STRUCTURE TECH HOME INSPECTIONS
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HOME INSPECTION REPORT

1234 Main St. Minneapolis MN 55407

Buyer Name
09/24/2020 9:00AM

Inspector
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Agent
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TABLE OF CONTENTS

The service recommendations in this report should be completed by licensed, qualified, competent specialists. These specialists may identify additional defects or recommend upgrades that could affect your valuation of the property. This inspection was conducted in accordance with the ASHI Standard of Practice.

Observation Key

Maintenance & Information - Components that require routine maintenance or service as part of homeownership. This section may also include observations that do not necessarily require service but were worth noting in the report. Items related to energy efficiency and improved home performance are also listed under this section.

Attention Recommended - Service, maintenance, repair, or replacement is recommended. Recommendations for added safety and further inspection by qualified professionals are also included in this section.

Critical/Important - Unsafe or non-functional components that should be serviced as soon as possible, and items at or near the end of their service life that would affect the functionality of the building (e.g. roofing, HVAC, water heaters, foundations, galvanized steel water pipes).

Items or systems not specifically noted in this report were considered acceptable or functioning at the time of inspection as per the ASHI Standard of Practice. Items and systems that were inspected are noted on the STANDARDS tab.

SUMMARY

1: OVERVIEW

Information

Style of Building
Single Family

Type of Construction
Wood Frame

Occupied
Yes

Year Built
2002

Weather
Clear

Temperature
80° - 85°

Present at Inspection
Buyer(s)

2: ROOF COVERING

Information

Roofing Material
Architectural Shingles

Inspection Method
Ladder at eaves - too steep to be safely walked

Observations

2.1.1 Sloped Roof

Maintenance & Information

ROOF COVERING IN ACCEPTABLE CONDITION

The roof covering was in acceptable condition.

3: EXTERIOR

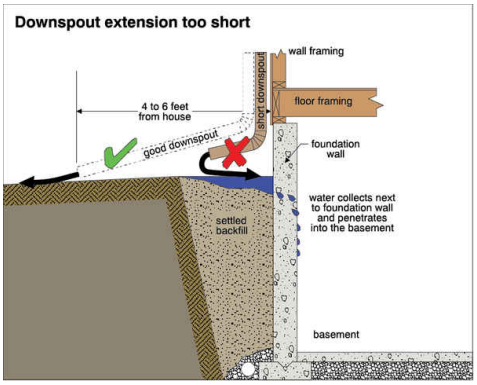
Observations

3.9.1 Downspouts

SHORT EXTENSIONS

Maintenance & Information

One or more downspouts lacked proper extensions to carry the water away from the foundation. Downspouts dumping water against the building will concentrate water and greatly increase the potential for basement water problems and foundation problems. Add solid aluminum downspout extensions to carry the water at least 6 feet away from the house and beyond any landscape edging.

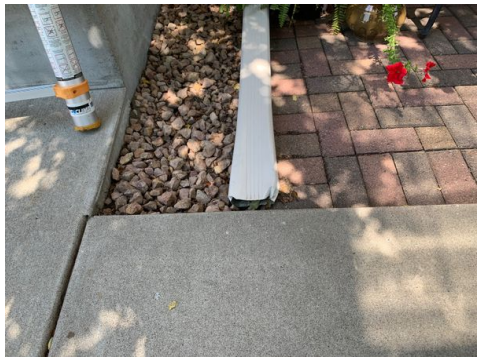


3.9.2 Downspouts

DAMAGED EXTENSIONS

Maintenance & Information

One or more downspout extensions were damaged and should be replaced.



3.9.3 Downspouts

CONNECTED TO YARD DRAINS

Maintenance & Information

One or more of the downspouts drained directly into underground yard drains. If the yard drains filled with ice, water could back up into the downspouts and cause damage to the building. To help prevent this, install drain receptors for the yard drains and have the downspouts stop an inch or two short of the receptors. For more information on this topic, click here: Don't Connect Downspouts Directly to Yard Drains.

3.14.1 Vent Terminals

DRYER - MAINTENANCE REMINDER

Maintenance & Information

Excessive lint accumulation around the dryer vent exhaust cover can cause the damper to stick open from lint. This can be a potential fire hazard and will also allow for air leakage and pest intrusion. The exhaust vent was fairly clean at the time of inspection, however have the dryer duct and terminal cleaned yearly or as needed. For more information on this topic, click here: Keeping your clothes dryer safe

3.15.1 Combustion Air Intake

REMEMBER TO CLEAN

Maintenance & Information

The combustion air intake should be checked regularly and cleared if necessary to ensure sufficient combustion air is brought into the house for fuel-burning appliances. The intake was clean at the time of inspection. For more information on this topic, click here: Combustion Air Ducts, Part II: Problems and Solutions

3.16.1 Air Exchanger Intake/Exhaust

DIRTY INTAKE

Maintenance & Information

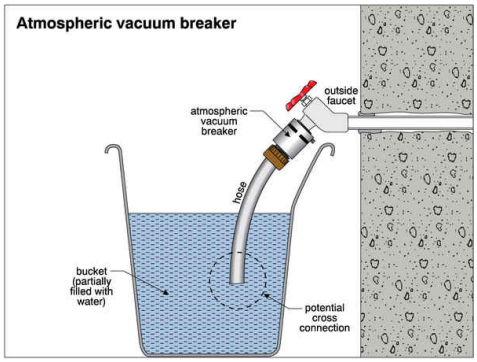
The intake vent for the air exchanger was dirty and should be cleaned. This will allow proper airflow and operation of the air exchanger.

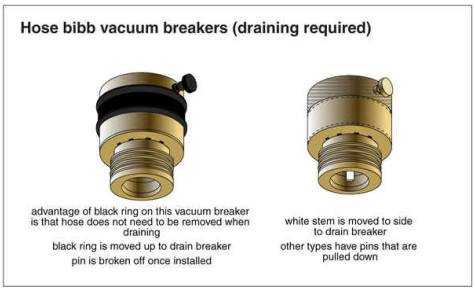
3.18.1 Exterior Faucets

VACUUM BREAKERS

Attention Recommended

There were no backflow prevention devices (vacuum breakers) at one or more of the exterior faucets. These are required to protect the drinking water supply from contamination. Add vacuum breakers such as the one pictured below at the exterior faucets. For more information on this topic, click here: Why Do I Need A Vacuum Breaker?





3.18.2 Exterior Faucets

WINTERIZATION REMINDER

Maintenance & Information

Winterize all exterior faucets every fall to help prevent freeze damage. For instructions, click here: How to prevent your outside faucets from freezing

4: SIDING

Information

Siding Material
Vinyl, Brick Veneer, Stucco

Observations

4.4.1 Stucco

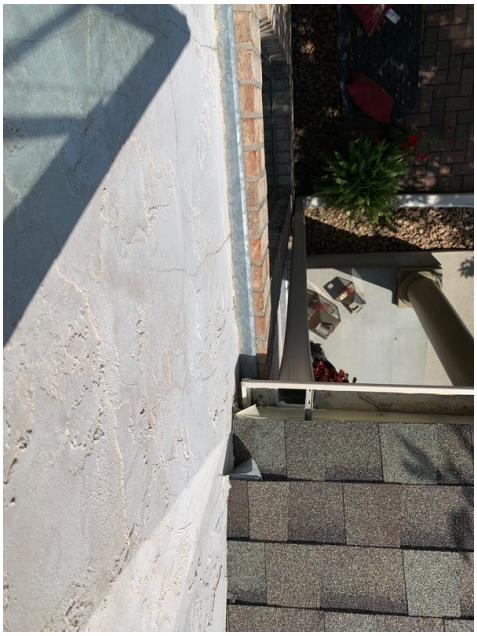
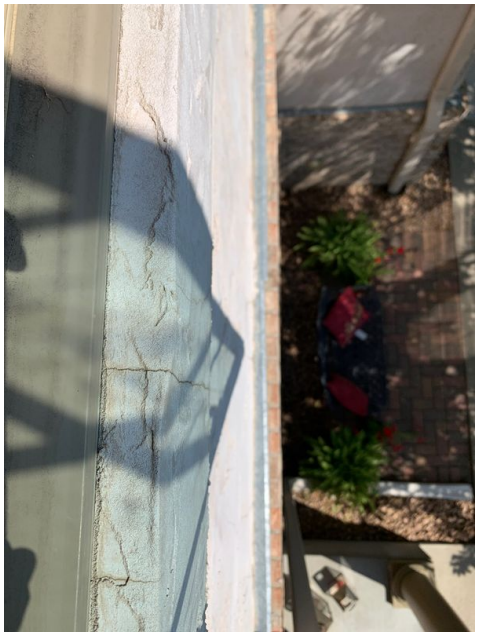
Critical/Important

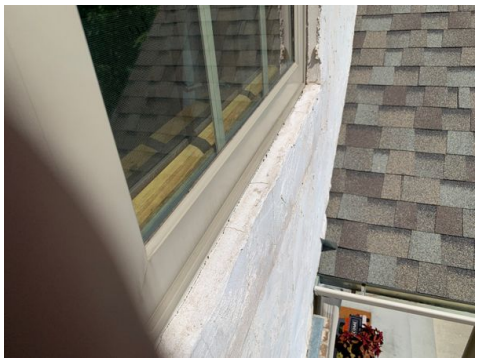
INTRUSIVE MOISTURE TESTING

Stucco siding on a house of this age is prone to water intrusion and water damage inside the walls. The stucco lacked proper gaps at the flashing and roof to allow moisture to drain. The stucco was also cracked in areas. Have intrusive moisture testing performed by a company that specializes in this. For more information on this topic, click here: Stucco Homes





5: BASEMENT / FOUNDATION / STRUCTURE

Information

Roof Structure
Factory built truss system

Wall Structure
Wood Studs

Floor Structure
Open web floor trusses

Foundation
Concrete block

Basement Insulation
Foundation walls: fiberglass batts, Rim space: rigid foam

Crawl Space
No crawl space present

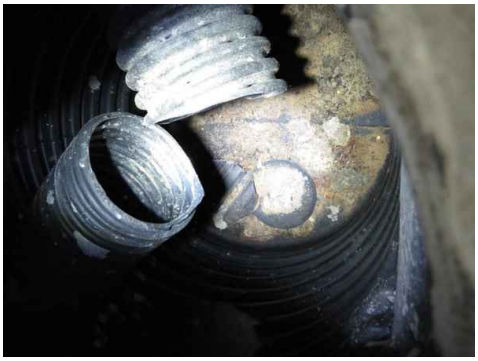
Observations

5.5.1 Sump System

NO PUMP

Maintenance & Information

There was no pump installed in the sump system, and the sump basket was dry.



5.5.2 Sump System

COVER NOT AIRTIGHT

Attention Recommended

The sump basket cover was not airtight. This can allow air with relatively high levels of moisture to enter the home and can contribute to radon gas entry. Have the sump basket cover made airtight.

6: PLUMBING

Information

Water Distribution Pipes
Copper

Drain Waste & Vent Pipes
PVC

Water Heater Type
Gas - storage tank

Water Heater Age
3 - 4 years old

Main Water Shut-Off Location
Basement

Main Gas Shut-Off Location
Next to furnace

Main Sewer Cleanout Location
Base of main sewer stack

Observations

6.8.1 Dryer Duct

Maintenance & Information

REMINDER TO CLEAN

Have the dryer duct cleaned once or twice a year to help prevent lint build-up, which can lead to a fire.

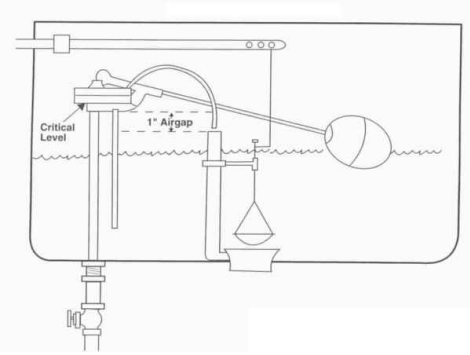
6.13.1 Toilets

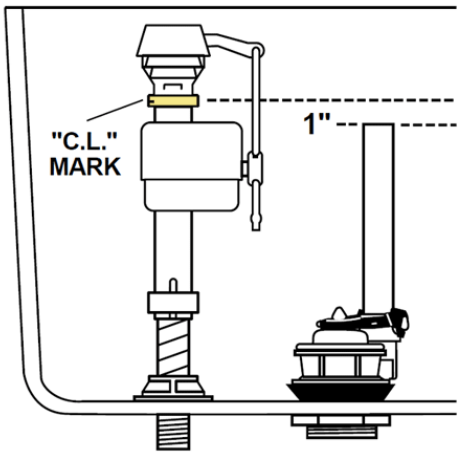
Attention Recommended

TOILET FILL VALVES LACK AIR GAP

PRIMARY BATHROOM

One or more of the toilet fill valves were improperly installed. An air gap is required between the CL (critical level) on the fill valve and the overflow tube. This helps prevent cross-contamination of the drinking water. Have this corrected. For more information on this topic, click here: Cross Connections at Toilets



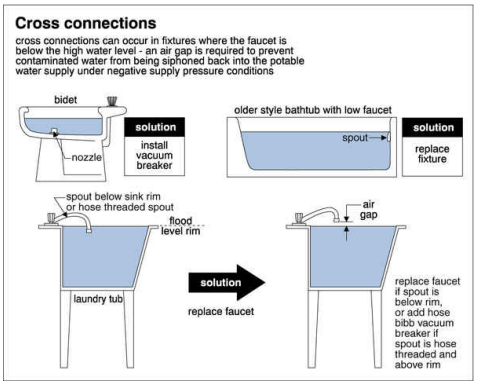


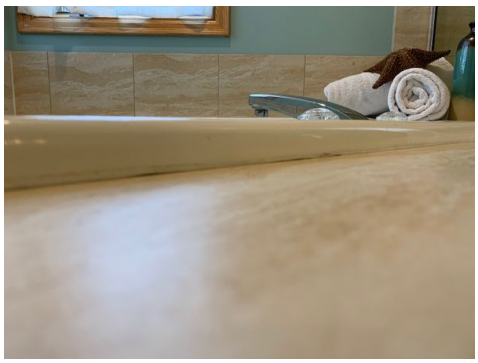
6.14.1 Bathtubs & Showers

BATHTUB FAUCET BELOW SPILL LINE

Maintenance & Information

The bathtub faucet was located below the spill line of the tub, which could allow water in the tub to contaminate the drinking water supply. Have this corrected. For more information on this topic, click here: Bath Tub Faucets





6.14.2 Bathtubs & Showers

HOT & COLD REVERSED - SINGLE HANDLE

Maintenance & Information

The tub/shower valve was improperly installed. The water was hot when turned on and became cooler as the valve was turned counter-clockwise. The water should be cold when the valve is turned on, and get hot as it's turned counter-clockwise. Have the valve installation corrected.

6.14.3 Bathtubs & Showers

TUB SPOUT LOOSE

Maintenance & Information

The tub spout athe whirlpool tub was loose and should be secured.

7: ELECTRICAL

Information

Service Amperage
200 amp

Location of Main Disconnect
Garage

Location of Sub Panels
None

Predominant Branch Circuit Wiring
Non-metallic sheathed cable (Romex)

Main Panel Type
Circuit Breaker

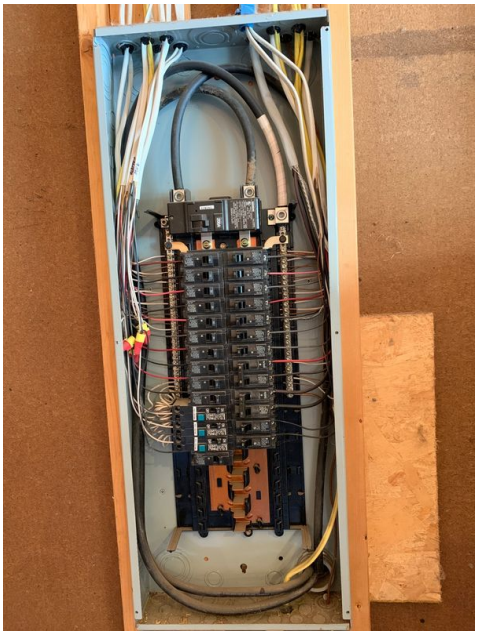
Observations

7.1.1 Main Panel

Maintenance & Information

MAIN ELECTRICAL PANEL ACCEPTABLE

The main electrical panel and its interior components were in acceptable condition.

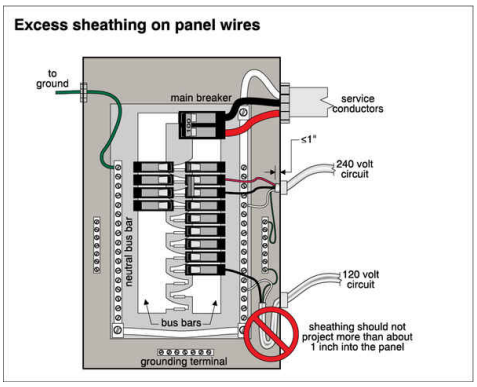


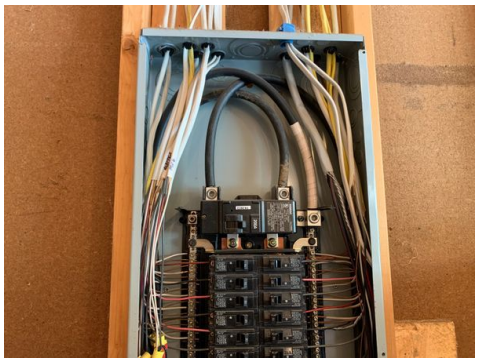
7.2.1 Interior Panel Components

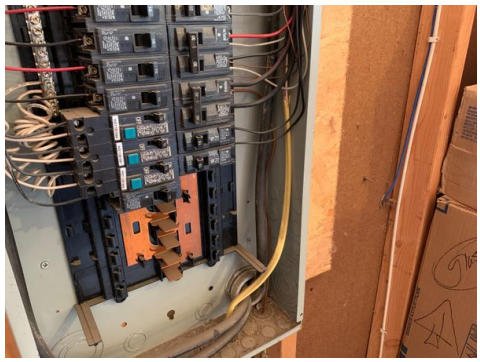
EXCESS SHEATHING

Maintenance & Information

There was excess sheathing on one or more wires in the panel. Sheathing should not project more than 1" inside the panel box, so as not to crowd the panel.





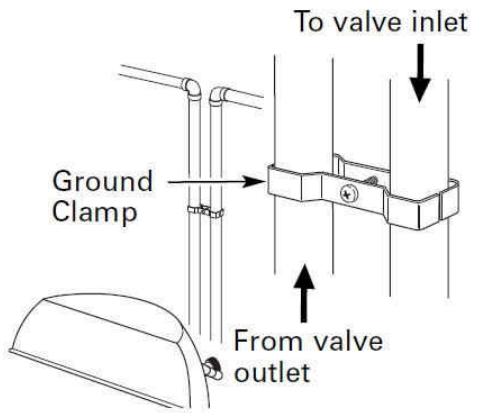


7.3.1 Service Grounding & Bonding

WATER SOFTENER

Attention Recommended

The water distribution piping was no longer bonded because the bypass valve at the water softener is plastic. Add a grounding strap to connect the water piping going in and out of the water softener. For more information on this topic, click here: Water Softener Installation Defects



7.6.1 Exterior Lights & Outlets

WEATHERPROOF COVER MISSING AT OUTLET

Attention Recommended

One or more exterior outlets were missing a weatherproof cover, which should be replaced to help prevent damage to the outlets. Today's standards require weatherproof covers that allow a cord to be plugged in while the cover is in the closed position.

8: HEATING

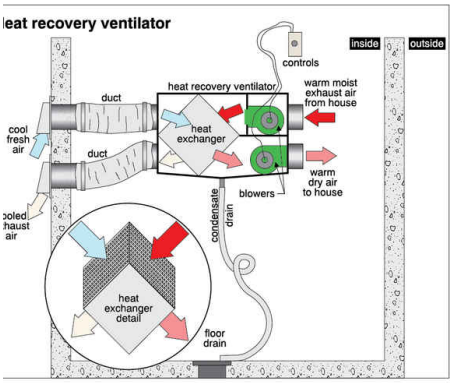
Information

Heating System
Forced Air

Heating System Age
17 - 18 years old

Air Exchange System (HRV): **HRV (Heat Recovery Ventilator)**

An HRV (heat recovery ventilator) was installed as the home's air exchange system. Follow the manufacturer's recommendations for operation and cleaning. For general operation and maintenance information, click here: HRV, Part 2 of 3: Maintenance & Operation



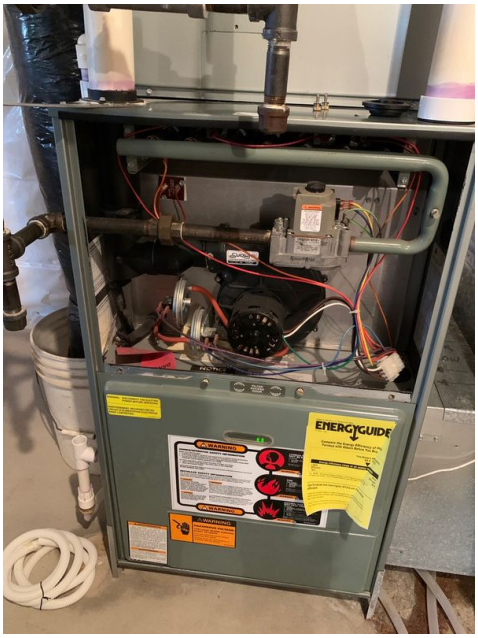
Observations

8.2.1 Operation/Condition

Maintenance & Information

HEATING SYSTEM OPERATIONAL

The heating system responded properly to the thermostat controls and had a low level of carbon monoxide in the flue gas. Have the heating system serviced and inspected annually. For more information, and reasons we recommend annual inspections of heating systems, click here: Are annual furnace inspections really necessary?



8.9.1 Air Exchange System (HRV)

HRV NOT BALANCED

Attention Recommended

The heat recovery ventilator was not balanced. This can create either negative or positive pressure in the house, which is not energy efficient. Have the system properly balanced. For more information on this topic, click here: HRVs, Part 3 of 3: Installation Defects

8.9.2 Air Exchange System (HRV)

HRV NOT FUNCTIONAL

Critical/Important

The heat recovery ventilator (HRV) was not functional. Have the unit repaired or replaced. The home could experience moisture and indoor air quality issues without the HRV running during the winter.

fan motor seized

8.13.1 Humidifier

USE WITH CAUTION

Maintenance & Information

Humidifiers are not tested for operation. Use with caution as they can cause moisture problems in the home. For more information on this topic, click here: Whole-House Humidifiers Harm Houses

9: COOLING

Information

Cooling Method
Forced Air

Refrigerant Type
R-22

Cooling System Age
17 - 18 years old

Observations

9.1.1 Operation/Condition

Maintenance & Information

COOLING SYSTEM OPERATIONAL

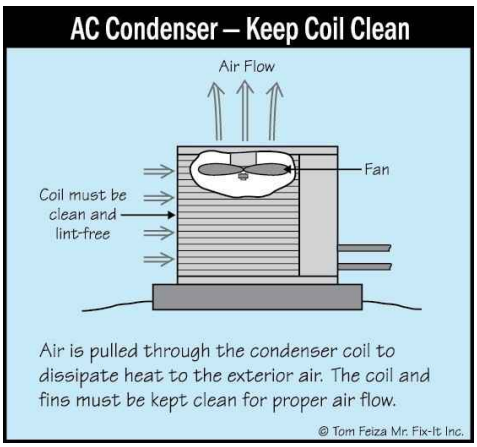
The air-conditioning responded to thermostatic controls and achieved an acceptable differential temperature split between the supply and return air (approximately 15-20 degrees).

9.3.1 Compressor/Condenser

Maintenance & Information

DIRTY

The condensing coil was dirty, which will reduce the efficiency of the unit. Have the coil cleaned. For more information on this topic, click here: Three Simple AC Maintenance Items.



10: INTERIOR

Information

Fireplace Type
Gas fireplace(s)

Limitations

Styles & Materials
INTERIOR LIMITATIONS
Occupied

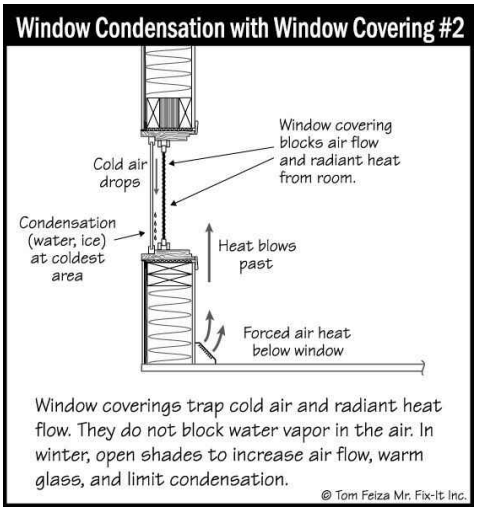
Observations

10.5.1 Windows

CONDENSATION STAINING

Maintenance & Information

There was condensation staining on a number of windows. Excess moisture in the air during winter can condense on the cold surfaces of the glass. When the water drips off, it can leave mold or mildew staining, as well as remove the protective varnish or paint. The best way to prevent this is to lower the indoor humidity levels and keep the windows open to the interior (no window coverings). For more information on this topic, click here: Controlling Window Condensation



10.9.1 Fireplaces - Gas

WHITE HAZE

Maintenance & Information

There was a white haze on the glass at the gas fireplace. This is cosmetic and can be cleaned. For more information on this topic, click here: Dirty glass at gas fireplaces

11: ATTIC

Information

Attic Inspection Method
Entered attic

Attic Insulation
Loose fill fiberglass

Vapor Barrier
Polyethylene

Attic Insulation: **Attic insulation and roof framing acceptable**

The attic insulation and roof frame were in acceptable condition.



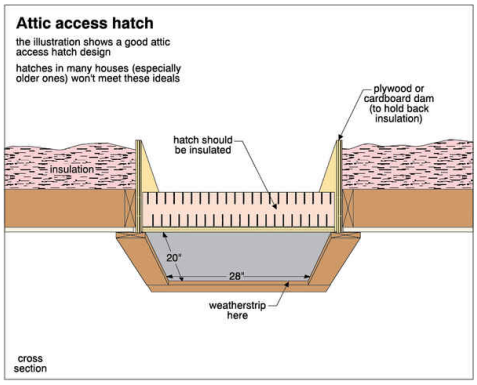

Observations

11.1.1 Attic Access

Maintenance & Information

POORLY INSULATED, NO WEATHERSTRIPPING

The attic access panel was covered with a piece of fiberglass insulation. It can be difficult to get the fiberglass to drop back down on top of the attic access panel if it is not properly attached. Insulate the top of the access panel with rigid foam. Additionally, the access panel did not make a tight seal at the ceiling. Have the access weatherstripped to help prevent air leakage at this location. For more information on this topic, click here: Poorly insulated attic access panels



12: GARAGE

Information

Garage Doors: Garage door testing

Garage door openers should be tested for auto-reverse monthly. This test should be conducted with a 2x4 lying flat on the ground, and allowing the door to close on the 2x4. If the door does not reverse, it should be adjusted or replaced to prevent a child or animal from getting trapped beneath it. Be advised, however, that testing this safety feature may result in damage to the door, opener, or both, which is why this test is not conducted at the time of inspection. For a short video showing how this test is performed, click here: How To Do a Garage Door Safety Test

13: ENVIRONMENTAL

Observations

13.1.1 Radon

Maintenance & Information

RADON TEST IN PROGRESS

A short-term (48 hour) radon test was being performed at the same time as the home inspection. The results of that test are sent in a separate report. For more information about radon and radon testing, click here: Radon Testing - What the Results Mean

STANDARDS OF PRACTICE

Roof Covering
The inspection of the roof includes the roofing materials, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

Exterior
The inspection of the exterior includes the siding, flashing, trim, all exterior doors, decks, balconies, stoops, steps, porches, and guardrails. It includes eaves, soffits, and fascias that are accessible from the ground level. This also includes vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. This also includes adjacent entryway walkways, patios, and driveways.

Siding
The inspection of the siding includes the installation and condition of the exterior cladding, flashing, and trim.

Basement / Foundation / Structure
The inspection of the structural components includes the foundation and framing.

Plumbing
The inspection of the plumbing system includes the following: the water supply and distribution system, including all fixtures and faucets; the drain, waste and vent systems, including all fixtures; the water heating equipment and hot water supply system; vent systems, flues, and chimneys; fuel storage and fuel distribution systems; drainage sumps, sump pumps, and related piping. We do not operate any shut-off valves.

For the clothes washer and dryer, we perform only a cursory test for the basic operation of the appliances. For example, we make sure the dryer turns on with normal controls and the tumbler is turning. We do not check the accuracy of the dryer thermostat, moisture sensor, or timers, nor do we perform any testing on similar features.

Electrical
The inspection of the electrical system includes the following: the service drop; the service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub panels; conductors; overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; ground fault circuit interrupters and arc fault circuit interrupters.

Heating
The inspection of the heating system includes any installed heating equipment and their filters, vent systems, flues, and chimneys. Any readily openable access panels are also opened.

Cooling
The inspection of the air conditioning consists of the central and through-wall equipment (but not window units), as well as the distribution systems. Any readily openable access panels are also opened.

Interior
The inspection of the interior includes the following: walls, ceilings, and floors; steps, stairways, and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows. Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders are inspected by using normal operating controls to activate the primary function.

Attic
The inspection of the attic(s) includes the insulation, ventilation, and vapor retarders where visible. The inspection also includes mechanical exhaust systems (e.g. kitchen, bathrooms, laundry, clothes dryer).

Garage
The inspection of the garage includes the garage doors and garage door operators.

Environmental

Environmental items included in this section are specifically excluded by our standards of practice as well as our inspection agreement, but may be noted here as a courtesy, or as a convenience if additional testing was conducted at the same time as the home inspection.