. However, due to the potential for personal injury and for damage to garage door components, automatic operator components, and to both real and personal property, any evaluation of garage vehicle door automatic operators for any resistance-sensing autoreversing capabilities is specifically excluded in this inspection and report. If photoelectric obstruction sensing auto-reversing devices are present, they will be evaluated for their height above the garage floor and to determine whether they will reverse the downward movement of the garage door upon sensing an obstruction.

The United States Consumer Product Safety Commission (CPSC) recommends that any automatic operator which does not have resistance-sensing auto-reversing capabilities be disconnected from its power supply and replaced immediately with a new unit which conforms to or exceeds current requirements for automatic operator; therefore, it is recommended that measures be taken as soon as possible to determine if such capabilities are incorporated into automatic operators.

This information may be determined by the presence of visible adjustment controls for resistancesensing auto-reversing capabilities on the automatic operator unit, by obtaining the manufacturers literature for the operator, or by contacting the manufacturer, the manufacturers distributor, or a

*Somerville  
Kitchen & bath  
have surge  
protection  
devices*

*Final by state  
inspection by  
Bridget Nelson  
Inspections  
9/13/11*

QUALIFIED garage door automatic operator service.

If it is determined that resistance-sensing auto-reversing capability is incorporated into an automatic operator, it is recommended that a QUALIFIED garage door automatic operator service technician be retained to evaluate the automatic operator for proper adjustment and function of such resistancesensing auto-reversing functions.

Additional information regarding garage vehicle door automatic operators can be found on the CPSC website at: [www.cpsc.gov/cpsc/pub/pubs/523.html](http://www.cpsc.gov/cpsc/pub/pubs/523.html)

#### FAQs AND LIMITATIONS OF GARAGE INSPECTION

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This information may be determined by the presence of visible adjustment controls for resistancesensing auto-reversing capabilities on the automatic operator unit, by obtaining the manufacturers literature for the operator, or by contacting the manufacturer, the manufacturers distributor, or a QUALIFIED garage door automatic operator service.

If it is determined that resistance-sensing auto-reversing capability is incorporated into an automatic operator, it is recommended that a QUALIFIED garage door automatic operator service technician be retained to evaluate the automatic operator for proper adjustment and function of such resistancesensing auto-reversing functions.

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#### FAQs and LIMITATIONS OF GARAGE INSPECTION

We recommend that you test and adjust automatic door openers frequently to be certain that it is operating safely and properly. We find a large percentage of door opener automatic reverse mechanisms which do not reverse with light to moderate back pressure. Even when properly adjusted, garage doors are capable of causing severe injuries. To prevent injuries, keep people and pets well away from the door when it is being operated

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Storing flammable materials within closed garage areas is NOT recommended

## Foundation - Basement

### FOUNDATION - BASEMENT

**Space Below Grade:** Basement

**Stairs to Basement:** Stairs functional, Railing ends should return to the wall at both ends, preferably at a 45 degree angle to prevent someone from catching anything on them while using the stairs. Consider this upgrade for improved safety.

**Accessibility:** The inspectors view and inspection were limited by, stored items, the basement being finished approximately, 90%

**Foundation Material:** Concrete block, Not fully visible.

**Support Posts and Beams:** Posts are not fully visible, Beams are, metal, not fully visible.

**Floor Joists:** Joist Type: Finished surfaces prevent complete viewing of floor structure.

**Basement Floor and Drain:** A floor drain was located. This drain is not tested to determine if or how well it drains. This information may be available from the seller.

#### FAQs and LIMITATIONS OF FOUNDATION - BASEMENT INSPECTION

Areas that are obstructed by belongings or hidden from view aren't inspected. Minor cracks are typical in many foundations. Water seepage may occur anytime in the future. Any moisture symptoms are a signal that changes may be needed to prevent further intrusion. The best defense against water seepage is good drainage of soils near the foundation wall. It's virtually impossible to build and maintain a leakproof basement or crawl space. So, it is not unusual for a Twin Cities basement to get wet.

The problem, if there is one, is usually deferred maintenance or lack of gutters and downspouts coupled with improper slope around foundation. If water in the lower level becomes troublesome, the first line of defense is to clean the gutters and keep them clean; patch any gutter leaks; put the downspouts into drain pipes that will take water well away from the house; and, fill any low spots near the foundation walls to ensure that water flows away from the house.

If these low-tech "cures" don't work, the next step is usually installing equipment such as a sump pump; or, a basement de-watering system; or, install an interceptor drain system to catch runoff before it reaches the house

Most concrete slabs experience some degree of cracking due to shrinkage or settling. If sump pumps are in use, we recommend you install a battery backup system for protection during a power outage. Floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath can't be determined.

*Never had water in basement*

## Heating System

### HEATING SYSTEM 1

**Location:** Basement

**System Type:** Gas Forced Air. This type of furnace has a typical life expectancy of 15-25 years. This is only an expected range with many possible variations.

**Distribution of Heat:** Ductwork, Underslab ducts (where accessible) appear to be a cardboard type material. Recommend further evaluation by television camera to determine condition and if there is evidence of any water, mold, or other issues.

**BTU Input:** 88,000.

*New Furnace replaced → 11/04/09 Lennox*

**Approximate**

**Age:** 1 year.

**General**

**Condition:** No visible problems. ?

**Combustion Air:** The interior end of the combustion air supply is obstructed. This must remain open to function properly.

**Venting:** No problems visible.

**Burners - Heat Exchangers:**

Closed System - Unable to inspect, The heat exchanger is impossible to fully assess without disassembly or other technical services not provided in this inspection, and cannot be adequately checked during a visual inspection. A heat exchanger defect may present a concealed hazard. For this type of detailed evaluation, we recommend you contact a qualified heating contractor.

**Pump-Blower**

**Fan:** Functional.

*Replaced yearly replaced 7/11/11*

**Air Filters:** Disposable filter, should be changed every 30-60 days or per the manufacturers recommendation, Filter is functional.

**Controls:** Appear functional.

**AUXILIARY EQUIPMENT**

**Central**

**Humidifier:** Central humidifier functions are outside the scope of this inspection Monitor humidity levels when in use to prevent over-humidifying and causing moisture related problems in the house. Consult an indoor air quality expert for further advice on this subject.

**FAQs and LIMITATIONS OF HEATING INSPECTION**

The heating systems we encounter have a very wide range of conditions. Our brief, nontechnical observation and subsequent recommendations are based on visual clues only. Generally, the older or less well-maintained the equipment is, the greater the chance of needed repairs by a licensed heating contractor.

**Limitations:** 1) Inspection of furnace heat exchangers for cracks or holes is beyond the scope of this inspection. Many are partially or fully inaccessible due to the design of the equipment. 2) Pilot lights aren't lit and systems aren't turned on if they're off, nor are safety devices tested. 3) Determining the presence of asbestos, sometimes used in older heating systems is an environmental test beyond the scope of this inspection. 4) Other items outside the scope of this visual inspection: thermostats for calibration or timed functions; adequacy, efficiency or consistent distribution of air throughout the building; and electronic air cleaners, humidifiers and dehumidifiers. 5) Subjective judgment of system capacity is not a part of the inspection. 6) Determining condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which may be costly to remedy.

**Recommendations:** We highly recommend annual service and maintenance of every home heating system. As equipment ages, this annual maintenance becomes increasingly important to catch problems or safety issues as they arise. Heating equipment should be serviced annually or as recommended by your service company. The thoroughness of service provided will vary greatly between providers. It is recommended that you ask potential providers exactly how thorough they are, and then try to be present to watch when the service is performed. Ask questions and learn more about your particular system.

*Portable Dehumidifier purchased 9/28/10*

## Air Conditioning

### AIR CONDITIONING 1

- Type:** Central air conditioning is a split system with an exterior and interior portion, connected by tubing. Outside air temperature was too low, system not tested. There is risk of damage to the system if the temperatures have not been at least 65 degrees for the last 24 hours.
- Power Source:** 220 Volt, Electrical disconnect present.
- Compressor Age:** 1988 Due to the age of this system and generally expected lifespan (around 15-20 years) it is recommended that replacement be anticipated. However, we routinely see older units still functioning. This is likely due to the fact that Minnesota has a short A/C season.

#### FAQ's and LIMITATIONS OF A/C INSPECTION

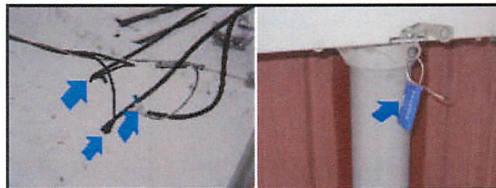
Pressure tests aren't performed on coolant systems, therefore no representation is made regarding coolant charge or line integrity

## Electrical System

### ELECTRICAL SERVICE

*Final Inspection done  
Rexcel is scheduled*

Type of Delivery: Overhead service wires, 110/220 Volt, the main panel/disconnect is located in the basement. There is a temporary connection at the service mast and the tamper seal is cut. Recommend obtaining final inspection by electrical inspector and having power company make proper connections at mast.



### CONDUCTORS

Main service wires at main panel:

Aluminum.

Branch Wiring:

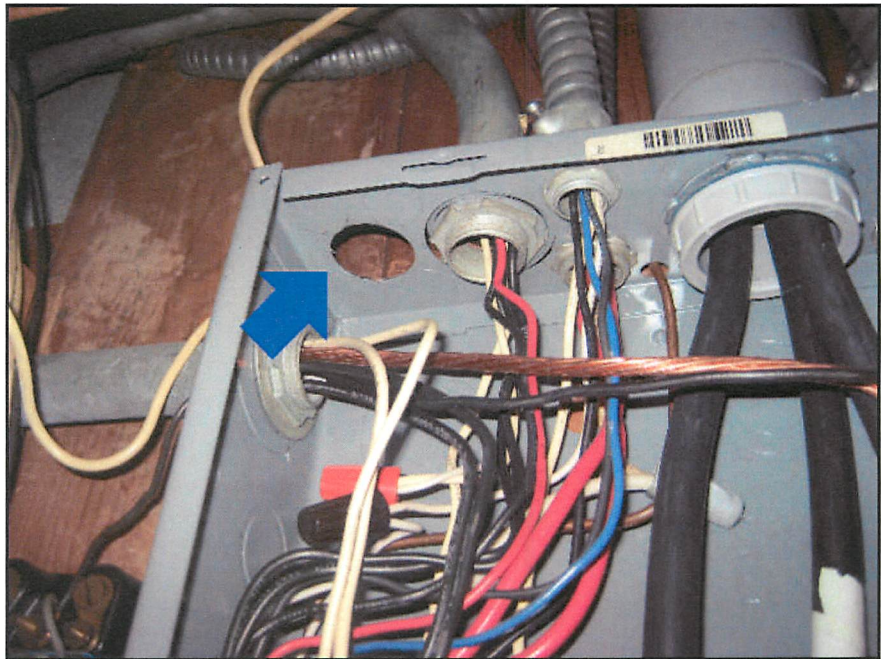
Romex (Non metallic, plastic jacket wiring) We also include older wiring materials in this category, sometimes called "Rag" wire due to its wrapping material, Conduit (metal or plastic), 110 volt circuits are fed by copper wire. 220 volt circuits are fed by copper, 220 volt circuits are fed with both copper and aluminum wires. Either wire type is normal for 220 volt circuits.

### ELECTRICAL PANELS

Main Panel Amperage:

200 Amp service, Circuit breakers.

Main Panel  
Notes:



Knockout missing at top of panel. Have proper plugs installed to prevent contact with live electrical, or foreign objects from falling into panel.

*Done 9/13/11*

**SWITCHES, OUTLETS, LIGHTS**

- Switches and Outlets:
- Lights and Ceiling Fans:

We found exterior outlet(s) which lacked an appropriate weather resistant cover.

*will replace with CFLs done 9/25/11*

*installed 9/30/10*

Lights, We saw light fixtures in closet(s) which have unprotected bulbs. We recommend upgrading to safer covered or florescent fixtures. Front foyer light hung by wires and string, Upgrade recommended.

FAQs AND LIMITATIONS OF ELECTRICAL INSPECTION

Other than opening cover plates from the main panel and subpanels, only visible portions of the electrical system are inspected. Checking closed or hidden components is not part of this inspection. Switches and outlets are randomly operated and checked for function. Switches whose function are not immediately apparent will not be traced. Keep in mind, inoperative light fixtures often lack bulbs or have dead bulbs which are not changed during the inspection. Request information from the seller regarding the existence of any nonoperational electrical items.

Smoke and carbon monoxide detectors aren't tested but homeowner testing is highly recommended upon taking possession of the property. Homeowners should install, maintain and periodically test these safety devices as recommended by local authorities and the equipment manufacturers.

→ Ground Fault Circuit Interrupter (GFCI) outlets or circuit breakers are recommended for installation at exterior, garage, bath rooms, kitchens and unfinished basements

*done done*

*Tested regularly OK*

## Plumbing System

### WATER SUPPLY SERVICE

**Water Source:** The water supply is provided from a public source. If installed, a water meter will be located at or near the main supply entry point to the house. Water quality testing is not a part of this inspection.

**Main Shutoff**

**Location:** The main water supply shutoff is located in the basement. It is recommended that a homeowner operate the main water valve occasionally to verify that it is functioning. If leakage should occur, valve repair will be necessary  
*No leakage*

**Water Main**

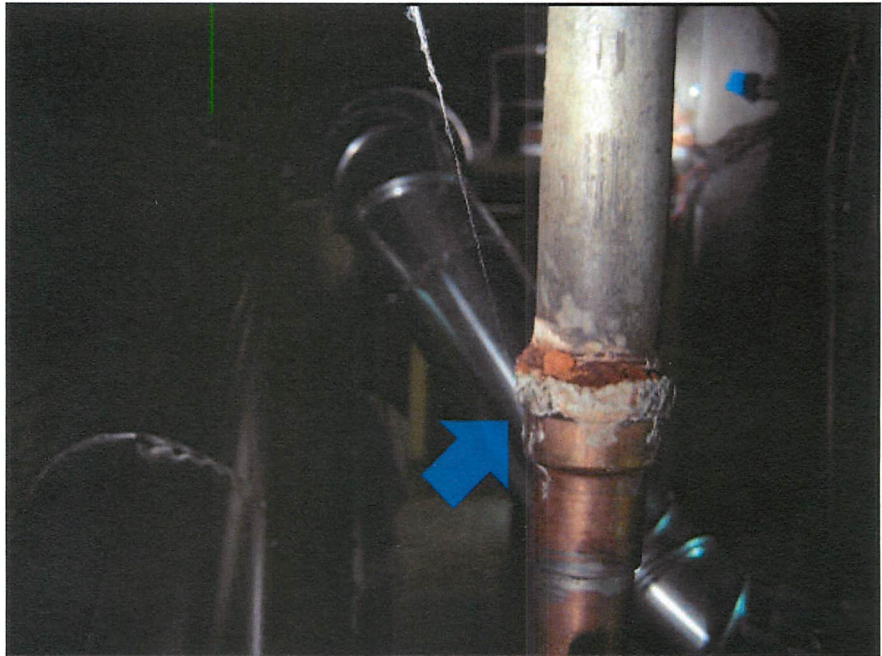
**Material:** Main line is 1 inch diameter, Copper pipe. The entire pipe is not visible, so other materials may also be in use.

**Condition:** Water main appears functional.

### SUPPLY PIPING

**Visible Piping:** Copper and Galvanized Using these together may present problems if the two different types of metal corrode at the junction. Often this is done for additional plumbing in an older house or as partial replacement due to flow or leakage problems. Be especially alert to problems developing at these areas. Representative samples of the visible portions of the supply piping are inspected for corrosion and leakage.

Condition:



*where is this?*

Minor corrosion is noted which doesn't appear to be leaking or causing problems at this time, monitor this condition.

## WASTE PIPING

**Waste Disposal Type:**

The house appears to be served by a public sewer system. Confirm this with the seller or municipal authorities.

**Visible Piping:**

Cast Iron, Galvanized.

**Condition:**

Visible piping appears functional.

## HOSE FAUCETS AND SPRINKLER SYSTEMS

**Hose Faucets:**

Hose faucets are checked for functionality during summer months only. In other seasons you may wish to ask the seller if all faucets are functional and the location of any interior control valves.

## FUEL SYSTEM

**Fuel System Meter/Tank**

**Location:** Gas meter located at exterior.

**Main Fuel Shutoff**

**Location:** Exterior.

**Fuel Distribution**

**Piping:** Fuel lines were not fully visible for inspection.

## WATER HEATER #1

**Type:** Gas.

**Size:** 50 Gallons.

**Location:** Basement

**Approximate Age:** 1994 Due to the age of this heater and generally expected lifespan, we recommend you be prepared to replace it in the near future.

**Condition:** Appears functional.

**Venting:** Venting functional.

**Temperature/ Pressure Relieve (TPR) Valve:** A TPR valve is installed on this water heater. This is an important safety relief valve which should be checked annually or per manufacturers recommendation. If the valve drips constantly after testing it may need replacing. This valve is not tested during this inspection.

**Combustion Air Supply:** See comments in Heating:Combustion air section.

FAQs and LIMITATIONS OF PLUMBING INSPECTION  
Shut off valves are not tested due to possible leakage, which often happens when an infrequently used valve is moved. It is recommended that a homeowner operate the main water valve occasionally to verify that it is functioning. If leakage should occur, valve repair will be necessary. Testing of water for quality, hardness, or hazardous materials (lead, etc.) is available from a testing lab or possibly your county health department. Underground piping or pipes otherwise hidden from view are excluded from this inspection. Likewise, leakage or corrosion in hidden piping is unlikely to be detected by a visual inspection. Some ABS (black) plastic waste plumbing pipes have had documented problems involving cracking or splitting. Contact the pipe manufacturer or qualified licensed plumbing contractor for further information. Testing for gas leaks is not a part of this inspection. Water temperature should be checked and set by the homeowner to the lowest acceptable level. It is not recommended to exceed 120 degrees and caution should be used in any case. You may need to install a larger water heater to provide adequate hot water quantity at lower temperature settings.

## Interior

### DOORS

**Main Entry Door:** Appears functional.

**Other Exterior Doors:** Side door, Double keyed deadbolt is not recommended because of poor fire safety (unless key is left in lock)

**Interior Doors:** Appear functional.

### WINDOWS

**Type:** Wood, Dual pane glass (not necessarily all windows in house), Casement

**Condition:** Various window stuck, difficult to close and have stains on lower areas. Some windows screwed shut. Recommend full evaluation and repair by window technician.  
*True*  
*Screws removed 9/11*

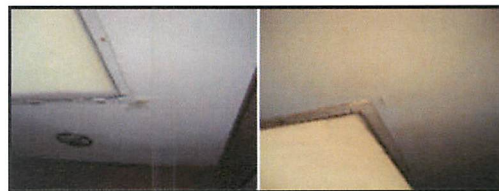
*all windows functional*

A representative sampling was taken (generally one window per room if accessible). Windows blocked by furniture, knick knacks, poorly functioning window coverings, plastic covering or other restrictions are not evaluated. Screens and storms are not checked. As seasonal items, at any given time of year various parts may not be installed. If you wish to verify the condition or presence of all screens or storms you may wish to ask the seller to have them installed prior to your pre-closing walkthrough inspection

*newly painted & repaired 9/30/16*

**SKYLIGHTS**

**Condition:** Moisture stains or other signs visible at the interior could be from interior moisture condensation or water leakage from the exterior. It is not known for certain which is the case. Request information regarding these signs from the seller.



**CEILING**

**Material:** Drywall? *yes*

**Condition:** *repaired & repainted*  
*repaired & repainted*  
Stains around basement closet where the bottom of a plumbing drum trap is visible. Stains around chimney and by living room arch to office area indicating past leakage. Unable to determine if leaks are active. **No** Monitor. Potential for hidden moisture damage.



**WALLS**

**Material:** Paneling.

**Condition:** Functional.

Note: Determination of wall material (drywall vs. plaster) is a general guess by the inspector since it's so similar in appearance. Older homes will often have a mix of the two materials. No probing is done to verify material.

**FLOORS**

**Materials:** Wood.

**Condition:** General condition functional.

**INTERIOR STAIRS & HANDRAILS**

**Condition:** Railing ends should return to the wall at both ends, preferably at a 45 degree angle to prevent someone from catching anything on them while using the stairs. Consider this upgrade for improved safety.

**FIREPLACE/WOOD BURNING DEVICES**

*fireplace functions properly when last used 12/08?*

**Fireplace #1:** Location: Living Room, Type: Wood burning, Masonry, Damper: The damper is stuck, repair needed, Flue: The inspector was unable to view the entire length of the flue. For safety, it is recommended that fireplace flues be checked and cleaned by a fireplace technician prior to use and on a regular basis. Hearth: Glass doors are recommended at the front of the fireplace for improved spark protection. Screens are much more likely to allow sparks through. We recommend that fires never be allowed to burn unattended.

Wood fireplaces aren't viewed in operation and no representation is made regarding how well it functions. Gas fireplaces are viewed in operation if the pilot/ignition is lit or functional. Pilot lights aren't ignited by the inspector. All fireplaces should

be cleaned and inspected on a regular basis to make sure no problems have developed. Be aware that large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

**SMOKE - FIRE- C.O. DETECTORS - SECURITY SYSTEMS**

**Comments:**

Smoke and carbon monoxide detectors are highly recommended for improved personal safety. They are not checked during the inspection because it is not known if they are connected to a monitoring system which may summon emergency response. A mix of hard wired and battery operated units is recommended, starting the day you move in . They should be located, operated and periodically tested per the manufacturers recommendation. Consider replacing older detectors for improved safety. Recent information indicates that detector reliability declines with age. Purchase the best detectors you can afford. We do not recommend CO detectors without a digital readout feature. Security systems and intercom systems (if present) are not evaluated. You may wish to request further information from the sellers if this equipment is installed.

*Present*  
*Battery operated*  
~~Hard wired~~  
*- Smoke + CO detectors installed 9/28/10 in entry*

*Smoke detector*

*CO2 digital present 11/29/06 downtown hall*

Conditions hidden behind walls, ceilings, floor coverings, paneling, and furnishings can't be judged. Only the general condition of visible portions is included in this inspection. Cosmetic deficiencies such as smaller cracks, dents, wear and stains are not reported. Determining the source or strength of odors or similar conditions isn't a part of this inspection. One window per room will be sampled when accessible. Determining the condition of insulated glass windows isn't always possible due to temperature, weather and lighting conditions. Storm doors, like storm windows, are seasonal items and aren't evaluated. Check with sellers for further information.

**Kitchen - Laundry**

**KITCHEN, GENERAL**

**Counters:** Plastic laminate The view of the counter tops is limited by owners items present.  
**Cabinets:** Wood (or wood product) cabinets, Moderate wear.

**SINK**

**Location(s):** Counter sink.  
**Type and Condition:** Stainless Steel, Appears functional, Faucet is functional Viewing below the sink is restricted by stored items.

**RANGE, OVEN AND COOKTOP**

**Type:** Electric Cooktop, Electric Oven.  
**Condition:** Appears functional.

**VENTILATION**

**Type:** Exterior discharge vent.  
**Condition:** Fan/hood operational.

**REFRIGERATOR**

**Condition:** Appears functional.

## DISHWASHER

**Condition:** Functional, Older model unit, near end of its useful life.

## GARBAGE DISPOSAL

**Condition:** Functional.

## LAUNDRY

**Location:** 1st floor hall bathroom.

**Condition:** Laundry tub, none installed in laundry area, Dryer is electric (220 volt), *washer + dryer go to family new owner can fix appropriately*  
The dryer vent size has been reduced. This is improper, raises the risk of a dryer fire and should be corrected before use. The dryer vent material is crushed and/or has excess material, improve for proper and safe function. No drain pan visible under washing machine located above other space, overflow may cause damage to areas below.

Recommend upgrading to all metal dryer vent material for improved safety

### FAQs and KITCHEN and LAUNDRY INSPECTION LIMITATIONS

Refrigerator is checked to find out if the interior temperature is cooler than the surrounding room. Specific temperatures aren't evaluated, in other words, we don't know how well it will keep foods cold or frozen. Replacement decisions may involve personal preference cosmetic or wear and tear considerations which aren't evaluated by the inspector. Built-in ice makers and stand-alone freezers aren't inspected. Dishwashers are run through a partial wash cycle to determine that it runs and shows no visible leakage. During the inspection, it isn't possible to determine how well it cleans. You're encouraged to ask the sellers for additional information. Laundry appliances aren't tested or moved during the inspection. As a result, condition of walls or flooring hidden by them cannot be determined. Unless installed on a basement floor near a floor drain, overflow trays are recommended under washing machines. Consider installing braided metal supply hoses for improved blister and burst resistance. Drain lines and water supply valves serving washing machines are not operated. Because water supply valves are seldom used, they may be subject to leaking when operated. We highly recommend cleaning the dryer vent tubes frequently to prevent lint buildup and potential blockage.

Inspection of specialty appliances such as hot water dispensers, trash compactors, and counter top microwaves aren't part of this inspection. Cosmetic blemishes that are a result of everyday use such as dents, chips and scratches don't render an item nonfunctional for inspection purposes. Dishes in the sink and appliances aren't moved during the inspection. Self- or continuous cleaning operations, clocks, timing devices, lights and thermostats accuracy aren't tested by the inspector. You may wish to test these on your own before closing. Gas ranges are checked to determine if it operates and for proper (visible) gas line installation. Electric ranges are checked for adequate (visible) wiring. Many range manufacturers recommend tip protection. Check with seller for further information and manuals for all appliances.

## Bathrooms

### BATHROOM 1

**Bath Location and Type:**

Basement, Toilet, sink, tub and shower.

**Ventilation:**

Fan.

**Electric:**

Outlet(s) present which is Ground Fault Circuit Interrupter (GFCI) protected. Sometimes the actual GFCI device is located in another room of the house, usually another bathroom.

**Sink Condition:**

The view of the area below the sink was limited due to stored items or other obstructions. Reduced water flow from faucet.

**Toilet Condition:** Functional.

**Tub/Shower Type and Material:**

Combination tub shower, Tile. It's important to keep tile caulked or water will seep behind it and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations, seams in corners, and along the floor.

**Tub/Shower Condition:**

Tub functional, Shower functional.

**Flooring Material:** Synthetic tile.

**Flooring Condition:**



Staining on floor by tub and vent indicate past leakage. Water may have entered sub slab ductwork. See heating section.

**BATHROOM 2**

**Bath Location and Type:**

First floor, hall, Toilet, sink, tub and shower.

**Ventilation:**

Fan.

**Electric:**

Outlet(s) present which is Ground Fault Circuit Interrupter (GFCI) protected. Sometimes the actual GFCI device is located in another room of the house, usually another bathroom.

**Sink Condition:**

Functional, The drain is corroded, replacement recommended.

**Toilet Condition:**

Functional.

**Tub/Shower Type and Material:**

Combination tub shower, Tile. It's important to keep tile caulked or water will seep behind it and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations, seams in corners, and along the floor.

**Tub/Shower Condition:**

Indented tile near controls, some deteriorated grout, repairs recommended.

**Flooring Material:** Synthetic tile.

**Flooring Condition:** Visible condition of flooring is functional.

**FAQs and LIMITATIONS OF BATHROOM INSPECTION**

Water pressure is checked with all fixtures running at the same time in one bathroom. Other scenarios are not tested; i.e. laundry machines, dishwashers, hose faucets, etc. turned on at the same time. Tub and sink overflow drains, ceramic shower pans and aren't tested due to the possibility of causing damage.

## Attic and Insulation

### ATTIC AND INSULATION:

**Access and Framing:** Attic inaccessible because roof is flat. No attic area.

**Insulation Type and Condition:** Unable to determine.

**FAQs and LIMITATIONS OF ATTIC INSPECTION**

Attics are entered only if clearly visible continuous walking surface is available. Recommended attic insulation depth is material providing about R-44 ( a measure of insulation effectiveness). If you decide to add more insulation, ask the contractor to show you how long it might take to see a payback from the upgrade. Be aware that some insulation (particularly vermiculite or zonolite) may contain asbestos. We do not test for asbestos. Many attics have some stains visible, particularly around chimney and lower roof edge areas. If they are dry it is difficult to determine if these are from active or inactive leaks.

## Carbon Monoxide

### CARBON MONOXIDE

**Carbon Monoxide readings taken in the following locations:**

Furnace vent pipe in an access hole near furnace, The reading obtained at the furnace following a warm up period: 21 parts per million. Warm air duct near furnace, The highest reading obtained at the duct or general house air: 0 parts per million. Water heater at flue below draft hood, The highest reading obtained at the water heater following a warm up period: 11 parts per million. The readings reported above represent amounts which are normal and typical in most equipment of this type.

**FAQ's and LIMITATIONS OF CARBON MONOXIDE SCREENING**

Because we think it is so important, screening for Carbon Monoxide (CO) is performed as a free additional service, which exceeds the ASHI Standards of Practice. Screening was performed according to our training with Bacharach Corporation and field experience. Screening isn't intended to be complete, rigorous or conclusive and is limited to the printed results above. In other words, problems may not be detected during the inspection and may occur at any time in the future.

Screening results may also vary from one time to another, or under different house or weather conditions. Screening is only performed if the inspector has easy, non intrusive access to test locations. Whatever the results, we very strongly recommend that you properly install and maintain high quality, digital readout Carbon Monoxide detectors. Also, annual service should be performed on all heating appliances by a qualified technician. This will greatly improve your personal safety regarding this colorless, odorless and potentially deadly gas. Readings were taken with a Bacharach Fyrite Pro single gas (Carbon Monoxide) digital detector and reported as measured. Others testing with different instruments on different occasions may find results which do not coincide with our readings. If this occurs, please request that the tester provide these results in writing. Please call us if you have questions. This is a complex issue which should be further

**Report:** 1572 Fulham Street, Falcon Heights 01-23-10  
**Inspection Address:** 1572 Fulham Street, Falcon Heights,,

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**Date:**

investigated and corrected by a qualified technician.