Inspection Report

PROPERTY ADDRESS
1234 Main Street South
Minneapolis, MN

CLIENT
Joe Smith

DATE/TIME
3/3/2021 9:00 AM

CLIENT UNDERSTANDING & EXPECTATIONS (Read carefully)

This inspection has been conducted in accordance with the nationally recognized American Society of Home Inspector (ASHI) standards. A copy of these standards can be found at www.ashi.com. These standards identify which items are typically included in a home inspection, and which are not. The primary purpose of this inspection is to identify MAJOR deficiencies that might affect your decision to purchase this property. Minor items may be noted, but this report does not attempt to list them all**. This inspection will not discover each and every defect.** This is not a "code inspection". Building codes are not enforced retroactively. Older homes usually contain some items that do not conform to current building codes and sellers are not required to bring them "up to code". Many areas or items may not be visible or accessible due to weather, furnishings, or stored items. This inspection covers only items readily visible at the time of the inspection.

We DO NOT:

- Probe into interior or exterior walls.
- Determine the presence of mold, mildew, lead paint, or asbestos.
- Determine the presence of, or damage caused by, wood destroying insects, ants mice, or any other pests.
- Evaluate the condition of the furnace heat exchanger.
- Identify or discover code violations.
- Evaluate security systems, lawn sprinkler systems, swimming pools, wells, or septic systems.

You are getting the inspectors best, unbiased, objective opinion of the property. This report is not a warranty or a guarantee. **Owning a home involves risk. While this inspection reduces the risk of purchasing property, it does not completely eliminate or assume that risk. Considerable efforts are made to thoroughly inspect this property. However, even with experience, it is possible that items could be inadvertently overlooked. The client specifically agrees that the total maximum liability of Kirwin Group, and/or its inspector providing the inspection services, for all inspection related claims is limited to the inspection fee paid. Do not rely on this report if these terms are not acceptable to you. Your acceptance and use of this report represents an acceptance of these terms.** Warranty programs are available; ask your inspector if this coverage is desired.

Client Signature_____ Date_____

The Kirwin Group
11730 54th Ave. North Plymouth, MN. 55442
612-991-1546

S = SATISFACTORY	Indicates the component is functionally consistent with its original purpose with no visible evidence of substantial defects.
F = FAIR	Functional at the time of inspection, but beyond the average age or condition limits, capable of being used for a limited amount of time .
P = POOR	Indicates component will need repair or replacement now or in the very near future.
NV = Not Visible	Component or area not visible at the time of the inspection.
SH = SAFETY HAZARD	A condition that is unsafe and in need of prompt attention.

Exterior Components

Main Roofing Type: *Asphalt Shingles* Estimated Age : *10 Years*
Original Life Expectancy: *20 to 30 years* Observed by: Walked On: ___ From Ground: X
Additional Roofing Type: *Flat Rubber* Primary Siding Type: *Stucco*
Predominant Window Type: *Double Hungs*

Main Roof Cover	S	*The main house roof is super steep, a 10/12 pitch not walked on today with frosty sections.*
Roofing #2	F	*Missing some kick out flashing at the north side of the home near the air conditioner, water drains down on top of a basement window. This could likely result in some seepage into the wall at this point.*
Gutters	F	*Flat roofing at 3 areas, these are much more likely to cause leakage than the sloping areas.*
Downspouts	S	*Suggest adding a gutter to the south edge of the rear "eating room" roof.*
Chimney Exterior*	S	*Do everything you can to encourage water to drain away from the basement.*
Siding	S	*Use longer downspout extensions.*
Fascia/Soffits	S	*Flaw in the low-E coating at the small window at the SW corner of the first floor. About $250 to replace this glass.*
Porch/ Deck	S	
Stair/Stoop	S	
Doors	S	
Windows	S	
Foundation	S	

___ Masonite siding requires extra diligent painting and caulking to prevent moisture damage.

___ Flat or low sloped roofing tends to leak much more frequently than roofs with higher slopes.

___ Recommend installing more gutters to help carry roof run-off away from the foundation.

X Keep gutters clean, make sure all extensions are maintained to drain water away from the foundation to help reduce the chance of moisture penetration into the basement.

___ Trim tree branches away from the roof and siding.

___ Stucco homes built after 1990 have a greater chance of hidden moisture damage that can typically only be detected with invasive or destructive testing. We do not conduct this level of analysis. Having this type of testing done for peace of mind is strongly encouraged.

*** Chimney evaluations are based on external conditions only, the drafting ability or condition of the flue liner is beyond the scope of this inspection. We are typically only going to be able to see up about one or two feet above the firebox. Chimney sweeps or fireplace/chimney contactors are available for a more in-depth "Level 2" analysis of the chimney.**

Garage

Overall Structure	S	
Roofing	S	*Worn overhead door.*
Siding	S	*The older opener lacks the current, modern electric "eyes" that protect the*
Floor	S	*door opening, suggest replacing this opener with a new model with this safety*
Doors	F	*feature.*
Opener/s	S	
Electrical	S	

___ Suggest adjusting opener for maximum auto-reverse sensitivity for greatest level of protection for children and pets.

_X_ Some areas are not visible due to stored items.

Site Elements

Retaining Wall	S	*Snow covers most of the exterior elements.*
Walks	S	
Driveway	S	*The rear yard drains water towards this home. Do whatever you can to*
Grade at Home	F	*encourage water to drain away from the home, longer downspout extensions*
Property Grading	F	*always are better than short extensions.*

_X_ Maintain all grading and paving around the building to promote water drainage away from the foundation to reduce the chance of moisture penetration into the basement.

_X_ The lawn sprinkler system performance was not evaluated.

Attic Area

Type of Insulation: *Fiberglass* Amount: *6-9* *Inches* Vapor Barrier: ***Yes***

___ Evidence of past seepage _X_ Some areas not visible _X_ Some areas not accessible

Framing	S	
Sheathing	S	*Limited attic access, the third floor is finished.*
Ventilation	S	*No asbestos or vermiculite seen at the attic.*

Interior Components

Ceilings	S	
Walls	S	
Floors	S	*Missing section of handrail at the stairway to the third floor.*
Stairs	S	
Windows	S	
Doors	S	*Some worn, missing mortar at the fire brick in the fire box at the first floor.*
Fireplace(s)	S	

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Kitchen

Plumbing/Sink	S	
Flooring	S	
Range/Oven	S	
Dishwasher	S	
Disposal	S	*No grease shield at the range hood.*
Range Hood	S	
Cabinet Exterior	S	
Countertop	S	
Refrigerator	S	

Baths

BATHROOM #1 (Third Floor Bathroom)

Fixtures S
Tilework S

Non GFI type outlet. Suggest upgrade to a new GFI outlet.

BATHROOM #2 (Second Floor Bathroom)

Fixtures F
Tilework S

Small leak under the sink needs repairs.

BATHROOM # 3 (Master Bathroom)

Fixtures S
Tilework S

Non GFI type outlet. Suggest upgrade to a new GFI outlet.

BATHROOM # 4 (Main Floor Bathroom)

Fixtures S
Tilework S

BATHROOM # 5 (Basement Bathroom)

Fixtures S
Tilework S

Slow draining shower at the basement bathroom, needs some drain cleaning.

Basement

Water Penetration: Damp: ***No*** Wet: ***No*** at the time of the inspection
Evidence of prior penetration: ***Yes*** _X_ Some areas not visible due to finishes/vapor barrier
Foundation Walls: *Poured Concrete*

Foundation Walls	S	*Some very normal light staining at some of the foundation walls. See grading and gutter notes.*
Columns	S	
Framing	S	*Some finished areas are not visible.*
Main Beams	S	*This home has a radon mitigation system.*
Stairs	S	*The basement has a drain tile system.*
Floor	S	

___ Basement closets that do not have good air circulation can be a good place for mold and mildew to form. Try to help with air movement in these areas.

___ Monitor the activity of the sump pit. Sump Pump Tested: Yes __ No ___

Electrical

Size of Service: *200 Amps* Panel Location: *Basement* Panel Type: *Circuit Breakers*
Service Cables: *Underground Aluminum* Household Wiring: *Copper*

Main Panel	S	
Wiring Devices	F	*Some open ground readings at outlets at the bedrooms. Suggest replacing these outlets with GFI outlets.*

___ Suggest installing new smoke detectors at each level and in each bedroom.

___ Suggest installing new GFI outlets at wet locations like near kitchen and bathroom sinks.

___ The security system was not evaluated.

Note: We do not evaluate the operation of telephone jacks, inter-com systems, computer or television cabling. Smoke detectors should be replaced every 10 years. CO monitors should be changed every 7 years.

Plumbing

Water Supply Piping: *Copper and Plastic* Waste Pipe Material: *Metal and Plastic*
Main water shutoff valve location: *Basement* Main gas shut-off location: *Basement*

Water Piping	F	
Waste Pipe	S	*The #1 water shut off valve is seepy and leaks at some positions. It would be great to upgrade/update this valve to a more reliable lever handled ball valve.*
Fixture Drainage	S	
Gas Piping	S	
Softener		
Washer/Dryer	F	*The dryer has a flexible plastic vent pipe, suggest upgrading this vent to a smooth metal duct.*

___ The water softener/filter operation or performance was not evaluated.

___ Well or septic system evaluations are not included in this inspection.

Water Heater

Manufacturer: *AO Smith* Type : *Gas* Estimated Age: *22 years* Size: *48 gallons*
Estimated Original Life Expectancy: *10 to 15 years*

Unit	F	*Older unit, near the end of its average life expectancy, about $1300 total to replace.*
Venting	S	

__X__ The water heater should have 5-10 gallons of water drained two times a year for maximum efficiency and longer service life.

__X__ Suggest testing the Temperature Pressure Relief (TPR) valve two times a year to verify its properly functioning.

Heating System

Manufacturer: *Bryant* Type: *Gas Boiler*
Estimated Age: *40 years* Estimated Original Life Expectancy: *20 to 30 years.*

Furnace	___	*This boiler is spilling Carbon Monoxide at the jacket from several locations,*
Boiler	P	*combined with the age, puts it at a point in its life that you should consider*
Burner	S	*replacing with new, about $4000 to $5000 to replace.*
Blower	___	*Some asbestos pipe wrap insulation at the basement ceiling, some asbestos heat*
Venting	S	*shielding above the boiler.*
Humidifier	___	*This home had a fuel oil tank buried outside in the past, suggest asking the sellers*
HRV	___	*if they have any information about this.*

___ Change or clean the air filter at the furnace when dirty for maximum efficiency. All filter bays should be sealed with a tight-fitting cover.

X Periodically drain the water from the expansion tank and bleed the air from the radiators. Maintain boiler pressure at about 15-20 PSI.

___ Electronic air cleaner or humidifier performances are not evaluated as part of this inspection.

X **Suggest installing carbon monoxide detectors near the heating plant and bedrooms.**

Note: Furnace heat exchangers are not fully visible without furnace dismantling; only those areas readily visible are evaluated. All homes should have a CO monitor near the heating plant and another less than 10 feet from each bedroom.

Cooling System

Manufacturer: *Samsung* Type: *Split Systems*
Estimated Age: *15 years* Estimated Original Life Expectancy: *12 to 15 years.*

Compressor F *Not run due to cold weather.*

X The air conditioner was not tested due to cool/cold weather. Central air conditioners cannot be safely operated or evaluated when exterior temperatures are less than 65 degrees for a period of 24 hours.

RECEIPT *$ 565.00* was paid :

From : *Joe Smith*

for the inspection at: *12345 Main Street South, Minneapolis, MN*

Signed: Dave Kirwin Date: *3/3/21*

Inspector name (printed): *Dave Kirwin* Phone: *612-991-1546*