



## Confidential Inspection Report

LOCATED AT:  
604 Geranium Ave. East  
St.paul, Minnesota 55130

PREPARED EXCLUSIVELY FOR:  
Wendy Diedrich

INSPECTED ON:  
Friday, January 20, 2017



Inspector, Brad Klatke  
ARK Inspections

## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

## Exterior/Site/Ground

### **EXTERIOR PLUMBING**

**1:** - Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.

### **SERVICE DROP**

**2:** - The overhead service conductors are too low over the deck, creating a potentially hazardous situation. We recommend replacement or reconfiguration of the service drop, in accordance with present standards. Excel should be contacted to extend service mast.

### **OUTDOOR RECEPTACLES**

**3:** - There are no electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed.

### **DOORS**

**4:** - The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below. Exterior doors are older and show signs of wear. Weatherstripping has deteriorated and should be repaired.

**5:** - The upstairs exterior door is deteriorated. We recommend it be repaired or replaced.

**6:** - Doorknobs on exterior doors are old and outdated. Recommend replacing all old knobs with newer more secure and efficient knobs.

### **WINDOWS**

**7:** - Several windows are deteriorated. Several windows are painted shut and several panes are cracked. At some point We recommend they be, repaired and/or replaced.

### **GLAZING**

**8:** - There is cracked or broken glass at several locations. We recommend that all broken glass be replaced.

**9:** - The glazing putty is dry and cracked at many of the windows. This condition is not urgent but should be attended to when the house is painted.

### **DOWNSPOUTS**

**10:** - The downspouts appear to be properly installed and in serviceable condition, with exceptions noted below. Downspout on right side of home drains next to foundation. This water could leak into basement. Recommend reconfiguring to drain onto lawn.

### **TRIM**

**11:** - The trim is loose or improperly secured at the right side of house. We recommend it be resecured in accordance with accepted standards.

## **Roofing**

### **Composition Shingle**

#### **PATCHING/REPAIRS**

**12:** - The flat roofing surface materials have been patched. It appears that the patching was necessitated by the advanced age of the roof. The need for ongoing maintenance and/or replacement must be anticipated. Monitor above flat roof for any signs of leakage.

#### **GENERAL COMMENT**

**13:** - This roof is near the end of its expected service life. Although it is presently watertight, the need for replacement should be expected within the next few years.

## **Air Conditioning**

#### **BASIC INFORMATION**

**14:** - Window air conditioner only. This unit was not installed properly and should be removed. Water and cold air are entering house and causing damage.

## **Basement**

#### **OTHER RECEPTACLES**

**15:** - There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

#### **GENERAL COMMENT**

**16:** - Cold room below entry does not have insulated door. For energy efficiency recommend insulating. Cement floor in cold room has deteriorated.

## Heat

### Forced Hot Air

#### **BURNERS**

**17:** - The burner flame is yellow tipped, suggesting too little primary air, clogged burner ports, improperly adjusted burners, or a clogged draft hood. We recommend the furnace be serviced, cleaned and tuned.

## Electrical System

#### **FSE MAIN PANEL**

**18:** - The main service panel is in serviceable condition with circuitry installed and fused correctly. The service panel does not meet present standards but upgrades are optional and would usually only be considered along with other improvements.

**19:** - Missing two fuses. For safety these should be covered or fuses installed to avoid people touching.

#### **RECEPTACLES: OVERALL**

**20:** - There are ungrounded three prong receptacles in several areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration.

**21:** - A number of the receptacles are ungrounded, as is typical in older homes. For maximum safety, all kitchen, bathroom, garage, and exterior receptacles should be grounded. The remaining plugs need not be grounded unless required by a specific use.

**22:** - The number of receptacles in this building does not appear to meet present standards. This condition indicates nonprofessional work installed without permits or inspection. We recommend further review and additional receptacles where necessary.

#### **GFI PROTECTION**

**23:** - No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.

## Interior

#### **SURFACES: OVERALL**

**24:** - There is wear and tear of the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety. Many cracks and areas missing plaster

**25:** - Front porch ceiling and wall show signs of past water damage. I suspect damage was caused by ice dams. Roof should be monitored for ice buildup and snow removed when possible.

#### **RAILINGS**

**26:** - The railings at the basement are loose. We recommend they be repaired or replaced.

## **WINDOWS: OVERALL**

**27:** - A number of the windows are painted shut. We recommend these windows be repaired and their functional use restored. Careful work with a razor knife may free the sash.

## **DETECTORS: OVERALL**

**28:** - The smoke detectors are inappropriately located. We recommend the detectors be moved and reinstalled at locations in accordance with the manufacturer's instructions.

**29:** - There are no smoke detectors on some levels of this building as required by current industry standards. We recommend installation of smoke detectors on all levels prior to your assuming possession.

**30:** - The latest standards require smoke detectors in all bedrooms at time of construction and when any significant work is done on the residence. Whether or not installation is required prior to sale of this building, upgrading should be considered.

## **Insulation/Energy**

### **GENERAL COMMENT**

**31:** - A thermal scan was preformed and the home appeared to be insulated. The amount and type could not be determined as to efficiency. Homes this age tend to be very inefficient due to doors and windows. At some point a professional could be consulted as to how to increase the energy efficiency.

## **Bathrooms**

### **TOILET**

**32:** - Toilets flushed properly but are old and should be replaced.

### **WATER BASIN**

**33:** - The wash basin is deteriorated and its remaining useful life is limited.

### **BATHTUB**

**34:** - The bathtub is worn, suggesting its useful life is limited.

**35:** - The drain stop is not operational. We recommend it be repaired or replaced.

### **SHOWER**

**36:** - Shower drain in basement is missing cover. A replacement cover can be found at any home improvement store.

### **RECEPTACLES**

**37:** - There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

## **VENTILATION**

**38:** - This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

**39:** - There is no window and no exhaust fan in this bathroom. Present building standards require ventilation to the outside air. This condition is considered a significant defect. We recommend installation of ventilation as per present standards.

## **GENERAL COMMENT**

**40:** - Both bathrooms although functioning, are in need of serious cleaning and repair.

## **Garage**

### **FRAMING**

**41:** - Some of the fascia and soffit on exterior show signs of rotting. Repair as needed.

### **RECEPTACLES**

**42:** - There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

### **LIGHTS**

**43:** - The work room light fixture has been installed in a substandard manner. It is not properly attached to wall. We recommend it be repaired or replaced.

## **Kitchen**

### **WIRING**

**44:** - We found exposed wiring in cabinet where the old fuse box was. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards.

### **RECEPTACLES**

**45:** - There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

**46:** - Kitchen lacking receptacles. Recommend adding additional outlets when remodel occurs.

### **OVEN**

**47:** - The oven is not functioning properly. We recommend the advice and services of an appliance technician.

## **Laundry Area**

### **RECEPTACLES**

**48:** - There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

**DRYER VENT**

**49:** - The dryer vent has been disconnected. We recommend it be reconnected to avoid lint and moisture problems in this area.

Friday, January 20, 2017  
Wendy Diedrich  
604 Geranium Ave. East  
St.paul, Minnesota 55130

Dear Wendy Diedrich,

We have enclosed the report for the property inspection we conducted for you on Friday, January 20, 2017 at:

604 Geranium Ave. East  
St.paul, Minnesota 55130

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Brad Klatke  
ARK Inspections





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## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

## Exterior/Site/Ground

### **BASIC INFORMATION**

Site grading: Sloped away from structure  
General lot topography: Flat lot  
Driveway: Concrete on grade  
Walkways: Concrete  
Primary exterior wall covering: Stucco  
Secondary exterior wall covering: Wood siding  
Primary exterior window materials: Wood frame

### **EXTERIOR PLUMBING**

Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered.



### **MAIN SUPPLY**

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

### **GAS PIPING**

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

### **GAS METER LOCATION**

The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



### **SERVICE DROP**

The overhead service conductors are too low over the deck, creating a potentially hazardous situation. We recommend replacement or reconfiguration of the service drop, in accordance with present standards. Excel should be contacted to extend service mast.



### **OUTDOOR RECEPTACLES**

There are no electrical receptacles on the outside of the house. As an upgrade, we recommend that at least one receptacle be installed.

### **STUCCO**

The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.



## DOORS

The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below. Exterior doors are older and show signs of wear. Weatherstripping has deteriorated and should be repaired.



The upstairs exterior door is deteriorated. We recommend it be repaired or replaced.



Doorknobs on exterior doors are old and outdated. Recommend replacing all old knobs with newer more secure and efficient knobs.

## WINDOWS

Several windows are deteriorated. Several windows are painted shut and several panes are cracked. At some point We recommend they be, repaired and/or replaced.



## GLAZING

There is cracked or broken glass at several locations. We recommend that all broken glass be replaced.

The glazing putty is dry and cracked at many of the windows. This condition is not urgent but should be attended to when the house is painted.



## GRADING

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

## GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.



The gutters are filled with debris. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.

### **DOWNSPOUTS**

The downspouts appear to be properly installed and in serviceable condition, with exceptions noted below. Downspout on right side of home drains next to foundation. This water could leak into basement. Recommend reconfiguring to drain onto lawn.



### **PUBLIC WORKS**

The public sidewalks appear to be properly installed and are in serviceable condition.

### **DRIVEWAY**

The driveway appears to be properly installed and is generally in good condition.

### **WALKWAYS**

There are minor cracks of a cosmetic nature in the walkways. Action would only be required if any of the cracks develop into trip hazards in the future.

### **DECK**

The deck appears to be properly constructed and generally in serviceable condition, with no need for significant maintenance or repair at this time.

### **DECK SUPPORTS**

The deck is supported by poured concrete columns.

### **STAIRS**

The exterior stairs appear to be properly constructed and are in serviceable condition.

### **RAILINGS**

The railings appear to be properly installed and are in serviceable condition.

## HAND RAILS

The railings appear to properly installed and are in serviceable condition.

## FENCING

The presence or condition of the fences were not inspected and are not included in this report.

## VEGETATION

We recommend the vegetation on the property be maintained to prevent over growth and encroachment onto the structure.

## CHIMNEY

The chimney appears to be in good condition. No major problems were observed that would affect the satisfactory operation of the fireplace. Chimney has been repaired recently and appears to be in good condition.



## TRIM

The trim is loose or improperly secured at the right side of house. We recommend it be resecured in accordance with accepted standards.





## EAVES/SOFFITS

Sections of the eaves around the house are deteriorated. This is normal for a home this age. No further damage will occur because of this, but recommend repair at some point.



## GENERAL COMMENT

The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the 'weather shell'.

## Roofing

*A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.*

## Composition Shingle

### BASIC INFORMATION

Location: Covers whole building

Location: Covers garage

Roof slope: Combination of steep and low pitch

Material: Asphalt composition shingle

Layers: Single layer

Age: Approximately 15 years old

Roof drainage system: Gutters and downspouts

## INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.

## SURFACE

The shingles show wear due to exposure but appear to have been properly installed and are in a condition deemed acceptable for their age. No action is indicated at this time.



## PATCHING/REPAIRS

The flat roofing surface materials have been patched. It appears that the patching was necessitated by the advanced age of the roof. The need for ongoing maintenance and/or replacement must be anticipated. Monitor above flat roof for any signs of leakage.





## FLASHINGS: OVERALL

The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

## CHIMNEY AT ROOF

The chimney appears to be properly installed and in serviceable condition.

## GENERAL COMMENT

This roof is near the end of its expected service life. Although it is presently watertight, the need for replacement should be expected within the next few years.

## Air Conditioning

*An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.*

## BASIC INFORMATION

Window air conditioner only. This unit was not installed properly and should be removed. Water and cold air are entering house and causing damage.





## Basement

*The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.*

### **BASIC INFORMATION**

Foundation type: Raised perimeter

Foundation material: Stone masonry

Foundation material: Concrete block

Wall system: Concrete block walls

### **ACCESS**

The basement is accessible from an interior stair.

### **BASE FOUNDATION**

Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

### **WALL FRAMING**

In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

## FLOOR JOINTS

In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

## MOISTURE

The basement was dry at the time of this inspection. However, we direct your attention to the items mentioned below. Signs of moisture at bottom of stairs. I believe this is a direct result of water from outside downspout.



## OTHER RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

Many plugs in basement are ungrounded.

## DUCTS

The ducts appear to be properly installed and are in serviceable condition.

## GENERAL COMMENT

Cold room below entry does not have insulated door. For energy efficiency recommend insulating. Cement floor in cold room has deteriorated.

## Heat

*A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.*

## Forced Hot Air

### BASIC INFORMATION

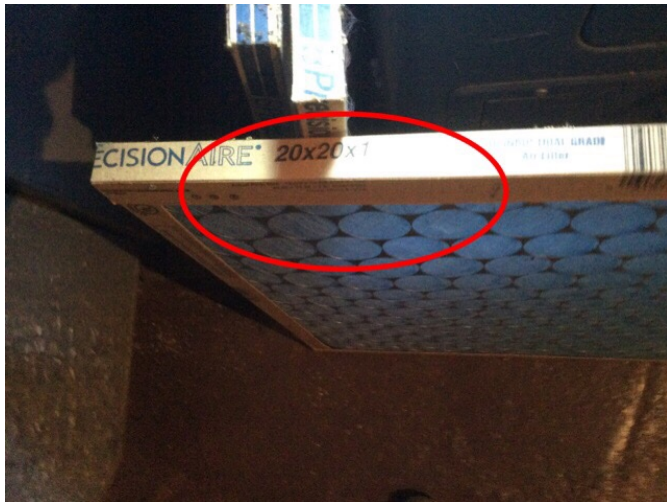
Furnace location: Basement

Energy source: Natural gas

Furnace btu input rating: 90000

Filter size: 20 x 25 x 1 inch

Filter size: 20 x 20 x 1



### SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts.

Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

### GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

### REGULATOR & CONTROL

The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.



## **BURNERS**

The burner flame is yellow tipped, suggesting too little primary air, clogged burner ports, improperly adjusted burners, or a clogged draft hood. We recommend the furnace be serviced, cleaned and tuned.



## **HEAT EXCHANGER**

The heat exchanger was visually examined and we observed no cracks, holes or other conditions that would indicate it is at the end of its service life.

## **AIR FILTERS**

The air filter for the heating unit is a conventional, disposable filter.

## **CLEARANCE**

There is adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

## **VENT**

The heating system vent is properly installed and appears in serviceable condition where seen.

## **COMBUSTION AIR**

There is adequate combustion air for this heating unit.

## **DUCTS**

The ducts appear to be properly installed and are in serviceable condition.

## **THERMOSTAT**

The thermostat appears to be properly installed and the unit responded to the user controls.

## **HVAC WIRING**

All accessible wiring appears in good condition.

## **HVAC DISCONNECT**

The local disconnect appears properly installed and in good condition.





connector.

## **VENTING**

The water heater vent is properly installed and appears in serviceable condition.

## **BURNERS**

The burner is generally clean and appears to be in serviceable condition.

## **WATER CONNECTORS**

The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

## **GENERAL COMMENT**

This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

## **Electrical System**

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.*

## **BASIC INFORMATION**

Service entry into building: Overhead service drop

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 100 amperes

System grounding source: Water supply piping

Branch circuit protection: Fuses

Wiring material: Copper wiring where seen

Wiring method: Flexible conduit

Wiring method: Older style non-metallic sheathed cable or 'romex'

## **ELECTRIC METER**

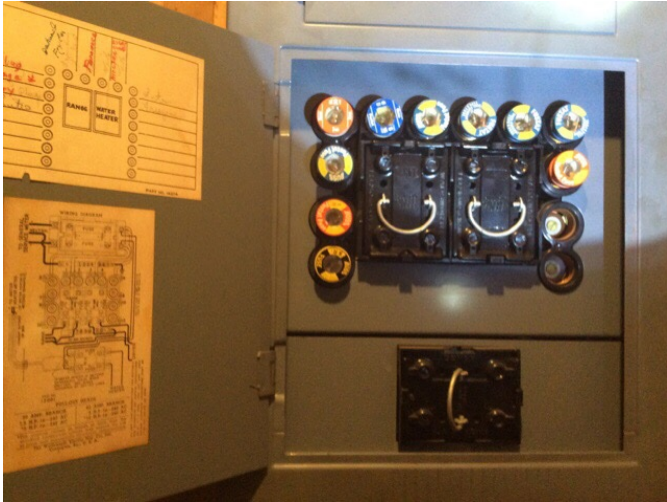
The electric meter is outside on the rear of the building.

## **MAIN SERVICE**

The main electrical service panel is in the basement.

## MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.



## SERVICE DROP

The overhead service conductors are too low over the yard, creating a potentially hazardous situation. We recommend replacement or reconfiguration of the service drop, in accordance with present standards.

## FSE MAIN PANEL

The main service panel is in serviceable condition with circuitry installed and fused correctly. The service panel does not meet present standards but upgrades are optional and would usually only be considered along with other improvements.

The circuitry is not completely labeled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to operate it properly when and if necessary.

Missing two fuses. For safety these should be covered or fuses installed to avoid people touching.

## SERVICE GROUNDING

The system and equipment grounding appears to be correct.

## BRANCH CIRCUITRY

The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

## CONDUCTOR MATERIAL

The accessible branch circuit wiring in this building is copper.

## RECEPTACLES: OVERALL

There are ungrounded three prong receptacles in several areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration.

A number of the receptacles are ungrounded, as is typical in older homes. For maximum safety, all kitchen, bathroom, garage, and exterior receptacles should be grounded. The remaining plugs need not be grounded unless required by a specific use.

The number of receptacles in this building does not appear to meet present standards. This condition indicates nonprofessional work installed without permits or inspection. We recommend further review and additional receptacles where necessary.

#### **SWITCHES: OVERALL**

We checked a representative number of switches and found they were operating and in serviceable condition.

#### **LIGHTS: OVERALL**

The light fixtures in this building are generally in serviceable condition.

#### **GFI PROTECTION**

No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.

#### **GENERAL COMMENT**

The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

### Interior

*Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.*

#### **BASIC INFORMATION**

Number of bedrooms: Three

Number of bathrooms: Two

Window material: Wood

Window type: Single-hung windows

Window glazing: Single pane

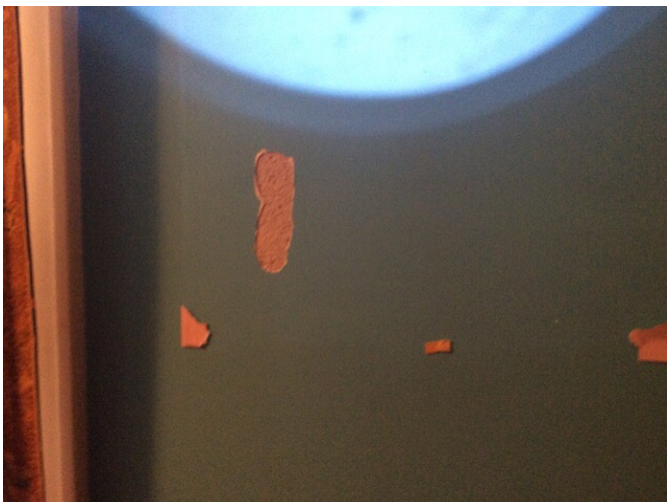
Finished ceiling material: Plaster

Finished floor material: Combination of wood and vinyl.

Finished wall material: Plaster

## **SURFACES: OVERALL**

There is wear and tear of the surfaces throughout the building, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety. Many cracks and areas missing plaster





Front porch ceiling and wall show signs of past water damage. I suspect damage was caused by ice dams. Roof should be monitored for ice buildup and snow removed when possible.



#### **FLOORS: OVERALL**

Portions of the floors are worn. We recommend refinishing to protect the wood and for a better appearance.

#### **CABINETRY: OVERALL**

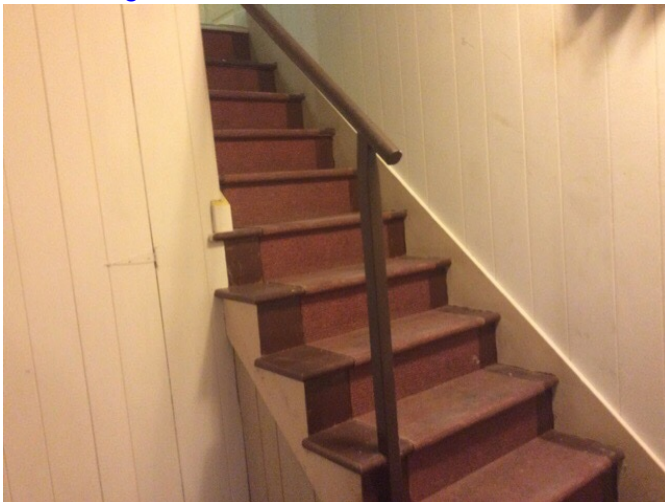
The cabinets and/or vanities throughout this home are in need of maintenance/repair. Including glides, hinges, pulls, and latches.

#### **STAIRS**

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

#### **RAILINGS**

The railings at the basement are loose. We recommend they be repaired or replaced.



#### **DOORS: OVERALL**

Many of the doors throughout the structure are in need of attention. We recommend adjustment, restoration, or replacement as required for smooth operation and full function.

## **WINDOWS: OVERALL**

We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

A number of the windows are painted shut. We recommend these windows be repaired and their functional use restored. Careful work with a razor knife may free the sash.

## **DETECTORS: OVERALL**

The smoke detectors are inappropriately located. We recommend the detectors be moved and reinstalled at locations in accordance with the manufacturer's instructions.

This building has no smoke detectors. Smoke detectors are reliable, inexpensive, and are recommended by all local fire districts. We recommend their installation. Some jurisdictions require smoke detectors prior to sale and the close of escrow.

There are no smoke detectors on some levels of this building as required by current industry standards. We recommend installation of smoke detectors on all levels prior to your assuming possession.

The latest standards require smoke detectors in all bedrooms at time of construction and when any significant work is done on the residence. Whether or not installation is required prior to sale of this building, upgrading should be considered.

## **FIRE EXTINGUISHER**

There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

## **GENERAL COMMENT**

In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable.

There is wear and tear throughout the house, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

## **Insulation/Energy**

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.*

## **ATTIC INSULATION**

The attic was inaccessible and could not be inspected.

## **WALL INSULATION**

Review within representative wall cavities revealed insulation. Wall insulation is a beneficial feature that helps to minimize heat loss and/or gain. We do not represent that all walls are insulated or that the insulation is to current standards.

We were unable to access the wall cavities and/or determine the presence or condition of insulation.

## **GENERAL COMMENT**

A thermal scan was performed and the home appeared to be insulated. The amount and type could not be determined as to efficiency. Homes this age tend to be very inefficient due to doors and windows. At some point a professional could be consulted as to how to increase the energy efficiency.

## **Attic**

*The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.*

## **ACCESS/ENTRY**

This home has an attic space, however, it has no access opening. For future maintenance and inspection, we recommend the installation of an approved opening.

## **Plumbing**

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

## **BASIC INFORMATION**

Domestic water source: Public supply

Main water line: Galvanized steel

Supply piping: Copper and galvanized steel

Waste disposal: Municipal

Waste piping: Combination of cast iron and plastic

Water pressure: Mid-range of normal water pressure

Other installed systems: Water softener, not inspected

### **WATER SHUTOFF LOCATION**

The domestic water supply main shut-off valve is on the front wall in the basement next to furnace.



### **WATER SHUTOFF COMMENTS**

The main shut-off valve was operating with no excessive or unusual wear observed. Operation of the valve from time to time will keep it functional and maximize its useful life.

### **MAIN SUPPLY**

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

### **INTERIOR SUPPLY**

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

### **WATER PRESSURE**

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

### **DRAIN LINES**

The visible drain piping appears to be properly installed and in serviceable condition.



## SEWER CLEANOUT

The sewer cleanout is located in the basement.



## VENT LINES

The vent piping for the waste system appears to be properly installed and in good condition.

## GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

Main gas shut off located in cabinet behind bar.



## GENERAL COMMENT

The plumbing system appears to be in good condition.

There are no visible signs of corrosion or other reportable conditions of the galvanized supply piping and, in our opinion, the piping should remain serviceable for the foreseeable future.

## Bathrooms

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

### **BASIC INFORMATION**

Toilet: Ceramic unit with a porcelain finish

Wash basins: Corian or cultured marble

Bathtub: Pressed steel with a porcelain finish

Shower walls: Mortar set ceramic tile

### **FIXTURES**

Fixtures are old but operate correctly.

### **DRAIN TRAP**

The drain trap and associated piping are chromed metal.

### **TOILET**

Toilets flushed properly but are old and should be replaced.

### **WATER BASIN**

The wash basin is deteriorated and its remaining useful life is limited.

### **BATHTUB**

The bathtub is worn, suggesting its useful life is limited.

The drain stop is not operational. We recommend it be repaired or replaced.



## SHOWER

The shower was operated for the inspection and appeared to be in serviceable condition.

Shower drain in basement is missing cover. A replacement cover can be found at any home improvement store.



## RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

## BATHROOM FLOOR

The finish floor in this bathroom is linoleum.

It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing.

## VENTILATION

This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

There is no window and no exhaust fan in this bathroom. Present building standards require ventilation to the outside air. This condition is considered a significant defect. We recommend installation of ventilation as per present standards.

## GENERAL COMMENT

Both bathrooms although functioning, are in need of serious cleaning and repair.



## Garage

*Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.*

## FRAMING

The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

Some of the fascia and soffit on exterior show signs of rotting. Repair as needed.



## RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



## LIGHTS

The work room light fixture has been installed in a substandard manner. It is not properly attached to wall. We recommend it be repaired or replaced.



## GARAGE DOOR OPENER

The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

## FLOOR

The floor is a concrete slab.

There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated.

## GARAGE DOORS

The garage door is a single roll up design.

The garage door was operated and appears to be properly installed and in generally serviceable condition.

## GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

## Kitchen

*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.*

## BASIC INFORMATION

Energy: Electric appliances only

Ventilation: None other than typical window

## DRAIN TRAPS

The drain trap and associated piping are chromed metal.

Drain trap in kitchen should be replaced when kitchen upgrades occur.

## SINK

The sink is metal.

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

## WIRING

We found exposed wiring in cabinet where the old fuse box was. Even if insulated, we recommend all wiring be encased in a conduit or otherwise protected in accordance with present standards.



## RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

Kitchen lacking receptacles. Recommend adding additional outlets when remodel occurs.

## WALLS

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

## CEILING

There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

## **FLOOR**

There are a few minor blemishes in the vinyl floor covering but the kitchen floor is in serviceable condition. No action is indicated.

## **CABINETS**

The cabinets are in serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

## **COUNTERTOPS**

The countertop is a plastic laminate.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

## **VENTILATION**

There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

## **STOVE**

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

## **OVEN**

[The oven is not functioning properly. We recommend the advice and services of an appliance technician.](#)

## **GENERAL COMMENT**

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

## **Laundry Area**

*Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.*

## **DRAIN TRAP**

The drain trap and associated piping are ABS plastic.

## **LAUNDRY TUB**

The laundry tub is metal.

The laundry tub is properly installed and in serviceable condition.

### RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this area. For an increased margin of safety, we recommend the installation of a GFCI receptacle.

### DRYER VENT

The dryer vent has been disconnected. We recommend it be reconnected to avoid lint and moisture problems in this area.



### SMOKE DETECTOR

There is no smoke detector in this area, as required. We recommend one be installed.

### WASHER/DRYER

The hookups for the washer are properly installed and in serviceable condition. The washer itself was operated through a partial cycle, however we did not conform the complete operation of the cycle timer.





The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.



#### **GENERAL COMMENT**

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

### **Locations of Emergency Controls**

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

#### **GAS METER LOCATION**

##### **EXTERIOR/SITE/GROUND**

The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



## **ELECTRIC METER**

### **ELECTRICAL SYSTEM**

The electric meter is outside on the rear of the building.

## **MAIN SERVICE**

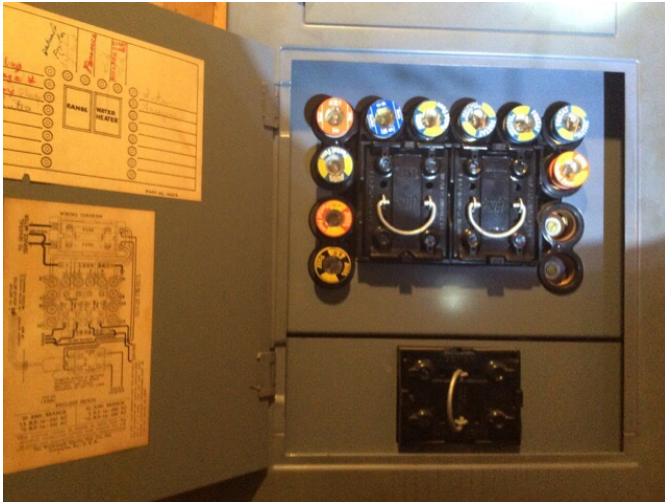
### **ELECTRICAL SYSTEM**

The main electrical service panel is in the basement.

## **MAIN DISCONNECT**

### **ELECTRICAL SYSTEM**

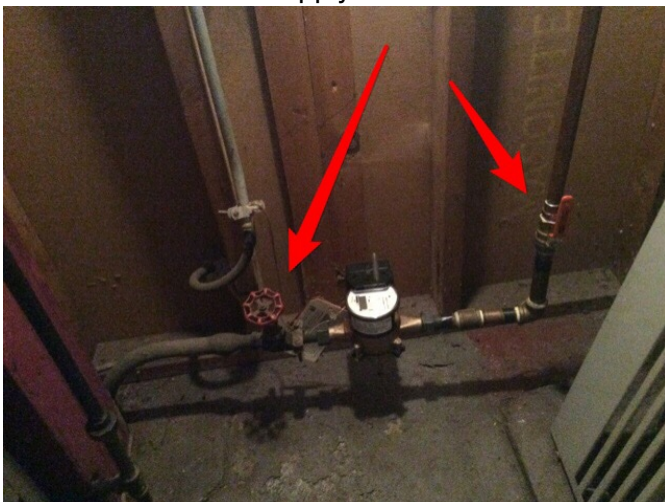
The main disconnect is incorporated into the electrical service panel.



## **WATER SHUTOFF LOCATION**

### **PLUMBING**

The domestic water supply main shut-off valve is on the front wall in the basement next to furnace.



## SEWER CLEANOUT

### PLUMBING

The sewer cleanout is located in the basement.



## Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.