

# **Inspection Report**

# Sample Report

Property Address: 1234 Sample Blvd Sampletown MN



## Solid Foundations Home Inspections

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Date: 12/30/2021	Time: 08:00:00 AM	<b>Report ID:</b> 2022314SR
Property:	Customer:	Real Estate Professional:
1234 Sample Blvd	Sample Report	
Sampletown MN		

#### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. 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.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

**<u>Repair or Replace (RR)</u>** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

<b>In Attendance:</b>	<b>Type of building:</b>	<b>Approximate age of building:</b>
Vacant (inspector only)	Single Family (1 story)	Over 25 Years
<b>Temperature:</b>	Weather:	<b>Ground/Soil surface condition:</b>
Over 65 (F) = 18 (C)	Clear	Dry
<b>Rain in last 3 days:</b>	<b>Radon Test:</b>	Water Test:
No	Yes	No

## **⊘** RESULTS AT A GLANCE

120 S ITEMS INSPECTED Total number in report.

36 SUMMARY COMMENTS Total number in report. **337 PHOTOS** Total number in report.

## 1. 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.

## TYLES & MATERIALS: ROOFING

#### **Roof Covering:**

3-Tab fiberglass

Viewed roof covering from: Walked roof **Sky Light(s):** None

#### **Chimney (exterior):** Brick Metal Flue Pipe

## ITEMS: ROOFING

## **1.0 ROOF COVERINGS**

#### ✓ INSPECTED

The shingles and other roofing components at the house appear to be aged but in fair condition. I estimate the shingles to be 16+ years old. The expected useful life of an asphalt shingled roof is 17–22 years. Replacement should be expected in the next 3–5 years







## **1.1 FLASHINGS**

✓ INSPECTED

## 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

TINSPECTED

Cracking and deterioration of the concrete crown and bricks at the chimney. Further assessment by a certified chimney sweep is recommended. Repair as deemed necessary.



#### **1.3 ROOF DRAINAGE SYSTEMS**

#### ✓ INSPECTED

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.

## **1** 2. 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:	Siding Material:	<b>Exterior Entry Doors:</b>
V-groove	Wood	Steel
Rock and Mortar	Stone	
Wood shakes	Metal	
Appurtenance:	Driveway:	
Sidewalk	Asphalt	
Patio		

## ITEMS: EXTERIOR

#### 2.0 WALL CLADDING FLASHING AND TRIM

#### ✓ INSPECTED

Exterior cladding is aged V-groove, stone and wood shakes. The wood appears to have been recently painted and in fair condition. Routine monitoring and maintenance should be anticipated.





- 2.1 DOORS (EXTERIOR)
  - ✓ INSPECTED
- 2.2 WINDOWS
  - ✓ INSPECTED
- 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS © INSPECTED

🗂 INSPECTED

(1) Settlement of the driveway and sidewalk at the S side of the home has created a negative slope toward the foundation. This increases the risk of water intrusion at the foundation and basement.
Grading is one of the most important aspects of keeping your foundation and basement dry. Ideally you

would have a positive slope away from the home around the entire home of 6 inches over 10 feet. This is not always possible due to various lot restrictions and characteristics but is a good rule of thumb to keep in mind when assessing your landscape or if you are having water intrusion issues. Corrective grading and landscaping is recommended.



(2) Negative grading across the E side of the home. Areas of low and negative grading increases the risk of water intrusion at the foundation and basement. Grading is one of the most important aspects of keeping your foundation and basement dry. Ideally you would have a positive slope away from the home around the entire home of 6 inches over 10 feet. This is not always possible due to various lot restrictions and characteristics but is a good rule of thumb to keep in mind when assessing your landscape or if you are having water intrusion issues. Corrective grading and landscaping is recommended.



(3) Settlement and heaving of the driveway is resulting in visible damage at the front of the garage.



## 2.5 EAVES, SOFFITS AND FASCIAS

✓ INSPECTED

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.

## **3. GARAGE**

## 💸 STYLES & MATERIALS: GARAGE

### Garage Door Type: Two automatic

Garage Door Material: Insulated Metal

#### Auto-opener Manufacturer: LIFT-MASTER Extra Info : Lift-A-Dor

## ITEMS: GARAGE

## **3.0 GARAGE CEILINGS**

✓ INSPECTED

The garage ceiling is unfinished.



## 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

- INSPECTED
- (1) The garage walls are unfinished.



(2) The E wall of the garage appears to be pushed out at the S side. Repair or replacement is recommended



(3) Damaged siding at the S side of the garage. Replacement is recommended.



#### 3.2 GARAGE FLOOR

📋 INSPECTED

The garage floor is asphalt with settlement and heaving through out. The floor covers the sides of the sill plate and is not sloped in a specific fashion to the promote water drainage out in overhead doors. This increases the risk of water damage/deterioration of the wall structure. Removal and replacement with a properly draining floor is recommended.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



## 3.3 GARAGE DOOR (S)

✓ INSPECTED

### 3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

- ✓ INSPECTED
- 3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)
  - 🗂 INSPECTED
  - (1) The sensors are in place for garage door and will reverse the door.



(2) The garage door opener at the S door is aged would not be serviceable due to the lack of modern safety equipment. Replacement with a modern garage door opener is recommended.



## **1** 4. 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

<b>Ceiling Materials:</b> Gypsum Board	Wall Material: Gypsum Board	<b>Floor Covering(s):</b> Carpet Hardwood T&G Tile
<b>Interior Doors:</b> Solid Raised panel Wood	Window Types: Thermal/Insulated Casement	Window Manufacturer MARVIN
Cabinetry: Wood	<b>Countertop:</b> Tile Composite Manufactured Quartz	

## ITEMS: INTERIORS

#### 4.0 CEILINGS

✓ INSPECTED

#### 4.1 WALLS

✓ INSPECTED

#### 4.2 FLOORS

INSPECTED

#### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

✓ INSPECTED

#### 4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

✓ INSPECTED

(1) Kitchen cabinets and counter tops. All cabinet doors and drawers are in functional condition

2 of the doors at the upper cabinet left of the sink are out of adjustment and difficult to close. Adjustment/ repair is recommended

This style of door, inset, is more likely to require seasonal adjustment due to expansion and contraction of the wood related to seasonal humidity changes.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)



4.4 Item 5(Picture)



4.4 Item 6(Picture)



4.4 Item 7(Picture)



4.4 Item 10(Picture)



4.4 Item 8(Picture)



4.4 Item 11(Picture)



4.4 Item 9(Picture)

(2) Main level family room built-ins. All cabinet doors and drawers are in functional condition.



4.4 Item 12(Picture)

(3) Master bedroom built-ins. All cabinet doors and drawers are in functional condition.



4.4 Item 13(Picture)



(4) Master bathroom cabinet and sink top. All cabinet doors and drawers are in functional condition.



(5) Main level office built-ins. All cabinet doors and drawers are in functional condition.



(6) Main level hall bathroom cabinet and sink top. Both cabinet doors are in functional condition.



(7) Main level half bath cabinet and sink top. All cabinet doors and drawers are in functional condition.



(8) Basement bathroom cabinet and sink top. All cabinet doors and drawers are in functional condition.



(9) Basement family room built-ins. All cabinet doors are in functional condition.



(10) Basement wet bar cabinets and counter tops. All cabinet doors and drawers are in functional condition.



(11) Basement bathroom cabinet and sink top. All cabinet doors and drawers are in functional condition.



#### 4.5 DOORS (REPRESENTATIVE NUMBER)

- 📋 INSPECTED
- (1) There are 11 interior doors on the main level. All are in functional condition.
- (2) Basement mechanical room door. The strike side upper corner of the jamb is broken. Repair or replacement is recommended.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



(3) There are 13 interior doors on the basement level. 1 is in need of repair and the remaining are in functional condition.

## 4.6 WINDOWS (REPRESENTATIVE NUMBER)

#### INSPECTED

(1) There are 26 window units on the main level. 5 are in need of repair or replacement and the remaining are in functional condition.

(2) The left sash at the N window in the sun room is rotten. Replacement is recommended.



🚹 (3) W facing sun room window. Sashes 1, 2, 4 and 5 are frozen shut. I did not operate these sashes and was unable to verify the condition of the sashes.



4.6 Item 7(Picture)

4.6 Item 8(Picture)

(4) Main level family windows. The lower center sash is rotten across the bottom rail. It is recommended.



4.6 Item 9(Picture)





(5) Master bathroom window behind the tub. There is water staining and deterioration of the finish at all 3 sashes. The wood appears to be solid at this time. Sanding is and refinishing is recommended.



- 4.6 Item 15(Picture)
- (6) Center window in the dining room. The lower sash is rotten across the bottom rail. Replacement is recommended.



4.6 Item 16(Picture)



4.6 Item 19(Picture)



4.6 Item 17(Picture)



4.6 Item 18(Picture)

(7) SE basement bedroom. The left sash of the left window unit is rotten. Both sashes of the right window unit are rotten. Replacement is recommended.



(8) There are 10 window units on the basement level. 2 are in need of repair or replacement and the remaining are in functional condition.

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.

## 5. STRUCTURAL COMPONENTS

### **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: STRUCTURAL COMPONENTS

Foundation: Masonry block

Wall Structure: 2 X 4 Wood

#### **Roof Structure:**

Stick-built 2 X 4 Rafters Common board Oriented Strand Board (OSB) Sheathing

#### Attic info:

Attic access Attic hatch

#### Method used to observe Crawlspace: No crawlspace

Columns or Piers: Wood piers

Roof-Type: Gable Floor Structure: 2 X 10 Wood joists

Ceiling Structure: Not visible

Method used to observe attic: Walked

## ITEMS: STRUCTURAL COMPONENTS

## 5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

📋 INSPECTED

1234 Sample Blvd



There is cracking, shifting and water staining at the visible portions of the foundation at the NW corner and across the front of the home. Movement of the foundation is a likely cause for some of the cracking that was noted at the brick and stucco. This movement/deterioration could be the result of past water intrusion of frost related problems. Tuck pointing or sealing of cracks and monitoring for further movement is recommended. Ensuring proper water movement away from the foundation will help in deterring further movement



Report



## 5.1 WALLS (STRUCTURAL)

✓ INSPECTED

#### 5.2 COLUMNS OR PIERS

✓ INSPECTED

## 5.3 FLOORS (STRUCTURAL)

✓ INSPECTED

#### 5.4 CEILINGS (STRUCTURAL)

✓ INSPECTED

#### 5.5 ROOF STRUCTURE AND ATTIC

✓ INSPECTED

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.

## 1 6. 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

Plumbing Water Distribution (inside home): Copper

Water Heater Power Source:

Gas (quick recovery)

Water Heater Location: Basement

## ITEMS: PLUMBING SYSTEM

## 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

🗂 INSPECTED

Water Filters: Whole house conditioner None (We do not inspect filtration

systems)

Washer Drain Size: 2" Diameter None

Water Heater Capacity: 40 Gallon (1–2 people) 75 Gallon **Plumbing Water Supply (into home):** Copper

**Plumbing Waste:** 

PVC Cast iron ABS

Manufacturer:

A.O. SMITH

1234 Sample Blvd

🔁 (1) The drain at the basement utility sink is lacking a p-trap and is using flexible drain pipe. A p-trap is required and stops sewer gas from rising into the home. Flexible pipe is prone to clogging and leaking. Replacement of the drain to modern code by a licensed plumber is recommended.



😤 (2) A camera inspection of the lateral sewer line was performed from the clean out plug at the stack near the boiler to the city connection at 76 feet. There was some root growth and debris at the transition from PVC to clay (about 61 feet) and again at about 72 feet. Cleaning and re-inspection by a qualified sewer contractor is recommended.

https://youtu.be/VCLRvMVw5IU



6.0 Item 2(Picture)





(3) Basement wet bar sink drain is leaking. Repair or replacement is recommended.



6.0 Item 43(Picture)

(4) A camera inspection of the lateral sewer line was performed from the clean out plug at the S side of the basement. The first 89 feet is clean 4 inch PVC pipe. It transitions to cast iron pipe at this point with heavy scaling throughout and root growth start at 109 feet and becoming impassable at 110 feet. Cleaning and re-inspection by a qualified contractor is recommended. Need for repairs may be found in this process. Copy and paste the following link to your browser to view the video of the sewer inspection-https://youtu.be/ZcOpmPexxvw



## 6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

🗂 INSPECTED



(2) The hose was left attached to the exterior spigot at the SW corner of the home. This increases the risk of water freezing and burst pipes. Removal of hose and draining the water line is recommended.



(3) Main level bathroom plumbing fixtures. I ran water through all of the fixtures for several minutes. There was no visible leaking or obstructed drainage during this process.



6.1 Item 7(Picture)



6.1 Item 8(Picture)



Report



(4) Basement bathroom plumbing fixtures. I ran water through all of the fixtures for several minutes. There was no visible leaking or obstructed drainage during this process.



6.1 Item 12(Picture)



6.1 Item 13(Picture)



6.1 Item 14(Picture)



## 6.1 Item 15(Picture)

(5) Kitchen sink fixture. The rubber button at the spray head is worn thru. Repair or replacement is recommended.



6.1 Item 16(Picture)



## 6.1 Item 17(Picture)

😤 (6) The master bathroom tub fixture is leaking. Repair or replacement is recommended.



6.1 Item 18(Picture)



(7) Master bathroom plumbing fixtures. I ran water through all of the fixtures for several minutes. There leaking at the tub fixture, there was no further visible leaking or obstructed drainage during this process.



(8) Main level half bath plumbing fixtures. I ran water through both fixtures for several minutes. There was no visible leaking or obstructed drainage during this process.



(9) Main level half bath plumbing fixtures. I ran water through all of the fixtures for several minutes. There was no visible leaking or obstructed drainage during this process.



6.1 Item 31(Picture)



6.1 Item 32(Picture)



6.1 Item 33(Picture)

(10) Main level laundry room utility sink fixture is leaking. Repair or replacement is recommended.



6.1 Item 34(Picture)



6.1 Item 35(Picture)



6.1 Item 36(Picture)

(11) Basement bathroom plumbing fixtures. I ran water through all of the fixtures for several minutes. There was no visible leaking or obstructed drainage during this process.





6.1 Item 38(Picture)







(12) Basement wet bar sink. I filled and drained the sink. There was a leak at the drain during this process. Repair is recommended.



(13) Basement bathroom plumbing fixtures. I ran water through all of the fixtures for several minutes. There was no visible leaking or obstructed drainage during this process.



6.1 Item 45(Picture)



6.1 Item 48(Picture)



6.1 Item 46(Picture)



6.1 Item 47(Picture)
(14) Basement utility sink. I ran water through the sink for several minutes. There was no visible leaking or obstructed drainage during this process.



6.1 Item 49(Picture)

(15) There is leaking at the main water line just above the water meter. Repair by a licensed plumber is recommended.





6.1 Item 50(Picture)

#### 6.1 Item 51(Picture)



6.1 Item 52(Picture)

# 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

📋 INSPECTED

(1) The water heater was manufactured on 2/9/2004, the expected useful life of a water heater is 10-15 years. The water heater was quiet in operation with a CO reading near the flue during operation of 0 ppm. There was no visible leaking or corrosion around the unit.

Due to the age of the water heater, replacement should be anticipated in the near future.



6.2 Item 1(Picture)



6.2 Item 2(Picture)





(2) The water heater was manufactured on March 11th 2016, the expected useful life of a water heater is 10–15 years. The water heater was quiet in operation with a CO reading near the flue during operation of O ppm. There was no visible leaking or corrosion around the unit.





(3) The on demand water heater at the kitchen sink is currently unplugged and not in use. There is rust and evidence of leaking around the bottom of the unit. Replacement is recommended.



6.2 Item 9(Picture)



6.2 Item 10(Picture)







# 6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

- ✓ INSPECTED
- (1) The water meter and main shut off valve is located at the W side of the home.



(2) The water meter and main shut off valve is located in the basement utility room.



6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

✓ INSPECTED

# 6.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)





(2) The gas meter and main shut off valve is located at the S side of the home.



#### 6.6 SUMP PUMP

☑ INSPECTED, NOT PRESENT

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.

# **7. 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.

# TYLES & MATERIALS: ELECTRICAL SYSTEM

<b>Electrical Service Conductors:</b> Overhead service Copper 240 volts	Panel capacity: 100 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: SQUARE D	Branch wire 15 and 20 AMP: Copper	<b>Wiring Methods:</b> Romex Conduit

# ITEMS: ELECTRICAL SYSTEM

## 7.0 SERVICE ENTRANCE CONDUCTORS

- TINSPECTED
- The electric meter and overhead power drop are located at the S side of the home. The power lines are less than 10 feet from the deck surface. This is a safety hazard. Raising of the lines by a qualified contractor to meet modern code is recommended.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)





# 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

### ✓ INSPECTED

100 Amp Square D main electrical panel with circuit breakers. There was no visible evidence of overheating, corrosion or illegal double tapped breakers at the time of the inspection.



7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

- ✓ INSPECTED
- 7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)
  - 🗂 INSPECTED
- (1) There is an open electrical connection in the cabinet above the range. All electrical connections should be fully enclosed in a proper junction box. Repair by a qualified contractor is recommended.



7.3 Item 1(Picture)



(2) The 3 way switch for the light at the bottom of the basement stairs is improperly wired. It only works when the switches are in specific settings. Repair by a qualified electrician is recommended.



7.3 Item 3(Picture)



7.3 Item 4(Picture)

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

✓ INSPECTED

- 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
  - ✓ INSPECTED

# 7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

✓ INSPECTED

## 7.7 SMOKE DETECTORS

#### 7.8 CARBON MONOXIDE DETECTORS

#### ✓ INSPECTED

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.

## **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: HEATING / CENTRAL AIR CONDITIONING

Heat Type: Circulating boiler

Heat System Brand: BURNHAM

**Types of Fireplaces:** Conventional

**Cooling Equipment Type:** Air conditioner unit

Number of AC Only Units: One Energy Source: Gas

Ductwork: Insulated

**Operable Fireplaces:** None

Cooling Equipment Energy Source: Electricity Number of Heat Systems (excluding wood): One

Filter Type: Disposable

Number of Woodstoves: None

Central Air Manufacturer: BRYANT

## ITEMS: HEATING / CENTRAL AIR CONDITIONING

#### **8.0 HEATING EQUIPMENT**

The circulating boiler was manufactured in 10/2003, the expected useful life of a circulating boiler is about 25 years. The boiler is in functional condition and has an even blue flame at the burners through out the heating cycle. The CO reading near the boiler during operation was 0 ppm. I always recommend having the boiler tuned and cleaned annually by a licensed plumbing and heating contractor, the most recent service appears have been in 2007. A full cleaning and tune up by a licensed plumbing and heating contractor is recommended at this time.



#### 8.1 NORMAL OPERATING CONTROLS

✓ INSPECTED, NOT INSPECTED

#### **8.2 AUTOMATIC SAFETY CONTROLS**

✓ INSPECTED

# 8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

- INSPECTED
- (1) There are 12 radiators in the home. 1 is not heating properly the remaining are in functional condition.







#### Report



(2) In-floor heat at the basement bathroom is in functional condition.





### 8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**⊘** INSPECTED

## 8.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

✓ INSPECTED

# 8.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

#### TINSPECTED

Main level family room wood burning fireplace. There is some cracking at the fire bricks and mortar. The flue damper operating mechanism is not working. Further assessment by a qualified chimney sweep is recommended. Repair or replace as deemed necessary.



8.6 Item 1(Picture)



8.6 Item 4(Picture)

# 8.7 GAS/LP FIRELOGS AND FIREPLACES

⊗ NOT PRESENT

8.6 Item 2(Picture)

1234 Sample Blvd

8.6 Item 3(Picture)

Report

### ⊗ NOT INSPECTED

The AC compressor was manufactured in 2012, the expected useful life of a an AC system is 15–20 years. Due to low outside air temperature, below 60 degrees, I was unable to verify proper function of the AC system without risk of damage to the compressor.



## 8.9 NORMAL OPERATING CONTROLS

✓ INSPECTED

# 8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

#### ✓ NOT INSPECTED

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.

# **9. INSULATION AND VENTILATION**

# **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.

# TYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:	Ventilation:	Exhaust Fans:
Blown	Soffit Vents	Fan only
Fiberglass	Turbines	
R-38 or better		
Dryer Power Source:	Dryer Vent:	Floor System Insulation
Gas Connection	Metal	NONE

### ITEMS: INSULATION AND VENTILATION

#### 9.0 INSULATION IN ATTIC

#### ✓ INSPECTED

There is about 12–14 inches of blown fiberglass insulation at the attic. Modern standard is R49 or better, about 16–18 inches depending on the specific insulation used. Additional insulation is recommended for greater energy efficiency of the home.



9.0 Item 1(Picture)

9.0 Item 2(Picture)

9.0 Item 3(Picture)



### 9.1 INSULATION UNDER FLOOR SYSTEM

⊘ NOT PRESENT

#### 9.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

✓ NOT PRESENT

#### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

✓ INSPECTED

# 9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

✓ INSPECTED

# 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

#### ✓ NOT PRESENT

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.

# 10. BUILT-IN KITCHEN APPLIANCES

# **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: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand: BOSCH **Disposer Brand:** KITCHEN AIDE

Range/Oven: THERMADOR

Built in Microwave: KITCHEN AIDE

Clothes Washer: MAYTAG Clothes Dryer: MAYTAG Exhaust/Range hood: VENTED THERMADOR

Trash Compactors: KITCHEN AIDE

# ITEMS: BUILT-IN KITCHEN APPLIANCES

#### **10.0 DISHWASHER**

#### 📋 INSPECTED

The dishwasher makes a loud vibrating sound when turned on. Repair or replacement is recommended.



#### 10.1 RANGES/OVENS/COOKTOPS

INSPECTED



10.1 Item 1(Picture)

(2) The ovens make a vibrating noise when operating. Repair or replacement is recommended.



# 10.2 RANGE HOOD (S)

S INSPECTED S INSPECTED

The downdraft vent at the back of the cooktop is in functional condition.



# **10.3 TRASH COMPACTOR**



10.3 Item 1(Picture)

### **10.4 FOOD WASTE DISPOSER**

🗂 INSPECTED

The shroud at the opening to the disposal is torn and mostly missing. The disposal is in otherwise functional condition. Replacement is recommended.





# **10.5 MICROWAVE COOKING EQUIPMENT**

✓ INSPECTED

The microwave is in functional condition



### 10.6 REFRIGERATOR

The refrigerator is functional



10.6 Item 1(Picture)





# 10.6 Item 4(Picture)

# **10.7 CLOTHES WASHER**



The clothes washer was in functional condition at the time of the inspection

10.6 Item 2(Picture)



# **10.8 CLOTHES DRYER**

The clothes dryer was in functional condition at the time of the inspection



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.

# 🗂 GENERAL SUMMARY



Solid Foundations Home Inspections Solid Foundations Home Inspections 612–328–2125 105 Quebec Ave S Golden Valley, MN 55426

Customer Sample Report

Address 1234 Sample Blvd Sampletown MN

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.

# 2. EXTERIOR

# 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

#### INSPECTED

(1) Settlement of the driveway and sidewalk at the S side of the home has created a negative slope toward the foundation. This increases the risk of water intrusion at the foundation and basement.

Grading is one of the most important aspects of keeping your foundation and basement dry. Ideally you would have a positive slope away from the home around the entire home of 6 inches over 10 feet. This is not always possible due to various lot restrictions and characteristics but is a good rule of thumb to keep in mind when assessing your landscape or if you are having water intrusion issues. Corrective grading and landscaping is recommended.

(2) Negative grading across the E side of the home. Areas of low and negative grading increases the risk of water intrusion at the foundation and basement. Grading is one of the most important aspects of keeping your foundation and basement dry. Ideally you would have a positive slope away from the home around the entire home of 6 inches over 10 feet. This is not always possible due to various lot restrictions and characteristics but is a good rule of thumb to keep in mind when assessing your landscape or if you are having water intrusion issues. Corrective grading and landscaping is recommended.

(3) Settlement and heaving of the driveway is resulting in visible damage at the front of the garage.

# 3. GARAGE

# 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

TINSPECTED

(2) The E wall of the garage appears to be pushed out at the S side. Repair or replacement is recommended

(3) Damaged siding at the S side of the garage. Replacement is recommended.

#### 3.2 GARAGE FLOOR

INSPECTED

The garage floor is asphalt with settlement and heaving through out. The floor covers the sides of the sill plate and is not sloped in a specific fashion to the promote water drainage out in overhead doors. This increases the risk of water damage/deterioration of the wall structure. Removal and replacement with a properly draining floor is recommended.

# 3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

INSPECTED

(2) The garage door opener at the S door is aged would not be serviceable due to the lack of modern safety equipment. Replacement with a modern garage door opener is recommended.

# 4. INTERIORS

#### 4.5 DOORS (REPRESENTATIVE NUMBER)

TINSPECTED

(2) Basement mechanical room door. The strike side upper corner of the jamb is broken. Repair or replacement is recommended.

#### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

#### TINSPECTED

(2) The left sash at the N window in the sun room is rotten. Replacement is recommended.

(3) W facing sun room window. Sashes 1, 2, 4 and 5 are frozen shut. I did not operate these sashes and was unable to verify the condition of the sashes.

(4) Main level family windows. The lower center sash is rotten across the bottom rail. It is recommended.

(5) Master bathroom window behind the tub. There is water staining and deterioration of the finish at all 3 sashes. The wood appears to be solid at this time. Sanding is and refinishing is recommended.

(6) Center window in the dining room. The lower sash is rotten across the bottom rail. Replacement is recommended.

(7) SE basement bedroom. The left sash of the left window unit is rotten. Both sashes of the right window unit are rotten. Replacement is recommended.

# **10. BUILT-IN KITCHEN APPLIANCES**

#### 10.0 DISHWASHER

#### 🗂 INSPECTED

The dishwasher makes a loud vibrating sound when turned on. Repair or replacement is recommended.

#### 10.1 RANGES/OVENS/COOKTOPS

#### TINSPECTED

(2) The ovens make a vibrating noise when operating. Repair or replacement is recommended.

#### 10.4 FOOD WASTE DISPOSER

#### INSPECTED

The shroud at the opening to the disposal is torn and mostly missing. The disposal is in otherwise functional condition. Replacement is recommended.

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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# ELECTRICAL SUMMARY



Solid Foundations Home Inspections Solid Foundations Home Inspections 612–328–2125 105 Quebec Ave S Golden Valley, MN 55426

Customer Sample Report

Address 1234 Sample Blvd Sampletown MN

The following **Electrical** 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.

# 7. ELECTRICAL SYSTEM

## 7.0 SERVICE ENTRANCE CONDUCTORS

TINSPECTED

The electric meter and overhead power drop are located at the S side of the home. The power lines are less than 10 feet from the deck surface. This is a safety hazard. Raising of the lines by a qualified contractor to meet modern code is recommended.

# 7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

INSPECTED

(1) There is an open electrical connection in the cabinet above the range. All electrical connections should be fully enclosed in a proper junction box. Repair by a qualified contractor is recommended.

(2) The 3 way switch for the light at the bottom of the basement stairs is improperly wired. It only works when the switches are in specific settings. Repair by a qualified electrician is recommended.

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# PLUMBING SUMMARY



Solid Foundations Home Inspections Solid Foundations Home Inspections 612–328–2125 105 Quebec Ave S Golden Valley, MN 55426

Customer Sample Report

Address 1234 Sample Blvd Sampletown MN

The following **Plumbing** 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 building. 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.

# 6. PLUMBING SYSTEM

# 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED

(1) The drain at the basement utility sink is lacking a p-trap and is using flexible drain pipe. A p-trap is required and stops sewer gas from rising into the home. Flexible pipe is prone to clogging and leaking. Replacement of the drain to modern code by a licensed plumber is recommended.

(2) A camera inspection of the lateral sewer line was performed from the clean out plug at the stack near the boiler to the city connection at 76 feet. There was some root growth and debris at the transition from PVC to clay (about 61 feet) and again at about 72 feet. Cleaning and re-inspection by a qualified sewer contractor is recommended.

https://youtu.be/VCLRvMVw5IU

(3) Basement wet bar sink drain is leaking. Repair or replacement is recommended.

(4) A camera inspection of the lateral sewer line was performed from the clean out plug at the S side of the basement. The first 89 feet is clean 4 inch PVC pipe. It transitions to cast iron pipe at this point with heavy scaling throughout and root growth start at 109 feet and becoming impassable at 110 feet. Cleaning and re-inspection by a qualified contractor is recommended. Need for repairs may be found in this process.

Copy and paste the following link to your browser to view the video of the sewer inspection- https://youtu.be/ ZcOpmPexxvw

# 6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTED

(2) The hose was left attached to the exterior spigot at the SW corner of the home. This increases the risk of water freezing and burst pipes. Removal of hose and draining the water line is recommended.

(5) Kitchen sink fixture. The rubber button at the spray head is worn thru. Repair or replacement is recommended.

(6) The master bathroom tub fixture is leaking. Repair or replacement is recommended.

(15) There is leaking at the main water line just above the water meter. Repair by a licensed plumber is recommended.

### 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### TINSPECTED

(1) The water heater was manufactured on 2/9/2004, the expected useful life of a water heater is 10–15 years. The water heater was quiet in operation with a CO reading near the flue during operation of 0 ppm. There was no visible leaking or corrosion around the unit.

Due to the age of the water heater, replacement should be anticipated in the near future.

(3) The on demand water heater at the kitchen sink is currently unplugged and not in use. There is rust and evidence of leaking around the bottom of the unit. Replacement is recommended.

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# STRUCTURAL SUMMARY



Solid Foundations Home Inspections Solid Foundations Home Inspections 612–328–2125 105 Quebec Ave S Golden Valley, MN 55426

Customer Sample Report

Address 1234 Sample Blvd Sampletown MN

The following **Structural** 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 building. 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.

# 5. STRUCTURAL COMPONENTS

# 5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

#### 📋 INSPECTED

There is cracking, shifting and water staining at the visible portions of the foundation at the NW corner and across the front of the home. Movement of the foundation is a likely cause for some of the cracking that was noted at the brick and stucco. This movement/deterioration could be the result of past water intrusion of frost related problems. Tuck pointing or sealing of cracks and monitoring for further movement is recommended. Ensuring proper water movement away from the foundation will help in deterring further movement

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# HEATING COOLING / SUMMARY



Solid Foundations Home Inspections Solid Foundations Home Inspections 612–328–2125 105 Quebec Ave S Golden Valley, MN 55426

Customer Sample Report

Address 1234 Sample Blvd Sampletown MN

The following **Heating and Cooling** 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 building. 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. ROOFING

# 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### TINSPECTED

Cracking and deterioration of the concrete crown and bricks at the chimney. Further assessment by a certified chimney sweep is recommended. Repair as deemed necessary.

# 8. HEATING / CENTRAL AIR CONDITIONING

## 8.0 HEATING EQUIPMENT

#### 📋 INSPECTED

The circulating boiler was manufactured in 10/2003, the expected useful life of a circulating boiler is about 25 years. The boiler is in functional condition and has an even blue flame at the burners through out the heating cycle. The CO reading near the boiler during operation was 0 ppm. I always recommend having the boiler tuned and cleaned annually by a licensed plumbing and heating contractor, the most recent service appears have been in 2007. A full cleaning and tune up by a licensed plumbing and heating contractor is recommended at this time.

# 8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED

(1) There are 12 radiators in the home. 1 is not heating properly the remaining are in functional condition.

(3) The radiator at the upper level bedroom is not heating up. Repair or replacement is recommended.

#### 8.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

#### INSPECTED

Main level family room wood burning fireplace. There is some cracking at the fire bricks and mortar. The flue damper operating mechanism is not working. Further assessment by a qualified chimney sweep is recommended. Repair or replace as deemed necessary.

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Solid Foundations Home Inspections Solid Foundations Home Inspections 612-328-2125 105 Quebec Ave S Golden Valley, MN 55426 Inspected By: L. Earl Cutter

Inspection Date: 12/30/2021 Report ID: 2022314SR

Customer Info:	Inspection Propert	y:	
Sample Report	1234 Sample Blvd Sampletown MN		
Customer's Real Estate Professional:			
Inspection Fee:			
Service	Price	Amount	Sub-Total
Inspection Fee	825.00	1	825.00
Sewer Scope Inspection	175.00	1	175.00
Convenience Fee	5.00	1	5.00
Radon Test w/inspection	175.00	1	175.00

**Tax \$**0.00 **Total Price \$**1180.00

Payment Method: Payment Status: Note: **INVOICE**