

Inspection Report for Barb Pabst

Property Address: 4245 Jefferson St NE, Minneapolis, MN 55421



Comfort Home Inspections, Inc.

Keith Hoaglund
612-469-9707
comforthomeinspections.net

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PRIORITY ITEMS

Comfort Home Inspections, Inc.

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Customer

Barb Pabst

Address

4245 Jefferson St NE

Minneapolis MN 55421

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. OVERALL CONDITION

1.0 OVERALL CONDITION

INFORMATIONAL

The structure is observed to be in acceptable condition for its age and exhibits a number of characteristics and elements that do not meet current building standards. Our inspection does not identify all of these conditions. Characteristics including but not limited to: lead paint, asbestos building components, galvanized or lead water piping, knob and tube wiring, exposed wiring, single pane windows, balloon frame construction, sloping floors, over spanned structural members, timber support structures, and limestone or rumble stone foundations, were considered acceptable at the time of construction and may not be indicated as a defect in this report. The remaining service life of any the building components or this structure cannot be estimated. When necessary, always have a qualified, licensed contractor evaluate the structure and present appropriate repair or replacement proposals and estimates prior to closing your purchase.

2. LAUNDRY

2.3 DRYER

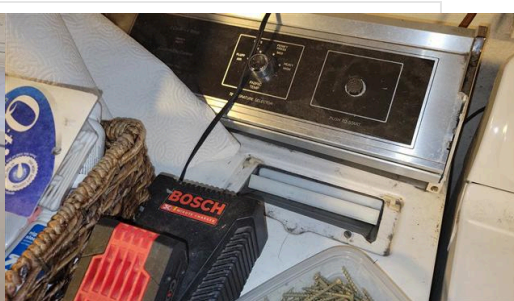
INSPECTED

Dryer did not respond to controls.

Have a qualified appliance repair professional evaluated and repair unit as necessary.



2.3



2.3

3. PLUMBING SYSTEM

3.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED

(1) Improper drain arrangement observed.

Have a qualified, licensed plumbing contractor evaluate and repair or replace as necessary.



3.4
Under laundry tub



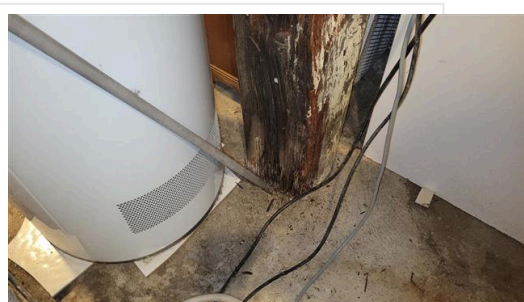
3.4
Washer Drain

4. STRUCTURE/ FOUNDATION

4.4 COLUMNS OR PIERS

INSPECTED

A column is damaged or deteriorated. Replacement is recommended.



4.4

6. ELECTRICAL SYSTEM

6.1 MAIN DISTRIBUTION PANEL

☑ INSPECTED

(2) One or more panel cover screws are pointed. Pointed screws are not appropriate for electrical enclosures. Replace any pointed screws with blunt end screws to avoid the possibility of puncturing a conductor.

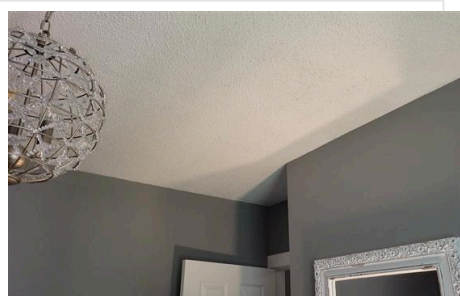


6.1

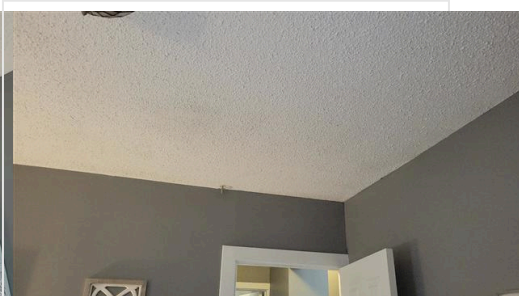
6.5 SMOKE DETECTORS

☑ INSPECTED

One or more smoke detectors were observed to be missing or not functioning. Consider installing new units in all sleeping rooms, in every hall leading to a sleeping room, and at least one per level of the home to ensure proper protection.



6.5



6.5

8. EXTERIOR

8.3 VENT TERMINATIONS

☑ INSPECTED

Vent termination damper is missing or not properly closing. Consider replacing unit with an appropriate vent termination.



8.3

8.6 DECKS, BALCONIES, PATIO, STEPS

☑ INSPECTED

The deck exhibits a number of deficiencies including deteriorated and rotting wood. Have a qualified, licensed professional evaluate and repair as needed.



8.6



8.6

9. ROOFING

9.0 ROOF COVERINGS

☑ INSPECTED

Roof covering is nearing the end of its useful life. Consider having a qualified, licensed roofing contractor evaluate and provide repair or replacement cost estimates prior to closing if possible.



9.0



9.0



9.0



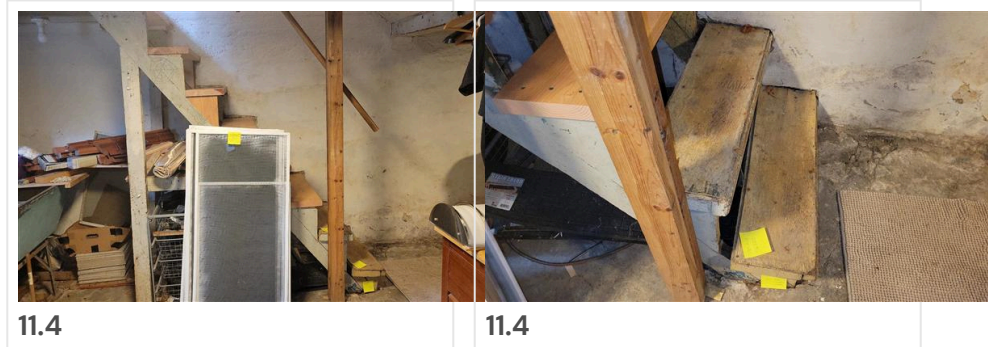
11. INTERIORS

11.4 STAIRWAYS AND RAILINGS

INSPECTED

Loose stair treads observed, repairs are recommended.

Fall hazard observed at stairway. A proper guard should be installed with vertical balusters spaced less than 4" apart.



Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is

provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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CONSIDERATION ITEMS

Comfort Home Inspections, Inc.
612-469-9707
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Customer
Barb Pabst

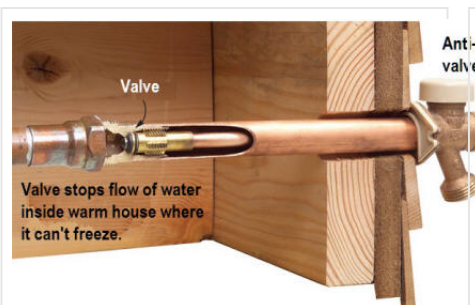
Address
4245 Jefferson St NE
Minneapolis MN 55421

3. PLUMBING SYSTEM

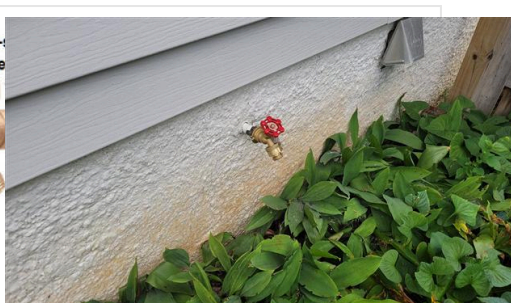
3.1 WATER SUPPLY PIPING

 INSPECTED

Exterior hose connection valve does not appear to be frost-free type. This type of fixture should be shut off and drained prior to cold weather to avoid freeze damage.



3.1
Frost-Proof example

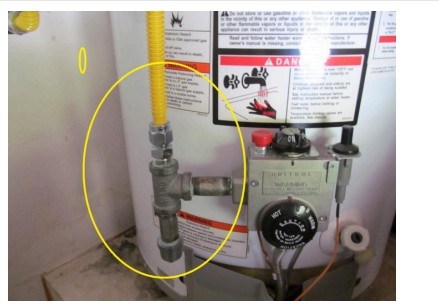


3.1

3.2 WATER HEATER

 INSPECTED

(2) Gas line at appliance lacks a drip leg. Have a qualified plumbing contractor evaluate and repair as necessary.



3.2
Proper Drip Leg



3.2

3.3 PLUMBING FIXTURES/ FAUCETS

INSPECTED

(1) Overflow at tub missing trim.

Have a qualified, licensed plumbing contractor evaluate and repair or replace as necessary.



3.3

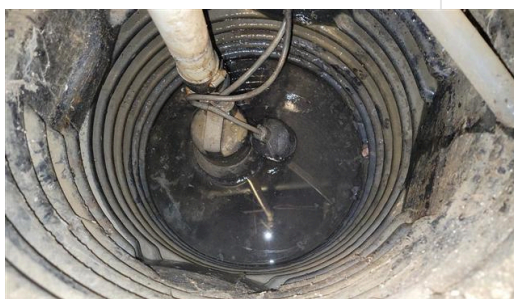
3.6 SUMP PUMP

INSPECTED

(2) Sump pump float observed to be a tethered cord type. This type can be less reliable in some situations. Consider upgrading entire pump to a unit with an integrated vertical type float for more reliability.



3.6
Correct Example



3.6

(3) Sump pump discharges near foundation. Installation of an extension is recommended to help avoid water re-entering foundation area.



3.6

5. HEAT, VENT, AIR CONDITIONING

5.1 COOLING EQUIPMENT

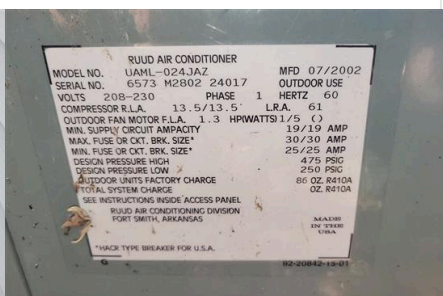
INSPECTED

According to the serial number on the unit, the manufacture date is: 2002

The age of the unit is beyond its standard expected service life. For best performance and efficiency, consider budgeting to replace the unit in the near future.



5.1



5.1



5.1

5.3 EXHAUST FANS

INSPECTED

Exhaust fan operates with excessive noise. Have a qualified person evaluate the unit and repair or replace as necessary.



5.3

8. EXTERIOR

8.0 VEGETATION, GRADING, DRAINAGE

INSPECTED

One or more areas observed having vegetation/ tree limbs/ shrubbery in contact with structure. All vegetation should be trimmed back from structure to avoid possible damage and to eliminate a potential path to the structure for moisture and pests.



8.0

8.2 WALL CLADDING/ SIDING, FLASHING, TRIM

INSPECTED

Debris observed against house/ wall cladding. This can hold moisture, attract pests, and damage wall cladding components. Removal is recommended.



8.2

11. INTERIORS

11.2 WALLS

INSPECTED

Repairs in progress observed. Consider verifying reason for repairs and the current status with seller if possible.

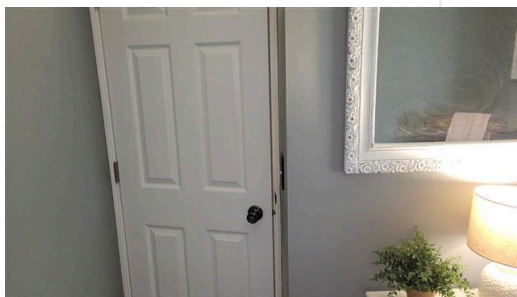


11.2

11.6 DOORS

INSPECTED

An interior door was observed to bind on jamb. Repairs are recommended.

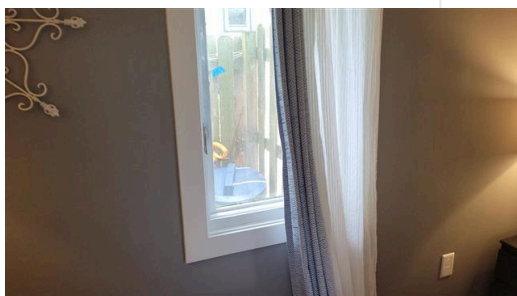


11.6

11.7 WINDOWS

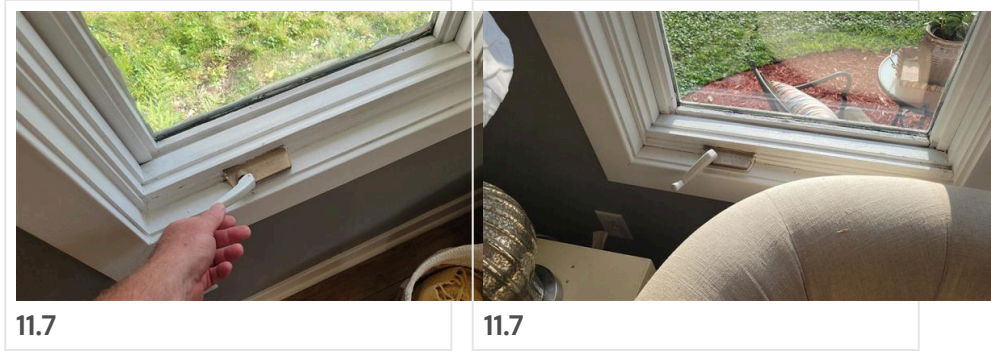
INSPECTED

(1) One or more windows do not operate. Units will not open using reasonable force.



11.7

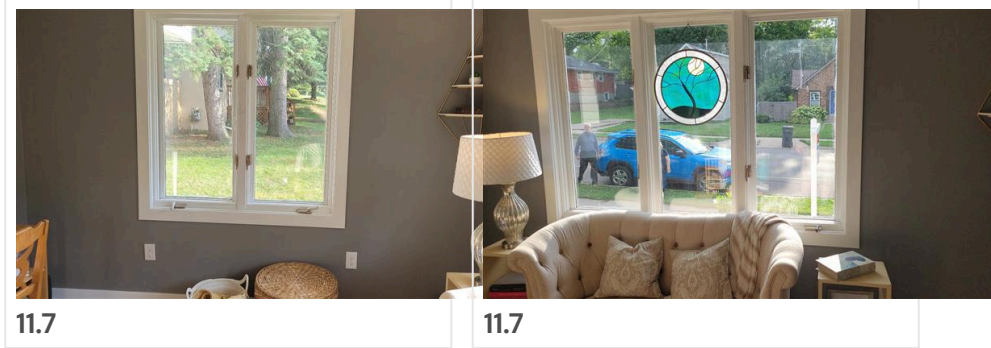
(2) Window operator hardware is not functioning properly. Have a qualified person evaluate and repair as necessary for best performance.



11.7

11.7

(3) One or more windows are missing screens. Consider replacing as needed if desired.



11.7

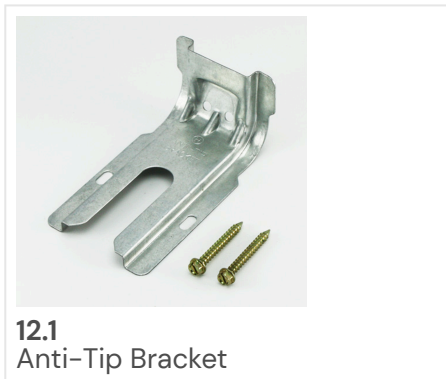
11.7

12. KITCHEN

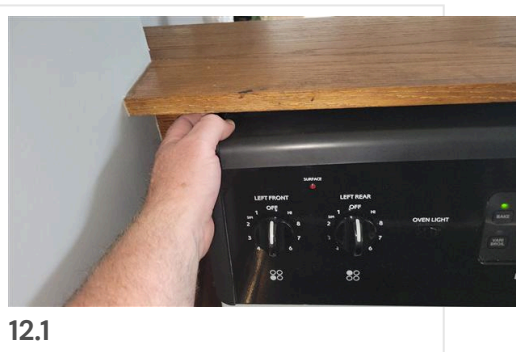
12.1 OVENS /COOKTOP

INSPECTED

(2) The range was observed to be lacking an anti-tip bracket. This is an inexpensive component that helps protect against possible injuries. Standing or sitting on an open oven door can result in tipping of the range causing death or injury. Consider having a qualified person install an anti-tip bracket.



12.1
Anti-Tip Bracket



12.1

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GENERAL INFO

Property Address

4245 Jefferson St NE
Minneapolis MN 55421

Date of Inspection

8/17/2022

Report ID

081722KH3

Customer(s)

Barb Pabst

Time of Inspection

05:00:00 PM

Real Estate Agent

Adrianna Lonick

INSPECTION DETAILS

Standards of Practice:

International Association of
Certified Home Inspectors
(InterNACHI)

In Attendance:

Client

Type of building:

One Story

Approximate age of building:

90 to 100 years

Home Faces:

West

Exterior Temperature:

80 to 90 degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Assessment:

No

COMMENT KEY & DEFINITIONS

Comment Key

All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

RESULTS AT A GLANCE

71

 ITEMS INSPECTED

Total number in report.

25

 SUMMARY COMMENTS

Total number in report.

102

 PHOTOS

Total number in report.

1. OVERALL CONDITION

ITEMS: OVERALL CONDITION

1.0 OVERALL CONDITION

INFORMATIONAL

The structure is observed to be in acceptable condition for its age and exhibits a number of characteristics and elements that do not meet current building standards. Our inspection does not identify all of these conditions. Characteristics including but not limited to: lead paint, asbestos building components, galvanized or lead water piping, knob and tube wiring, exposed wiring, single pane windows, balloon frame construction, sloping floors, over spanned structural members, timber support structures, and limestone or rumble stone foundations, were considered acceptable at the time of construction and may not be indicated as a defect in this report. The remaining service life of any the building components or this structure cannot be estimated. When necessary, always have a qualified, licensed contractor evaluate the structure and present appropriate repair or replacement proposals and estimates prior to closing your purchase.

🏠 2. LAUNDRY

✂ STYLES & MATERIALS: LAUNDRY

Washer Present:

Yes

Dryer Present:

Yes

Dryer Power:

Gas

Laundry Ventilation:

Window

👁 ITEMS: LAUNDRY

2.0 WASHER CONNECTIONS

☑ INSPECTED

Washer connections observed to be intact. No leaks observed at the time of inspection.

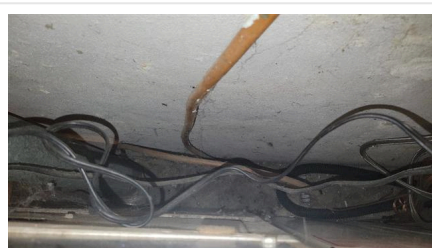


2.0

2.1 DRYER CONNECTIONS

☑ INSPECTED

Gas connection at dryer observed to be proper at the time of the inspection.



2.1

2.2 WASHING MACHINE

☑ INSPECTED

Washing machine was operated and was observed to be in good condition at the time of the inspection.



2.2

2.3 DRYER

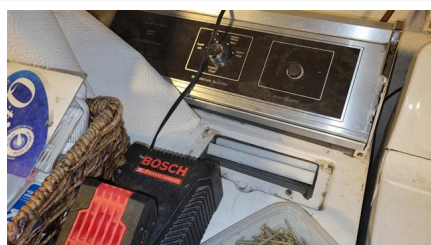
INSPECTED

Dryer did not respond to controls.

Have a qualified appliance repair professional evaluated and repair unit as necessary.



2.3



2.3

2.4 DRYER VENT

INSPECTED

The dryer vent is serviceable. Unless the vent is visually accessible within the basement, crawl spaces or attic, and can be seen by the inspector, it can not be verified that this ventilation exhaust system vents to the exterior of the structure.



2.4

3. PLUMBING SYSTEM

DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

STYLES & MATERIALS: PLUMBING SYSTEM

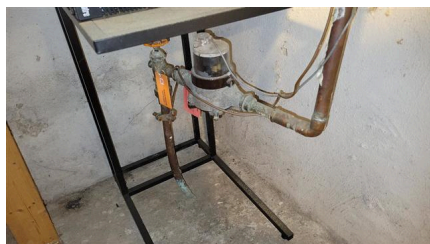
Water Source: Public	Water Treatment/ Filter: None	Water Supply (into home): Copper
Water Distribution (inside home): Copper	Drain Waste Vent: PVC Cast iron Galvanized	Water Heater Power Source: Natural Gas
Water Heater Capacity: 40 Gallon	Water Heater Manufacturer: RICHMOND	Water Heater Location: Basement
Number of Water Heaters: One	Sump Pump/ Discharge: Pump present, operable	

ITEMS: PLUMBING SYSTEM

3.0 WATER METER/ MAIN SHUT OFF

 INSPECTED

The water meter and main water shut off were observed to be in acceptable condition at the time of the inspection.



3.0

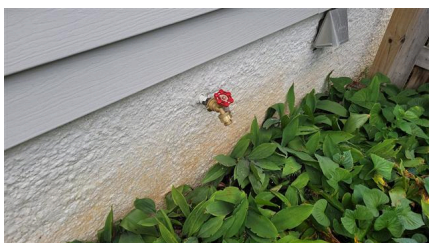
3.1 WATER SUPPLY PIPING

INSPECTED

Exterior hose connection valve does not appear to be frost-free type. This type of fixture should be shut off and drained prior to cold weather to avoid freeze damage.



3.1 Frost-Proof example

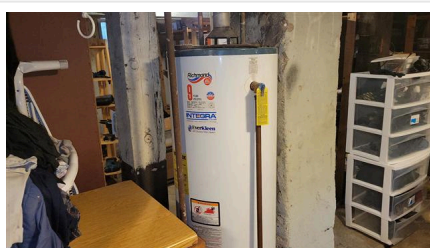


3.1

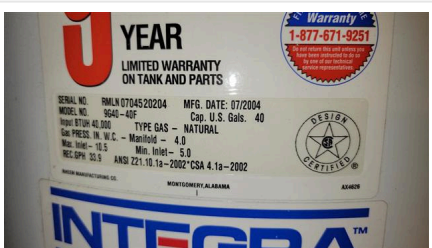
3.2 WATER HEATER

INSPECTED

(1) The gas fired water heater performed its intended function at the time of the inspection. The serial number on the unit indicates a manufacture date of: 2004

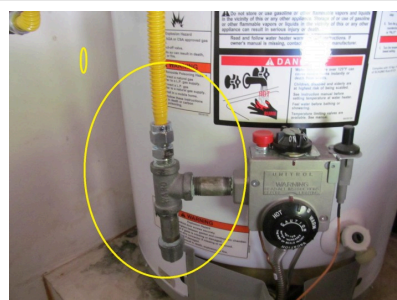


3.2

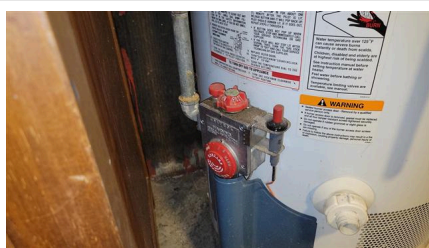


3.2

(2) Gas line at appliance lacks a drip leg. Have a qualified plumbing contractor evaluate and repair as necessary.



3.2
Proper Drip Leg



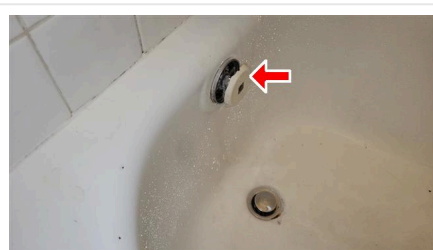
3.2

3.3 PLUMBING FIXTURES/ FAUCETS

INSPECTED

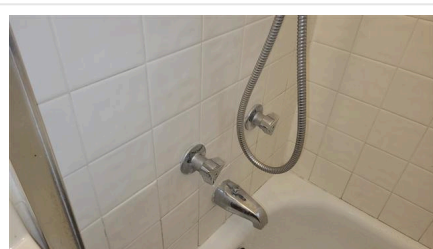
(1) Overflow at tub missing trim.

Have a qualified, licensed plumbing contractor evaluate and repair or replace as necessary.



3.3

(2) Two handle tub/ shower valve observed. Unit is likely not a pressure balancing type.



3.3

3.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED

(1) Improper drain arrangement observed.

Have a qualified, licensed plumbing contractor evaluate and repair or replace as necessary.



3.4
Under laundry tub



3.4
Washer Drain

(2) A video sewer line inspection was performed. No defects were observed at the time of the inspection.



3.4

3.5 GAS METER, TANK, PIPING

☑ INSPECTED

Gas meter was observed at property. No obvious leaks or indications of defects noted at the time of the inspection.



3.5

3.6 SUMP PUMP

☑ INSPECTED

(1) Sump pump was tested and is verified operational at the time of inspection. Perform regular tests on pump to verify its operability, replace unit every three to four years under normal use, and more frequently under heavy use to avoid pump failure and related damage.



3.6

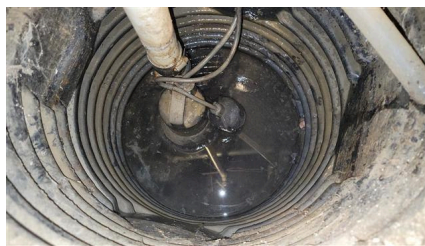


3.6

(2) Sump pump float observed to be a tethered cord type. This type can be less reliable in some situations. Consider upgrading entire pump to a unit with an integrated vertical type float for more reliability.



3.6
Correct Example



3.6

(3) Sump pump discharges near foundation. Installation of an extension is recommended to help avoid water re-entering foundation area.



3.6

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 4. STRUCTURE/ FOUNDATION

📄 DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

🔧 STYLES & MATERIALS: STRUCTURE/ FOUNDATION

Foundation Type:

Full Basement

Foundation Material:

Poured concrete

Basement Floor Material:

Concrete

Main Floor:

Wood 2x Joists

House Wall Structure:

Wood

Columns or Piers:

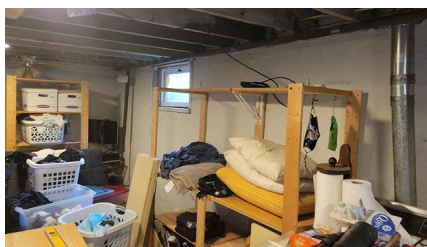
Wood
Steel Adjustable

👁️ ITEMS: STRUCTURE/ FOUNDATION

4.0 FOUNDATION, BASEMENT, CRAWLSPACE

✅ INSPECTED

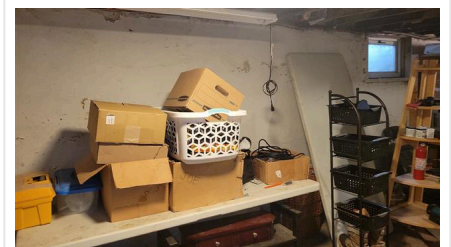
(1) Basement/ foundation observed to be in good condition at the time of inspection with no visible signs of structural issues.



4.0



4.0



4.0

(2) Crawlspace observed. Limited inspection provided from entry point. No defects were observed.



4.0

4.1 WALLS (STRUCTURAL)

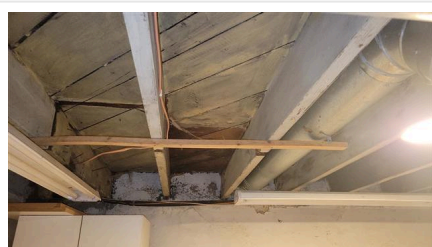
☑ INSPECTED

The structural components of walls are covered on the inside and outside and are not visible for inspection. No evidence was observed that would suggest there are structural deficiencies at the walls.

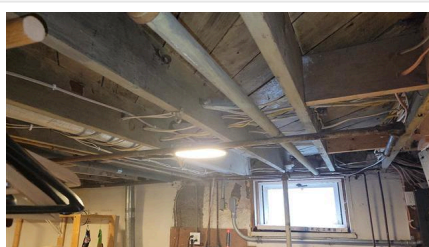
4.2 FLOORS (STRUCTURAL)

☑ INSPECTED

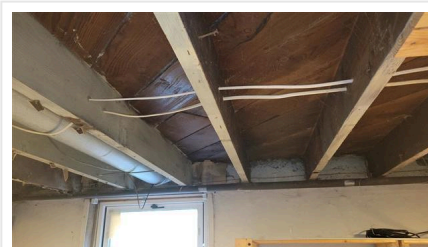
Floor joists observed to be in good condition where visible at the time of the inspection



4.2



4.2



4.2

4.3 CEILINGS (STRUCTURAL)

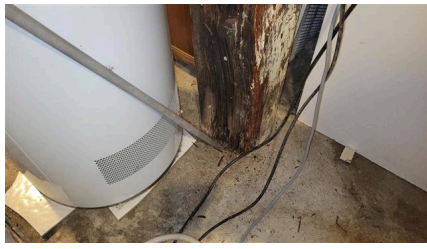
☑ INSPECTED

Ceiling structures are covered and not visible for inspection. At the time of inspection, no evidence was observed to suggest a structural defect is present at the ceiling structure.

4.4 COLUMNS OR PIERS

☑ INSPECTED

A column is damaged or deteriorated. Replacement is recommended.



4.4

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 5. HEAT, VENT, AIR CONDITIONING

📄 DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

🔧 STYLES & MATERIALS: HEAT, VENT, AIR CONDITIONING

Heat Type:

Forced Air

Heat Fuel Source:

Natural gas

Number of Heat Systems:

One

Heat System Manufacturer:

RUUD

Cooling Equipment Type:

Standard Split System

Number of Cooling Units:

One

Cooling Unit Tonnage:

2 ton

Cooling System Manufacturer:

RUDD

Filter Type:

Disposable

Filter Size:

20x20

Operable Fireplaces:

None

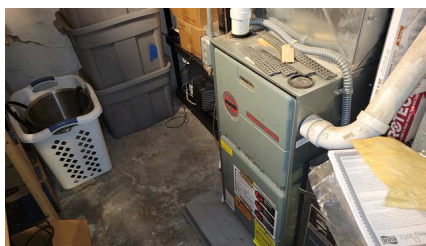
👁️ ITEMS: HEAT, VENT, AIR CONDITIONING

5.0 HEATING EQUIPMENT

✅ INSPECTED

According to the serial number on the unit, manufacture date is: 2002

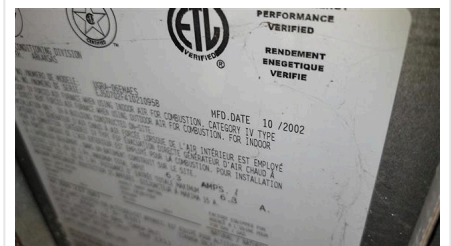
The age of the unit is beyond its standard expected service life. For best performance and efficiency, consider budgeting to replace unit in the near future.



5.0



5.0



5.0

5.1 COOLING EQUIPMENT

INSPECTED

According to the serial number on the unit, manufacture date is: 2002

The age of the unit is beyond its standard expected service life. For best performance and efficiency, consider budgeting to replace unit in the near future.



5.1



5.1

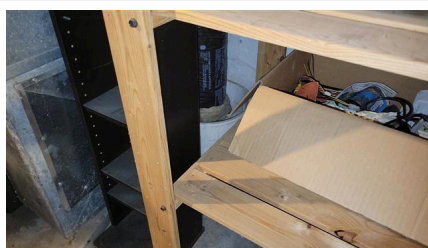


5.1

5.2 FRESH AIR INTAKE

INSPECTED

No defects were observed at fresh air intake duct.



5.2

5.3 EXHAUST FANS

INSPECTED

Exhaust fan operates with excessive noise. Have a qualified person evaluate the unit and repair or replace as necessary.



5.3

The heating and cooling system of this home was inspected and reported on with the above information. While

the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 6. ELECTRICAL SYSTEM

📄 DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

🔧 STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Entrance: Overhead service	Panel capacity: 100 AMP	Panel Type: Circuit breakers
Panel Manufacturer: ITE	Branch wire 15 and 20 AMP: Copper	Wiring Type: Romex
Main Panel Location: Basement	GFCI Reset Locations: Bathroom Kitchen	Arc Fault Breakers Present: No

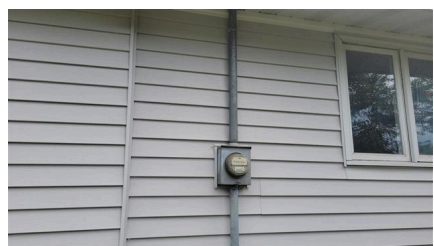
👁️ ITEMS: ELECTRICAL SYSTEM

6.0 SERVICE ENTRANCE

☑️ INSPECTED

Overhead service entrance observed.

No defects were observed at the service entrance at the time of the inspection.



6.0

6.1 MAIN DISTRIBUTION PANEL

INSPECTED

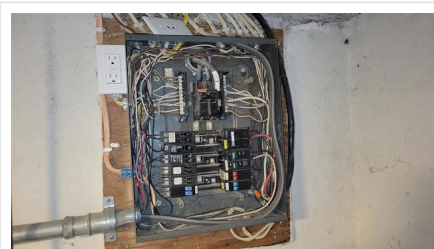
(1) Other than any listed in this report, no defects were observed at the electrical panel at the time of inspection.



6.1

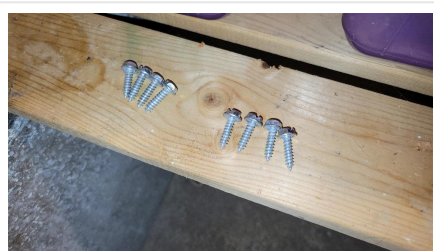


6.1



6.1

(2) One or more panel cover screws are pointed. Pointed screws are not appropriate for electrical enclosures. Replace any pointed screws with blunt end screws to avoid the possibility of puncturing a conductor.



6.1

6.2 BRANCH CIRCUIT CONDUCTORS

INSPECTED

No defects were observed. Solid copper wire observed on 15 and 20 amp circuits. Stranded aluminum is commonly used on higher amperage circuits. All circuits visible within the main panel appear to have the appropriate size wire for the respective breaker.



6.2

6.3 INTERIOR ELECTRICAL DEVICES

INSPECTED

No visible defects were observed at the time of the inspection.

6.4 GFCI RECEPS

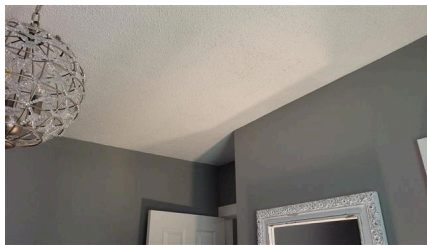
INSPECTED

GFCI receptacles functioned properly at the time of the inspection.

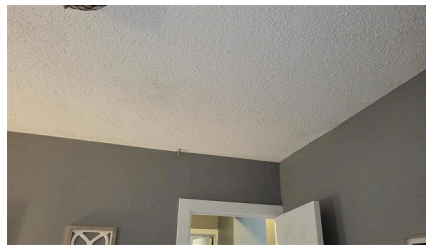
6.5 SMOKE DETECTORS

INSPECTED

One or more smoke detectors were observed to be missing or not functioning. Consider installing new units in all sleeping rooms, in every hall leading to a sleeping room, and at least one per level of the home to ensure proper protection.



6.5



6.5

6.6 CARBON MONOXIDE DETECTORS

INSPECTED

The carbon monoxide detector was tested and was observed to be functioning properly at the time of the inspection.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items

mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 7. GARAGE

🔧 STYLES & MATERIALS: GARAGE

Garage Type:

Detached

Garage Floor:

Concrete

Garage Door Type:

One car manual

Garage Door Material:

Metal

Walls and Ceilings:

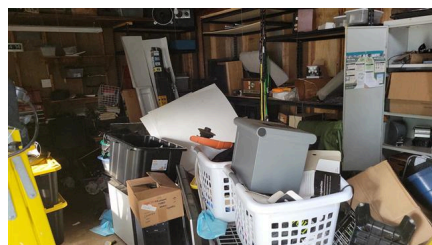
Unfinished/ Exposed Framing

👁️ ITEMS: GARAGE

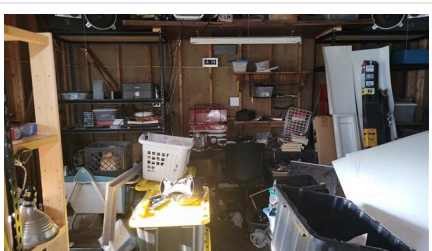
7.0 GARAGE INSPECTION LIMITATIONS

👉 INFORMATIONAL

Personal property/ stored items have prevented a full inspection of all areas of the garage. Consider viewing these areas prior to closing if possible.



7.0

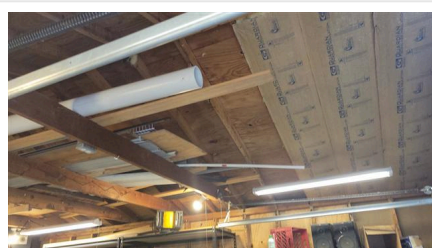


7.0

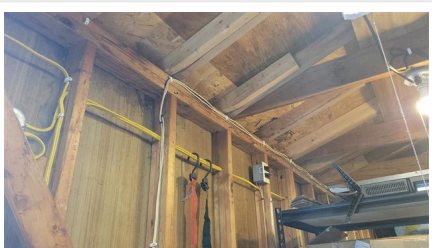
7.1 GARAGE WALLS, CEILINGS

👉 INSPECTED

The garage walls and ceiling were observed to be in acceptable condition at the time of inspection



7.1

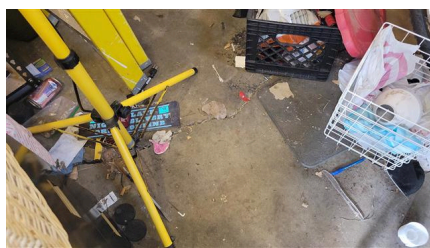


7.1

7.2 GARAGE FLOOR

👉 INSPECTED

Large cracks, vertical displacement, and evidence of settlement and/ or movement observed at garage floor. Further settlement or movement is likely. Have a qualified, licensed concrete contractor evaluate and repair or replace as necessary.

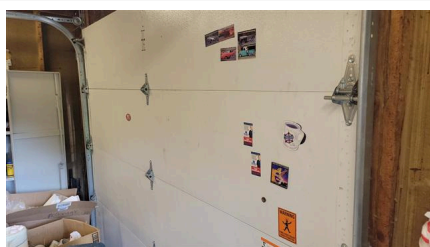


7.2

7.3 GARAGE DOOR

☑ INSPECTED

Overhead garage door observed to be in acceptable condition at the time of inspection.



7.3

🏠 8. EXTERIOR



☰ DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

✂ STYLES & MATERIALS: EXTERIOR

Siding Style:

Lap

Siding Material:

Vinyl Siding

Exterior Entry Doors:

Steel

Exterior Additional:

Deck

Driveway:

Concrete

Walkways/ Sidewalks:

Concrete

Front Steps:

Poured Concrete

👁 ITEMS: EXTERIOR

8.0 VEGETATION, GRADING, DRAINAGE

📄 INSPECTED

One or more areas observed having vegetation/ tree limbs/ shrubbery in contact with structure. All vegetation should be trimmed back from structure to avoid possible damage and to eliminate a potential path to the structure for moisture and pests.



8.0

8.1 DRIVEWAY/ WALKWAYS

☑ INSPECTED

(1) Settling observed at steps and walkway.



8.1

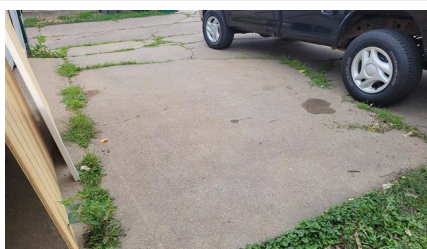


8.1

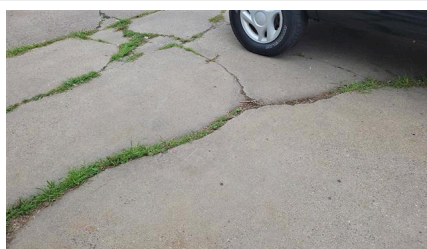


8.1

(2) Driveway exhibits several large cracks and minor vertical displacement. Consider having the areas further evaluated for possible repair by a qualified, licensed professional.



8.1

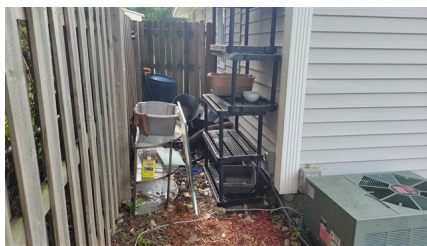


8.1

8.2 WALL CLADDING/ SIDING, FLASHING, TRIM

☑ INSPECTED

Debris observed against house/ wall cladding. This can hold moisture, attract pests, and damage wall cladding components. Removal is recommended.



8.2

8.3 VENT TERMINATIONS

☑ INSPECTED

Vent termination damper is missing or not properly closing. Consider replacing unit with an appropriate vent termination.

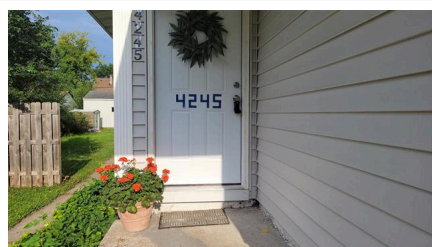


8.3

8.4 DOORS- EXTERIOR

☑ INSPECTED

No defects were observed at the time of the inspection



8.4

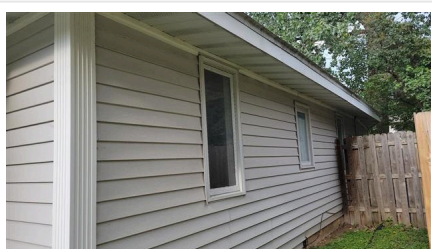
8.5 WINDOWS- EXTERIOR SIDE

☑ INSPECTED

The exterior side of the windows are in acceptable condition at the time of inspection.



8.5

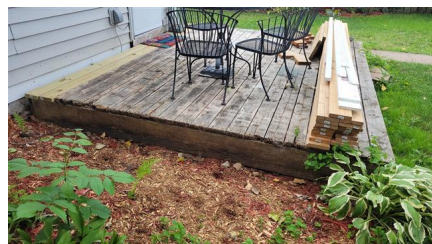


8.5

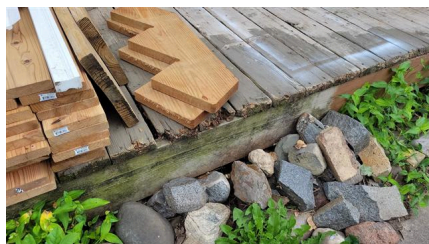
8.6 DECKS, BALCONIES, PATIO, STEPS

☑ INSPECTED

The deck exhibits a number of deficiencies including deteriorated and rotting wood. Have a qualified, licensed professional evaluate and repair as needed.



8.6



8.6

8.7 EAVES, SOFFITS AND FASCIAS

☑ INSPECTED

The eaves, soffits and fascia areas observed to be in good condition at the time of inspection.



8.7

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. ROOFING

DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

STYLES & MATERIALS: ROOFING

Inspection Method:

Walked Main Roof

Roof Covering:

3-Tab Shingles

Roof Slope:

Medium

Sky Light(s):

None

Chimney:

Siding

Flue Vent:

Metal Through Masonry
Chimney

Roof Style:

Hip

Roof Rating:

Near end of useful life

ITEMS: ROOFING

9.0 ROOF COVERINGS

INSPECTED

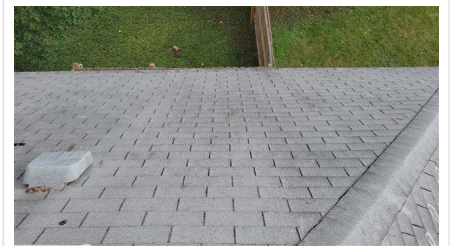
Roof covering is nearing the end of its useful life. Consider having a qualified, licensed roofing contractor evaluate and provide repair or replacement cost estimates prior to closing if possible.



9.0



9.0



9.0



9.0



9.0

9.1 ROOF PENETRATIONS/ FLASHINGS

☑ INSPECTED

Visible roof penetrations and flashing observed to be in acceptable condition at the time of the inspection.

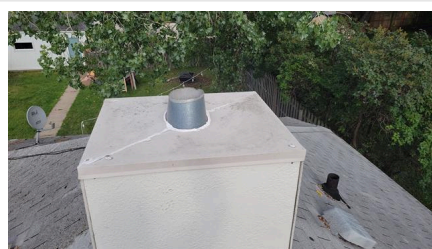


9.1

9.2 CHIMNEY

☑ INSPECTED

Missing chimney cap. Replacement is recommended.



9.2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 10. ATTIC/ ROOF STRUCTURE

📄 DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

🔧 STYLES & MATERIALS: ATTIC/ ROOF STRUCTURE

Location of Attic Access:

Hallway

Inspection Method:

From ladder

Attic Insulation:

Blown

Structure:

Hand Framed Rafters

Ventilation:

Vents in field of roof

Equipment Present:

None

Roof Sheathing:

Boards

👁️ ITEMS: ATTIC/ ROOF STRUCTURE

10.0 ATTIC LIMITATIONS

👉 INFORMATIONAL

Attic inspection consists of area viewable from access area. Attic is not designed for human traffic, we do not walk or crawl in areas without proper decking for support.

10.1 ATTIC INSULATION

👉 INSPECTED

Attic insulation depth and coverage is acceptable. As a general rule, most homes can benefit from additional insulation.



10.1

10.2 ATTIC VENTILATION

☑ INSPECTED

Attic ventilation observed to be adequate at the time of the inspection. As a general rule, most attics can benefit from increased ventilation.

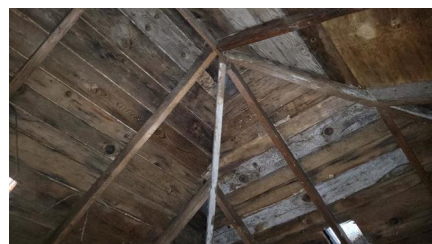


10.2

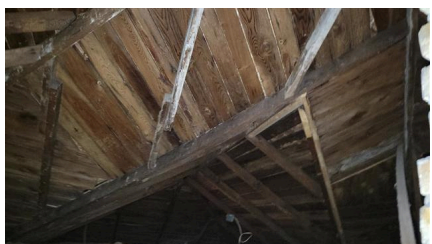
10.3 ROOF STRUCTURE, TRUSSES/ RAFTERS

☑ INSPECTED

Hand-framed rafter system observed to be in acceptable condition at the time of inspection.



10.3



10.3

10.4 ROOF SHEATHING

☑ INSPECTED

Attic side of roof sheathing observed to be in good condition and free of any evidence of water stains or leaking.



10.4

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or

visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 11. INTERIORS

☰ DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

✂ STYLES & MATERIALS: INTERIORS

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Wood
Laminated

Window Types:

Casement

Bathroom Countertops:

Solid Surface Material

Number of Bathrooms:

One

👁 ITEMS: INTERIORS

11.0 INTERIOR LIMITATIONS

☑ INFORMATIONAL

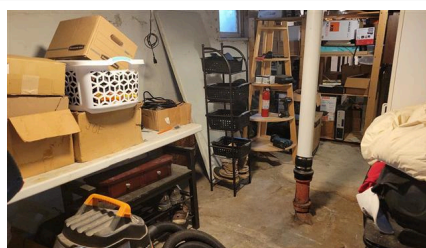
Personal belongings, stored items, and furniture limited our view of many areas of the property including but not limited to closets, bedrooms, under sinks, garage, mechanical room, and other areas. We do not disturb or remove personal property.

One or more windows were blocked by personal property or furniture and were not accessible for evaluation.

Consider carefully examining any of these areas after property has been removed if possible.



11.0

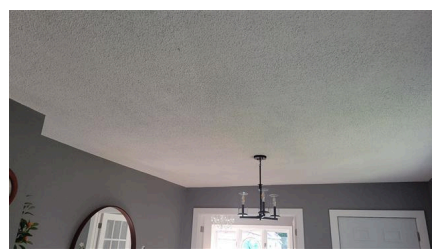


11.0

11.1 CEILINGS

☑ INSPECTED

No defects were observed at the time of the inspection.

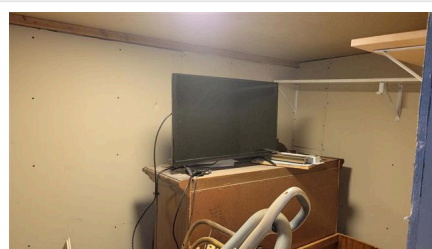


11.1

11.2 WALLS

INSPECTED

Repairs in progress observed. Consider verifying reason for repairs and the current status with seller if possible.



11.2

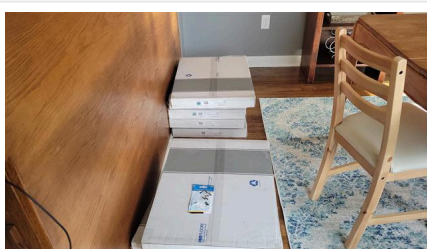
11.3 FLOORS

INSPECTED

Repairs in progress observed. Consider verifying reason for repairs and the current status with seller if possible.



11.3



11.3

11.4 STAIRWAYS AND RAILINGS

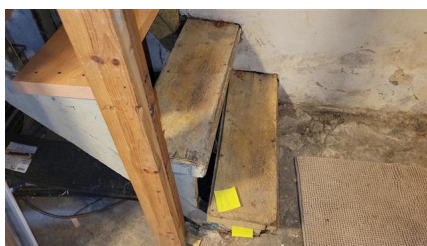
INSPECTED

Loose stair treads observed, repairs are recommended.

Fall hazard observed at stairway. A proper guard should be installed with vertical balusters spaced less than 4" apart.



11.4

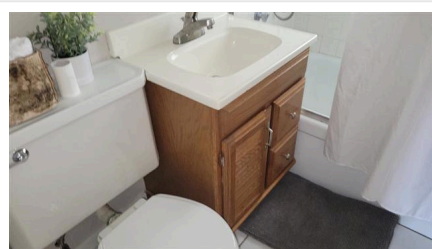


11.4

11.5 CABINETS

☑ INSPECTED

Wear consistent with the age of the property observed.

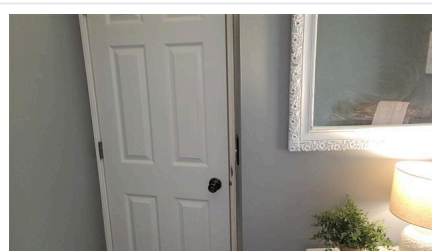


11.5

11.6 DOORS

☑ INSPECTED

An interior door was observed to bind on jamb. Repairs are recommended.

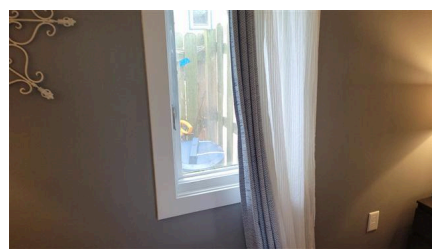


11.6

11.7 WINDOWS

☑ INSPECTED

(1) One or more windows do not operate. Units will not open using reasonable force.

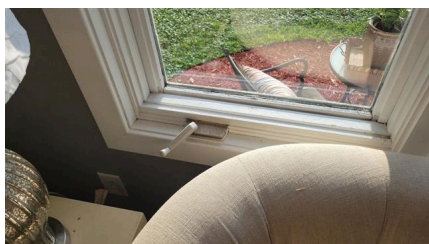


11.7

(2) Window operator hardware is not functioning properly. Have a qualified person evaluate and repair as necessary for best performance.

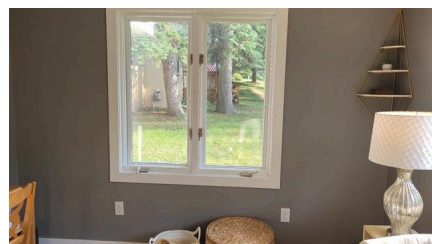


11.7

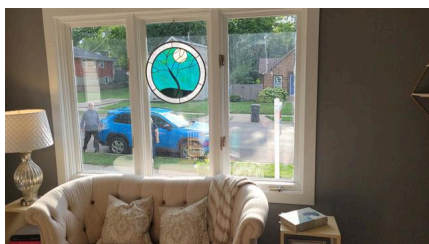


11.7

(3) One or more windows are missing screens. Consider replacing as needed if desired.



11.7



11.7

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 12. KITCHEN

📋 DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

✂️ STYLES & MATERIALS: KITCHEN

Counter Top Material:

Laminate

GFCI Protected:

Yes

Cabinetry Material:

Wood

Sink Material:

Stainless Steel

Disposer Present:

No

Oven Fuel:

Electric

Cooktop Fuel:

Electric

Range Anti-Tip:

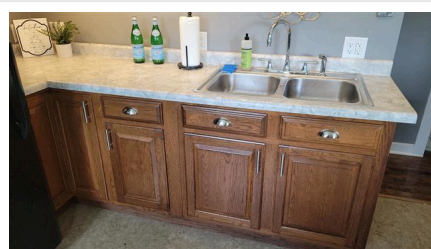
No

👁️ ITEMS: KITCHEN

12.0 CABINETRY/ COUNTERTOP

✅ INSPECTED

Cabinets appear to be in acceptable condition at the time of the inspection. Any minor loose hinges or drawer glides are consistent with the age of the property and can easily be repaired.



12.0

12.1 OVENS /COOKTOP

📋 INSPECTED

(1) Burners and oven were operated. No defects were observed at the time of the inspection.



12.1



12.1

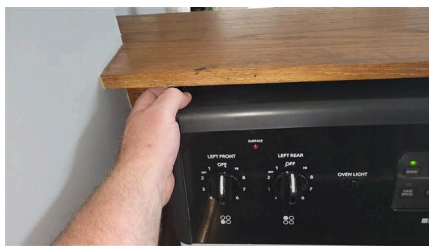


12.1

(2) The range was observed to be lacking an anti-tip bracket. This is an inexpensive component that helps protect against possible injuries. Standing or sitting on an open oven door can result tipping of the range causing death or injury. Consider having a qualified person install an anti-tip bracket.



12.1
Anti-Tip Bracket

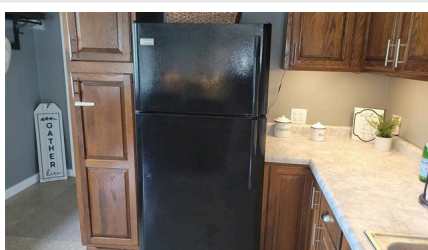


12.1

12.2 REFRIGERATOR/ FREEZER

☑ INSPECTED

No defects were observed at the time of the inspection.



12.2

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.