



**Olander Home Inspection Services LLC**

Red Wing MN 55066

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Report: 0000024

## **Confidential Inspection Report**

**123 Main St.**

**Red Wing, MN 55066**



**Prepared for: Mr. Anderson**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



Report: 0000024 Address:

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Report: 0000024 Address:

February 24, 2014

Mr. Anderson  
123 Main St.  
Red Wing, MN 55066

RE: 123 Main St.  
Red Wing, MN 55066



Dear Mr. Anderson:

Per your request, I have inspected the above-mentioned property on January 31st 2014. Enclosed you will find my report along with a summary page containing major defects and safety hazards. This inspection is limited in scope to the site, the structure, and it's systems. The inspection is not intended to identify any hazardous substances or infestations. Any references to these items in the comments are intended only as observations, which may warrant further research by someone licensed in that area.

Given the changing nature of building codes, it is my belief that only the newest of structures have any chance of being in compliance with all applicable building codes. It is also true that if an item is in compliance at the time of installation, it is not generally considered to be out of compliance if the codes change. This inspection may comment on code compliance, but is primarily concerned with functionality and health or safety issues.

This report is based solely on the items that I was able to view and/or test. It is a statement of their condition at the time of my inspection. I am not in a position to predict the future of any item. Neither am I able to detect the malfunction of an item that has been either intentionally or coincidentally hidden from me.

Based on my experience and education, this report is my best assessment of the condition of the property. I trust that it provides you with the facts you need to be comfortable with your view of the property.

Thank you for the opportunity to serve you!  
Sincerely,

A handwritten signature in black ink, appearing to read "Evan Olander", enclosed in a thin black rectangular border.

Evan Olander  
Olander Home Inspection Services LLC

## SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

The following is a list of the major defects and safety hazards that were found at the time of inspection. It will be in your best interest to have these issues evaluated and addressed by appropriately licensed contractors before the close of escrow.

**Major Defects-** These items were not performing their intended functions at the time of the inspection and they need further evaluation or repair by appropriately Licensed Contractors.

### PLUMBING SYSTEM

Water Heater:

*Water Piping Condition:*

**Action Necessary** - Plastic water lines in contact with the top of a hot water tank are not allowed. Pipe failure may occur. Plastic piping should be maintained at least 16" away from the tank.

**Safety Hazards-** These are the items I have found that, in my opinion, need immediate attention because of safety issues.

### EXTERIOR

Gas Services:

*Secondary Supply Piping:*

**Action Necessary** - Flexible copper lines are not allowed to pass through walls or floors because of the danger of rupture of the lines. Replacement with approved piping material is required. Copper - Type K & L copper piping is only allowed for interior piping and should never be used on the exterior or underground.

### PLUMBING SYSTEM

Water Heater:

*Safety Overflow Pipe:*

**Action Necessary** - PVC pipe is not allowed to be installed as an overflow or discharge pipe for the water heater. The temperature rating for the pipe material is only 73 degrees, and the water at the discharge could be 210 degrees at over 150 PSI. It is recommended that this pipe be replaced with a copper pipe or CPVC pipe. The pipe should extend to within 4 inches of the floor. If plastic, it should be supported with non-abrasive straps at 3' intervals.

Other minor items are also noted within the inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.



Report: 0000024 Address:

## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**

January 31st, 2014.

**Client:**

Mr. Steve Anderson.

**Inspection Site:**

Your house  
Red Wing, MN 55066.

**House Occupied?**

Yes.

**People Present:**

No one.

### Building Characteristics:

**Direction**

The front of the house faces North.

**Style of House:**

Two Story.

**Estimated age of house:**

The house is more than 50 years old. The age of this house would indicate that there is a good possibility it contains some lead-based paint. Consult with this inspection company on the health risks of lead-based paint.

### Climatic Conditions:

**Weather:**

Clear.

**Soil Conditions:**

Frozen, Snow covered.

### Payment Information:

**Total Fee:**

0.00.

#### REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. 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. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*

*Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.*

*The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding*

adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

#### RATED ITEMS

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**SH = "Safety Hazard"** = Item is not functioning properly and poses a safety hazard to occupants. This should be corrected immediately by a qualified licensed contractor or specialty tradesman dealing with that item or system.

## SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Site:

**Site Drainage:**

Functional - The lot appears to have adequate drainage to prevent water from ponding.

**Bushes and Shrubs Condition:**

Functional - The shrubs and/or bushes have a good appearance.

**Trees Condition:**

Functional - The trees on the site all appear to be alive and in acceptable condition.

### Driveway/Walkway:

**Driveway Paving Material:**

Asphalt.

OK MM RR SH



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**Driveway Condition:**

- The driveway was snow covered at the time of inspection. From the few areas I checked, it appeared to be functional.



**Walkways and Stoop Materials:**

Concrete.

OK MM RR SH

**Walkway Condition:**

- The walkway surface material is in functional condition with only normal deterioration noted.



**Entryway Stoop:**

- The entryway stoop is in functional condition.

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**Patio:**

**Patio Slab Materials:**

Concrete.

**Slab Condition:**

- Functional - The slab is in useable condition. Limited visibility due to snow cover.

**Patio Lighted:**

Yes.

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**Deck, Porch or Balcony:**

**Structure Type:**

Ground level porch.

**Deck/Porch/Balcony Materials:**

The inspector was unable to determine the type of wood used.

**Condition of Wood Materials:**

- The wood materials are in functional condition considering their age.

**Framing of Deck/Porch:**

- Due to limited visibility under the deck, I was not able to verify the structural condition of the framing members, if there is correct drainage, or if framing is bolted to the structure.

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**Deck, Porch, or Balcony Flooring Material:**    The decking materials appear to be functional.

OK MM RR SH

**Supporting Posts:**    The supporting posts appear to be fully functional.**Stairs Condition:**    The steps are in useable condition.**Deck or Porch Railings:**    The railings as installed are functional.

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## Fences & Gates:

**Fencing Materials:**

Wood materials used for fencing.

**Fence Materials Condition:**    Good - The materials used in the fencing are in as good or better condition than expected.

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## Retaining Walls:

**Location of Retaining Wall:**

Rear of house.

**Materials Used:**

The retaining wall is made of wood. It appears to be treated wood.

**Condition of Wall and Materials Used:**    The retaining wall is in functional condition.**Water Drainage:**    The water above the retaining wall is correctly directed away from the wall.**Retaining Wall Anchoring:**

Yes - The retaining wall appears to have some form of anchoring installed to help minimize movement of the wall.

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# EXTERIOR

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

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## Structural:

**Type of Construction:**

Frame.

**Exterior Siding Materials:**

Siding materials consist of board &amp; batten.

**Siding Condition:**    The siding is in serviceable condition.**Trim Condition:**    The trim is intact and functional.



**Soffit/Eaves:**

The soffit/eaves appear to be adequate and show only signs of normal wear.

OK MM RR SH

**Fascia & Rake Boards:**

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.



**Condition of Painted Surfaces:**

The finish or exposed painted surfaces are functional.

**Outside Entry Doors:**

The noted door(s) is located at the front of the building, The outside entry door(s) is functional as noted from the exterior. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

**Windows Type:**

Double Hung.

**Window Condition:**

Good - The windows in this structure are of better quality and style than would be expected in a home of similar construction.

**Window Flashing:**

The installed window flashing above the windows appears to be adequate.

**Earth-to-Wood Clearance:**

There appears to be adequate clearance between the earth and the wood.

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances 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 cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.*

## Foundation:

**Type of Foundation:**

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

**Foundation Materials:**

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide. Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950.

**Visible Portions of Exterior Foundation Walls:**

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.

**Perimeter Foundation Drainage Surface:**

Ground was snow covered making it difficult to determine the slope. The locations that were seen appear to be correct slope.

## Utility Services:

**Utility Status**

All utilities were on at the time of inspection.

**Water Source:**

City.

**Water Meter Location:**

Basement level.

**Electric Service:**

Overhead.

**Cable Television Service:**

Overhead.

**Telephone Service:**

Underground.

**Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**Sewage Disposal System:**

Sewers.

## Gas Services:

**Gas-fired Equipment Installed:**

Furnace.

**Location of Meter:**

Right side of the house.

**Type of Gas Supply:**

Natural Gas.

OK MM RR SH

**Gas Line Primary Piping Material:**

Black Iron Pipe.

**Secondary Supply Piping:**

**Action Necessary** - Flexible copper lines are not allowed to pass through walls or floors because of the danger of rupture of the lines. Replacement with approved piping material is required. Copper - Type K & L copper piping is only allowed for interior piping and should never be used on the exterior or underground.



## ROOF & ATTIC

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.*

### Roofing:

**Type Roof:**

Gable roof with dormers.

**Roof Covering Materials:**

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. The roofing materials appear to be installed in an acceptable manner.

**Cover Layers:**

The roof covering on the main structure appears to be the first covering.

**Underlayment Noted:**

According to current construction standards and manufacturer's installation instructions, there should be felt paper installed as an underlayment beneath the roof covering material.

OK MM RR SH

**Condition of Roof Covering Material:**

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

**Estimated Life Expectancy of Roof:**

The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

**Slope:**

Medium slope is considered to be between 4 in 12 and 6 in 12. Low slope is considered to be 3 in 12 or less.

**Flashing:**

The flashings around openings in the roof covering appear to be watertight and caulked as needed.

**Means of Roof Inspection:**

Binoculars were used to view the roof covering. The inspection was completed from the ground level.

**Valleys:**

Snow Covered.

**Ridges:**

Snow covered.

**Roof Gutter System:**

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

## Attic & Ventilation:

**Attic Access Location:**

Hallway ceiling.

**Attic Accessibility:**

Ceiling scuttle hole.

**Method of Inspection:**

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

**Attic Cavity Type:**

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

**Roof Framing:**

A rafter system is installed in the attic cavity to support the roof decking. The rafter spacing is 24 inch on center.

OK MM RR SH

**Roof Framing Condition:**

The roof framing appears to be in functional condition.

**Roof Bracing:**

The roof framing as installed seems adequate.

**Roof Decking:**

The roof decking material is 1/2" plywood sheeting.

**Evidence of Leaks on Interior of Attic:**

There is no evidence of current water leaks into the accessible attic spaces.

**Ventilation Hi/Low:**

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There are soffit vents installed. There are gable end vents installed that allow adequate ventilation.

**Vapor Barrier Installed:**

There is a vapor barrier installed.

**Insulation Clear of Sheathing:**

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

**Insulation Noted:**

The attic insulation appears to be adequate and properly installed.

## INTERIOR STRUCTURE & BASEMENT

### Structural

**Type Insulation Noted:**

Insulation was noted at the following locations: Attic.

**Exposed Wall Framing Location:**

Basement.

**Framing members sizing.**

The framing is 2" x 4" wood members.

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**Exposed Wall Framing Members Condition:**

The exposed wall framing members were in functional condition.

**Exposed Floor/Ceiling Framing Location:**

Basement level ceiling.

**Floor Framing Members Size:**

The floor framing is constructed with 2" x 6" members.

OK MM RR SH

**Exposed Floor/Ceiling Framing Condition:**

The floor/ceiling is framed with 24-inch centers. The exposed portions of the floor framing and ceiling joist members are fully functional. The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

**Wall Covering Material:**

The wall covering material is primarily sheetrock.

**Ceiling Covering Material:**

The ceiling covering material is primarily sheetrock..

**Interior of the Wall Cavity:**

The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.

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## Interior View of Basement:

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**Interior of Basement Percentage Finished Into Living Space:**

None.

**Basement Ceiling Exposed:**

Viewing was limited. Only about 25% to 50% of the basement ceiling/floor joists were visible.

**Sill Plates Percentage Visible:**

Visibility of the sill space is limited. Only that portion that is readily visible, about 25% to 50% is commented on in this inspection.

**Foundation Bolts Noted:**

No - This inspection was unable to locate foundation bolts or brackets installed.

**Percent Interior Foundation Wall Exposed:**

The interior view of the foundation is limited to the visible portions of the walls. Only about 25% to 50% of the interior foundation walls were visible. There is limited visibility of the interior portion of the exterior walls due to wall coverings. There may be undesirable conditions in the wall that are hidden from view. Only the readily visible portions of the foundation walls are included as a part of this inspection. It would be necessary to perform a destructive or invasive inspection to verify the condition of the hidden areas.

**Conditions Noted in Exterior Walls, Interior View:**

The exposed portions of the interior foundation perimeter walls appear to be functional.

**Columns and Posts:**

There are metal columns or posts installed as supports under the main beam or girder. The post is an adjustable steel type. There are also wood posts used.

**Columns Condition:**

There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

**Main Beam:**

The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam. The main beam installed appears to be in functional condition.

**Slab Penetrations Noted:**

Plumbing stack lines pass through the slab floor. There is a floor drain installed in the basement slab floor.

**Floor Cracks Noted:**

No - There were no cracks noted in the visible portions of the slab floor.

**Basement Windows:**

There are basement level windows. The windows installed in the basement level appear to be egress accessible in case of an emergency. The installed windows are below grade, but they are installed in wells that should minimize the probability of water leakage.

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**Interior Stairway Access From:**

Main Entry.

OK MM RR SH

**Staircase Condition:**

- The staircase to the basement level appears functional. There are handrails solidly attached and in useable condition. The staircase is lighted.



## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

### Service:

**Type & Condition:**

- Overhead, 120/240 Volt, Circuit breakers, Appears serviceable.

**Main Service Ground Verified:**

- Yes - The main service ground wire was located by the inspector. Grounding provided by connection to metallic water pipe.

### Electrical Distribution Panels:

**Main Panel Location:**

Basement.

**Panel Accessibility:**

Yes - The electrical panel is in a location that makes it readily accessible.



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**Panel Cover Removed:**

Yes.

**Main Circuit Rating:**

150 amp - The ampacity of the main power panel appears to be adequate for the structure as presently used.

**Entrance Cable Size:**

#1 CU.

**Disconnect:**

Located at the top of main panel.

**Main Panel Devices:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

OK MM RR SH

**Breaker/Fuse to Wire Compatibility:**    The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.**Legend Available:**

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

**Main Panel Observations:**    Circuit and wire sizing correct so far as visible, The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. Grounding system is present.**Subpanels:**

None evident.

## Conductors:

**Feeder and Circuit Wiring:**    Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. Appears serviceable.**Wire Protection/Routing:**    Visible wiring appears to be installed in an acceptable manner.

## Switches & Fixtures:

**General:**    A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition. Junction box cover(s) are missing.



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## Electrical Outlets:

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**General:**

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

**Ground Fault Protected Outlets:**

Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

OK MM RR SH

**Laundry:**

The outlets tested in this room are correctly wired and grounded.

**Kitchen Interior**

The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition.

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## Other Electrical Circuitry:

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**Smoke Detectors:**

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) is battery operated.

**Exterior Lighting:**

The exterior lighting appears functional. Also, this is a benefit for security.

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## Electrical Service:

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**Patio:**

All outside outlets, for safety reasons, should be Ground Fault Circuit Interrupt protected.

**Interior View of Basement:**

The electrical outlets in the basement level tested as correctly grounded. The electrical outlets on the basement level in unfinished areas are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in unfinished basement areas for other than dedicated circuits.

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## Electric Service Condition:

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**Utility Services:**

The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

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## Lighting:

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**Laundry:**

Lighting in the laundry is adequate.

**Bathroom #1:**

Good - There is a ceiling light and a heat lamp installed in this room. The ceiling light and fixture in this bathroom are in functional condition.

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## Ground Fault Interrupt Outlets:

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**Laundry:**

This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

**Bathroom #1:**

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

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## Fixtures & Switches:

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OK MM RR SH

**Kitchen Interior**

The ceiling lights in the kitchen are functional. A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

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### Light Switch:

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**Bathroom #1:**

The light switch is functional.

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### Ceiling Fans:

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**Living Room:**

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.



**Bedroom #1:**

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.



**Bedroom #3:**

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.



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## PLUMBING SYSTEM

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### Plumbing:

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**Water Source:**

City/Municipal.

**Plumbing Service Piping Size to Structure:**

3/4" water service line from the meter to the main cutoff.

Report: 0000024 Address:

**Public Service Piping Material:**

The main service line to the structure is galvanized.

**Main Water Line Cutoff Location:**

Through the slab floor.

**Visible Mineral Deposits or Encrustations:**

Yes - Visible build-up of mineral deposits or encrustations are early warning signs of deterioration. No action is necessary at this time, but at some time in the near future repairs may become needed.

**Interior Supply Piping Size:**

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

**Interior Supply Piping Material:**

The interior supply piping in the structure is predominantly copper. There are also some interior plastic water lines installed.

**Exterior Hose Bibs Functional:**

The hose bibs installed are not a frostproof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside cutoff valve for these hose bibs, and shut off the water when freezing temperatures are anticipated. Non functional at time of inspection.

**Functional Supply:**

By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Sewage Disposal Type:**

Public Sewer System.

**Waste Line Materials**

The predominant waste line material is plastic. There is also some cast iron piping installed.

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**Waste Piping Condition:**

There is an unapproved coupling used to join to pieces of pipe.



Report: 0000024 Address:

**Vent Piping Material**

The vent material, as it passes through the roof, is plastic.

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**Vent Piping Condition:**

The visible plumbing vent piping appears functional.

**Supply/Waste Piping Supports:**

The tie straps and hangers supporting supply and waste piping appear adequate.

**Functional Drainage:**

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

**Location of Waste Line Cleanouts:**

Base of the stack(s) in basement level.

**Location of Noted Floor Drains:**

Basement level floor.

**Floor Drains Functional:**

Floor drains appear functional.

**Sump Pump:**

No - There is no sump pump installed. This does not mean that there is no need for one.

**Water Softener:**

Yes, there is a water softener installed in this structure. This is a nice feature and will add comfort for the occupants. Determine ownership of the equipment. The inspection merely states the presence of the unit. We are unable to determine ownership and if it is functioning correctly.

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## Water Heater:

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**Location:**

Basement.

**Model/ Serial Number/ Size:**

System is Richmond. The average service life for a water heater is 10 - 12 years.

**Tank Capacity:**

A 40 gallon water heater is installed.

**Fuel Source for Water Heater:**

The water heater is electrically heated.

**Electric Service to Water Heater:**

The electric service to the water heater appears to be installed in an acceptable manner.

**Exposed Water Heater Condition:**

Good - Rust free and clean. Should provide years of service.

**Water Piping Condition:**

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- Action Necessary** - Plastic water lines in contact with the top of a hot water tank are not allowed. Pipe failure may occur. Plastic piping should be maintained at least 16" away from the tank.
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**Water Heater Fill Valve Installed:**

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

**Temperature Controls:**

The thermostat and temperature controls appear to function normally.

**Drain Valve:**

Yes - There is a drain valve installed on the lower side of the water heater.

**Temperature & Pressure Relief Valve:**

The temperature and pressure relief valve is of the correct rating for the water heater.

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**Safety Overflow Pipe:**

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- Action Necessary** - PVC pipe is not allowed to be installed as an overflow or discharge pipe for the water heater. The temperature rating for the pipe material is only 73 degrees, and the water at the discharge could be 210 degrees at over 150 PSI. It is recommended that this pipe be replaced with a copper pipe or CPVC pipe. The pipe should extend to within 4 inches of the floor. If plastic, it should be supported with non-abrasive straps at 3' intervals.



**Insulated Hot Water Piping:**

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

## HEATING, VENTILATION & AIR CONDITIONING

*The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a*

visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## Heating Plant- Primary Unit:

### Heating System Type:

A forced air furnace is installed as the primary source of heat. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

### Heating System Location:

Basement.

### Fuel Source:

Natural Gas.

### Equipment Description:

System is Lennox brand. High efficiency furnace.

### Capacity & Efficiency:

90-95% Efficiency furnace, Upflow Design.

### Approximate Age:

This unit was manufactured about 2008.

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### Flues, Vents, Plenum:

The visible portions of the flue/vent system appear to be installed correctly and appear to be functional. The flue pipe is plastic from the furnace to the exterior.

### General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable.

### Burners / Heat Exchangers:

Closed System - Unable to inspect.

### Pump / Blower Fan:

General condition appears serviceable.

### Secondary Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

### Filter Type/Size:

Disposable, 16x25x1.

### Air Filters:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

### Ducts Condition:

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

### Does each habitable room have a heat source?

Yes.

### Adequate Returns or Undercut Doors:

Yes.

Report: 0000024 Address:

**Normal Controls:**

- Thermostat is located in the dining room. Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

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**Electric Baseboard Heat:**

- The secondary source of heat is electric resistance heating strips.. The electric baseboard heating strips appear to be correctly installed and functional.

## Heat Source:

**Kitchen Appliances:**

There is a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent. There is no return air vent located in this room.

**Bathroom #1:**

Electric Heat - There is an electric heat source in this bathroom.

## Ventilation Fans:

**Bathroom #1:**

There is an exhaust fan installed in this bathroom, and it is functional.

## Ductwork / Distribution:

**Entry / Foyer / Hall:**

There is no return air vent located in this room.

**Living Room:**

There is no return air vent located in this room.

**Dining Room:**

There is no return air vent located in this room.

# LAUNDRY

*Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.*

## Laundry:

**Location:**

Basement.

**Walls:**

The walls in the laundry room appear to be functional.

**Ceilings:**

The ceiling is not finished. There are exposed floor joists visible.

**Floor:**

The floor coverings are functional.

**Washer & Dryer**

A washer and dryer are installed. Testing of either is not included as a part of this inspection. There is a washer and dryer installed. The inspector did not determine if the washer and dryer will convey with the property.



Report: 0000024 Address:

**Washer Hookup:**

Yes, Washer supply lines are present. Drain hose runs into floor drain.

**Dryer Hookup:**

There is a hookup for both a gas dryer and a 220/240 -volt electric dryer.

**Dryer Ventilation:**

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

**Area Ventilation:**

The area ventilation seems adequate.

**Laundry Basin:**

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted. The basin drains into an open floor drain.

## KITCHEN

### Kitchen Plumbing:

**Faucet and Supply Lines:**

Faucets and supply lines appear functional with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.

**Sink and Drain Lines:**

The sink and drainage lines appear to be functional.

**Caulking Water Contact Areas:**

The caulking in water contact areas appears to be adequate for its age.

### Kitchen Appliances:

**Food Waste Disposal:**

System is Insinkerator. The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

**Dishwasher:**

System is Whirlpool brand. The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

**Microhood:**

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen. The microhood exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

**Range/Oven Fuel Source:**

Gas - There is a gas line installed for a range/oven.

**Range/Oven:**

System is Whirlpool brand. The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls. Free Standing - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

**Refrigerator:**

System is Whirlpool brand. There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

### Kitchen Interior

**Location:**

Front side of house main level.

**Outside Entry Door:**

The outside entry door to the kitchen is functional. The door has an insulated glass window. There is no deadbolt installed on the entry door. Consideration should be given to installing a deadbolt as a safety feature.

Report: 0000024 Address:

**Windows:**

The windows and associated hardware in the kitchen are functional.

**Walls:**

The walls in the kitchen appear to be without significant issues.

**Ceilings:**

General condition appears serviceable.

**Floors:**

General condition appears serviceable, The floor covering material is Vinyl sheet goods.



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**Countertops:**

The countertops in the kitchen are functional.

**Cabinets, Drawers, and Doors:**

Good - The cabinets in this kitchen are of a better quality than expected. The cabinets, doors, and drawers are satisfactory in both appearance and function.

## BATHROOMS

*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

*Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.*

### Bathroom #1:

**Location**

The 1st bathroom is located on the 2nd floor South side of the house.

**Vanity Cabinet:**

The vanity cabinet and top in this bathroom are functional.

**Basin and Drain Fixture:**

- Action Necessary** -The installed trap is not an approved P-Trap, or it is installed in an unacceptable manner. Services of a qualified licensed plumber are recommended.



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**Faucet and Supply Lines:**

- Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.



**Toilet Condition**

- The toilet appears to be functional.

**Tub:**

- Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

**Tub Mixing Valve & Stopper:**

- The tub mixing valve and the tub unit are in functional condition.

**Shower/Shower Head and Mixing Valves:**

- Functional - The shower, shower head, and mixing valves are all performing as required.

**Tub & Shower Walls:**

- The walls appear to be in functional condition.

**Tub/Shower Drain:**

- Functional - The tub/shower appears to drain at an acceptable rate.

**Caulking/Water Contact Areas:**

The caulking in the water contact areas appears to be functional.

**Entry Door:**

Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.

**Walls:**

The walls in this bathroom are functional.

**Windows:**

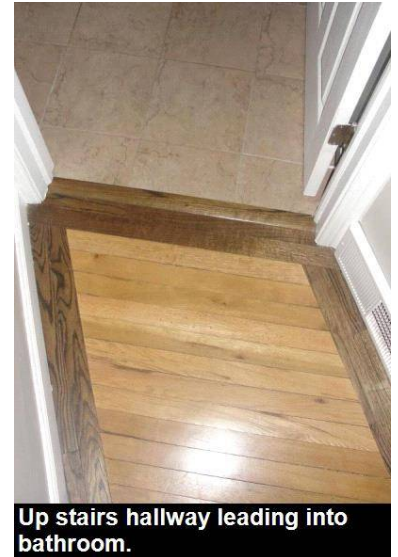
The windows and associated hardware in the bathroom are all functional.

**Ceiling:**

The ceiling in this bathroom is functional.

**Floor:**

The flooring in this bathroom is functional. The floor covering material is ceramic or glazed tile.



Up stairs hallway leading into bathroom.

## INTERIOR ROOMS

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.*

### GENERAL COMMENTS:

An occupied house such as this one will typically have furniture, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can completely block access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing.

### Doors:

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**Overall Interior Door Condition:**

Good.

### Windows:

**General Type & Condition:**

Double hung, A representative sampling was taken. Windows as a grouping are generally operational.

**Walls:**

OK MM RR SH

**General Material & Condition:**

Drywall, General condition appears serviceable.

**Ceilings:**

**General Type & Condition:**

Drywall, General condition appears serviceable.

**Floors:**

**General:**

Stored items or furnishings prevent full inspection, Rugs and floor coverings prevent viewing of primary floor materials.

**Living Room:**

The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service. Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.

**Dining Room:**

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service. Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.



**Bedroom #1:**

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

**Bedroom #2:**

The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

**Bedroom #3:**

The floor covering material is hardwood. Limited Visibility - Repairs Needed - The floor in this room needs some repair; but due to the floor covering, furniture, or stored items, it is not possible to determine the extent of the repairs needed.



**Other Room:**

The floor covering material is hardwood. The floor in this room is in need of some attention or repair.

**Closets:**

**General:**

**Stairs & Handrails:**

**Condition:**

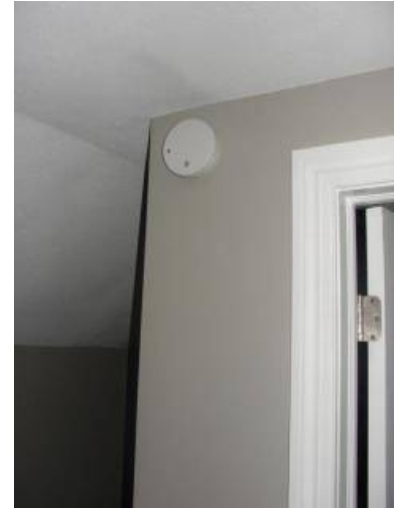
Interior stairs serviceable, Stair handrail serviceable.

## Smoke / Fire Detector:

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**General:**    Smoke alarm(s) responded to test button operation.**Entry / Foyer / Hall:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

**Dining Room:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

**Bedroom #1:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

**Other Room:**

There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.



## GARAGE

*Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.*

### Garage:

**Garage Type**

There is a detached carport.

**Posts Condition:**

There is a post supporting an overhead beam in the garage. It appears to be adequately installed. The post installed is solid wood.



Report: 0000024 Address:

**Garage Roof Condition:**

The detached garage roof covering is in functional condition.