

Residential Home Inspection Report



Property Address: 2002 Anywhere Street
City/State: Model City, USA

Client: Mr. & Mrs. Home Buyer

Type of Inspection: General Home Inspection
Date of Inspection: September 17, 2002

Contact Person: Buyer's Agent

Inspector: Ronald A. Werder

Inspector's Signature: _____

File #: 02359

General Comments Regarding This Inspection

NOTE: The results from the radon test will follow under a separate cover.

**Werder
Home
Inspections, Inc.**



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Certified Member
#2204743
American Society of
Home Inspectors

INSPECTION AGREEMENT

PROPERTY ADDRESS: *2002 Anywhere Street*

CITY, STATE: *Model City, USA*

TYPE OF INSPECTION: *General Home Inspection*

CLIENT: *Mr. & Mrs. Home Buyer*

INSPECTION DATE: *September 17, 2002*

INSPECTOR: *Ronald A. Werder*

ASHI MEMBER #: *204743*

The Inspector listed above conducts this inspection, to the extent feasible, based on Standards of Practice and Code of Ethics set forth by the American Society of Home Inspectors (a copy is available upon request). A written report will follow the field inspection. Each inspection includes only those items, systems, and components expressly identified in the written report. This inspection is essentially visual, it is not technically exhaustive, and does not imply that every defect was found. Latent, concealed, or inaccessible defects & problems are excluded from this inspection. Floor coverings, furniture and personal belongings are not disturbed during the inspection. The equipment & appliances included in this inspection are tested for response to normal controls only, when possible. The equipment and appliances included in this inspection are not dismantled, other than normal service panels which can be freely and easily removed.

A carbon monoxide test will be conducted inside the home measured in parts per million. This test is limited in scope and is restricted to the conditions inside the house at the time of the inspection. The conditions inside the house can and will change.

The heating appliance heat exchanger cannot be viewed without dismantling the unit. A specialist in heating appliances who is trained in dismantling the unit should be retained if the heat exchanger is desired to be visually inspected.

The written report is an overview of this inspection and supersedes the inspector's oral comments. This inspection does not include governmental code compliance. This inspection is intended to report whether a system, item, or component thereof is reasonably operating or functioning at the time of the inspection only.

This home inspection does not address the possible presence of radon gas, lead paint or solder, asbestos, toxic or flammable chemicals, or other harmful or environmentally unsafe substances. The possible presence of such items should be identified by a specialist in the detection of these substances.

An inspection of private waste disposable systems (such as septic systems) are not included in this home inspection. Also, this report does not include an inspection for wood destroying insects &/or pests. Specialists in these fields should be contacted if these inspections are desired.

The radon gas screening test (optional) reports on the level of radon gas that the testing device was exposed to during its exposure in the home. The inspector assumes no liability for the accuracy of this report based on the environmental conditions present at the time of the inspection. To the extent feasible, the testing device will be placed following EPA protocols.

The inspector assumes no liability for the cost of repairing or replacing any unreported defects or conditions, either current or arising in the future, or any consequential damages, bodily injury, or property damage of any nature that may occur.

IMPORTANT: This inspection and report are performed & prepared for the sole use of the listed client. The inspector has no financial or business interest in this property. NO EXPRESSED OR IMPLIED WARRANTY IS GIVEN CONCERNING THE BUILDINGS AND EQUIPMENT OR THEIR FUTURE USEFULNESS. The inspector assumes no liability to third parties in connection with this inspection and written report.

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GENERAL INFORMATION & CONDITIONS

GENERAL INFORMATION REGARDING THIS INSPECTION	
HOUSES FACES: East	AREA: Town
ESTIMATED AGE: 25 years with addition	STREET TYPE: Paved Through Street
BUILDING TYPE: One Family, Wood Framed	WATER SOURCE: Public Water Supply
NUMBER OF STORIES: One Story	SEWAGE DISPOSAL: Public Waste Disposal
SPACE BELOW GRADE: Basement	GARAGE: Attached, 1 stall
GENERAL CONDITIONS PRESENT AT TIME OF INSPECTION	
SOIL CONDITION: Dry	UTILITY STATUS: All On
WEATHER: Clear 65 degrees	OCCUPANCY: Occupied
	PEOPLE PRESENT: Client, Client's Agent

DEFINITIONS

Satisfactory: Item is typical for age. Satisfactorily performing its intended function.

Marginal: Attention should be given to this item as it is performing only part of its intended function, and condition indicates **preventative maintenance** is desired.

UNSATISFACTORY: Item is not adequately performing its intended function &/or has an **UNSAFE** condition.

Not Applicable: Item does not apply to this structure.

Not Visible: Item was not located or was not visible for inspection.

Comment: Informational remarks regarding the particular item.

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GROUNDS

GENERAL COMMENTS REGARDING THE GROUNDS

ITEM / TYPE	CONDITION / REMARKS
1. SIDEWALKS concrete	<i>Satisfactory</i>
2. DRIVEWAY Concrete	<i>Satisfactory</i>
3. PATIOS	<i>Not Applicable</i>
4. GRADE & DRAINAGE lot is basically flat	<i>Marginal</i> Low grade exists next to the foundation in random areas around the structure. Add soil and regrade to promote drainage away from the structure.
5. RETAINING WALLS	<i>Not Applicable</i>
6. DECKS	<i>Not Applicable</i>
7. PORCHES/BALCONIES	<i>Not Applicable</i>
8. VEGETATION (as effects structure only) Shrubs Mature trees	<i>Satisfactory</i>

EXTERIOR

GENERAL COMMENTS REGARDING THE EXTERIOR

ITEM / TYPE	CONDITION / REMARKS
1. EXTERIOR WALL COVERING vinyl lap siding	Satisfactory
2. SOFFITS/FASCIA/TRIM metal clad	Satisfactory
3. HOUSE WINDOWS sliders Composition: vinyl	Satisfactory
4. STORMS & SCREENS integral screens	Comment The screens were missing or not installed from some of the windows at the time of the inspection.
5. BASEMENT WINDOWS wood, awning type	Satisfactory
6. ENTRY DOORS <i>Number of entry doors:</i> One metal insulated	Satisfactory
7. PATIO DOORS <i>Number of patio doors:</i>	Not Applicable
8. PAINT & FINISHES (all areas) paint	Satisfactory
9. FOUNDATION (exterior view only) concrete block	Satisfactory
10. STOOPS/STAIRS/STEPS concrete steps	Satisfactory
11. CAULKING	Satisfactory
12. EXTERIOR HOSE BIBBS two	Satisfactory

ROOF

GENERAL COMMENTS REGARDING THE ROOF

PORTION OF ROOF VIEWED: all

METHOD OF VIEWING: roof was accessed

STYLE OF ROOF: Gable

SLOPE OF ROOF: Medium

ITEM / TYPE	CONDITION / REMARKS
1. SLOPED ROOFING MATERIAL <i>Type of Roof Covering:</i> asphalt shingles <i>Reported age of roof covering:</i> 11 years <i>Normal Life Span:</i> 20 years <i>Estimated Remaining Useful Life:</i> 7-9 years <i>Number of Layers:</i> one	Satisfactory
2. FLAT ROOFING MATERIAL <i>Type of Roof Covering:</i> <i>Reported age of roof covering:</i> <i>Normal Life Span:</i> <i>Estimated Remaining Useful Life:</i> <i>Number of Layers:</i>	Not Applicable
3. ROOF STRUCTURE medium slope, gable style	Satisfactory
4. FLASHINGS/VALLEYS metal flashings	Marginal The flashing around the electrical mast is lifting. Secure and seal the flashing to prevent leakage.
5. APPLIANCE COMBUSTION FLUES metal flue	Satisfactory
6. CHIMNEYS <i>Number of chimneys:</i>	Not Applicable
7. GUTTER SYSTEM aluminum	Satisfactory
8. MISC. ITEMS (skylights, antennas, etc.)	Not Applicable

STRUCTURE

GENERAL COMMENTS REGARDING THE STRUCTURE

TYPE OF SPACE BELOW GRADE: Basement
 ACCESS TO SPACE BELOW GRADE: Interior stairway

ITEM / TYPE	CONDITION / REMARKS
1. BASEMENT STAIRS open, wood stairs	Satisfactory
2. VISIBLE FOUNDATION WALLS concrete block	Satisfactory
3. BASEMENT FLOOR concrete	Satisfactory
4. BEARING BEAMS &/or WALLS wood bearing wall	Satisfactory
5. SUPPORT COLUMNS/PIERS	Not Visible
6. FIRST FLOOR STRUCTURE wood joists plywood sheathing	Satisfactory
7. INDICATIONS OF MOISTURE stains	Marginal Indications of past basement water entry were noted in random areas. Improving the exterior drainage around the foundation, along with maintaining the gutter/down spout system, should help minimize basement water entry. Also, a "Beaver" water mitigation system has been installed to help with water entry.
8. FLOOR DRAINAGE Number of floor drains: one Number of sump pits: one Sump pumps discharge to: exterior	Satisfactory
9. RELATED CRAWL SPACE ITEMS	Not Applicable
10. VISIBLE INSULATION <small>(in area below grade)</small> fiberglass batt in rim joist spaces	Satisfactory

PLUMBING

GENERAL COMMENTS REGARDING THE PLUMBING

WATER SUPPLY FROM: Public Water Supply
 WASTE DISPOSAL TYPE: Public Waste Disposal

ITEM / TYPE	CONDITION / REMARKS
1. MAIN WATER SERVICE PIPE Main shut-off valve at: water meter Main supply pipe material: copper	Satisfactory
2. WATER SUPPLY PIPING copper	Satisfactory
3. WASTE/DRAIN/VENT PIPING ABS plastic	Satisfactory
4. MAIN WASTE CLEAN-OUT located at the base of the main waste stack	Satisfactory
5. WATER HEATER MAKE: AO Smith SERIAL #: GB94-1751959 FUEL: natural gas SIZE: 40 gallons LOCATION: basement ESTIMATED AGE: 8 years	<i>(2nd water heater if applicable)</i> Satisfactory
6. WATER HEATER VALVES Temperature & Pressure Relief Valve? Yes Cold Water Shut Off Valve? Yes	Satisfactory
7. WATER HEATER VENTING metal flue pipe, joins heating flue	Marginal At start-up, combustion products were back drafting from the hood above the water heater. This remained after several minutes of operation. This should be checked regularly and the back-drafting corrected if continues. The carbon monoxide levels were low.
8. FUEL SUPPLY LINES (visible areas) black steel natural gas lines	Satisfactory
9. PLUMBING FIXTURES (unfinished areas) laundry tub	Satisfactory
10. LAUNDRY CONNECTIONS Location: basement Dryer Fuel: electric Dryer Vents to: exterior Washer Discharge: drain stand tube	Satisfactory

CENTRAL HEATING

GENERAL COMMENTS REGARDING CENTRAL HEATING

SYSTEM DESIGN: forced air

FUEL: natural gas

ITEM / TYPE	CONDITION / REMARKS
1. HEATING APPLIANCE MAKE: Heil MODEL #: VG-105AT-1CR SERIAL #: H63879681 SIZE: 105,000 btu/hr LOCATION: basement BLOWER/PUMP: direct drive blower APPLIANCE CONTROLS: high limit/fan control DRAFT REGULATOR: integral draft hood ESTIMATED AGE: 25 years	<p style="text-align: right; margin: 0;">Comment</p> <p>This unit is approaching the end of its normal design life. It's remaining life cannot be predicted. The carbon monoxide tests were negative and within normal levels at the time of the inspection. Suggest plans begin to upgrade the furnace due to its age.</p>
2. DISTRIBUTION PIPES/DUCTS sheet metal ducts <i>NOTE: due to the limitations of a visual inspection, the size/adequacy of the distribution system (duct/pipes) cannot be fully determined. Contact a qualified heating contractor if an adequacy test is desired.</i>	<p style="text-align: right; margin: 0;">Satisfactory</p>
3. THERMOSTAT(s) Number of Thermostats: one Type: regular Locations: central first floor Number of Zones: one	<p style="text-align: right; margin: 0;">Satisfactory</p>
4. AIR FILTER(s) Number of filters: one disposable filter	<p style="text-align: right; margin: 0;">Satisfactory</p>
5. EXPOSED FLUE PIPES/AIR SUPPLY metal flue pipe vents to dedicated metal flue, out the roof	<p style="text-align: right; margin: 0;">Satisfactory</p>
6. CENTRAL HUMIDIFIER MAKE:	<p style="text-align: right; margin: 0;">Not Applicable</p>
7. AIR-TO-AIR HEAT EXCHANGER MAKE:	<p style="text-align: right; margin: 0;">Not Applicable</p>

CENTRAL COOLING

GENERAL COMMENTS REGARDING CENTRAL COOLING

TYPE OF SYSTEM: electric refrigeration

VIEWED OPERATING ? Yes

ITEM / TYPE

CONDITION / REMARKS

1. CENTRAL COOLING APPLIANCE

Marginal

MAKE: Heil
 MODEL #: 700029
 SERIAL #: n/v
 ESTIMATED AGE: undetermined

The temperature drop across the air conditioner coil was 8-10 degrees, where normal is 15-20 degrees. This is improper cooling. Contact a qualified technician for repairs.

2. DISTRIBUTION & CONTROLS

Satisfactory

same as the heating system

3. SUPPLEMENTARY COOLING

Not Applicable

SUPPLEMENTARY HEATING

GENERAL COMMENTS REGARDING SUPPLEMENTARY HEATING

ITEM / TYPE

CONDITION / REMARKS

4. WOOD BURNER

Not Applicable

MAKE:
 MODEL #:
 UNIT LISTED ?
 LOCATION:

5. AUXILIARY HEAT

Not Applicable

MAKE:
 TYPE:
 LOCATION

6. AUXILIARY HEAT

Not Applicable

MAKE:
 TYPE:
 LOCATION:

ELECTRICAL

GENERAL COMMENTS REGARDING THE ELECTRICAL

ITEM / TYPE	CONDITION / REMARKS
1. MAIN SERVICE SIZE <i>MAIN SERVICE SIZE:</i> 120/240 volts, 200 amps <i>SERVICE TYPE:</i> overhead <i>SERVICE GROUND:</i> main water pipe	Satisfactory
2. MAIN SERVICE PANEL <i>LOCATION:</i> basement <i>MAIN SERVICE DISCONNECT(s):</i> breaker <i>MAIN DISCONNECT(s) LOCATION:</i> main panel <i>MAIN SERVICE CONDUCTOR:</i> aluminum	Satisfactory
3. 120 VOLT CIRCUITS (main panel) <i>CIRCUIT DISCONNECTS:</i> breakers <i>CIRCUIT CONDUCTORS:</i> copper <i>Number of 120 volt circuits:</i> 15	Satisfactory
4. 240 VOLT CIRCUITS (main panel) <i>CIRCUIT DISCONNECTS:</i> breakers <i>CIRCUIT CONDUCTORS:</i> copper <i>Number of 240 volt circuits:</i> 3	Satisfactory
5. ELECTRICAL SUB-PANELS <i>NUMBER OF SUB-PANELS:</i> <i>LOCATION(s):</i>	Not Applicable
6. 120 VOLT CIRCUITS (sub-panels) <i>CIRCUIT DISCONNECTS:</i> <i>CIRCUIT CONDUCTORS:</i> <i>Number of 120 volt circuits:</i>	Not Applicable
7. 240 VOLT CIRCUITS (sub-panels) <i>CIRCUIT DISCONNECTS:</i> <i>CIRCUIT CONDUCTORS:</i> <i>Number of 240 volt circuits:</i>	Not Applicable
8. GFCI'S (Ground Fault Circuit Interrupters) <i>TYPE:</i> breaker <i>LOCATION(s):</i> main panel	Comment A limited number of ground fault circuit interrupters were present. Consider installing them in all wet areas such as the bathrooms, kitchen, garage, and the exterior to reduce the risk of electrical shock.
9. VISIBLE WIRING IN UNFINISHED AREAS romex cable	Satisfactory
10. EXTERIOR WIRING	Satisfactory

APPLIANCES

GENERAL COMMENTS REGARDING THE APPLIANCES

ITEM / TYPE	CONDITION / REMARKS
1. RANGE <i>Make:</i> Maytag <i>Type:</i> freestanding, electric	Satisfactory
2. COOKTOP <i>Make:</i> <i>Type:</i>	Not Applicable
3. BUILT-IN OVEN <i>Make:</i> <i>Type:</i>	Not Applicable
4. KITCHEN EXHAUST <i>Make:</i> Nautilus <i>Type:</i> vented	Satisfactory
5. MICROWAVE <i>Make:</i> <i>Type:</i>	Not Applicable
6. DISHWASHER <i>Make:</i> <i>Type:</i>	Not Applicable
7. GARBAGE DISPOSER <i>Make:</i> Master Plumber <i>Type:</i> standard	Satisfactory
8. REFRIGERATOR <i>Make:</i> Amana <i>Type:</i> standard	Satisfactory
9. <i>Make:</i> <i>Type:</i>	Not Applicable
10. <i>Make:</i> <i>Type:</i>	Not Applicable
11. <i>Make:</i> <i>Type:</i>	Not Applicable
12. <i>Make:</i> <i>Type:</i>	Not Applicable

INTERIOR ROOMS

FORMAT FOR INSPECTING THE INTERIOR ROOMS

Please note that multiple ratings can occur in one room. If such is the case, all ratings will be identified in the rating section for that particular room and all remarks will be referenced according to its rating. If no deficiencies were noted, then the room will be rated "Satisfactory". Cosmetic items are excluded from this report. All information is based on observations that are clear to view. Personal belongings, storage, furniture, etc. are not moved for inspection purposes. The following items are checked in each room.

- | | | |
|---|--|--|
| :wall, ceiling, and floor surfaces | :presence of heat source | :plumbing fixtures, faucets, & visible supply & waste/ |
| :steps, stairways, balconies, and railings | :presence of installed cooling source | drain/vent piping |
| :representative cabinets and counters | :representative number of windows, doors, hardware | :functional water flow at selected fixtures |
| :operation of a representative number of installed lighting fixtures, switches, outlets, and other installed electrical components, including GFCI(s) | | |

GENERAL REMARKS REGARDING THE INTERIOR ROOMS

ITEM / TYPE	CONDITION / REMARKS
1. FIREPLACES Number of fireplaces: Locations: Types:	Not Applicable

ROOM	LOCATION	CONDITION
2. KITCHEN (incl. eat-in dining)	SE 1st floor	Satisfactory
3. FORMAL DINING ROOM		Not Applicable
4. LIVING ROOM	NE 1st floor	Satisfactory
5. FAMILY ROOM	Central basement	Satisfactory

INTERIOR ROOMS, cont.

ROOM	LOCATION	CONDITION
6. BATHROOM	Central basement	Satisfactory
7. BATHROOM	Central 1st floor	Satisfactory
8. BATHROOM		Not Applicable
9. HALLWAYS/STAIRWAYS		Satisfactory
10. BEDROOM	NW 1st floor	Satisfactory
11. BEDROOM	West 1st floor	Satisfactory
12. BEDROOM	SW 1st floor	Satisfactory
13. BEDROOM		Not Applicable

INTERIOR ROOMS, cont.

ROOM	LOCATION	CONDITION
14. SPARE ROOM	NW basement	<i>Satisfactory</i>
15.		<i>Not Applicable</i>
16.		<i>Not Applicable</i>
17.		<i>Not Applicable</i>
18.		<i>Not Applicable</i>
19.		<i>Not Applicable</i>
20.		<i>Not Applicable</i>
21.		<i>Not Applicable</i>

ATTIC

GENERAL REMARKS REGARDING THE ATTIC

The attic was viewed from the hatch opening. The inspection was restricted to those areas clear to view from the hatch opening.

ITEM / TYPE	CONDITION / REMARKS
1. ATTIC ACCESS <i>LOCATION:</i> garage <i>TYPE:</i> wall hatch	Satisfactory
2. ROOF STRUCTURE wood trusses, plywood sheathing	Satisfactory
3. EXHAUST FAN DUCTS bathroom exhaust fan duct kitchen exhaust fan duct	Satisfactory
4. CHIMNEYS/FLUES metal flue	Satisfactory
5. ELECTRICAL WIRING romex cable	Satisfactory
6. PLUMBING VENTS ABS plumbing vents	Satisfactory
7. ATTIC INSULATION (main attic) <i>Depth:</i> 6" loose fill cellulose	Comment The insulation depth was minimal for a northern climate. Suggest adding more to achieve an insulating value of R38 - R44 for energy conservation.
8. ATTIC INSULATION (other attic areas) <i>Depth:</i>	Not Applicable
9. ATTIC VENTILATION soffit vents roof vents	Satisfactory

GARAGE

GENERAL COMMENTS REGARDING THE GARAGE

TYPE OF GARAGE: Attached, 1 stall

ITEM / TYPE

CONDITION / REMARKS

1. EXTERIOR COMPONENTS same as the house	Satisfactory
2. WALL STRUCTURE wood framed	Satisfactory
3. FOUNDATION concrete block	Satisfactory
4. FLOOR concrete	Satisfactory
5. ROOF STRUCTURE wood trusses, plywood sheathing	Satisfactory
6. ROOFING MATERIAL same as the house <i>Estimated age of roofing:</i> <i>Estimated remaining useful life:</i>	Satisfactory
7. VEHICLE DOORS # of doors: 1 Type: sliding overhead Material: fiberglass	Satisfactory
8. VEHICLE DOOR OPENERS # of openers: 1 Make(s): Franz with auto reverse	Satisfactory
9. ELECTRICAL Sub-panel/Sub-feed: Circuit connectors: Circuit conductors: Number of 120 volt circuits: --240 volt:	Satisfactory
10. PLUMBING/HEATING	Not Applicable
11. FIRE RESISTIVE WALLS/DOORS* *APPLIES TO ATTACHED GARAGE ONLY drywall on common house wall	UNSATISFACTORY SAFETY CONCERN: The door between the house and garage was not fire-resistant. Install a solid wood or metal door for safety considerations.