



Prepared by:
218 Inspect Home Inspections

Prepared For:
Unitarian Universalist Church - Todd Schweim

935 Charles Avenue
Mankato, MN, 56001

Table of contents

- Rating Information 1
- Summary 1
- Inspection Detail 39
 - Roof 42
 - Exterior 49
 - Attic, Insulation & Ventilation 58
 - Basement, Foundation, Crawlspace & Structure 59
 - Heating 61
 - Cooling 64
 - Electrical 66
 - Plumbing 74
 - Laundry 79
 - Bathrooms 82
 - Kitchen 87
- Doors, Windows & Interior 92
- Attached Garage 98
- Carport 102

Rating Information

- Functional:** Item/component was performing its function and its condition was appropriate for its age and use at the time of inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed, and is not an indicator of future performance.
- Maintenance Item:** Item/component was functional overall, but was in need of normal maintenance and upkeep or was unconventional and needs examination by a qualified specialist.
- Monitor:** Item/component did not seem to be adversely and directly affecting the major components of the home at the time of the inspection, but should be monitored to ensure that changes, damage, or other issues do not occur. These items should be monitored and repaired as needed. Items functioning at the time of the inspection aren't an indicator of future performance.
- Not Present:** Not present or visible at the time of the inspection.
- Not Inspected:** Not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
- Marginal:** Item/component was performing some or all of its functions, but not as intended, and/or it's condition was not appropriate for its age and use. Requires repair or maintenance to become fully functional. Cost estimates may be required by a qualified specialist and are at the discretion of the client if estimates will be obtained. Items functioning at the time of the inspection aren't an indicator of future performance.
- Defective:** Item/component was not performing its function and/or its condition was not appropriate for its age or use and will require repairs or replacement. Item was considered defective in the opinion of the inspector - evaluation by a qualified specialist is recommended.
- Hazardous:** An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.

Roof

Plumbing Vent Pipes

Defective

The rubber membrane flashing material around the vent pipe was cracked and damaged. This is prone to water penetration. Defect. Correction and further evaluation is recommended.

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



Exterior

Eaves, Soffits & Fascia

Defective

I observed indications that one or more areas of the fascia were damaged. Specifically, fascia on the corners of the home were rotten (see the above pictures). This is likely due to leaks in the seams of the rain gutters - especially in the corners.

Recommend consulting with a qualified handyman or carpenter to repair/replace rotten fascia boards repair leaking rain gutter seams (especially in corners).

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas. Correction and further evaluation is recommended.

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.





GFCIs & Electrical

Hazardous

The exterior outlet, to the left of the front door is a standard outlet - not a GFCI Outlet.

This is a safety hazard. Recommend consulting with a qualified electrician to remedy this hazard.

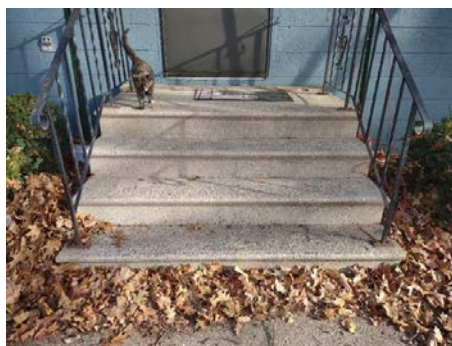


Stairs, Steps, Stoops, Stairways & Ramps

Hazardous

Wood threshold board between concrete steps and front door is rotting. This is a safety hazard and should be replaced ASAP.

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection. All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Electrical

Service Mast, Service Conduit & Raceway

Defective

At the time of the inspection, there were cracks in flashing rubber boot should be replaced. Service mast pipe has corrosion on and should be painted.

I inspected the electrical service mast, service conduit and raceway.

I observed minor rust on the service mast. Recommend consulting with a qualified handyman to prep paint the service mast.



Main Service Disconnect

Hazardous

Main Disconnect Rating, If Labeled

100

There is likely a major material safety defect with the breaker panels in this home.

More information: There is a Federal Pacific Electric (FPE) Stab Lok service panel in this home. There are studies that show some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits, and other serious issues, including fire electrocution (and have resulted in many lawsuits. Some insurance companies require that they be replaced some won't insure homes with these panels in them. Although the CPSC has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.

I inspected the electrical main service disconnect.

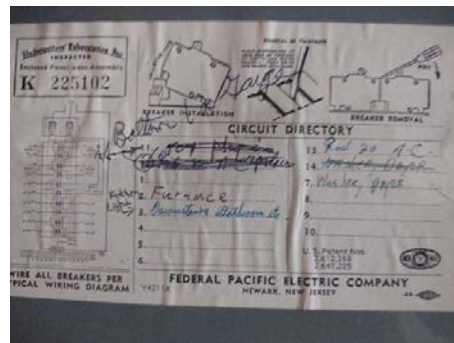
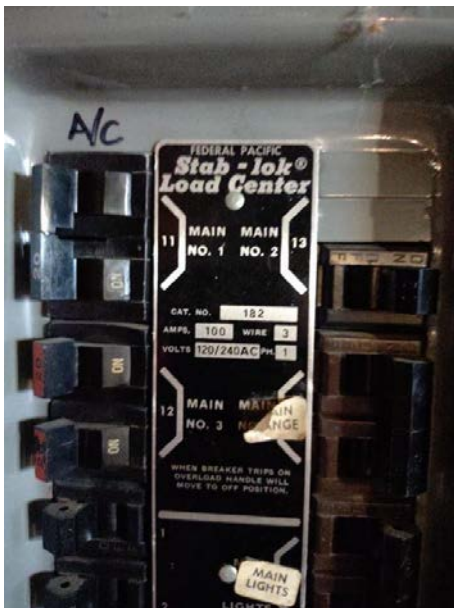
I observed indications of the main service disconnect's amperage rating. It was labeled as 100 Amps.

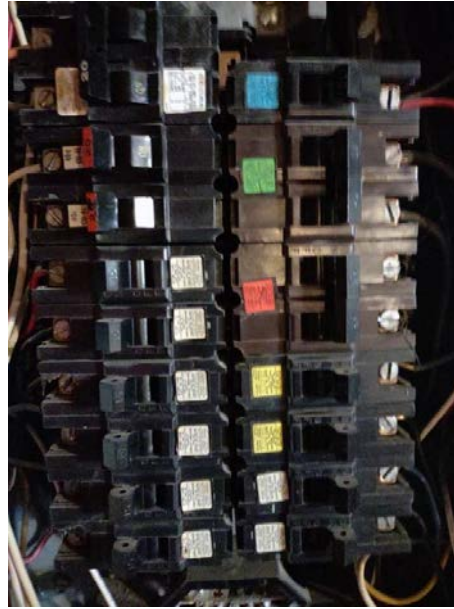


Panelboards & Breakers

Hazardous

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).





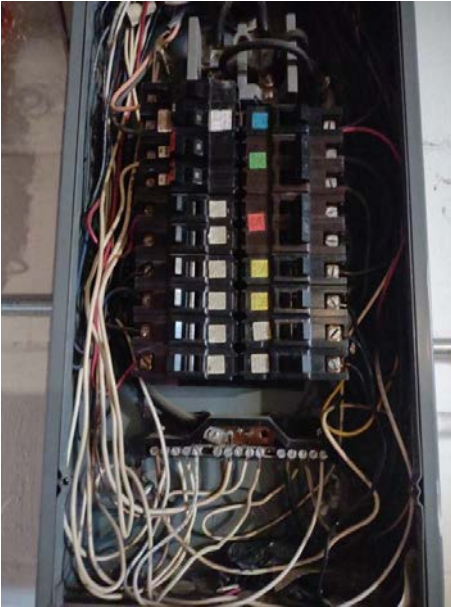
Service Grounding & Bonding

Hazardous

The grounding system of this home is inadequate. I was unable to verify the presence of any grounding rods (a safety defect), nor was I able to identify bonding to the plumbing system. Additionally, grounding isn't handled properly inside of the breaker panel box.

Recommend consulting with a qualified electrician to review the grounding network, as well as review the FPE Stab Lock breaker panel - as both are potential major safety hazards.

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended.



GFCIs

Hazardous

GFCI's were present & functioning in the bathrooms & kitchen as appropriate (see those respective rooms for more info).

However, at the time of the inspection, GFCI protection was missing in the following locations: laundry area of basement, outdoor outlet to the left of the front door, and I was unable to verify GFCI protection in the garage due to personal belongings of tenant. See each respective area of the report for more info and pictures...

Plumbing

Water Supply & Distribution Systems

Defective

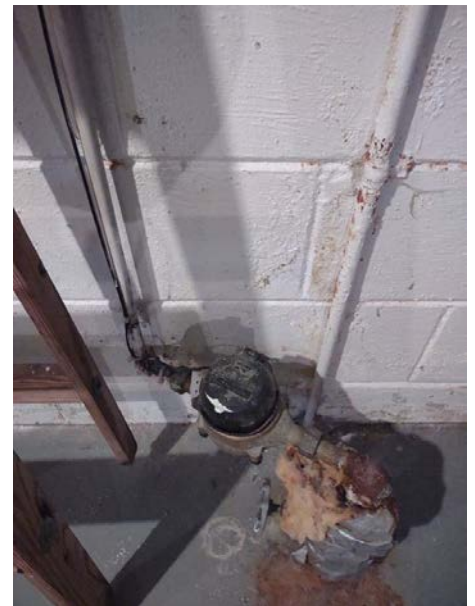
Half inch copper water supply lines appear to be actively leaking in basement, behind clothes dryer. See pictures with evidence of leaking on copper piping and bucket on floor behind dryer that is full of water.

Water distribution pipes visible where half inch copper. Note that there were no 3/4 inch copper main distribution lines. This results in reduced water flow (functional flow) when multiple plumbing fixtures are used at the same time.

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, some of the water distribution pipes, valves and connections were hidden within the walls.

I observed indications of a defect in the hot and cold water supply / functional flow, when multiple plumbing fixtures were used at the same time. See above comment on undersized water supply lines.





Water softener

Defective

There are water stains on the floor, around the water softener components. Recommend consulting with a qualified plumber.



Laundry

Clothes Washer

Defective

I observed indications of an active water leak at the clothes washer drain (PVC drain pipe going into the floor). There is evidence of water splashing around on the floor, and a bucket under the PVC drain pipe with water in it (see the picture).

Recommend consulting with a qualified handyman or plumber.

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



Laundry Room, Electric, and Tub

Hazardous

I observed that there is missing GFCI protection at the receptacles in the laundry room. All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected.



Doors, Windows & Interior

Presence of Smoke and CO Detectors

Hazardous

There was only 1 CO Detector in the home (in the upper hallway near the bedrooms, and this one was showing signs of aging).

I recommend placing a Combination CO/Smoke detector in the following locations:

- In the furnace room of the basement
- In the hallway, outside of the basement bedrooms
- In the garage
- In the kitchen

In addition to these combination CO/Smoke detectors, there should be a smoke detector in each bedroom.

Following are the official CO Detector placement requirements:

within 10 feet of each bedroom door and near all sleeping areas, where it can wake sleepers. The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home, and within hearing range of each sleeping area; on every floor of your home, including the basement (source: International Association of Fire Chiefs/IAFC); near or over any attached garage. Carbon monoxide detectors are affected by excessive humidity and by close proximity to gas stoves (source: City of New York); near, but not directly above, combustion appliances, such as furnaces, water heaters, and fireplaces, and in the garage (source: UL); and on the ceiling in the same room as permanently installed fuel-burning appliances, and centrally located on every habitable level, and in every HVAC zone of the building (source: National Fire Protection Association 720). This rule applies to commercial buildings.

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.



Attached Garage

Electric in Garage

Hazardous

Was not able to thoroughly inspect electrical system in garage, due to personal belongings in the way. With that said, I wasn't able to identify GCFI protection in the garage, which is a safety hazard.

Also note that a combination CO / Smoke Detector should be installed in the garage - at the time of the inspection there wasn't one, which is a safety hazard.

The light switch near the back service door, in the back of the garage, has a broken plastic toggle. Recommend having a qualified electrician repair this.

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection. GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Roof

Roof Covering

Maintenance Item

Type of Roof-Covering Described

Asphalt

Roof Was Inspected

Roof

I observed indications of exposed fasteners at the roof-covering materials - see the attached images with the exposed fasteners noted.

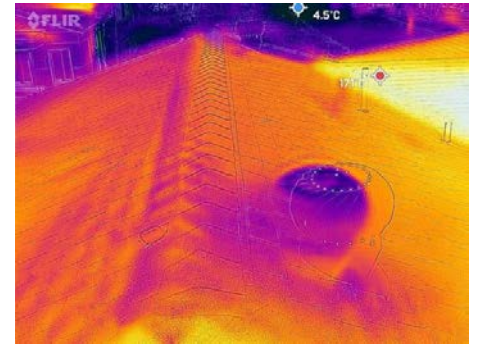
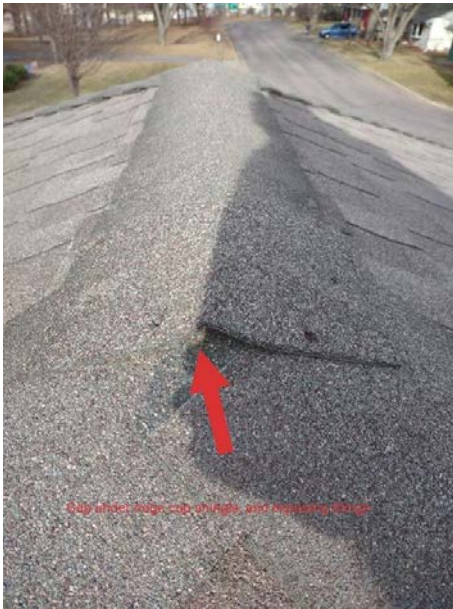
Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Infrared image indicates thermal difference between air venting out of attic and ambient air temp. This confirms the attic vents are doing their job.

At the time of the inspection, the roof had modern, architectural shingles on the roof, generally in OK shape. Note the issues with the ridge cap and flashings around various roof penetrations.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

I inspected the roof, by walking the roofs of both the home attached garage. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.





Flue Gas Vent Pipes

Maintenance Item

The water heater flu vent pipe is corroded in numerous places, and on the inside. This is a maintenance item that should be monitored, and is due for replacement in the near future.

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.



Gutters & Downspouts

Maintenance Item

A general light cleaning of rain gutters is recommended. Even though there are gutter screens over gutters debris can still accumulate. Also recommend cleaning leaves grass and shrubbery from around outlets of gutter downspouts on the ground. Note that there is a missing gutter downspout at the front right corner of the garage.

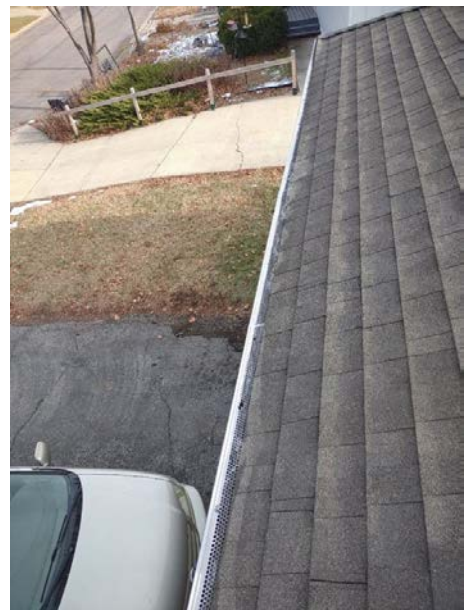
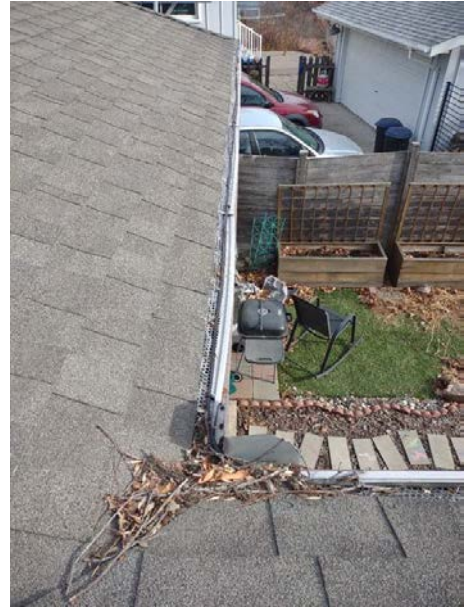
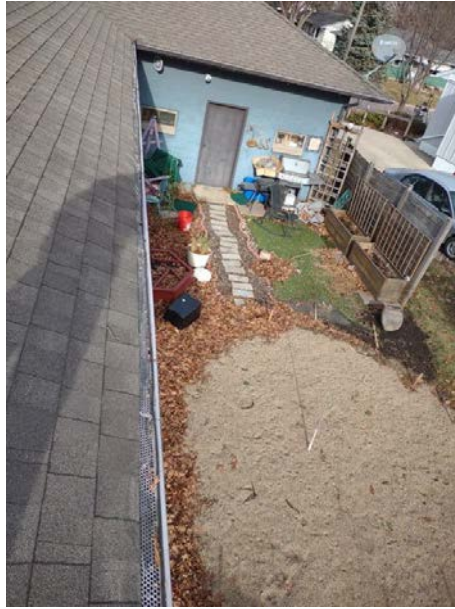
I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

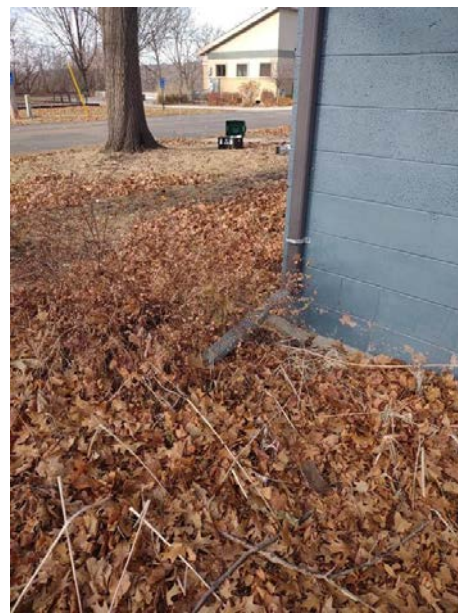
Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

I observed a water leak from several of the gutter seams, particularly in the corners (as is evident by rotting fascia boards in corners), which could result in water not being properly collected and drained away further deterioration of fascia soffit boards. This is a defect that should be corrected by a professional contractor.

Note that there is a missing gutter downspout at the front right corner of the garage.

This can cause major moisture intrusion into the house and foundation, which could cause settlement of the structure. Recommend a qualified contractor install downspouts where needed.



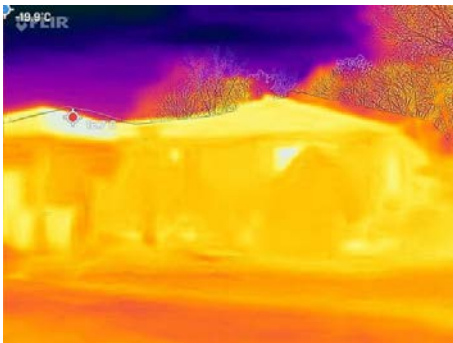
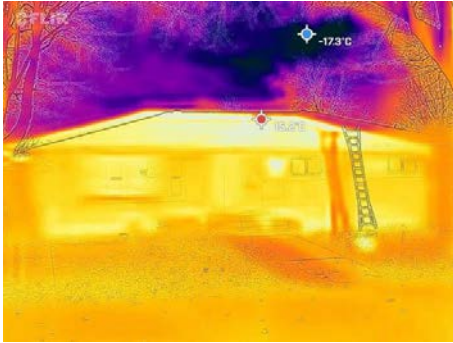


Exterior

General

Maintenance Item

Infrared thermal images indicate that the home's insulation is defect free and doing its job, as there are minimal temperature differentials visible along the exterior of the home in these infrared images. Paint on exterior of home is beginning to peel. Recommend consulting with a qualified painter to prep and repaint home as appropriate.



Wall-Covering, Flashing & Trim

Maintenance Item

Type of Wall-Covering Material Described

Concrete

Peeling deteriorated paint was noted all around the home - particularly near the ground. Recommend consulting with a qualified painter to have home exterior properly prepped painted.

Concrete block exterior of garage (on east wall, just around the corner from the overhead door) has a step crack that has been sealed up with caulk. This is likely due to concrete slab / foundation settling of the garage (which couldn't be verified, due to the tenant's personal belongings in the garage).

Recommend monitoring and consulting with a qualified concrete professional as appropriate.



Vegetation, Surface Drainage, Retaining Walls & Grading

Maintenance Item

Recommend raking leaves away from landscaping along edge of house. Particularly along North edge of the home. Leaves are so deep they are partially covering windows which could lead to moisture leaks come spring time.

Recommend trimming green shrubbery back on south facing side of home. These shrubs are getting large and will soon come in contact with the walls, rain gutters, and roots could cause problems with the foundation.

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely

affect the structure due to moisture intrusion.



Walkways & Driveways

Monitor

Note that view of some walkways were obstructed by unraked leaves. There are small step cracks in a few places of the walkways which are minor tripping hazards.

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.

I observed a trip hazard. This condition is a safety concern.

Correction and further evaluation is recommended.



Exterior of Windows

Maintenance Item

The exterior of the home windows has peeling paint and caulk in places (as seen in pictures). Recommend consulting with a qualified painter to prep paint window exteriors as appropriate.

A representative number of windows from the ground surface was inspected.



Exterior Doors

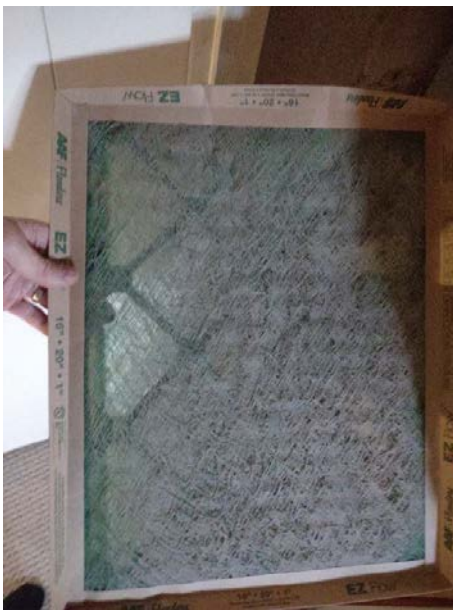
Maintenance Item

I inspected the exterior doors.

The doorbell isn't functioning (ringing).

Recommend consulting with a qualified handyman to remedy.





Electrical

Service-Entrance Conductors

Maintenance Item

Conduit leaving house to back garage / shed is loose from the house. Exposed service conductor is a safety hazard. Recommend repair by a qualified electrician or handyman. I inspected the electrical service-entrance conductors.



Electrical Defects

Maintenance Item

Main living room light is not functioning. Check lightbulb, or consult with a qualified electrician for repair.





Bathrooms

Cabinetry, Ceiling, Walls & Floor

Marginal

Minor wear and paint damage of upper bathroom cabinet, as seen in picture.

There was ceiling paint peeling in the main level bathroom as well as wall paint showing signs of wear. Recommend consulting with a handyman or painter to paint main level bathroom ceilings, walls, and cabinet.



Kitchen

Countertops & Cabinets

Maintenance Item

I inspected a representative number of cabinets and countertop surfaces.

I observed worn areas and some damage at the cabinets.

Recommend consulting with a qualified painter to freshen up kitchen cabinets.



Doors, Windows & Interior

Floors, Walls, Ceilings

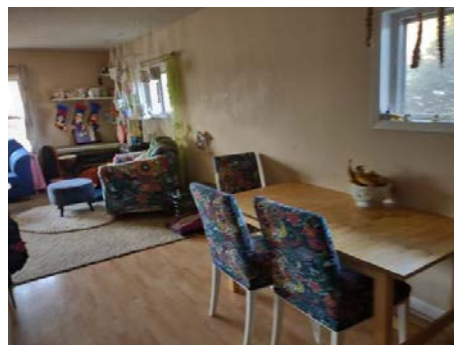
Maintenance Item

Most interior rooms has wear/dirt on paint (see pictures). Recommend consulting with a qualified painter to paint interior walls & ceilings.

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](https://www.nachi.org/sop.htm#doors).

Wall paint was cracking in one or more areas. Recommend a qualified painter evaluate and apply a new coat. Here is a DIY article on [treating cracking paint](https://www.proreferral.com/hg/handy-tips-treating-cracking-paint/).

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company





Inspection Detail

General Inspection Info

935 Charles Avenue
Mankato, MN 56001

6 Bed, 2 Bath, 1428 Sq Ft (according to Zillow)
Year Built: 1960 (according to Zillow)
Lot Size: 7492 sq ft (according to Zillow)

SUMMARY NARRATIVE: This is a beautiful home in a fantastic location - close to many wonderful outdoor convenience amenities! The home situated close to the towering river bluff is a wonderful location.

The home rental tenants (Mari and her husband) were present at the time of the inspection, and shared with me that the furnace air conditioner unit were replaced a few years ago. There are many wonderful things about this home, a few of the recent improvements were mentioned above (and outlined in much greater detail within the report).

As far as any issues / defects, most homes have a few - and this home is no exception. These defects are outlined in detail - including many photos both in the body of the report and in the Summary (note that you can quickly access the Summary (or any other section of the report) by clicking the respective buttons on the left side of your screen. Please do pay particular attention to all defects within the report summary body.

Weather Conditions

Cloudy, Dry, Cold

Occupancy

Occupied

Type of Building

Single Family

In Attendance

Rental Tennant

Rental Tennant Mari was home





Your Job As a Homeowner

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report. Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one.

Staying on top of a seasonal home maintenance schedule is important, and 218 Inspect can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when. Your 218 Inspect home inspection report (and 218 Inspect Home Energy Report) is a great place to start. In addition to the written report, checklists, photos, and what I mentioned during the inspection - not to mention the seller's disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home. Remember that home ownership is both a joyful experience and an important responsibility - be sure to call on 218 Inspect to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Schedule a Home Maintenance Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from

minor issues that should be addressed now. An important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year. Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home. 218 Inspect can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year. **Schedule next year's maintenance inspection** with your home inspector today! Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

\$25,000 Honor Guarantee

Roof

Roof Covering

Maintenance Item

Type of Roof-Covering Described

Asphalt

Roof Was Inspected

Roof

I observed indications of exposed fasteners at the roof-covering materials - see the attached images with the exposed fasteners noted.

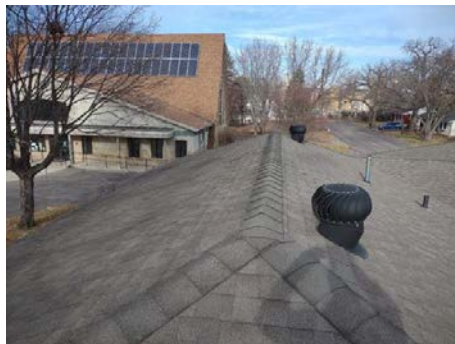
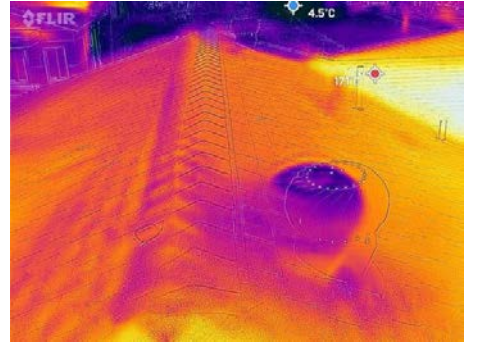
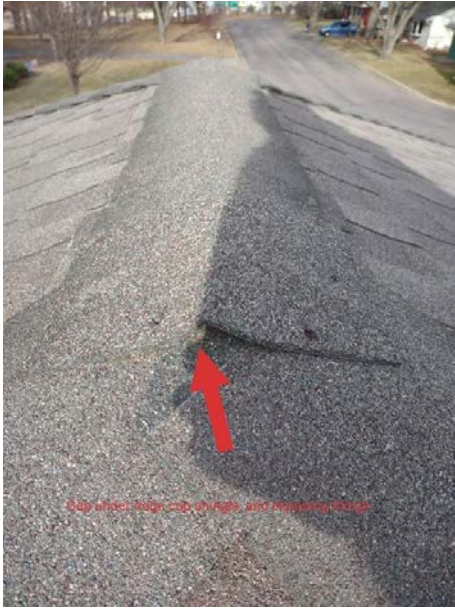
Fasteners should not be exposed. Potential water entry points. Roof could leak. Further evaluation and correction is recommended.

Infrared image indicates thermal difference between air venting out of attic and ambient air temp. This confirms the attic vents are doing their job.

At the time of the inspection, the roof had modern, architectural shingles on the roof, generally in OK shape. Note the issues with the ridge cap and flashings around various roof penetrations.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

I inspected the roof, by walking the roofs of both the home attached garage. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.





Flashing

Functional

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.



Plumbing Vent Pipes

Defective

The rubber membrane flashing material around the vent pipe was cracked and damaged. This is prone to water penetration. Defect. Correction and further evaluation is recommended.

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough

above the roof surface.



Flue Gas Vent Pipes

Maintenance Item

The water heater flu vent pipe is corroded in numerous places, and on the inside. This is a maintenance item that should be monitored, and is due for replacement in the near future.

I looked at flue gas vent pipes that pass through the roof covering.

All gas-fired appliances must be connected to venting systems. There should be watertight metal flashing installed around the flue gas vent pipes. The vent pipes should extend far enough above the roof surface.



Gutters & Downspouts

Maintenance Item

A general light cleaning of rain gutters is recommended. Even though there are gutter screens over gutters debris can still accumulate. Also recommend cleaning leaves grass and shrubbery from around outlets of gutter downspouts on the ground. Note that there is a missing gutter downspout at the front right corner of the garage.

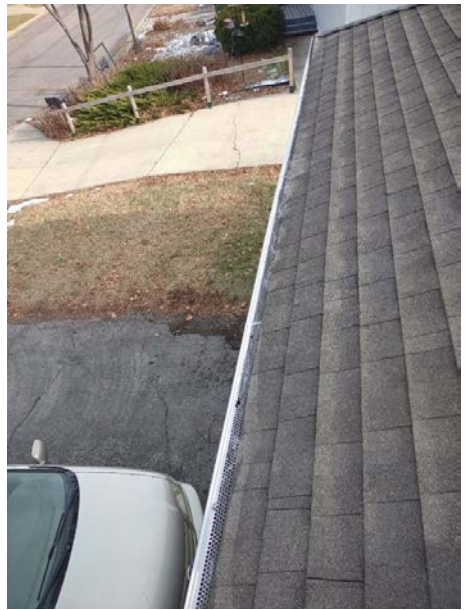
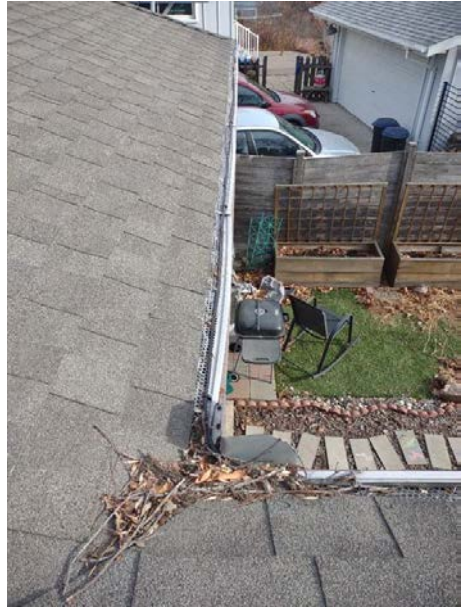
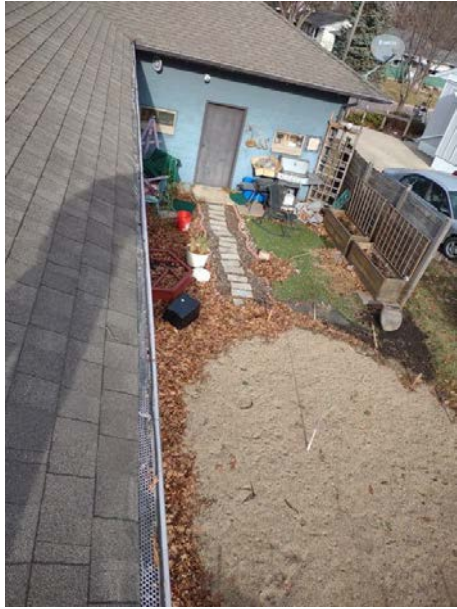
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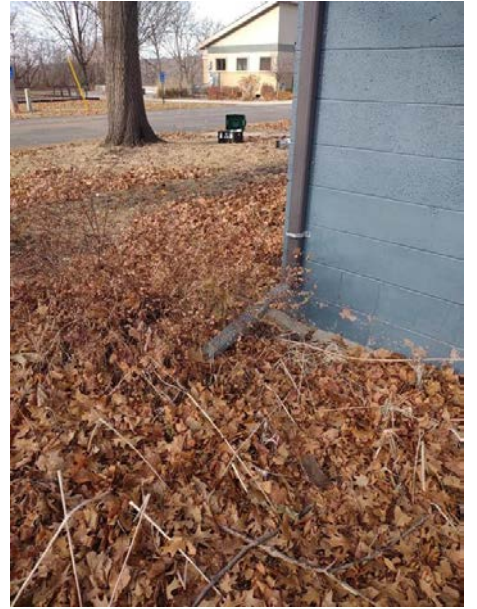
Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

I observed a water leak from several of the gutter seams, particularly in the corners (as is evident by rotting fascia boards in corners), which could result in water not being properly collected and drained away further deterioration of fascia soffit boards. This is a defect that should be corrected by a professional contractor.

Note that there is a missing gutter downspout at the front right corner of the garage.

This can cause major moisture intrusion into the house and foundation, which could cause settlement of the structure. Recommend a qualified contractor install downspouts where needed.



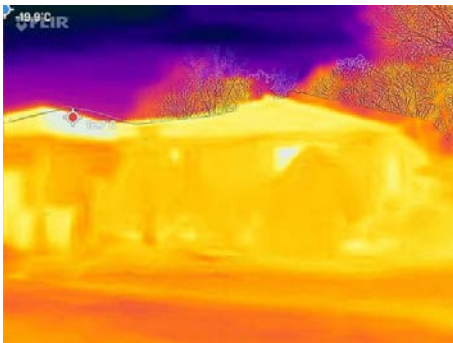
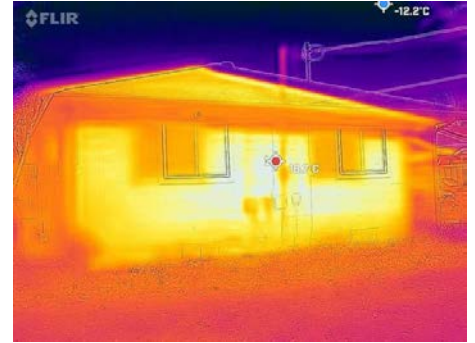
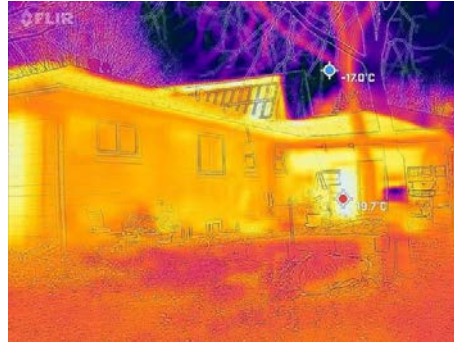
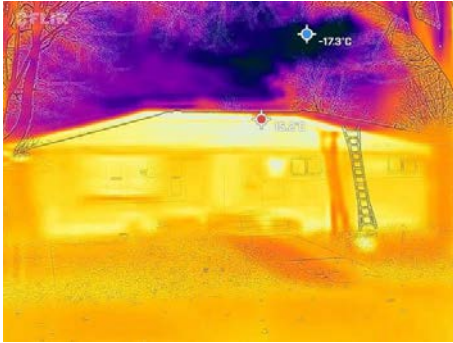


Exterior

General

Maintenance Item

Infrared thermal images indicate that the home's insulation is defect free and doing its job, as there are minimal temperature differentials visible along the exterior of the home in these infrared images. Paint on exterior of home is beginning to peel. Recommend consulting with a qualified painter to prep and repaint home as appropriate.



Eaves, Soffits & Fascia

Defective

I observed indications that one or more areas of the fascia were damaged. Specifically, fascia on the corners of the home were rotten (see the above pictures). This is likely due to leaks in the seams of the rain gutters - especially in the corners.

Recommend consulting with a qualified handyman or carpenter to repair/replace rotten fascia boards repair leaking rain gutter seams (especially in corners).

I observed indications of paint or staining in poor condition. Flaking, cracking, and worn areas. Correction and further evaluation is recommended.

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope.





Wall-Covering, Flashing & Trim

Maintenance Item

Type of Wall-Covering Material Described

Concrete

Peeling deteriorated paint was noted all around the home - particularly near the ground. Recommend consulting with a qualified painter to have home exterior properly prepped painted.

Concrete block exterior of garage (on east wall, just around the corner from the overhead door) has a step crack that has been sealed up with caulk. This is likely due to concrete slab / foundation settling of the garage (which couldn't be verified, due to the tenant's personal belongings in the garage).

Recommend monitoring and consulting with a qualified concrete professional as appropriate.



Vegetation, Surface Drainage, Retaining Walls & Grading

Maintenance Item

Recommend raking leaves away from landscaping along edge of house. Particularly along North edge of the home. Leaves are so deep they are partially covering windows which could lead to moisture leaks come spring time. Recommend trimming green shrubbery back on south facing side of home. These shrubs are getting large and will soon come in contact with the walls, rain gutters, and roots could cause problems with the foundation. I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.



GFCIs & Electrical

Hazardous

The exterior outlet, to the left of the front door is a standard outlet - not a GFCI Outlet.

This is a safety hazard. Recommend consulting with a qualified electrician to remedy this hazard.



Walkways & Driveways

Monitor

Note that view of some walkways were obstructed by unraked leaves. There are small step cracks in a few places of the walkways which are minor tripping hazards.

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.

I observed a trip hazard. This condition is a safety concern.

Correction and further evaluation is recommended.

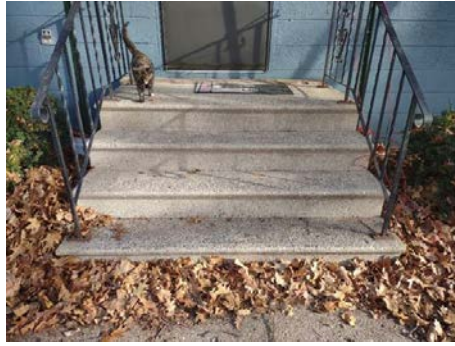


Stairs, Steps, Stoops, Stairways & Ramps

Hazardous

Wood threshold board between concrete steps and front door is rotting. This is a safety hazard and should be replaced ASAP.

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection. All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Railings, Guards & Handrails

Functional



Exterior of Windows

Maintenance Item

The exterior of the home windows has peeling paint and caulk in places (as seen in pictures). Recommend consulting with a qualified painter to prep paint window exteriors as appropriate.

A representative number of windows from the ground surface was inspected.



Exterior Doors

Maintenance Item

I inspected the exterior doors.

The doorbell isn't functioning (ringing).

Recommend consulting with a qualified handyman to remedy.



Exhaust Hoods

Functional

See laundry (dryer) section of inspection report for more on the dryer vent hood.

Attic, Insulation & Ventilation

Ventilation in Attic

Functional

There are 2 mechanical attic vents (both were spinning at the time of the inspection) present on the roof, as well as soffit ventilation - both visible from the outside. Note however, that due to no access to the attic being available, I was unable to inspect anything from inside of the attic...



Structural Components & Observations in Attic

Not Inspected

I was not able to find an attic access hatch, nor were the property tenants aware of any such attic hatch. Therefore I was unable to access the Attic for inspection. Note that I looked in every room for an attic access hatch - but it's possible that the viewing of it was obstructed by tenant personal belongings.

Insulation in Attic

Not Inspected

Type of Insulation Observed

Undetermined

No attic access hatch was visible, nor did tenants know of any attic access hatch. It is possible that I did not see an attic access hatch due to the view being obstructed by personal belongings in the property.

Basement, Foundation, Crawlspace & Structure

Basement

Functional

Type of Basement Foundation Described

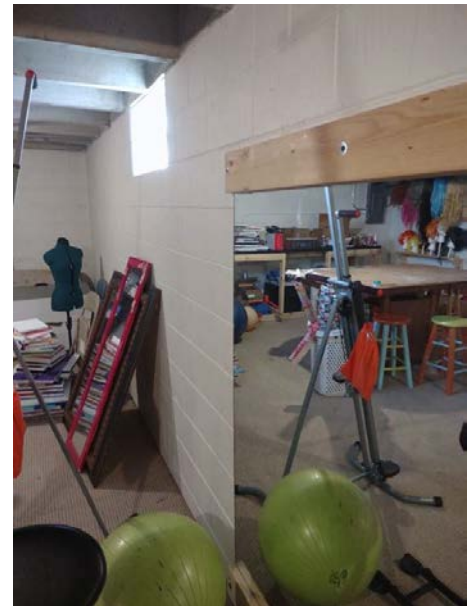
Masonry Block

One unusual but functional feature of this home is that the floor joists (visible in the ceiling of the basement) are concrete - not wood boards. This is unusual but a neat feature - usually found in industrial type buildings. Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

The foundation was inspected according to the [Home Inspection Standards of Practice](http://www.nachi.org/sop).

Structural components were inspected according to the [Home Inspection Standards of Practice](http://www.nachi.org/sop), including readily observed floor joists.



Sump Pump / Floor Drain

Functional

Floor drain is present and apparently functioning and is under front edge of washing machine.





Thermostat and Normal Operating Controls

Functional

Thermostat Location
Dining room



Ductwork

Functional

Ductwork Installed

Non-insulated

Supply & return ducts were visible in ceiling of basement - with supply & return ducts in each room (except no returns in bathrooms, which is correct). The rental tenants reported even, consistent heat throughout the home.

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if the each room has a heat source, but I may not be able to find every duct register.



Cooling

Cooling System Information

Not Inspected

Bryant air conditioner unit was manufacturer in June of 2018 (per SN# sticker on unit), and installed in July of 2018 per service log sticker on HVAC unit.

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.



Thermostat and Normal Operating Controls

Functional

Thermostat Location

Dining room

See heating section for photo of thermostat and humidifier controls.

Condensate

Functional

I observed an electric condensate pump installed at the cooling system, next to the HVAC unit. This component collects condensate water that is created when the cooling system is operating. The condensate pump should collect and discharge the water properly.

Ductwork

Functional

Ductwork Installed

Non-insulated

See detail on ductwork in heating section of report...

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.

Electrical

Service Drop

Functional

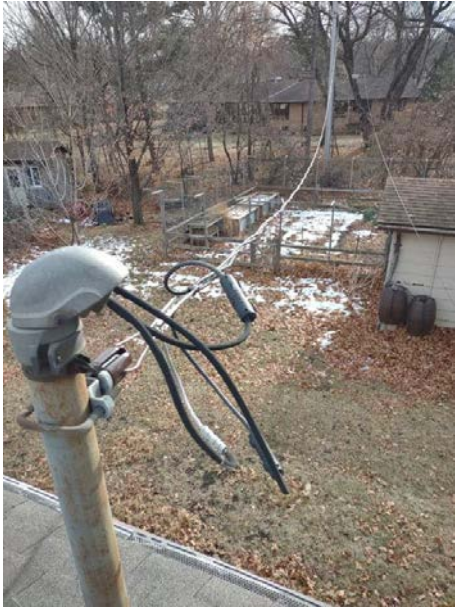
I inspected the electrical service drop.



Overhead Service Conductors & Attachment Point

Functional

I inspected the electrical overhead service conductors and attachment point.



Service Head, Gooseneck & Drip Loops

Functional

I inspected the electrical service head, gooseneck and drip loops.



Service Mast, Service Conduit & Raceway

Defective

At the time of the inspection, there were cracks in flashing rubber boot should be replaced. Service mast pipe has

corrosion on and should be painted.

I inspected the electrical service mast, service conduit and raceway.

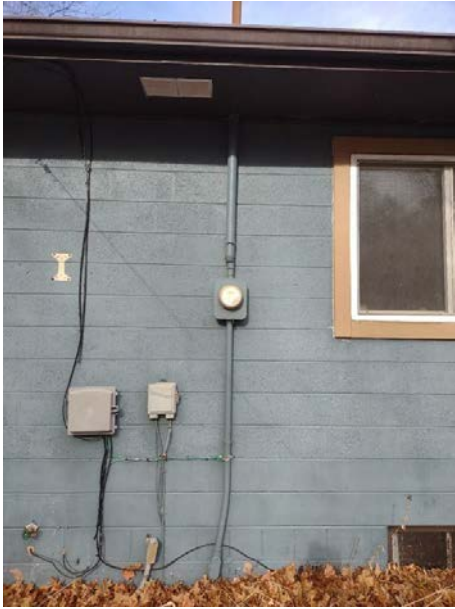
I observed minor rust on the service mast. Recommend consulting with a qualified handyman to prep paint the service mast.



Electric Meter & Base

Functional

I inspected the electrical electric meter and base.



Service-Entrance Conductors

Maintenance Item

Conduit leaving house to back garage / shed is loose from the house. Exposed service conductor is a safety hazard. Recommend repair by a qualified electrician or handyman. I inspected the electrical service-entrance conductors.



Main Service Disconnect

Hazardous

Main Disconnect Rating, If Labeled

100

There is likely a major material safety defect with the breaker panels in this home.

More information: There is a Federal Pacific Electric (FPE) Stab Lok service panel in this home. There are studies that show some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits, and other serious issues, including fire electrocution (and have resulted in many lawsuits. Some insurance companies require that they be replaced some won't insure homes with these panels in them. Although the CPSC has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.

I inspected the electrical main service disconnect.

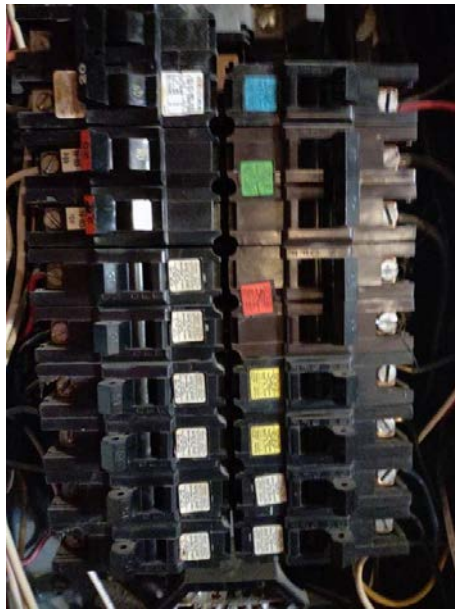
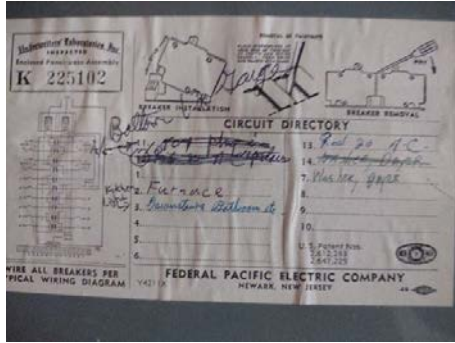
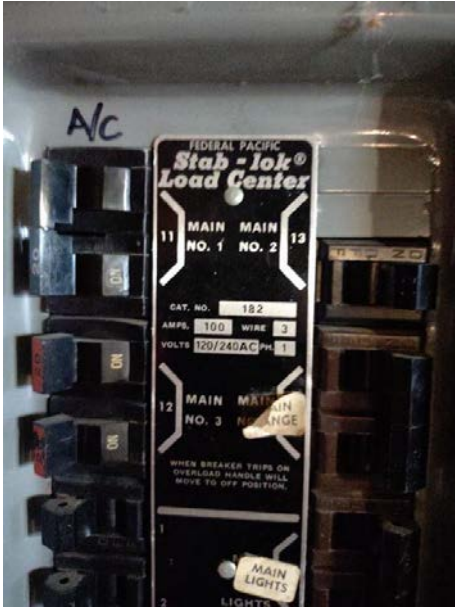
I observed indications of the main service disconnect's amperage rating. It was labeled as 100 Amps.



Panelboards & Breakers

Hazardous

I inspected the electrical subpanel and over-current protection devices (circuit breakers and fuses).



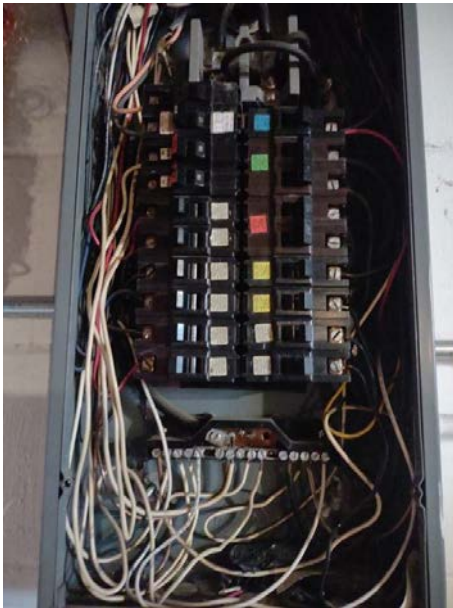
Service Grounding & Bonding

Hazardous

The grounding system of this home is inadequate. I was unable to verify the presence of any grounding rods (a safety defect), nor was I able to identify bonding to the plumbing system. Additionally, grounding isn't handled properly inside of the breaker panel box.

Recommend consulting with a qualified electrician to review the grounding network, as well as review the FPE Stab Lock breaker panel - as both are potential major safety hazards.

I observed indications of a major defect during the inspection. Major defect. Hazard. Correction and further evaluation is recommended.



Electrical Defects

Maintenance Item

Main living room light is not functioning. Check lightbulb, or consult with a qualified electrician for repair.



Electrical Wiring

Functional

Type of Wiring, If Visible

NM-B (Romex)

GFCIs

Hazardous

GFCI's were present & functioning in the bathrooms & kitchen as appropriate (see those respective rooms for more info).

However, at the time of the inspection, GFCI protection was missing in the following locations: laundry area of basement, outdoor outlet to the left of the front door, and I was unable to verify GFCI protection in the garage due to personal belongings of tenant. See each respective area of the report for more info and pictures...

Plumbing

Main Water Shut-Off Valve

Functional

Location of Main Shut-Off Valve

Basement

I observed indications of a missing bonding jumper cable that should be installed over the water meter. See more on the electrical grounding/bonding system in the electrical area of the report...



Main Fuel Supply Shut-Off Valve

Functional

Location of Main Shut-Off Valve

Side of House

I observed some minor surface rust at the gas meter components. Monitoring recommended.



Hot Water Source

Maintenance Item

Type of Hot Water Source

Gas-Fired Hot Water Tank

The water temp at various faucets was 123 degrees F - which is 3 degrees above the safe max temp of 120 degrees F. Recommend turning down temperature of hot water heater to below 120 degrees F.

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). Per the info tag on the hot water heater, this 40 gallon natural gas tank water heater was manufactured in September of 2013. Per the InterNACHI home component lifespan data, the average tank water heater has a lifespan of 6-12 years.

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](http://www.nachi.org/sop).

I inspected the temperature and pressure relief valve.



Drain, Waste, & Vent Systems

Functional

Main drain line is only visible from basement bathroom, and drops down through cement block wall. Main drain pipe is a large copper pipe, not cast iron.

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.



Water Supply & Distribution Systems

Defective

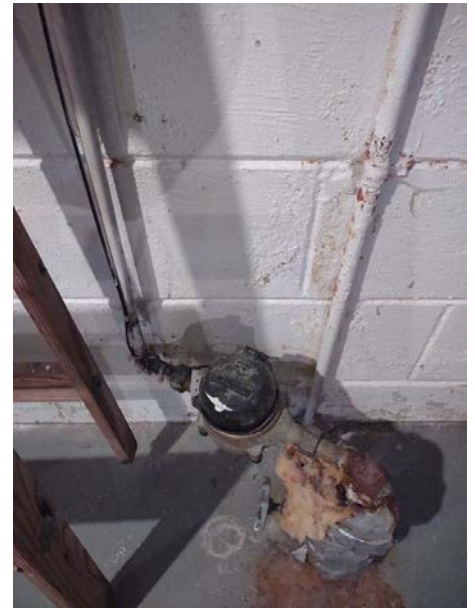
Half inch copper water supply lines appear to be actively leaking in basement, behind clothes dryer. See pictures with evidence of leaking on copper piping and bucket on floor behind dryer that is full of water.

Water distribution pipes visible where half inch copper. Note that there were no 3/4 inch copper main distribution lines. This results in reduced water flow (functional flow) when multiple plumbing fixtures are used at the same time.

I attempted to inspect the water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, some of the water distribution pipes, valves and connections were hidden within the walls.

I observed indications of a defect in the hot and cold water supply / functional flow, when multiple plumbing fixtures were used at the same time. See above comment on undersized water supply lines.



Garden hose bib

Maintenance Item

Garden hose bib on north wall of home is loose from the wall. Recommend consulting with a qualified handyman to resecure this.



Water softener

Defective

There are water stains on the floor, around the water softener components. Recommend consulting with a qualified plumber.



Water Supply

Functional

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Laundry

Clothes Washer

Defective

I observed indications of an active water leak at the clothes washer drain (PVC drain pipe going into the floor). There is evidence of water splashing around on the floor, and a bucket under the PVC drain pipe with water in it (see the picture).

Recommend consulting with a qualified handyman or plumber.

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



Clothes Dryer

Not Inspected

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.



Laundry Room, Electric, and Tub

Hazardous

I observed that there is missing GFCI protection at the receptacles in the laundry room. All 120-volt, 15- and 20-amp outlets in laundry rooms must be AFCI and GFCI protected.



Bathrooms

Bathroom Toilets

Functional

I flushed all of the toilets.

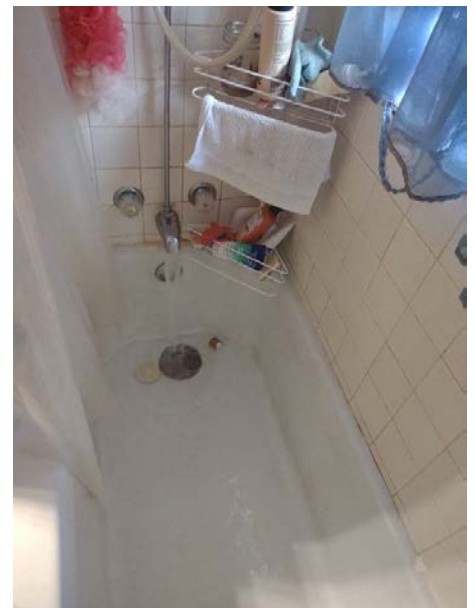
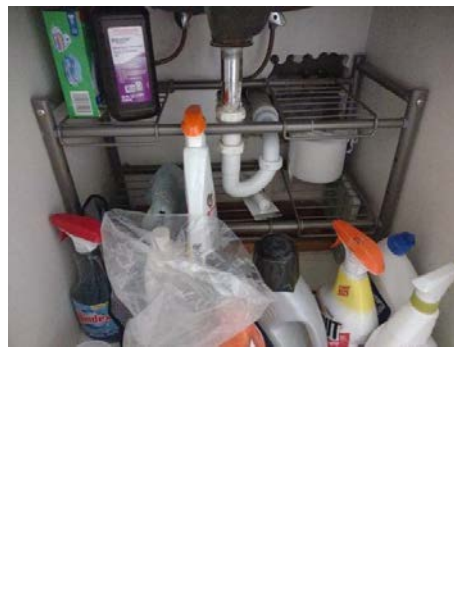
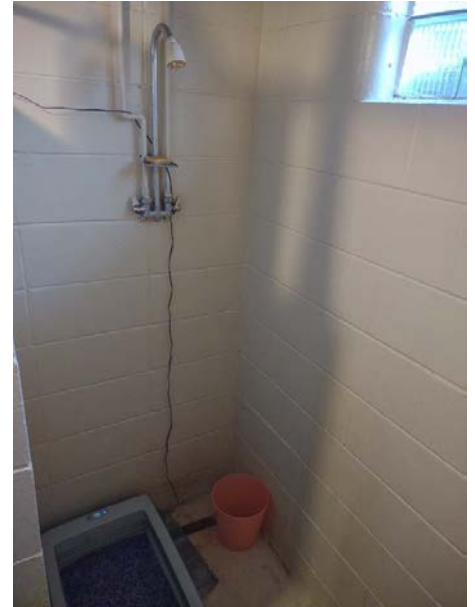
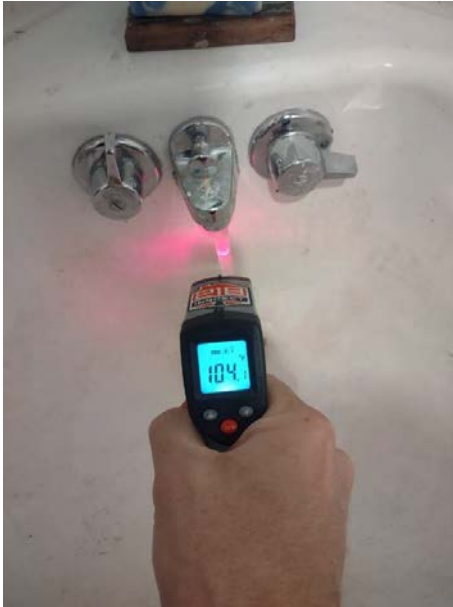


Sinks, Tubs & Showers

Functional

Basement shower not inspected, due to personal belongings and shower

I ran water at all bathroom sinks, bathtubs, and bath tub (not the lower shower, due to personal items in the way). I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.



Bathroom Exhaust Fan / Window

Functional

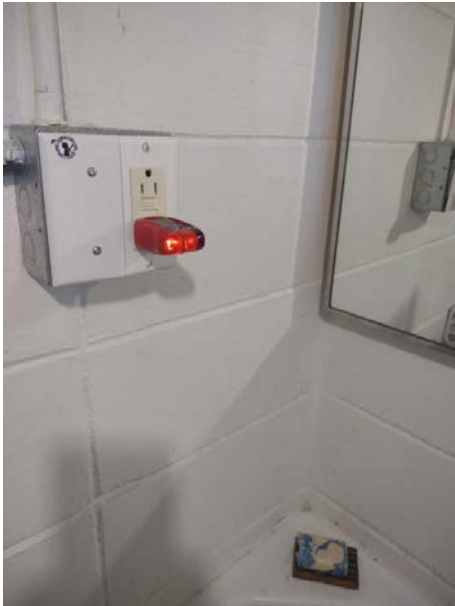
Exhaust fan on main level bedroom functions. Note there is no bathroom exhaust fan and basement bathroom. I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



GFCI & Electric in Bathroom

Functional

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument. All receptacles in the bathroom must be GFCI protected.



Heat Source in Bathroom

Functional

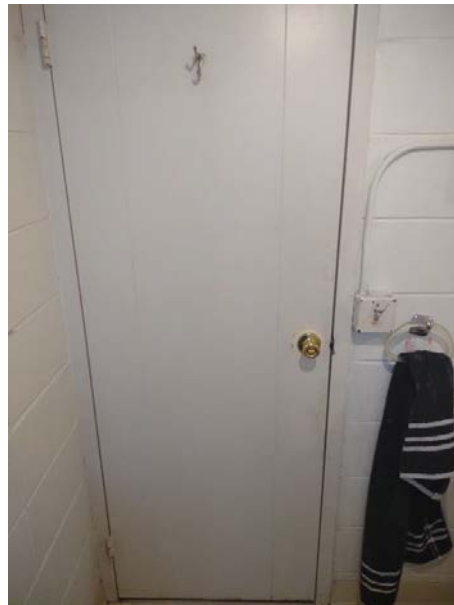
I inspected the heat source in both of the bathrooms (HVAC registers).

Note that these were properly installed, with a supply line, but no cold air return.



Door

Functional



Cabinetry, Ceiling, Walls & Floor

Marginal

Minor wear and paint damage of upper bathroom cabinet, as seen in picture.

There was ceiling paint peeling in the main level bathroom as well as wall paint showing signs of wear. Recommend

consulting with a handyman or painter to paint main level bathroom ceilings, walls, and cabinet.



Kitchen

Kitchen Sink

Functional

I ran water at the kitchen sink.



GFCI

Functional

I observed ground fault circuit interrupter (GFCI) protection in the kitchen.



Dishwasher

Not Inspected

Dishwasher present is owned by renter. And is a rolling non-attached



Range/Oven/Cooktop

Functional

I turned on the kitchen's stove and oven, and it functioned as intended at the time of the inspection.



Exhaust Fan

Functional

I inspected the exhaust fan in the kitchen. All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection.



Refrigerator

Functional

I checked to see if the refrigerator was on. It was. That's all I inspected in relation to a refrigerator. Refrigerators are beyond the scope of a home inspection.



Built-in Microwave

Functional

I observed that the microwave turned on, and operated (heated) as intended - per my microwave testing tool (see it glowing in the picture above).

Microwaves are beyond the scope of a home inspection.



Countertops & Cabinets

Maintenance Item

I inspected a representative number of cabinets and countertop surfaces.

I observed worn areas and some damage at the cabinets.

Recommend consulting with a qualified painter to freshen up kitchen cabinets.



Lighting

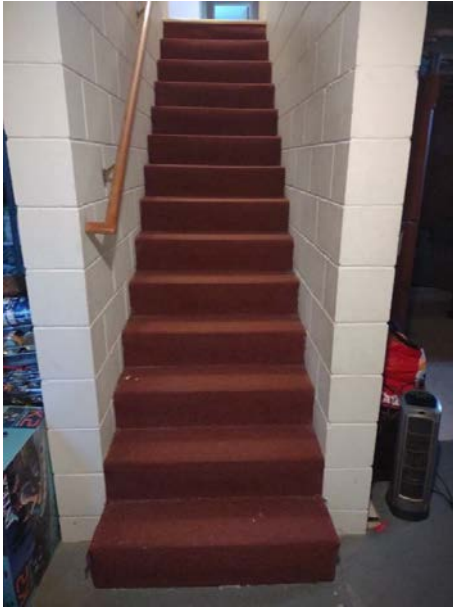
Functional



Stairs, Steps, Stoops, Stairways & Ramps

Functional

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection. All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Railings, Guards & Handrails

Functional



Presence of Smoke and CO Detectors

Hazardous

There was only 1 CO Detector in the home (in the upper hallway near the bedrooms, and this one was showing signs of aging).

I recommend placing a Combination CO/Smoke detector in the following locations:

- In the furnace room of the basement
- In the hallway, outside of the basement bedrooms

- In the garage
- In the kitchen

In addition to these combination CO/Smoke detectors, there should be a smoke detector in each bedroom.

Following are the official CO Detector placement requirements:

within 10 feet of each bedroom door and near all sleeping areas, where it can wake sleepers. The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home, and within hearing range of each sleeping area; on every floor of your home, including the basement (source: International Association of Fire Chiefs/IAFC); near or over any attached garage. Carbon monoxide detectors are affected by excessive humidity and by close proximity to gas stoves (source: City of New York); near, but not directly above, combustion appliances, such as furnaces, water heaters, and fireplaces, and in the garage (source: UL); and on the ceiling in the same room as permanently installed fuel-burning appliances, and centrally located on every habitable level, and in every HVAC zone of the building (source: National Fire Protection Association 720). This rule applies to commercial buildings.

I inspected for the presence of smoke and carbon-monoxide detectors.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and one every level of a house.





Switches, Fixtures & Receptacles

Functional

Inspected a representative number of receptacles. Inspected all light switches in home. Note that personal belongings obstructed access to many receptacles throughout home and the garage.

I observed one light fixture in the living room that wouldn't turn on. A new light bulb was possibly needed. We recommend asking the homeowner about why this light fixture did not turn on.

I observed a lack of wall receptacles.

A receptacle should be no more than 6 feet apart along the wall.

I observed wall receptacles that are not tamper resistant type.

All 15- and 20-amp, 120-volt wall receptacle outlets should be listed as tamper resistant type, unless they are located 5 and a half feet above the floor.

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Attached Garage

Garage Vehicle Door

Functional

Type of Door Operation

Opener



Garage Floor

Not Inspected

I can not observe everything. Inspection restrictions. My inspection was limited due to tenant personal belongings obstructing my view.

I observed indications of cracks in the garage concrete floor.



Garage Vehicle Door Opener

Functional

I checked for a manual release handle--a means of manually detaching the door from the door opener. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.

I inspected the garage door panels.

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition. I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

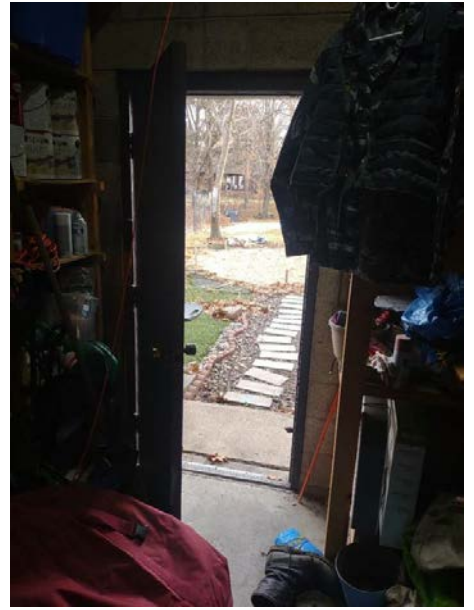


Ceiling, Walls & Firewalls in Garage

Functional

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

I can not observe everything. Inspection restrictions. My inspection was limited.



Electric in Garage

Hazardous

Was not able to thoroughly inspect electrical system in garage, due to personal belongings in the way. With that said, I wasn't able to identify GCFI protection in the garage, which is a safety hazard.

Also note that a combination CO / Smoke Detector should be installed in the garage - at the time of the inspection there wasn't one, which is a safety hazard.

The light switch near the back service door, in the back of the garage, has a broken plastic toggle. Recommend having a qualified electrician repair this.

I observed a receptacle in the attached garage without GFCI (or ground fault circuit interrupter) protection. GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.

Moisture Intrusion in Garage

Functional

Carport

Roof at Carport

I attempted to inspect the roof from various locations and methods, including from the ground and a ladder. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Floor Surface of Carport

Structural at Carport

Firewall at Carport

ITB Standard Rating

Electrical at Carport