

Home Inspection Report



2965 Deer Run Trail
Orono, MN 55356

Inspection Solutions

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18:13 November 23, 2021

2965 Deer Run Trail

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2965 Deer Run Trail

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 2965 Deer Run Trail
City Orono State MN Zip 55356

Client Information

Inspection Company

Inspector Name Gary Brown
Company Name Inspection Solutions
Address 6973 Washington Avenue South
City Edina State MN Zip 55439
Phone 952.249.1251
E-Mail Inspectionsolutions@gmail.com
File Number 21-1123
Amount Received \$950.00

Conditions

Others Present Buyer Property Occupied Occupied

Inspection Date 11/23/2021

Start Time 9 am End Time 2 pm

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature 36

Weather Cloudy Soil Conditions Dry

Space Below Grade Basement

Building Type Single family Garage Attached

Scope of Inspection The scope of inspection and report is a limited visual inspection of the general systems and components of the home inspection to identify any system or components listed in the report and in the professional opinion of the inspector is (a) defective (b) marginal (c) acceptable (d) not present (e) not inspected. The presence of snow and/or ice may limit the inspector's visibility and access. It is understood that any carbon Monoxide (co) test performed during the inspection is limited to measuring the level of CO at that "point and time" and is not, and shall not be used by the client as an indicator for the ongoing operational safety of the tested equipment. The inspection will be performed in compliance with generally accepted standards of practice of the National Association of Certified Home Inspector. (NACHI) a copy of which is available upon request.

General Information (Continued)

Outside The Scope of Inspection

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls carpets, floors, ceilings and/or furniture. A home Inspection does not include any destructive testing or dismantling. The client agrees to assume all the risk for items that are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following are outside the scope of this inspection

- "Specific components noted as being excluded on the individual systems inspection form.
- "Privet water or privet sewage systems.
- "Saunas, steam baths, or fixtures and equipment.
- "Radio-controlled devices, automatic gates and elevators.
- "Water softeners, purifier systems and solar heating systems.
- "Furnace heat exchanger, (They are not fully visible & proper inspection will require dismantling furnace)
- "Free standing appliances, security systems or personal property.
- "Adequacy or efficiency of any system or component.
- "Prediction of life expectancy of any item.
- "Building code or zoning ordinance violations.
- "Geological stability or soil conditions.
- "Termites, pests or other wood destroying organisms.
- "Asbestos, lead base paint, water and or air quality.
- "Building value appraisal or coast estimates.
- "Pools, spas and underground piping.
- "The presence of mold, mold spores, mold growth and hidden moisture intrusion issues.

Some of the above items may be performed by Inspection Solutions for an additional fee. Please check with your inspector for prices and additional information regarding any matters that may arise during the inspection.

Inspection Solutions does not offer an opinion as to the advisability of the purchase of the property, its value, or its potential use. The inspection and testing fee is based on a single visit to the property. Additional fees may be charged for any subsequent visits required by the Client. If Inspection Solutions is called upon to prepare for litigation or give testimony as a result of services provided by the Agreement, additional fees shall be charged at Inspection Solutions' then current fees for any time spent, including, but not limited to, research, consultation, additional inspection and testing time, additional mold laboratory test fees, preparation or reports, travel, time waiting to testify and court appearances or depositions, all of which shall be paid in advance by Client.

General Information (Continued)

2. The inspection and testing report is based on the condition of the Property existing and apparent on the time and date of the inspection. Not all conditions may be apparent on the inspection and testing date due to weather conditions, inoperable systems, inaccessibility of areas of the Property, or for the other reasons.
3. Inspection Solutions is limited in liability to the fee paid for the inspection and testing services and report in the event that Client or any third party claims that Inspection Solutions is in any way liable for negligently performing the inspection or testing or in preparing the inspection and testing report, or for any other reason or claim that Inspection Solutions has not fully satisfied all its obligations hereunder. Client hereby agrees to indemnify defend and hold harmless Inspection Solutions if any third party brings a claim against Inspection Solutions relating to the inspection and testing or inspection and testing report.
4. The Agreement is governed by the laws and jurisdiction and the State of Minnesota, County of Hennepin. Any controversy of claim between the parties hereto, arising directly or indirectly out of, connection with, or relating to the interpretation of the Agreement, the scope of the services, the actual inspection and testing services rendered by Inspection Solutions, the inspection and testing report provided to Client by Inspection Solutions, or any other matters of any kind involving any act or omission performed under this Agreement, or promises, representations, or negations concerning duties of Inspection Solutions hereunder, shall be submitted to arbitration in accordance with the applicable rules of the American Arbitration Association. Inspection Solutions shall appoint an arbitrator who is knowledgeable and familiar with the inspection and mold testing industry. Judgment on any award may be entered in any court having jurisdiction, and the arbitration decision shall be binding on all parties. Secondary, incidental or consequential damages are specifically excluded.
5. In the event that any dispute arises out of the inspection, testing or report, and proceedings are commenced by Client, if Client is unsuccessful in maintaining the claim in arbitration or elsewhere, then Client shall be liable to Inspection Solutions for all charges, expenses, costs and actual attorney fees incurred by Inspection Solutions on a complete indemnity basis, including a reasonable fee for all the time spent by Inspection Solutions in investigating, research, preparation for, and attendance at arbitration or court hearing examinations.
6. Any claims must be presented to Inspection Solutions in person or by certified U.S. mail within one (1) year from the date of inspection. Inspection Solutions shall have no liability for any claims presented one (1) year after the date of inspection and testing. Client guarantees Inspection Solutions a right to examine the subject matter and area of any claim and offer a resolution prior to Client's performance of remedial measures (except in the event of an emergency, or to protect for personal safety, or to reduce or avoid damage to property). This is a condition precedent to Client's claim.

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General Information (Continued)

7. This Agreement and the documents referred to herein constitute the entire Agreement between the parties hereto, and supersede any and all prior representations, discussions, or agreements, whether written or oral. No amendment, change, or variance from this Agreement shall be binding on either party unless mutually agree to, in writing, and signed by the parties hereto. If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.

8. Inspection Solutions is not responsible or liable for the non-discovery of any water damage, water problems, mold contamination, mold problems or other conditions of the Property, or any other problems which may occur or may become evident after the inspection and testing time and date. Inspection Solutions is not an insurer not guarantor against water problems, mold problems, or other defects in the Property and improvements, systems, or components inspected. Inspection Solutions makes no warranty, express or implied, as to the fitness for use or condition of the systems or components inspected. Inspection Solutions assumes no responsibility for the cost of repairing any water problems, mold problems, or any other defects or conditions. Inspection Solutions is not responsible or liable for any future water problems, mold problems, or any other future failures or repairs. THE INSPECTION, TESTING, AND INSPECTION AND TESTING REPORT DO NOT CONSTITUTE A WARRANTY, GUARANTEE OR INSURANCE POLICY OF ANY KIND. There are no warranties, guarantees, or insurance available or provided by Inspection Solutions. SECONDARY, INCIDENTAL OR CONSEQUENTIAL DAMAGES ARE SPECIFICALLY EXCLUDED.

Lots and Grounds

This inspection does not include geological conditions or site stability. For information concerning these conditions, a geologist or soils engineer should be consulted. Verification of the location or condition of underground fuel storage tanks is not part of this inspection, environmental risks, if they are also not included.

A NP NI M D

1. Driveway: Asphalt and Concrete - Re seal the asphalt as well as cracks in the concrete



2. Walks: Concrete - Cracked
3. Steps/Stoops: Concrete - re seal at the front walk
4. Patio: Concrete

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Lots and Grounds (Continued)

5. Deck: Painted wood - Moisture damage to isolated boards as well as areas that have been patched and now have failing paint are beginning to deteriorate.



6. Balcony: Painted wood - Older board in place with peeling paint



7. Grading: Minor slope - Monitor the drainage at the foundation as well as with stucco installed at the grade

8. Vegetation: Trees grass and shrubs - Tree limbs over hang the roof and should be cut back



9. Retaining Walls: Stone - Monitor the drainage

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Lots and Grounds (Continued)

10. Fences: Wood - Gate will need repairs



11. Lawn Sprinklers: Front and back yard - Not tested due to season



Exterior

Wall insulation type and value is not verified. Conditions inside the walls cannot be judged. Determining condition of all thermal pane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information

A NP NI M D

Main Exterior Surface

1. Type: Stucco and stone - Moisture stains as well as stucco installed below grade without weeps screeds in place. Isolated stucco cracks noted. The stucco was not tested during the home inspection



2. Trim: Wood - Peeling paint noted at isolated locations. Deteriorating trim noted at the lower door frames.
3. Fascia: Wood

Exterior (Continued)

4. Soffits: Wood - Past signs of wasp or bees.



5. Door Bell: Hard wired

6. Entry Doors: Wood with Glass

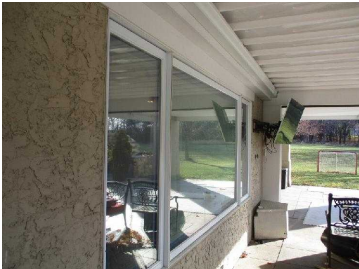
7. Patio Door: Sliding - Deteriorated trim noted at various exterior frames

8. Windows: Casement - Window seal broken or damaged. See interior notes.

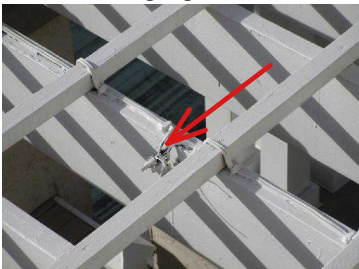


9. Window Screens: Mesh - Not all screens are present at the time of inspection

10. Basement Windows: Casement - Covered at the time of inspection from painting contractor.



11. Exterior Lighting: Surface mounted lamps front and rear - Spliced wires noted outside of a junction box. Missing lights at isolated locations



12. Exterior Electric Outlets: 110 VAC GFCI

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Exterior (Continued)

13. Hose Bibs: Rotary - **Not tested but appears to have leaked at the lower patio area.**



Roof

The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs, skylights and flashings are not water tested for leaks. This report is issued in consideration of the foregoing disclaimer. The interior of the chimney flue was not inspected at this time we recommended that you retain a qualified chimney sweep to clean and evaluate the flue. Gutters and subsurface drains are not tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

A NPNI M D

Main Roof Roof Surface

1. Method of Inspection: On roof
2. Material: Wood shake - Shingles appear to be in good condition with Minimal cracking and moss growth noted. A restoration in the future is recommended to extend the life of the shakes. Moss and algae growth noted



3. Type: Gable
4. Approximate Age: Unknown
5. Flashing: kick out flashings noted. Kick out flashings have been installed at the roof terminations



Roof (Continued)

6. Valleys: Preformed metal - Past ice dames noted at the kitchen and porch roof line



7. Skylights: Insulated glass
8. Plumbing Vents: PVC
9. Gutters: Aluminum - Need cleaning
10. Downspouts: Aluminum
11. Leader/Extension: Aluminum and Plastic, Missing - **Damaged, Extend runoff drains to move water away from foundation**

Main Chimney

12. Chimney: Stucco - Stair step cracks in chimney as well as remove vine growth
13. Chimney Flashing: Galvanized

Garage/Carport

Determining the rating of firewalls is beyond the scope of this inspection. Framing, wiring and piping covered with drywall cannot be inspected.

A NPNI M D

Front Garage

1. Type of Structure: Attached Car Spaces: 4
2. Garage Doors: Insulated aluminum with wood
3. Door Operation: Mechanized
4. Door Opener: Lift Master
5. Exterior Surface: Stucco - Remove the vine growth as well as grade and mulch installed above the stucco cladding.



6. Roof: Wood Shake - Older shingles in place with algae growth forming.
7. Service Doors: Fire rated

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Garage/Carport (Continued)

8. Ceiling: Paint - Scuff marks noted



9. Walls: Paint - Damaged and dented from play

10. Floor/Foundation: Painted Concrete

11. Hose Bibs: Dog Wash - Full of debris at the time of inspection



12. Electrical: 110 VAC - Damaged cover plate

13. Heating: Not working - Missing a batteries at the cover as well as boiler not working at the time of inspection



14. Gutters: Aluminum - Need cleaning

15. Downspouts: Aluminum

16. Leader/Extensions: Aluminum and Plastic - Extend runoff drains to move water away from foundation

Electrical

A NPNI M D

1. Service Size Amps: 400 amps Volts: 110-240 VAC
2. 120 VAC Branch Circuits: Copper
3. 240 VAC Branch Circuits: Aluminum
4. Aluminum Wiring: Present
5. Conductor Type: Non-metallic sheathed cable
6. Ground: Plumbing ground only
7. Smoke Detectors: Present

Basement Bedroom #1 Electric Panel

8. Manufacturer: Home Line - City stamp for 1996, 1998 2002 as well as 2010. Box at its main capacity



9. Maximum Capacity: 200 Amps
10. Main Breaker Size: 200 Amps
11. Breakers: Copper and Aluminum
12. AFCI: 220 volt
13. GFCI: At GFCI receptacles only
14. Is the panel bonded? Yes No

Basement Bedroom #2 Electric Panel

15. Manufacturer: HomeLine - City Stamps noted
16. Maximum Capacity: 200 Amps
17. Main Breaker Size: 200 Amps
18. Breakers: Copper and Aluminum
19. AFCI: 220 volt
20. GFCI: At GFCI receptacles only
21. Is the panel bonded? Yes No

Air Conditioning

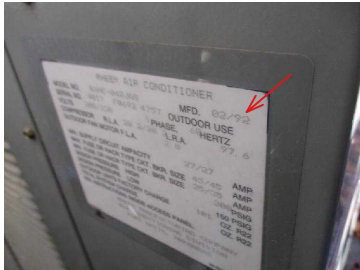
A NPNI M D

Main #1 AC System

1. A/C System Operation: Not Inspected - The average life expectancy of a A/C unit is 20-25 years. This unit is 29 years old. The unit is at the end of the manufactures stated design life and should be serviced and certified.



2. Condensate Removal: Plastic tubing
3. Exterior Unit: Pad mounted - Needs cleaning at the exterior.
4. Manufacturer: Goodman
5. Area Served: Partial Approximate Age: 1992



6. Fuel Type: 220 VAC Temperature Differential: .
7. Type: Central A/C Capacity: 3 Ton
8. Visible Coil: Copper core with aluminum fins
9. Refrigerant Lines: Low pressure and high pressure
10. Electrical Disconnect: Pull disconnect

Main #2 AC System

11. A/C System Operation: Not Inspected - The average life expectancy of a A/C unit is 20-25 years. This unit is 7 years old.
12. Condensate Removal: Plastic tubing
13. Exterior Unit: Pad mounted
14. Manufacturer: Goodman
15. Area Served: Partial Approximate Age: 2014
16. Fuel Type: 220 VAC Temperature Differential: .
17. Type: Central A/C Capacity: 3 Ton
18. Visible Coil: Copper core with aluminum fins
19. Refrigerant Lines: Low pressure and high pressure
20. Electrical Disconnect: Pull disconnect
21. Exposed Ductwork: Metal
22. Blower Fan/Filters: Direct drive with disposable filter

Air Conditioning (Continued)

23. Thermostats: Multi-zone

Kitchen

Determining adequacy of washing and drying functions of dishwashers is not part of this inspection. Refrigerators, freezers, and built-in ice makers are not part of this inspection. Self-and or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.

A NPNI M D

Main Kitchen

1. Cooking Appliances: Wolf - **Small oven was not working at the time of inspection. The cook top grill does not work properly. Repairs needed.**



2. Ventilator: Vent A Hood - Only one of the three vent hood lights work.



3. Disposal: In-Sinkerator

4. Dishwasher: Asko

5. Air Gap Present? Yes No

6. Refrigerator: Sub Zero

7. Beverage Refrigerator: KitchenAid

8. Microwave: Wolf

9. Sink: Coated

10. Electrical: 110 VAC GFIC Protected and Lighting Circuits - Missing outlet and switch cover plates. One light over the sink does not work.



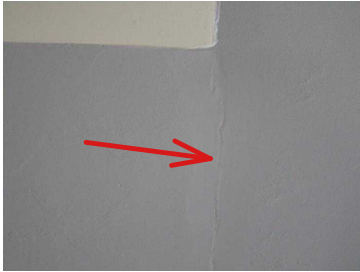
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Kitchen (Continued)

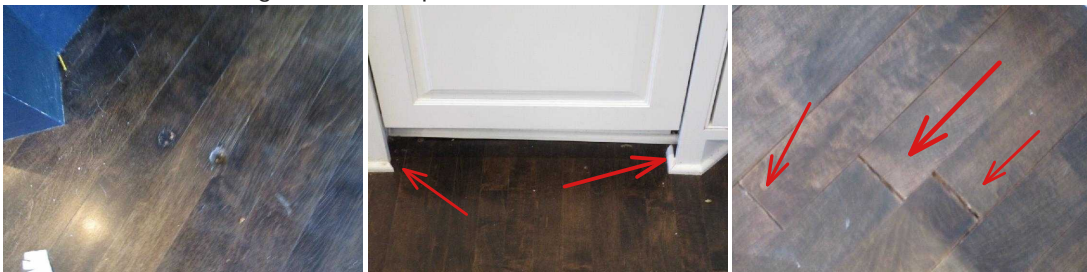
11. Plumbing/Fixtures: Kohler
12. Counter Tops: Granite
13. Cabinets: Wood - Wear noted at the floor finish. Missing pull knobs at the pull outs on each side of the oven. Lower cabinet drawers do not shut tightly.



14. Ceiling: Texture paint - Cracked tape joint noted at the ceiling.



15. Walls: Paint and Tile
16. Floor: Hardwood - Water damage noted to the floor near the beverage refrigerator to the patio door to the three season porch door area. Wear/scratches noted at the floor finish. Dents noted in the floor surface. Missing and loose quarter round trim at the dishwasher.



17. Windows: Casement - Loose weather stripping noted at the left hand window unit.



18. HVAC Source: HVAC system register

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Living Space

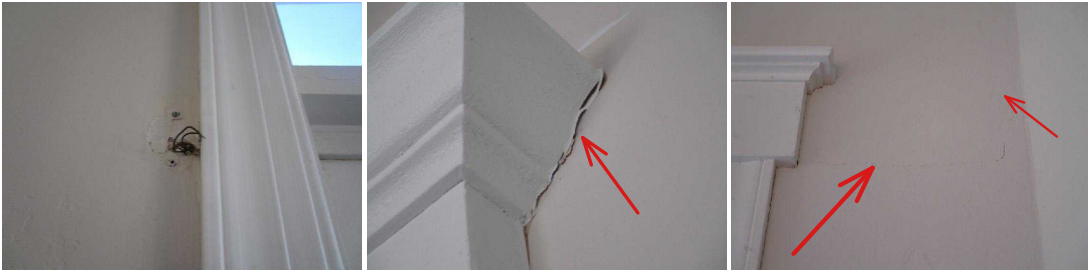
A NPNI M D

Dinette Living Space

1. Ceiling: Texture paint - Cracked tape joints noted at the ceiling.



2. Walls: Paint - Hole noted in the wall with old security wire. Cracked tape joint noted adjacent to the three season porch door. Separation noted at the trim and wall.



3. Floor: Hardwood - Wear noted at the flooring finish.

4. Doors: Sliding Patio Door and Patio Door with Glass - Chipped paint noted at the patio doors.



5. Windows: Casement and Fixed - Peeling paint noted at the window units.

6. Electrical: 110 VAC

7. HVAC Source: HVAC system register

Family Room Living Space

8. Ceiling: Texture paint - Stain/discoloring noted at the ceiling above the wet bar location.



9. Walls: Paint

10. Floor: Hardwood

Inspection Solutions

Living Space (Continued)

11. Dishwasher: Fisher & Paykel
12. Refrigerator Drawer: KitchenAid - Refrigerator drawer display does not appear to be working. The refrigerator drawer is cooling/function at the time of inspection.



13. Air Gap Present? Yes No
14. Counter/Cabinet: Grainet and wood - Trim below the cabinets is loose.



15. Sink: Metal
16. Plumbing/Fixtures: Rubbed Bronze
17. Windows: Casement and Fixed - The right hand south window unit is missing the lock handle and both south windows are missing the window crank handle trim. South right hand window unit could not be opened.



18. Electrical: 110 VAC
19. HVAC Source: HVAC system register

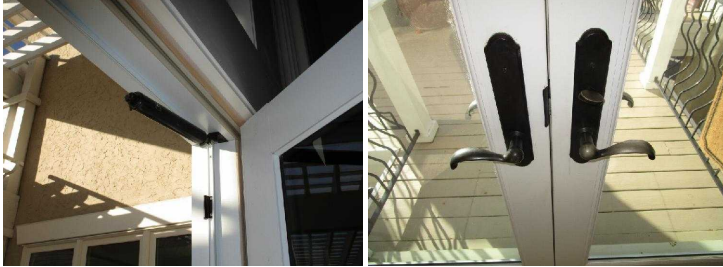
Great Room Living Space _____

20. Ceiling: Texture paint
21. Walls: Paint
22. Floor: Hardwood

Inspection Solutions

Living Space (Continued)

23. Doors: French Patio Doors with Glass - Door dead bolt does not align. Storm doors at the exterior are no longer in place.



24. Windows: Fixed
25. Electrical: 110 VAC
26. HVAC Source: HVAC system register

Foyer Living Space

27. Closet: Reach-in
28. Ceiling: Texture paint
29. Walls: Paint
30. Floor: Hardwood
31. Doors: Entry Door - Weather stripping is damaged at the door. Door dead bolt is loose and does not align properly.



32. Windows: Fixed
33. Electrical: 110 VAC
34. HVAC Source: HVAC system register

Dining Room Living Space

35. Ceiling: Texture paint
36. Walls: Paint
37. Floor: Hardwood
38. Windows: Fixed - Broken thermo seal at the right hand fixed window unit, resulting is moisture/fogging between the window glazing.



39. Electrical: 110 VAC

Inspection Solutions

Living Space (Continued)

40. HVAC Source: HVAC system register

Office Living Space

41. Ceiling: Texture paint

42. Walls: Paint

43. Floor: Hardwood

44. Doors: French

45. Windows: Casement and Fixed

46. Electrical: 110 VAC

47. HVAC Source: HVAC system register

Mud Room Living Space

48. Closet: Reach-in

49. Ceiling: Texture paint

50. Walls: Paint

51. Floor: Tile

52. Doors: Entry Door and Pocket Door

53. Windows: Casement

54. Electrical: 110 VAC

55. HVAC Source: HVAC system register

56. Smoke Detector: Present

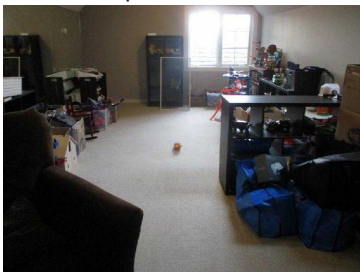
2nd Floor Bonus Room Living Space

57. Closet: Hallway

58. Ceiling: Paint

59. Walls: Paint

60. Floor: Carpet - Stained and soiled



61. Doors: Six Panel

62. Windows: Casement

63. Electrical: 110 VAC

64. HVAC Source: HVAC system register

Lower Level Living Room Living Space

65. Ceiling: Texture paint - Under painting contractor at the time of inspection

66. Walls: Paint - Under painting contractor at the time of inspection

67. Floor: Hardwood - Under painting contractor at the time of inspection

68. Doors: Six Panel - Under painting contractor at the time of inspection

69. Windows: Casement - Under painting contractor at the time of inspection

70. Electrical: 110 VAC - Under painting contractor at the time of inspection

71. HVAC Source: HVAC system register

72. Smoke Detector: Present

Inspection Solutions

Living Space (Continued)

Lower Level Game Room Pool Side Living Space

- 73. Ceiling: Texture paint
- 74. Walls: Paint - Under painting contractor at the time of inspection
- 75. Floor: Tile - Covered with paper
- 76. Doors: Missing
- 77. Windows: Casement - Covered with paper
- 78. Electrical: 110 VAC - Missing cover plates
- 79. HVAC Source: HVAC system register
- 80. Smoke Detector: Present

Lower Level Gym Living Space

- 81. Ceiling: paint - Past staining noted from above ice dam



- 82. Walls: Paint - Cracks present



- 83. Floor: Rubber
- 84. Doors: Six Panel - Missing
- 85. Windows: Casement
- 86. Electrical: 110 VAC
- 87. HVAC Source: HVAC system register
- 88. Smoke Detector: Present

Lower Level Office Living Space

- 89. Ceiling: Paint - Hole noted in the ceiling



- 90. Walls: Paint
- 91. Floor: Laminate - Full of debris

Inspection Solutions

Living Space (Continued)

92. Doors: Six Panel - [Missing](#)

93. Windows: Casement - Broken seal at the window unit, resulting is moisture/fogging between the window glazing.



94. Electrical: 110 VAC

95. HVAC Source: HVAC system register

Fireplace/Wood Stove

A NPNI M D

Lower Level Fireplace

1. Fireplace Construction: Prefab - Covered from painting contractor.



2. Type: Gas log

3. Fireplace Insert: Standard

4. Flue: Metal

5. Hearth: Raised

Dinette Fireplace

6. Fireplace Construction: Prefab - Unit not functioning at the time of inspection. Have serviced.

7. Type: Gas log

8. Fireplace Insert: Pre Fab - Not working at the time of inspection

9. Flue: Metal

10. Hearth: Raised

Master Suite/Great Room Fireplace

11. Fireplace Construction: Prefab - Working at the time of inspection

12. Type: Gas log

13. Flue: Metal

Bedroom

A NPNI M D

Master Suite Bedroom

1. Closet: Walk-in
2. Ceiling: Texture paint
3. Walls: Paint
4. Floor: Hardwood - Scratches as well as dings in the surface
5. Doors: Six Panel - Door to the bathroom are loose
6. Windows: Casement - Adjust the crank
7. Electrical: 110 VAC
8. HVAC Source: HVAC system register
9. Smoke Detector: Hard wired with battery back up

2nd Floor North Bedroom

10. Closet: Reach-in
11. Ceiling: Texture paint
12. Walls: Paint
13. Floor: Carpet - Carpet Stained/soiled
14. Doors: Six Panel - Monitor the peeling paint at the frame
15. Windows: Casement
16. Electrical: 110 VAC
17. HVAC Source: HVAC system register
18. Smoke Detector: Present

2nd Floor West Bedroom

19. Closet: Reach-in
20. Ceiling: Texture paint - Gaps noted around the ceiling of the smoke detector.



21. Walls: Paint
22. Floor: Carpet
23. Doors: Six Panel
24. Windows: Casement
25. Electrical: 110 VAC
26. HVAC Source: HVAC system register
27. Smoke Detector: Present

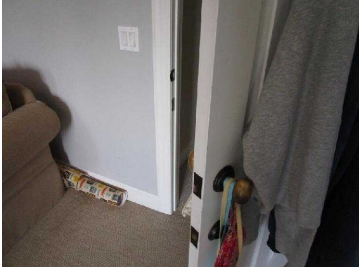
2nd Floor South Bedroom

28. Ceiling: Texture paint
29. Walls: Paint
30. Floor: Carpet

Inspection Solutions

Bedroom (Continued)

31. Doors: Six Panel - Door does not latch closed, adjust the back set as needed.



32. Windows: Casement - Peeling paint noted at the window sashes.



33. Electrical: 110 VAC
34. HVAC Source: HVAC system register
35. Smoke Detector: Present
-
- Lower Level Southeast Bedroom
36. Closet: Reach-in - Under painting contractor at the time of inspection
37. Ceiling: Texture paint
38. Walls: Paint
39. Floor: Carpet
40. Doors: Six Panel - Missing
41. Windows: Casement
42. Electrical: 110 VAC - Missing cover plates
43. HVAC Source: HVAC system register
44. Smoke Detector: Present

Bathroom

A NP NI M D

2nd Floor North Bedroom Bathroom

1. Closet: Reach-in
2. Ceiling: Texture paint
3. Walls: Paint
4. Floor: Tile and Carpet - Staining noted at the carpet
5. Doors: Six Panel - Pocket door rubs at the frame
6. Windows: Casement
7. Electrical: 110 VAC - **Faulty GFCI outlet-replace**



8. Counter/Cabinet: Composite and wood - Damaged hinges at the doors.
9. Sink/Basin: Molded single bowl - Staining noted at the bowl



10. Faucets/Traps: Brass - **Small drip noted at the time of inspection**
11. Tub/Surround: Fiberglass tub and tile surround - Needs cleaning



12. Toilets: Gerber
13. HVAC Source: HVAC system register
14. Ventilation: Electric ventilation fan and window

Owners Suite Bathroom

15. Closet: 2 Walk in's
16. Ceiling: Texture paint

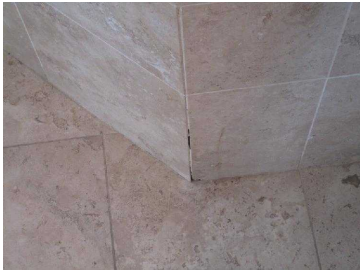
Inspection Solutions

Bathroom (Continued)

17. Walls: Paint - Small unpainted section.



18. Floor: Tile - Chipped grout noted at the tile in isolated areas.



19. Doors: French Doors - Left hand door rubs at the frame and does not close properly.



20. Windows: Casement

21. Electrical: 110 VAC GFIC Protected and Lighting Circuits

22. Counter/Cabinet: Composite and wood

23. Sink/Basin: Molded bowls

24. Faucets/Traps: Kohler fixtures with a PVC trap

25. Shower/Surround: Tile

26. Spa Tub/Surround: Fiberglass tub and tile surround

27. Toilets: Gerber

28. HVAC Source: HVAC system register and In Floor Heat - In floor heat was not working at the time of inspection. Have boiler repaired.

29. Ventilation: Air to Air Register, Electric ventilation fan and window - Bathroom vent in the water closet is loose at the ceiling and loud operation.



Bathroom (Continued)

2nd Floor South Bathroom

- 30. Closet: Walk-in - Full of debris
- 31. Ceiling: Texture paint
- 32. Walls: Paint - Past staining noted
- 33. Floor: Tile
- 34. Doors: Six Panel - Rubs at the pocket
- 35. Electrical: 110 VAC GFCI - **Faulty GFCI outlet-replace**
- 36. Counter/Cabinet: Composite and wood
- 37. Sink/Basin: Molded single bowl
- 38. Faucets/Traps: Brass - **Damaged stopper**
- 39. Tub/Surround: Fiberglass tub and tile surround - **Leak noted at the shower head**
- 40. Toilets: Gerber
- 41. HVAC Source: HVAC system register
- 42. Ventilation: Air to Air - No mechanical ventilation present.

Lower Level Bathroom Bathroom

- 43. Ceiling: Paint - Under painting contractor at the time of inspection
- 44. Walls: Paint - **Mold growth noted behind the wall.**



- 45. Floor: Tile
- 46. Doors: Six Panel - Missing
- 47. Electrical: 110 VAC GFCI
- 48. Counter/Cabinet: Composite and wood
- 49. Sink/Basin: Molded single bowl
- 50. Faucets/Traps: Metal
- 51. Shower/Surround: Tile
- 52. Toilets: Gerber
- 53. HVAC Source: HVAC system register
- 54. Ventilation: Air to air

Lower Level Southeast Bathroom

- 55. Ceiling: Paint
- 56. Walls: Paint
- 57. Floor: Tile

Bathroom (Continued)

58. Doors: Six Panel - Missing



59. Electrical: 110 VAC GFCI
60. Counter/Cabinet: Composite and wood
61. Sink/Basin: Molded single bowl
62. Faucets/Traps: Metal - Peeling finish



63. Shower/Surround: Tile
64. Toilets: Gerber
65. HVAC Source: HVAC system register
66. Ventilation: air to air

1st Floor Half Bathroom

67. Ceiling: Texture paint
68. Walls: Texture paint
69. Floor: Hardwood
70. Doors: Six Panel
71. Electrical: 110 VAC GFIC Protected and Lighting Circuits
72. Counter/Cabinet: Stone and Wood
73. Sink/Basin: Porcelain
74. Faucets/Traps: Delta fixtures with a PVC trap
75. Toilets: Toto
76. HVAC Source: HVAC system register
77. Ventilation: Air to Air Register

Inspection Solutions

Laundry Room/Area

A NPNI M D

1st Floor (off of mud room) Laundry Room/Area

1. Ceiling: Texture paint
2. Walls: Paint
3. Floor: Tile
4. Doors: Six Panel
5. Windows: Casement
6. Electrical: 110 VAC
7. Washer/Dryer: Electrolux - Home owners clothing was in the both the washer and dryer.
8. HVAC Source: HVAC system register
9. Laundry Tub: Coated
10. Laundry Tub Drain: PVC
11. Washer Hose Bib: Gate valves
12. Washer and Dryer Electrical: 110-120 VAC
13. Dryer Vent: Metal flex
14. Dryer Gas Line: Copper
15. Washer Drain: Wall mounted drain

Plumbing

Gas lines are not assessed for code compliance within this inspection. Please refer to your truth in housing inspection, if available.

A NPNI M D

1. Service Line: Copper
 2. Main Water Shutoff: Utility Room, East - Well not inspected.
 3. Water Lines: Copper
 4. Drain Pipes: PVC
 5. Service Caps: Not visible
 6. Vent Pipes: PVC
 7. Gas Service Lines: Copper
- Utility Room, West Water Heater
8. Water Heater Operation: Functional at time of inspection - **On average the life expectancy of a water heater is 15-18 years of age. This unit is 25 years old. Water heater has exceeded design life.**
 9. Manufacturer: State
 10. Model Number: PRV 40 NORSO Serial Number: C96670875
 11. Type: Natural gas Capacity: 40 Gal.
 12. Approximate Age: 1996 Area Served: Whole building
 13. Flue Pipe: Double wall
 14. TPRV and Drain Tube: Copper
- Utility Room, West Water Heater
15. Water Heater Operation: Functional at time of inspection - **On average the life expectancy of a water heater is 15-18 years of age. This unit is 25 years old. Water heater has exceeded design life.**
 16. Manufacturer: State

Plumbing (Continued)

17. Model Number: PRV 40 NORSO Serial Number: C96670937
18. Type: Natural gas Capacity: 40 Gal.
19. Approximate Age: 1996 Area Served: Whole building
20. Flue Pipe: Double wall
21. TPRV and Drain Tube: Copper - Corrosion noted at the TPR valve where it meets the water tank/heater.



Heating System

The inspector is not equipped to thoroughly inspect heat exchanges for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector does not light pilots, if pilots are off, a full inspection is not possible, it is suggested that the heating systems be activated and fully inspected prior to close of transaction. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. Asbestos materials have been used in heating systems in the past, determining presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

A NP NI M D

Utility Room, West Heating System

1. Heating System Operation: Not Functional at the time of inspection, Recommend Service - **The Weil-McLain boiler was not functioning at the time of inspection. Repairs are needed.**
2. Manufacturer: Weil-McLain
3. Model Number: CGI-5 PIN Serial Number: CP7531823
4. Type: Boiler system Capacity: 120,000 BTUHR
5. Area Served: Partial Approximate Age: 2016
6. Fuel Type: Natural gas
7. Heat Exchanger: 4 Burner - Boiler not functional at the time of inspection. Visual inspection only, Heat exchanger is not disassembled.
8. Distribution: Hot water
9. Circulator: Pump
10. Flue Pipe: Double wall
11. Controls: Relief valve
12. Devices: Expansion tank

Utility Room, West Heating System

13. Heating System Operation: Functional at the time of inspection - The average life expectancy of a boiler is 25-30 years. This unit is approximately 26 years old. Boiler was last serviced in 2020.
14. Manufacturer: Carrier
15. Model Number: BW3AAN000112AAAA Serial Number: 4295V04914
16. Type: Boiler system Capacity: 90,000 BTU/HR

Inspection Solutions

Heating System (Continued)

17. Area Served: Partial Approximate Age: 1995

18. Fuel Type: Natural gas

19. Heat Exchanger: 3 Burner - Visual inspection only, Heat exchanger is not disassembled.

20. Distribution: Hot water

21. Circulator: Pump

22. Flue Pipe: Double wall

23. Controls: Relief valve

24. Devices: Expansion tank

Utility Room, East Heating System

25. Heating System Operation: Functional at the time of inspection

26. Manufacturer: First Co

27. Model Number: 48MBX-4HW Serial Number: FC675828 051449

28. Type: Coil Capacity: 70,000 BTU/HR Equivalent

29. Area Served: 2nd Floor, Bonus Room and Master Suite Approximate Age: 1995

30. Fuel Type: Coil, Water System

31. Blower Fan/Filter: Direct drive with disposable filter

32. Distribution: Metal duct

33. Circulator: Pump

34. Draft Control: Automatic

35. Devices: Air to Air exchanger - Clean the two reusable filters every three months and the core on a yearly basis. Filters are in need of cleaning.

36. Humidifier: April-Aire - **Not functioning at the time of inspection. Replace water pad filter.**



Utility Room, East Heating System

37. Heating System Operation: Functional at the time of inspection

38. Manufacturer: First Co

39. Model Number: 36MBX-3HW Serial Number: FC681259 063787

40. Type: Coil Capacity: 70,000 BTU/HR Equivalent

41. Area Served: Kitchen, Front Hall and Basement Approximate Age: 1995

42. Fuel Type: Coil, Water System

43. Blower Fan/Filter: Direct drive with disposable filter

44. Distribution: Metal duct

45. Circulator: Pump

46. Draft Control: Automatic

Heating System (Continued)

47. Devices: Air to Air exchanger - Clean the two reusable filters every three months and the core on a yearly basis. Filters are in need of cleaning.



48. Humidifier: April-Aire - **Not functioning at the time of inspection. Replace water pad filter.**



49. Thermostats: Multi-zone

Structure

All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed during this inspection. No engineering is performed during this inspection.

A NPNI M D

1. Structure Type: Wood frame
2. Foundation: Concrete - all walls in the basement have been covered with wallboard so foundation could not be properly inspected.
3. Bearing Walls: Frame
4. Joists/Trusses: 2x12
5. Piers/Posts: Poured piers and wood posts
6. Floor/Slab: Poured slab
7. Stairs/Handrails: Wood stairs with wood handrails
8. Subfloor: Composite manufactured materials
9. Rodents: Yes - Contact a pest control contractor as needed.

Inspection Solutions

Attic

A NPNI M D

Main Attic

1. Method of Inspection: In the attic
2. Roof Framing: Truss
3. Sheathing: OSB, Strand board
4. Ventilation: Roof and soffit vents
5. Insulation: Blown in
6. Bathroom Fan Venting: Electric fan

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Asphalt and Concrete - Re seal the asphalt as well as cracks in the concrete



2. Walks: Concrete - Cracked
3. Steps/Stoops: Concrete - re seal at the front walk
4. Deck: Painted wood - Moisture damage to isolated boards as well as areas that have been patched and now have failing paint are beginning to deteriorate.



5. Balcony: Painted wood - Older board in place with peeling paint



6. Vegetation: Trees grass and shrubs - Tree limbs over hang the roof and should be cut back

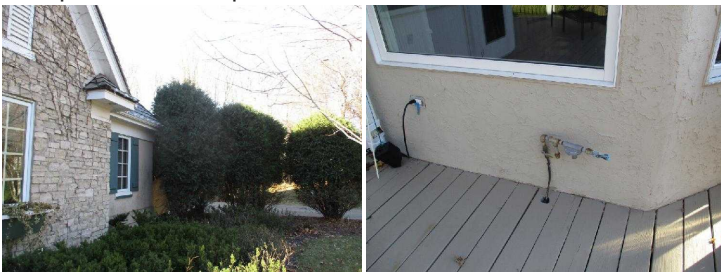
Lots and Grounds (Continued)

Vegetation: (continued)



Exterior

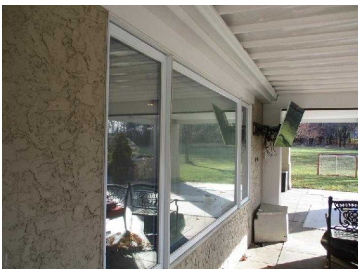
7. Main Exterior Surface Type: Stucco and stone - Moisture stains as well as stucco installed below grade without weeps screeds in place. Isolated stucco cracks noted. The stucco was not tested during the home inspection



8. Soffits: Wood - Past signs of wasp or bees.

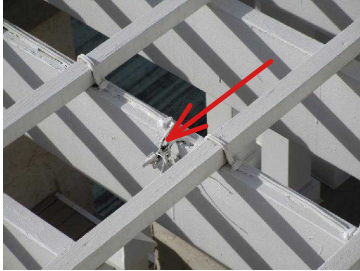


9. Basement Windows: Casement - Covered at the time of inspection from painting contractor.



Marginal Summary (Continued)

10. Exterior Lighting: Surface mounted lamps front and rear - Spliced wires noted outside of a junction box. Missing lights at isolated locations



Roof

11. Main Roof Roof Surface Material: Wood shake - Shingles appear to be in good condition with Minimal cracking and moss growth noted. A restoration in the future is recommended to extend the life of the shakes. Moss and algae growth noted



12. Valleys: Preformed metal - Past ice dams noted at the kitchen and porch roof line

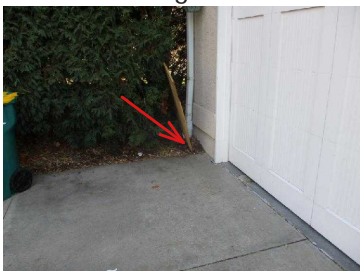


13. Gutters: Aluminum - Need cleaning

14. Main Chimney Chimney: Stucco - Stair step cracks in chimney as well as remove vine growth

Garage/Carport

15. Front Garage Exterior Surface: Stucco - Remove the vine growth as well as grade and mulch installed above the stucco cladding.



Inspection Solutions

Marginal Summary (Continued)

16. Front Garage Roof: Wood Shake - Older shingles in place with algae growth forming.
17. Front Garage Walls: Paint - Damaged and dented from play
18. Front Garage Floor/Foundation: Painted Concrete
19. Front Garage Electrical: 110 VAC - Damaged cover plate
20. Front Garage Leader/Extensions: Aluminum and Plastic - Extend runoff drains to move water away from foundation

Kitchen

21. Main Kitchen Ventilator: Vent A Hood - Only one of the three vent hood lights work.



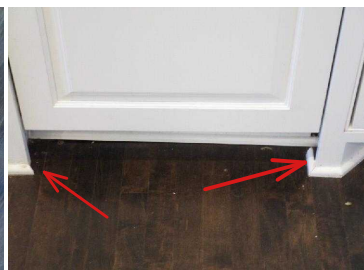
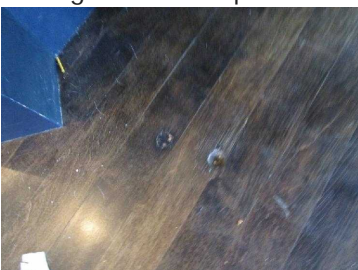
22. Main Kitchen Electrical: 110 VAC GFCI Protected and Lighting Circuits - Missing outlet and switch cover plates. One light over the sink does not work.



23. Main Kitchen Cabinets: Wood - Wear noted at the floor finish. Missing pull knobs at the pull outs on each side of the oven. Lower cabinet drawers do not shut tightly.



24. Main Kitchen Floor: Hardwood - Water damage noted to the floor near the beverage refrigerator to the patio door to the three season porch door area. Wear/scratches noted at the floor finish. Dents noted in the floor surface. Missing and loose quarter round trim at the dishwasher.



Marginal Summary (Continued)

25. Main Kitchen Windows: Casement - Loose weather stripping noted at the left hand window unit.



Living Space

26. Family Room Living Space Ceiling: Texture paint - Stain/discoloring noted at the ceiling above the wet bar location.



27. Family Room Living Space Counter/Cabinet: Grainet and wood - Trim below the cabinets is loose.



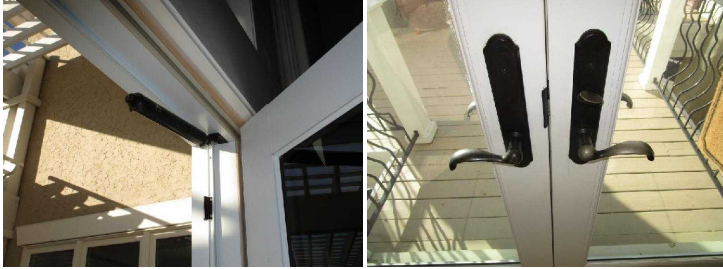
28. Family Room Living Space Windows: Casement and Fixed - The right hand south window unit is missing the lock handle and both south windows are missing the window crank handle trim. South right hand window unit could not be opened.



29. Great Room Living Space Doors: French Patio Doors with Glass - Door dead bolt does not align. Storm doors at the exterior are no longer in place.

Living Space (Continued)

Doors: (continued)



30. Foyer Living Space Doors: Entry Door - Weather striping is damaged at the door. Door dead bolt is loose and does not align properly.



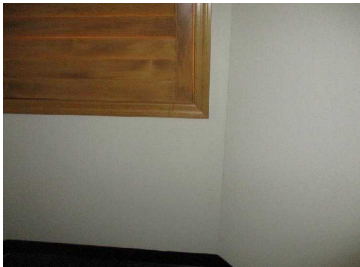
31. 2nd Floor Bonus Room Living Space Floor: Carpet - Stained and soiled



32. Lower Level Game Room Pool Side Living Space Walls: Paint - Under painting contractor at the time of inspection

33. Lower Level Game Room Pool Side Living Space Electrical: 110 VAC - Missing cover plates

34. Lower Level Gym Living Space Walls: Paint - Cracks present



35. Lower Level Office Living Space Walls: Paint

36. Lower Level Office Living Space Windows: Casement - Broken seal at the window unit, resulting in moisture/fogging between the window glazing.

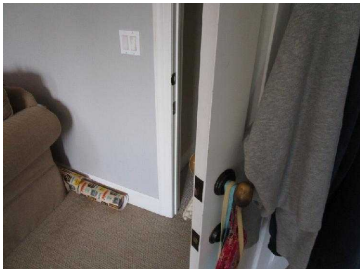
Living Space (Continued)

Windows: (continued)



Bedroom

- 37. Master Suite Bedroom Floor: Hardwood - Scratches as well as dings in the surface
- 38. Master Suite Bedroom Doors: Six Panel - Door to the bathroom are loose
- 39. 2nd Floor North Bedroom Bedroom Floor: Carpet - Carpet Stained/soiled
- 40. 2nd Floor South Bedroom Doors: Six Panel - Door does not latch closed, adjust the back set as needed.



- 41. Lower Level Southeast Bedroom Electrical: 110 VAC - Missing cover plates

Bathroom

- 42. 2nd Floor North Bedroom Bathroom Floor: Tile and Carpet - Staining noted at the carpet
- 43. 2nd Floor North Bedroom Bathroom Doors: Six Panel - Pocket door rubs at the frame
- 44. 2nd Floor North Bedroom Bathroom Counter/Cabinet: Composite and wood - Damaged hinges at the doors.
- 45. 2nd Floor North Bedroom Bathroom Sink/Basin: Molded single bowl - Staining noted at the bowl



- 46. 2nd Floor North Bedroom Bathroom Tub/Surround: Fiberglass tub and tile surround - Needs cleaning



Marginal Summary (Continued)

47. Owners Suite Bathroom Doors: French Doors - Left hand door rubs at the frame and does not close properly.



48. Owners Suite Bathroom Ventilation: Air to Air Register, Electric ventilation fan and window - Bathroom vent in the water closet is loose at the ceiling and loud operation.



49. 2nd Floor South Bathroom Closet: Walk-in - Full of debris
50. 2nd Floor South Bathroom Walls: Paint - Past staining noted
51. 2nd Floor South Bathroom Doors: Six Panel - Rubs at the pocket
52. 2nd Floor South Bathroom Ventilation: Air to Air - No mechanical ventilation present.
53. Lower Level Bathroom Bathroom Ceiling: Paint - Under painting contractor at the time of inspection
54. Lower Level Southeast Bathroom Faucets/Traps: Metal - Peeling finish



Plumbing

55. Utility Room, West Water Heater Water Heater Operation: Functional at time of inspection - **On average the life expectancy of a water heater is 15-18 years of age. This unit is 25 years old. Water heater has exceeded design life.**
56. Utility Room, West Water Heater Water Heater Operation: Functional at time of inspection - **On average the life expectancy of a water heater is 15-18 years of age. This unit is 25 years old. Water heater has exceeded design life.**

Marginal Summary (Continued)

57. Utility Room, West Water Heater TPRV and Drain Tube: Copper - Corrosion noted at the TPR valve where it meets the water tank/heater.



Heating System

58. Utility Room, West Heating System Heating System Operation: Functional at the time of inspection - The average life expectancy of a boiler is 25-30 years. This unit is approximately 26 years old. Boiler was last serviced in 2020.
59. Utility Room, East Heating System Devices: Air to Air exchanger - Clean the two reusable filters every three months and the core on a yearly basis. Filters are in need of cleaning.
60. Utility Room, East Heating System Devices: Air to Air exchanger - Clean the two reusable filters every three months and the core on a yearly basis. Filters are in need of cleaning.



Structure

61. Rodents: Yes - Contact a pest control contractor as needed.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

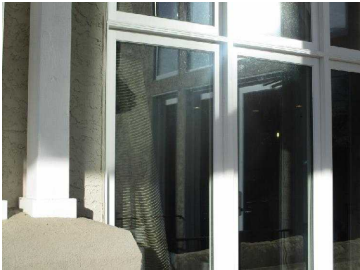
Lots and Grounds

1. Fences: Wood - Gate will need repairs



Exterior

2. Trim: Wood - Peeling paint noted at isolated locations. Deteriorating trim noted at the lower door frames.
3. Patio Door: Sliding - Deteriorated trim noted at various exterior frames
4. Windows: Casement - Window seal broken or damaged. See interior notes.



5. Hose Bibs: Rotary - Not tested but appears to have leaked at the lower patio area.



Roof

6. Leader/Extension: Aluminum and Plastic, Missing - Damaged, Extend runoff drains to move water away from foundation

Kitchen

7. Main Kitchen Cooking Appliances: Wolf - Small oven was not working at the time of inspection. The cook top grill does not work properly. Repairs needed.

Kitchen (Continued)

Cooking Appliances: (continued)



Living Space

8. Family Room Living Space Refrigerator Drawer: KitchenAid - Refrigerator drawer display does not appear to be working. The refrigerator drawer is cooling/function at the time of inspection.



9. Dining Room Living Space Windows: Fixed - Broken thermo seal at the right hand fixed window unit, resulting is moisture/fogging between the window glazing.



10. Lower Level Gym Living Space Ceiling: paint - Past staining noted from above ice dam



11. Lower Level Office Living Space Ceiling: Paint - Hole noted in the ceiling

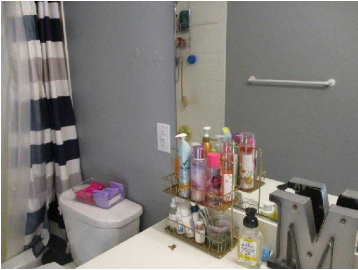
Living Space (Continued)

Ceiling: (continued)



Bathroom

12. 2nd Floor North Bedroom Bathroom Electrical: 110 VAC - **Faulty GFCI outlet-replace**



13. 2nd Floor North Bedroom Bathroom Faucets/Traps: Brass - **Small drip noted at the time of inspection**
14. 2nd Floor South Bathroom Electrical: 110 VAC GFCI - **Faulty GFCI outlet-replace**
15. 2nd Floor South Bathroom Faucets/Traps: Brass - **Damaged stopper**
16. 2nd Floor South Bathroom Tub/Surround: Fiberglass tub and tile surround - **Leak noted at the shower head**
17. Lower Level Bathroom Bathroom Walls: Paint - **Mold growth noted behind the wall.**



Heating System

18. Utility Room, West Heating System Heating System Operation: Not Functional at the time of inspection, Recommend Service - **The Weil-McLain boiler was not functioning at the time of inspection. Repairs are needed.**
19. Utility Room, East Heating System Humidifier: April-Aire - **Not functioning at the time of inspection. Replace water pad filter.**



Defective Summary (Continued)

20. Utility Room, East Heating System Humidifier: April-Aire - **Not functioning at the time of inspection. Replace water pad filter.**

