

Precision Real Estate Services

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20:59 February 20, 2023

Karina Moen
14441 Scenic Heights Rd

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 14441 Scenic Heights Rd
City Eden Prairie State MN Zip 55555

Client Information

Client Name Karina Moen

Inspection Company

Inspector Name Neal Malmberg
Company Name Precision Real Estate Services
Address 5670 Oak View Ct
City Savage State MN Zip 55378
Phone 612-850-1393
Email nmalmberg@msn.com

Conditions

Inspection Date 02/20/2023
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 30
Weather Cloudy Soil Conditions Frozen-Snow Covered
Space Below Grade Basement
Building Type Attached Twin Home Garage Attached
Water Source City How Verified Visual Inspection
Sewage Disposal City How Verified Visual Inspection

Lots and Grounds

Acceptable Driveway: Asphalt? (100% Snow and Ice Covered)
Acceptable Walks: Concrete
Defective Deck: Wood - I recommend consulting with a licensed contractor for repairs at the deck ledger boards, 1 rotted posts, and several loose floor joists with exposed nails. The deck floor boards were secured via nails. Nails should be replaced with decking screws as needed where heads are exposed.



Acceptable Grading: Neutral Grade around Foundation
Not Present Window Wells: N/A
Acceptable Fences: Wood
Not Present Lawn Sprinklers: N/A

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Structure

Acceptable Structure Type: Wood frame
Acceptable Foundation: Concrete Block
Acceptable Differential Movement: No Cracking or Movement Noted
Acceptable Beams: Solid wood
Acceptable Joists/Trusses: 2x12" Floor Joists, 2x4" Roof Trusses
Acceptable Floor/Slab: Poured slab

Garage

Front of Home Garage

Type of Structure: Attached Car Spaces: 1
Acceptable Garage Doors: Insulated Steel
Acceptable Door Operation: Automatic
Acceptable Door Opener: Chamberlain
Acceptable Exterior Surface: Vinyl Siding
Acceptable Ceiling: Finished/Painted
Acceptable Walls: Finished/Painted
Acceptable Floor/Foundation: Poured concrete
Acceptable Electrical: 110 VAC GFCI
Not Present Heating: N/A
Not Present Windows: N/A

Exterior

Front, Left and Rear Sides Exterior Surface

Acceptable Type: Vinyl Siding - Minor vinyl siding warp on the rear side of home at deck. It appears a hot grill was placed too close to the siding.



Acceptable Trim: Wood
Acceptable Fascia: Aluminum
Acceptable Soffits: Aluminum
Acceptable Door Bell: Hard wired
Acceptable Entry Doors: Steel
Marginal Deck Door: Wood and Glass - The door to the deck should be re-painted due to exposed wood. The

Exterior (Continued)

Deck Door: (continued)

bottom corner of the door has been patched to cover suspected rot.

Defective Windows: Sliders - The deck window trim is damaged from the naging flower pot. Remove the flow pot and repair the frame.



Acceptable Basement Windows: Sliders

Acceptable Exterior Electric Outlets: 110 VAC GFCI

Acceptable Gas Meter: Left Side of TH

Acceptable Main Gas Valve: Between return vent and furnace

Roof

Roof Roof Surface

Method of Inspection: Could not Inspect due to snow

Not Inspected Unable to Inspect: 95% of Roof was Snow Covered

Not Inspected Material: Asphalt Shingle

Type: Architectural Shingles

Approximate Age: Unknown

Not Inspected Flashing: Aluminum/Galvanized

Not Inspected Valleys: Not Visible

Acceptable Plumbing Vents: ABS

Acceptable Electrical Mast: Underground utilities

Acceptable Gutters: Aluminum

Acceptable Downspouts: Aluminum

Acceptable Leader/Extension: Aluminum

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Electrical

Service Size Amps: 150 Volts: 110-240 VAC

Acceptable Service: Aluminum (Suspected)

Acceptable Conductor Type: Romex

Acceptable Ground: Plumbing ground

Marginal Smoke Detectors: 1 Battery Operated

Not Present Carbon Monoxide Detectors: N/A

Basement Family Room (Bedroom) Electric Panel

Marginal Manufacturer: Murray - The ledger for the main and sub electric panels are incomplete.



Maximum Capacity: 150 Amps

Acceptable Main Breaker Size: 150 Amps

Not Inspected Breakers: Copper and Aluminum (Suspected)

Not Present AFCI: N/A

Not Inspected GFCI: Copper

Beside Main Panel Electric Panel

Acceptable Manufacturer: Square D

Maximum Capacity: 125 Amps

Acceptable Breakers: Copper (Suspected)

Not Present AFCI: N/A

Not Present GFCI: N/A

Plumbing

Acceptable Service Line: Copper
Acceptable Main Water Shutoff: Beside the water heater
Acceptable Water Lines: Copper
Acceptable Drain Pipes: ABS/PVC
Acceptable Service Caps: Accessible
Acceptable Vent Pipes: PVC
Acceptable Gas Service Lines: Copper
Mechanical Room Water Heater

Acceptable Water Heater Operation: Functional and Adequately Sized
Manufacturer: Bradford White
Model Number: 36427590 Serial Number: RG240T6N
Type: Natural gas Capacity: 40 Gallon
Approximate Age: 7 years Area Served: Entire Town Home

Acceptable Flue Pipe: Aluminum
Defective TPRV and Drain Tube: Copper Drain Tube - The TPRV valve is obstructed by the furnace supply air vent. This is considered a safety concern. If the water heater "overheats" the TPRV valve opens and releases the hot water. If obstructed, the valve won't open and water heater could burst.



Heating System

Mechanical Room Heating System

Acceptable Heating System Operation: Adequately Sized for Home/Functional - I recommend budgeting for furnace replacement based on age. A service plan or home warranty is recommended until replaced.

Manufacturer: Heil
Model Number: NTC6075GBG1 Serial Number: L022253258
Type: Forced air Capacity: 75,000 BTU
Area Served: Entire Town Home Approximate Age: 21 years
Fuel Type: Natural gas
Acceptable Heat Exchanger: 3 Burner
Unable to Inspect: 85% of heat exchanger

Heating System (Continued)

Marginal Blower Fan/Filter: Direct drive with disposable filter - The filter size is 16x25x1". Remember to replace according to manufactures recommendations.
The opening or slot for the furnace filter should be sealed to help reduce air flow loss through the return vent.



Acceptable Distribution: Metal Ducts
Acceptable Draft Control: Automatic
Acceptable Flue Pipe: Aluminum
Defective Humidifier: April-Aire - Access to the humidifier filter was restricted by the furnace return vent. I'm not sure how this was even installed!!! Do not use humidifier unless there's access to the filter.



Acceptable Thermostats: Single Zone-Programmable

Air Conditioning

Left Side of Home AC System

Not Inspected A/C System Operation: Not Operated Due to Exterior Temps - I recommend budgeting for the air conditioner replacement due to age.

Acceptable Condensate Removal: Plastic tubing

Acceptable Exterior Unit: Pad mounted

Manufacturer: Heil

Model Number: HAC424AKA4 Serial Number: L022557716

Area Served: Entire Town Home Approximate Age: 21 years

Type: Central A/C Capacity: 2 Ton

Acceptable Visible Coil: Copper core with aluminum fins

Acceptable Electrical Disconnect: Breaker disconnect

Acceptable Exposed Ductwork: Metal Ducts

Acceptable Blower Fan/Filters: Direct drive with disposable filter

Attic

Upper Hallway Attic

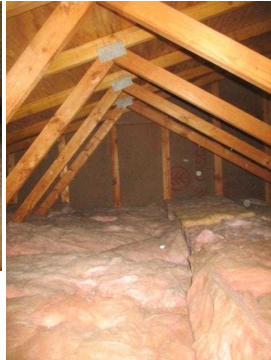
Method of Inspection: Viewed from Hatch

Acceptable Roof Framing: 2x4" Truss

Acceptable Sheathing: Plywood

Acceptable Ventilation: Ridge and Soffit vents (with baffles)

Acceptable Insulation: Fiberglass



Acceptable Insulation Depth: 12-15"

Acceptable Vapor Barrier: Kraft Paper

Not Present Attic Fan: N/A

Not Present Wiring/Lighting: N/A

Attic (Continued)

Acceptable Bathroom Fan Venting: Electric Fan and Insulated Vent



Bathroom

Both Bathrooms Bathroom

Acceptable Closet: Full Bathroom Only

Acceptable Ceiling: Partial Wood Planking (3/4) Finished/Painted

Acceptable Walls: Finished/Painted/Wall Paper

Acceptable Floor: Vinyl Plank

Acceptable Doors: Hollow Core - Minor adjustment needed to the 3/4 bathroom door so it latches to the frame.

Not Present Windows: N/A

Acceptable Electrical: 110 VAC GFCI

Acceptable Tub/Surround: Porcelain Tub

Marginal Shower/Surround: Tiled



Defective Sinks: Porcelain - The left bathroom sink faucet leaked from the valve stem when tested. I'm guessing that the O ring is cracked in the valve stem that needs to be replaced.

Acceptable Toilets: 1.6 Gallon Tanks

Acceptable HVAC Source: Forced Air

Acceptable Ventilation: Electric ventilation fans

Kitchen

2nd Floor Kitchen

Acceptable	Cooking Appliances: Electric Range/Oven-Frigidaire
Acceptable	Ventilator: Recycling Only
Acceptable	Disposal: GE
Acceptable	Dishwasher: Frigidaire
Acceptable	Refrigerator: Frigidaire
Acceptable	Microwave: Frigidaire
Acceptable	Sink: Stainless Steel
Defective	Electrical: 110 VAC - GFCI protected outlets are recommend for the 2 kitchen backs-splash and 1 left side-splash outlets. 2 Florescent lighting strips above the ceiling tiles did not work when tested. I recommend replacing the florescent tube lights and re-test. If this is unsuccessful, new ballast may be needed.
Acceptable	Ceiling: Ceiling Tiles over Florescent Lights
Acceptable	Walls: Laminate Back-splash
Acceptable	Floor: Vinyl Plank
Not Present	Windows: N/A
Acceptable	HVAC Source: Forced Air

Bedroom

All Bedrooms Bedroom

Marginal	Closet: Adequate - The closet door was removed in the upper front right (Master) bedroom. Is this still available for re-installation if desired? Inquire with owner.
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Acceptable	Ceiling: Finished/Painted
Acceptable	Walls: Wallpaper (upper) Wood Planks (Basement Bedroom)
Acceptable	Floor: Carpet
Marginal	Doors: Hollow Core - I recommend trimming the top edge or adjusting the hinges of the Master bedroom door into the bathroom. (It sticks on the top edge) The Master bedroom door appears to be warped. Hinge adjustment will likely resolve the door warp.
Acceptable	Windows: Sliders
Acceptable	Electrical: 110 VAC
Acceptable	HVAC Source: Forced Air
Not Present	Smoke Detector: N/A - Smoke detectors are required in all bedrooms.

Common Area

Lower Family Room, Main Floor Living Room, Loft Area Living Space
Acceptable Ceiling/Walls: Finished/Painted - Prior water damage suspected above the entry floor window. I suspect the damage occurred before the window was replaced.

Minor settling wall cracks were noted above the window in the main floor hallway, wall below loft, upper stairwell and hallway.

Sheet rock tape lines were noted in the basement stairwell. No repair is needed.



Marginal Stairs: Carpeted - The stairwell, upper Living room, and loft railing balusters are over 4" in width. This presents a safety issue for infants or young children which could fall through the gaps. The upper Living room safety railing is loose. It's not affixed to the wall.



Acceptable Floor: Carpet
Marginal Windows: Sliders - I couldn't get the 4 slider windows to open on the rear side of home's Family and Living room windows. (Frozen)
The 4 window screens were also removed. Are they available?

Common Area (Continued)

Defective Electrical: 110 VAC - The dimmer light switch in the Living room did not work when tested. I suspect this switch powered the lower position at the outlet on opposite wall.
The entry hallway light fixture did not work when tested. Replace bulbs and re-test.



Acceptable HVAC Source: Forced Air
Acceptable Smoke Detector: Hard wired with battery back-up
Not Present Carbon Monoxide Detector: N/A - CO detectors are required on all floors and to be installed within 10 feet from any bedrooms. Three will be required.

Laundry/Mechanical Room

Mechanical Room Laundry Room/Area

Not Present Closet: N/A

Acceptable Ceiling: 2x12" Exposed Framing

Acceptable Walls: Finished and Framed Walls

Acceptable Floor: Vinyl

Not Present Windows: N/A

Marginal Electrical: 110 VAC - 2 GFCI protected outlets are recommend behind the clothes washer and dryer.
One outlet cover will also be needed.



Acceptable Laundry Tub: Fiberglass
Acceptable Laundry Tub Drain: PVC
Acceptable Washer and Dryer Electrical: GE
Acceptable Dryer Vent: Rigid metal
Acceptable Washer Drain: Drains to laundry tub
Acceptable Floor Drain: Surface drain

Marginal Summary

This 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.

Exterior

1. Deck Door: Wood and Glass - The door to the deck should be re-painted due to exposed wood. The bottom corner of the door has been patched to cover suspected rot.

Electrical

2. Smoke Detectors: 1 Battery Operated
3. Basement Family Room (Bedroom) Electric Panel Manufacturer: Murray - The ledger for the main and sub electric panels are incomplete.



Heating System

4. Mechanical Room Heating System Blower Fan/Filter: Direct drive with disposable filter - The filter size is 16x25x1". Remember to replace according to manufactures recommendations. The opening or slot for the furnace filter should be sealed to help reduce air flow loss through the return vent.



Marginal Summary (Continued)

Bathroom

5. Both Bathrooms Bathroom Shower/Surround: Tiled



Bedroom

6. All Bedrooms Bedroom Closet: Adequate - The closet door was removed in the upper front right (Master) bedroom. Is this still available for re-installation if desired? Inquire with owner.



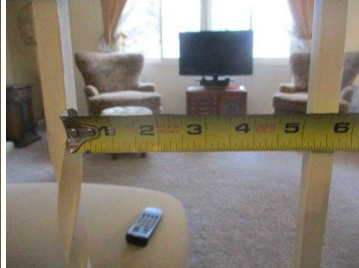
7. All Bedrooms Bedroom Doors: Hollow Core - I recommend trimming the top edge or adjusting the hinges of the Master bedroom door into the bathroom. (It sticks on the top edge)
The Master bedroom door appears to be warped. Hinge adjustment will likely resolve the door warp.

Common Area

8. Lower Family Room, Main Floor Living Room, Loft Area Living Space Stairs: Carpeted - The stairwell, upper Living room, and loft railing balusters are over 4" in width. This presents a safety issue for infants or young children which could fall through the gaps.
The upper Living room safety railing is loose. It's not affixed to the wall.

Common Area (Continued)

Stairs: (continued)



9. Lower Family Room, Main Floor Living Room, Loft Area Living Space Windows: Sliders - I couldn't get the 4 slider windows to open on the rear side of home's Family and Living room windows. (Frozen)
The 4 window screens were also removed. Are they available?

Laundry/Mechanical Room

10. Mechanical Room Laundry Room/Area Electrical: 110 VAC - 2 GFCI protected outlets are recommend behind the clothes washer and dryer. One outlet cover will also be needed.



Defective Summary

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Lots and Grounds

1. Deck: Wood - I recommend consulting with a licensed contractor for repairs at the deck ledger boards, 1 rotted posts, and several loose floor joists with exposed nails. The deck floor boards were secured via nails. Nails should be replaced with decking screws as needed where heads are exposed.



Exterior

2. Windows: Sliders - The deck window trim is damaged from the naging flower pot. Remove the flow pot and repair the frame.

Exterior (Continued)

Windows: (continued)



Plumbing

3. Mechanical Room Water Heater TPRV and Drain Tube: Copper Drain Tube - The TPRV valve is obstructed by the furnace supply air vent. This is considered a safety concern. If the water heater "overheats" the TPRV valve opens and releases the hot water. If obstructed, the valve won't open and water heater could burst.



Heating System

4. Mechanical Room Heating System Humidifier: April-Aire - Access to the humidifier filter was restricted by the furnace return vent. I'm not sure how this was even installed!!! Do not use humidifier unless there's access to the filter.



Bathroom

5. Both Bathrooms Bathroom Sinks: Porcelain - The left bathroom sink faucet leaked from the valve stem when tested. I'm guessing that the O ring is cracked in the valve stem that needs to be replaced.

Defective Summary (Continued)

Kitchen

6. 2nd Floor Kitchen Electrical: 110 VAC - GFCI protected outlets are recommend for the 2 kitchen backs-splash and 1 left side-splash outlets.
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7. Lower Family Room, Main Floor Living Room, Loft Area Living Space Electrical: 110 VAC - The dimmer light switch in the Living room did not work when tested. I suspect this switch powered the lower position at the outlet on opposite wall.
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