



True North Home Inspection

Inspection Report



**3109 Woodlot Lane
Duluth, Minnesota 55803**

Inspection Date November 1, 2017
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ASHI Associate Member

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Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Property Condition Summary

The scope of this inspection will not only include concerns related to deficiencies discovered during the inspection, but will also serve to document the condition of flat surfaces and areas exposed to seasonal snow accumulations. These areas are documented by photograph and listed as an "Observation - Pre-Winter Condition". The inspection will include the main home structure and the detached garage/guest house. This approx 865sf home sits well on the lot and grounds with positive grade and drainage away from the structure. No remarkable defects are noted to the slab foundation, it is flashed and appears to be insulated at the perimeter of the building envelope. There is an in-accessible crawlspace under the screen porch at the northeast exposure. Vinyl siding and components show no remarkable defect. There is some algae growth noted to the northern exposure at the garage. Wood trims show signs of early paint peel at windows. Electrical utilities appear to be installed correctly and are weather sealed. Wood decking appears sound and well preserved. There is some wood in contact with soil noted. The asphalt roof covering is in satisfactory condition with minor age related granular loss at shingle edges. Flashing components appear to be weather tight. Gutter and downspouts were mounted to eaves at only one side of the structures, with damage noted to components. The interior of the home presents at a moderate to high level of care and maintenance. There are no remarkable deficiencies noted to wall or ceiling surfaces. Floor coverings show age related wear, but are otherwise in satisfactory condition. Windows and doors fit square in their openings and operate without bind. Interior trims are tight. The garage space at the SW end of the Garage/Guest House appears to be well crafted and sound. Foundations components show no cracking or signs of heave. The overhead door fits square in the opening and the operator functions as expected with safety reverse sensors aligned. Electrical switches and outlets were found to be uncovered in this area. The Guest space at the NE end was found to be finished and insulated with fiberglass insulation with vapor barrier. There were no defects noted to walls or ceilings and floor coverings appear to be in satisfactory condition. Electrical baseboard heaters(2) appear to be installed correctly and functioned as expected. The plumbing system was found to be tight and leak free at all fixtures, water lines and waste lines. Good water pressure was noted at all fixtures and hot/cold service appears to be functioning as expected. Appliances appear to be up to date and in good condition. The electrical systems, Main and Heat, appears to be installed correctly, with the exception of components lacking covers. The in-slab electrical radiant system appears to be functioning as expected. An ambient temperature rise of 1 degree was noted after the 3 hour inspection period. Continuity was determined at all circuitry. The structures on this property are well maintained and cared for at both exterior and interior locations as well as systems and components. Some age related concerns are noted, but by-and-large this property has been well designed, built and maintained. Significant concerns were found at the electrical outlets, switches, junctions and GFCI, which are easily mitigated. Other observations and concerns will follow within the body of this report.

Significant Concerns

Not Working - Electrical

1. GFCI(Exterior: Ground View): Outlet appears to have no power

Safety Concern - Electrical

2. Junction Box(Laundry Closet): Cover plate is missing
3. Outlet(Screen Porch, 2nd Bedroom): Cover plate is missing
4. Outlet(Detached Garage): Outlets and switches are not covered in this room.

Budget to Replace

None

Needs Further Evaluation

None

Items to Monitor

Observation to Monitor - Balconies, Decks and Porches

5. Balcony, Deck or Porch(Exterior: Ground View): Wood is in contact with soil
-

Maintenance Items**Moderate Concern - Building Exterior**

6. Downspout(Detached Garage): Missing

Minor Concern - Building Exterior

7. Downspout(Exterior: Ground View): Extension is not connected.
8. Exterior Trim(Exterior: Roof View): Paint is peeling.
9. Gutter(Exterior: Ground View): Gutter seam is leaking.
10. Siding(Detached Garage): Vinyl siding shows some algae growth.

Minor Concern - Electrical

11. GFCI(Exterior: Ground View): Loose
12. GFCI(Exterior: Ground View, Kitchen): Not tripping or resetting
13. GFCI(Kitchen): Not tripping or resetting using tester
14. Outlet(Living Room): Loose
15. Switch(1st Bedroom): Cover plate is missing a screw
16. Switch(Detached Garage): Outlets and switches are not covered in this room.

Minor Concern - Landscaping and Hardscaping

17. Drainage and Grading(Exterior: Ground View): Pre-Winter Condition

Minor Concern - Plumbing

18. Sink(1st Bathroom): Drain stop is not connected to the drain
19. Water Heater(Laundry Closet): Exposed electrical wiring near plumbing lines.

Minor Concern - Room Components

20. Countertop(Kitchen): Not secured properly
21. Exterior door(Kitchen): Does not latch.
22. Floor(1st Bedroom, 2nd Bedroom): Transition trim is missing.
23. Interior Door(Laundry Closet, 2nd Bedroom): Closet door off track

Cosmetic - Electrical

24. GFCI(1st Bathroom): Cover is cracked
25. Light Fixture(1st Bathroom): Light cover is missing
26. Outlet(Living Room): Cover is cracked

General Information




- # Of Stories: 1
- Foundation Design: Crawl Space, Slab on Grade
- Ground Conditions: Snow/Frozen
- Heating System: Electric Baseboard, Electric In-Slab
- House Faces: Northeast
- Location Of Attic Entrance: None
- Method To Inspect Attic: Not Applicable
- Method To Inspect Roof: On roof, From ground
- Occupancy: Vacant
- Recent Rain (3 Days): Yes
- Sewer System: Septic system
- Square Footage: 864
- Style Of Home: Woodland Cabin 4 Season
- Temperature: +/-25°F
- Water Source: Well
- Weather Conditions: Freezing Rain, Breeze, Cloudy, Snow
- Year Built: 1997

Scope of Inspection

- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- An inspection does not determine the market value of the property or its marketability.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- This home inspection is being conducted in accordance with the American Society of Home Inspectors guidelines.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- An inspection will not identify concealed or latent defects.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is limited to visible and accessible components and areas only.
- An inspection is not technically exhaustive.
- This home inspection is being conducted in accordance with the state Standard of Practice guidelines.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

 <p>Satisfactory</p> <p>No material issues have been found. One or more cosmetic issues may have been observed.</p>	 <p>Safety Hazard</p> <p>Has conditions that make operation of the item unsafe and is in need of prompt attention.</p>	 <p>Poor</p> <p>Is operating, but has at least one major concern with its operation.</p>
 <p>Marginal</p> <p>The item is working, but has at least one concern that is beyond cosmetic.</p>	 <p>Not working</p> <p>Was not working at the time of the inspection.</p>	 <p>Not Inspected</p> <p>Was not inspected. The reason is typically indicated.</p>

Appliances

Save money on appliances and appliance repair

Descriptions:

Microwave Oven

- Manufacturer Name: Hamilton Beach
- Model Number: HB-P100N30AL-S3
- Serial Number: S3W0309E04366
- Year Built: 2014

Oven/Range

- Energy Source: Electric
- Manufacturer Name: Maytag
- Model Number: MER5751BAQ
- Serial Number: 14852277NX
- Year Built: 2008
- [Manual](#)

Dryer

- Energy Source: Electric
- Manufacturer Name: Whirlpool
- Model Number: LEW0050PQ 3
- Serial Number: CAT1404540
- Venting Location: Wall
- Year Built: 2006
- [Manual](#)

Washer

- Energy Source: Electric
- Manufacturer Name: Whirlpool
- Model Number: LHW0050PQ 2
- Serial Number: CAS4614699
- [Manual](#)

Refrigerator

- Manufacturer Name: Kenmore
- Model Number: 795.78022.310
- Serial Number: 407MRYA14914
- Year Built: 2014

Refrigerator

- Manufacturer Name: Kenmore
- Model Number: 106.57282791
- Serial Number: SG3036133
- Year Built: 1998

Disclaimers:

- The appliances are checked for general condition as a courtesy to our clients. No warranty or guarantee is implied as to the functionality of all the individual features and functions of the appliances.

Concerns and Observations:

- ✓ **Dryer**
- ✓ **Microwave Oven**
- ✓ **Oven/Range**
- ✓ **Refrigerator**
- ✓ **Washer**

Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

- Material: Wood
- Type: Deck, Patio, Steps

Balcony, Deck or Porch

- Material: Wood

Balcony, Deck or Porch

- Material: Wood
- Type: Deck, Stairs, Patio

Concerns and Observations:

✔ **Balcony, Deck or Porch**

Observation to Monitor

Wood is in contact with soil

Location	Exterior: Ground View
Impact	The soil may cause moisture damage to the wood
Suggested Action	Monitor for wood deterioration. Should deterioration continue have repaired or replaced

In Working Order

Informational only

Location Exterior: Ground View



Building Exterior

[Find deals on siding and gutters](#)

Descriptions:

Exterior Trim

- Material: Wood, Vinyl

Siding

- Material: Vinyl

Eave

- Fascia Material: Aluminum

Downspout

- Drainage Location: Above grade

- Soffit Material: Vented, Aluminum

- Material: Aluminum

Gutter

- Material: Aluminum, Vinyl/Plastic
- Type: Eave Mounted

Disclaimers:

- The home inspector shall observe wall cladding, flashings, trim, eaves, soffits, and fascias. The home inspector shall describe wall cladding materials and probe exterior wood components where deterioration is suspected. The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Concerns and Observations:

– Downspout

Moderate Concern

Missing

Location	Detached Garage
Impact	Without a downspout water discharge is not draining away from the foundation in a timely fashion and may cause premature aging of fascia and soffits
Suggested Action	Install downspouts



Minor Concern

Extension is not connected.

Location Exterior: Ground View



- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim

Minor Concern

Paint is peeling.

Location Exterior: Roof View



- ✓ Gutter

Minor Concern

Gutter seam is leaking.

Location Exterior: Ground View



✔ Siding

Minor Concern

Vinyl siding shows some algae growth.

Location Detached Garage



Building Structure

Descriptions:

Roof Structure

- Framing Type: Trusses
- Roof Pitch: Medium
- Roof Style: Gable

Foundation Wall

- Material: Slab on Grade

Disclaimers:

- The home inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure (...).

Concerns and Observations:

✔ Foundation Wall

In Working Order

Pre-Winter Condition

Location Detached Garage



In Working Order

Pre-Winter Condition

Location Exterior: Ground View



- ✓ Roof Structure
- ✓ Slab

Electrical

Descriptions:

Sub / Distribution Panel

- # of 220 Volt Circuits: 2
- Circuit Breaker Size: 30, 20
- Manufacturer Name: Square D
- Panel Rating: 100 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper

Electric Service Panel - SLAB HEAT

- # of 110 Volt Circuits: 1
- # of 220 Volt Circuits: 5
- Circuit Breaker Size: 20, 15, 30
- Location: 2nd Bedroom
- Manufacturer Name: Square D
- Panel Rating: 100 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper
- Wiring Type - Main: Copper

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: At Electrical Panel
- Rating: 240 Volts
- Service Entry Style: Underground

Sub / Distribution Panel

- # of 110 Volt Circuits: 7
- # of 220 Volt Circuits: 1
- Circuit Breaker Size: 15, 20
- Manufacturer Name: Eaton
- Panel Rating: 125 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper

Wiring

- Wiring Method: Romex, Conduit

Electric Service Panel-MAIN

- # of 110 Volt Circuits: 12
- # of 220 Volt Circuits: 3
- Circuit Breaker Size: 20, 100, 30, 15, 40
- Location: 2nd Bedroom
- Manufacturer Name: Square D
- Panel Rating: 100 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper
- Wiring Type - Main: Copper

Disclaimers:

- The home inspector shall observe service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures, the operation of ground fault circuit interrupters and Smoke detectors. The home inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system or Builtin vacuum equipment.

Concerns and Observations:

- ✓ Ceiling Fan
- ✓ Electric Load Control
- ✓ Electric Service Panel - SLAB HEAT
- ✓ Electric Service Panel-MAIN
- ✓ Electrical service
- ⊗ GFCI

Not Working

Outlet appears to have no power

Location Exterior: Ground View
Suggested Action Have repaired by a licensed electrical technician



Minor Concern

Loose

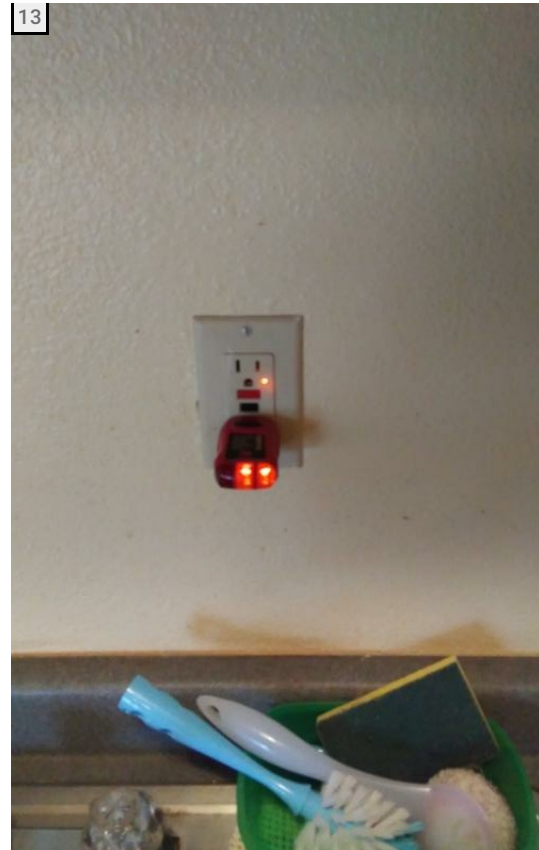
Location Exterior: Ground View



Minor Concern

Not tripping or resetting

Location	Exterior: Ground View, Kitchen
Impact	When the GFCI does not trip, an electrical shortage may result
Suggested Action	Replace the GFCI
Other Information	GFCI receptacles prevent electric shocks from faults in electrical device



Minor Concern

Not tripping or resetting using tester

Location	Kitchen
Impact	When the GFCI does not trip, an electrical shortage may result
Suggested Action	Replace the GFCI
Other Information	GFCI receptacles prevent electric shocks from faults in electrical device



Cosmetic

Cover is cracked

Location	1st Bathroom
Suggested Action	Replace the cover



! Junction Box

Safety Concern

Cover plate is missing

Location	Laundry Closet
Impact	Without a cover plate, electrical shock may result if touched
Suggested Action	Install a cover



✔ Light Fixture

Cosmetic

Light cover is missing

Location	1st Bathroom
Suggested Action	Add a cover to the light

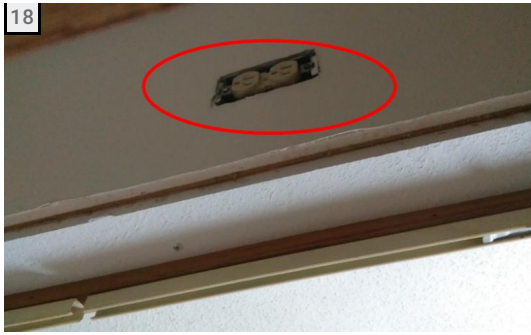


! Outlet

Safety Concern

Cover plate is missing

Location	Screen Porch, 2nd Bedroom
Impact	Without a cover plate, can cause electrical shock if touched
Suggested Action	Install a cover



Inside Closet at Header



Safety Concern

Outlets and switches are not covered in this room.

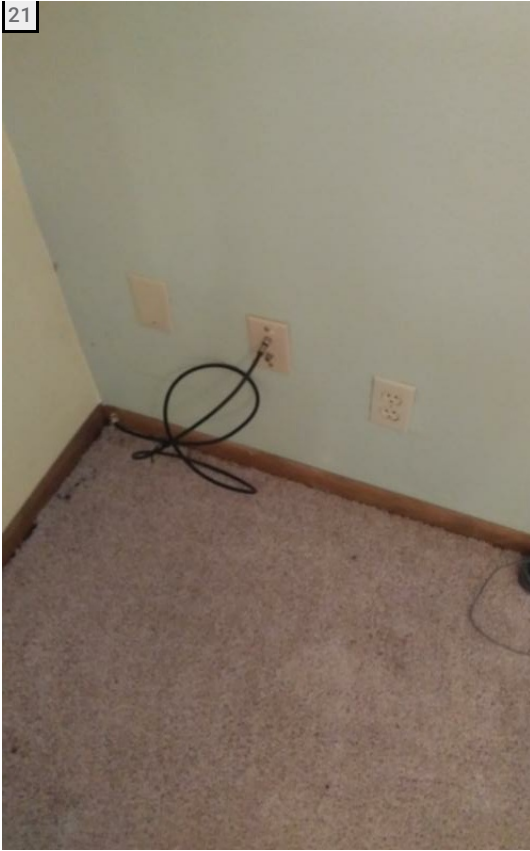
Location Detached Garage



Minor Concern

Loose

Location Living Room



Cosmetic

Cover is cracked

Location	Living Room
Suggested Action	Replace the cover



- ✔ Sub / Distribution Panel
- ✔ Switch

Minor Concern

Cover plate is missing a screw

Location 1st Bedroom

23



Minor Concern

Outlets and switches are not covered in this room.

Location Detached Garage



✓ Wiring

HVAC

[Find deals on heating and cooling equipment and repair](#)

Descriptions:

Thermostat

- Location: Living Room
- Temperature Differential: 60

Disclaimers:

- The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Concerns and Observations:

✓ Thermostat

Insulation and Ventilation

Descriptions:

Attic Ventilation

- Type: Roof Vent, Soffit

Kitchen / Bath Exhaust

- Type: Ceiling / Wall Vent

Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Basement / Crawl Space Ventilation
- ✓ Kitchen / Bath Exhaust

Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

Descriptions:

Fence

- Material: Wood

Driveway

- Material: Gravel

Patio and walkway

- Material: Concrete

Disclaimers:

- The home inspector shall observe decks, balconies, stoops, steps, areaways, porches, applicable railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe fences, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or Presence or condition of buried fuel storage tanks.

Concerns and Observations:

- ✓ Drainage and Grading

Minor Concern

Pre-Winter Condition

Location Exterior: Ground View



In Working Order

Pre-Winter Condition

Location Exterior: Ground View



✔ Driveway

In Working Order

Pre-Winter Condition

Location Exterior: Ground View



✔ Fence

✔ Landscape Feature

In Working Order

Pre-Winter Condition

Location Exterior: Ground View



✔ Patio and walkway

In Working Order

Pre-Winter Condition

Location Exterior: Ground View



✓ **Stair and Stoop**

Plumbing

Descriptions:

Water Pipe

- Water Service Piping Material: PEX, Copper
- Water Supply Piping Material: Copper, PEX

Waste Discharge Pipe

- Plumbing Waste Piping Material: PVC

Main water valve

- Location: Laundry Closet
- Main Water Supply Valve Location: Behind Water Heater in Laundry Closet
- Shutoff Location: Behind Water Heater in Laundry Closet
- Static Water Pressure Reading: 30#
- Water Meter Location: n/a

Water Heater

- Btu Or Watt Input Rating: 4500BTU
- Capacity: 50 gal
- Energy Source: Electricity
- Location: Laundry Closet
- Manufacturer Name: Rheem
- Model Number: XE50M06ST45U1
- Serial Number: Q391717766
- Type: Recovery
- Year Built: 2017

- [Manual](#)
- **There is a possible recall on this equipment**

Sink

- Mounting: Top-mounted
- Number Of Bowls: Double Bowl
- Type (Bathroom): Vanity Mount

Disclaimers:

- Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use.
- The home inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe water supply and distribution piping materials, drain, waste, and vent piping materials, water heating equipment, and location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to state the effectiveness of antisiphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, and hose faucets, observe water conditioning systems, fire and lawn sprinkler systems, onsite water supply quantity and quality, onsite waste disposal systems, foundation irrigation systems, spas, except as to functional flow and functional drainage, swimming pools, solar water heating equipment or observe the system for proper sizing, design, or use of proper materials.

Concerns and Observations:

- ✓ **Hose Bibb**
- ✓ **Main water valve**
- ✓ **Plumbing Vent**
- ⊘ **Septic System**
- ✓ **Sink**

Minor Concern

Drain stop is not connected to the drain

Location	1st Bathroom
Impact	Without a functioning drain stop, you will have to manually install and remove the drain stop to fill and drain the sink
Suggested Action	Repair the drain stop

- ✓ **Stand-alone Shower**
- ✓ **Toilet**
- ✓ **Waste Discharge Pipe**
- ✓ **Water Heater**

Minor Concern

Exposed electrical wiring near plumbing lines.

Location	Laundry Closet
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- ✔ Water Pipe
- ⊘ Well

Roof

Save money on roofing material and repair

Descriptions:

Roof Material

- Approximate Age: 12 - 20 years
- Roof Material: Asphalt (3-tab)

Roof Material

- Approximate Age: 12 - 20 years
- Roof Material: Asphalt (3-tab)

Disclaimers:

- The home inspector shall observe Roof covering, Roof drainage systems, flashings, skylights, chimneys, roof penetrations and signs of leaks or abnormal condensation on building components. The home inspector shall describe the type of roof covering materials and report the methods used to observe the roofing. The home inspector is not required to walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Concerns and Observations:

- ✔ Roof Flashing
- ✔ Roof Material

In Working Order

Pre-Winter Condition

Location Exterior: Roof View



In Working Order

Pre-Winter Condition

Location Detached Garage



Room Components

Save money on windows, doors and flooring and repair

Descriptions:

Window

- Window Frame Type: Wood, Storm Windows
- Window Glass Type: Double pane
- Window Type: Double hung, Slider

Wall

- Material: Drywall, T&G Cedar, V Groove T&G Pine, Paneling, OSB

Screen

- Material: Fiberglass

Countertop

- Material: Laminate

Overhead Door

- Material: Aluminum, Insulated

Ceiling

- Material: V Groove T&G Pine Boards, T&G Cedar,

Cabinet

- Cabinet Construction: Melamine, Metal Brackets, Solid Wood, Wood Sides, Shelf Locks
- Material: Wood, Melamine

Garage door opener

- Manufacturer: Liftmaster
- Type: Chain Drive

Interior Door

- Materials: Hollow Core, Solid Wood
- Style: Louvered, Panel

Exterior door

- Materials: Glass, Vinyl, Metal

Floor

- Floor Cover: Concrete, Carpet, Tile
- Sub Floor Material: Plywood, Concrete

Popcorn finish, Drywall

Disclaimers:

- The home inspector shall observe counters and a representative number of installed cabinets.
- The home inspector shall observe entryway doors a representative number of windows, doors, garage door operators, walls, ceiling, and floors, steps, stairways, balconies, and railings;. The home inspector shall operate all entryway doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector shall report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments.

Concerns and Observations:

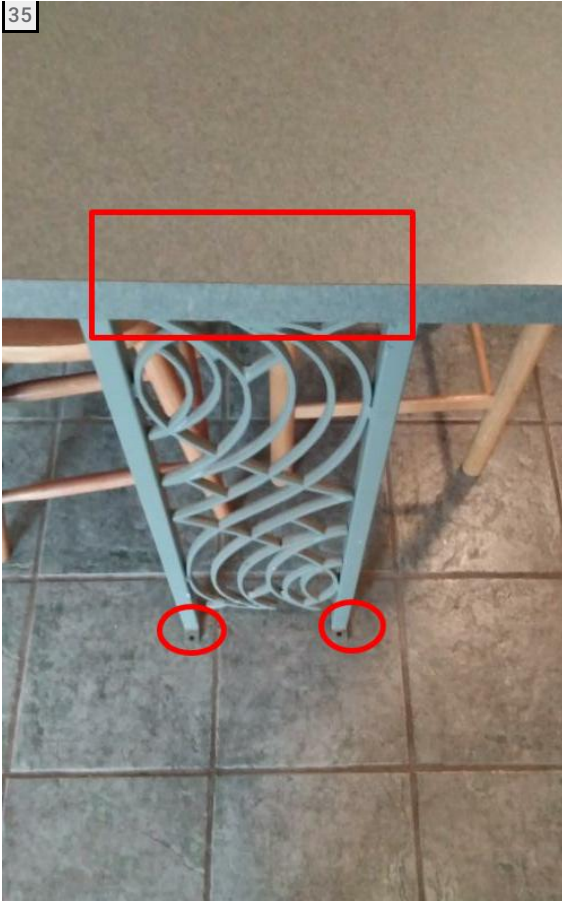
- ✓ Cabinet
- ✓ Ceiling
- ✓ Countertop

Minor Concern

Not secured properly

Location	Kitchen
Impact	The countertop may shift during use
Suggested Action	Secure the countertop to the cabinet frame





✔ Exterior door

Minor Concern

Does not latch.

Location Kitchen



✓ Floor

Minor Concern

Transition trim is missing.

Location 1st Bedroom, 2nd Bedroom



- ✔ Garage door opener
- ✔ Interior Door

Minor Concern

Closet door off track

Location Laundry Closet, 2nd Bedroom



- ✔ Interior Trim
- ✔ Overhead Door
- ✔ Screen
- ✔ Storm door
- ✔ Vanity
- ✔ Wall
- ✔ Window

Possible Recalls

Based on our search criteria, we found a possible recall matching the manufacturer, make and serial number of this equipment. It is rarely possible to automatically determine if your specific equipment falls under this recall notice. Please read the recall description carefully and compare to your equipment description to further determine if this notice applies. For final verification, contact the manufacturer who can provide a definitive evaluation.

Note: A recall does not imply the unit is defective but rather that a certain number of complaints of either damage to the home or injuries to the equipment owner come to the Consumer Product Safety Commission. This causes the company to step up and take responsibility for the damages their equipment have caused and hopefully prevents any future issues like this. Repairs are made to the equipment for free.

Product Type

Electric Water Heaters

Product Name

Rheem electric water heaters

Hazard

The control panel on the water heaters can overheat, posing fire and burn hazards.

Manufacturer

Rheem Sales Company Inc., of Montgomery, Ala.

Country of Manufacture

U.S. and Mexico

Model Numbers

XE40M12EC55U0, XE50M12EC55U0, XE50T12EC55U0, XE80T12EC55U0

Serial Numbers

A0114XXXXX to A5214XXXXX, M0114XXXXX to M5214XXXXX, Q0114XXXXX to Q5214XXXXX, A0515XXXXX, A1015XXXXX to A1615XXXXX

Description

This recall involves Rheem brand "Performance Platinum" electric water heaters in 40, 50 and 80 gallon capacities. The recalled water heaters are gray and have the "Performance Platinum" Rheem logo decal on the front above the thermostat control panel. The water heaters have a rating plate near the bottom of the unit with the model number, date of manufacture and serial number. Recalled water heaters have the following model number and have a serial number within the following ranges: Model Number Serial Number Ranges Date Code XE40M12EC55U0 A0114XXXXX to A5214XXXXX M0114XXXXX to M5214XXXXX Q0114XXXXX to Q5214XXXXX A0515XXXXX A1015XXXXX to A1615XXXXX 01Jan2014 – 21Dec2014 30Jan2015 03Mar2015 – 13Apr2015 XE50M12EC55U0 A0114XXXXX to A5214XXXXX M0114XXXXX to M5214XXXXX Q0114XXXXX to Q5214XXXXX A0515XXXXX A1015XXXXX to A1615XXXXX 01Jan2014 – 21Dec2014 30Jan2015 03Mar2015 – 13Apr2015 XE50T12EC55U0 A0114XXXXX to A5214XXXXX M0114XXXXX to M5214XXXXX Q0114XXXXX to Q5214XXXXX 1Jan2014 – 21Dec2014 XE80T12EC55U0 A0114XXXXX to A5214XXXXX M0114XXXXX to M5214XXXXX Q0114XXXXX to Q5214XXXXX 1Jan2014 – 21Dec2014

Sold At

The Home Depot stores nationwide and online from January 2014 through April 2016 for between \$450 and \$720.

Incidents

The firm has received 296 reports of control panels overheating, including one report of a fire which resulted in \$5,800 in property damage. No injuries have been reported.

Remedy

Consumers should immediately turn off and stop using the recalled water heaters. Consumers should contact Rheem to request a free repair by a Rheem field technician.

Contact

Rheem toll-free at 866-369- 4786 from 7 a.m. to 7 p.m. CT Monday through Saturday and from 8 a.m. to 3:30 p.m. CT on Sunday or online at www.rheem.com and click on Recall Information for more information.

Link

[Click here for more information.](#)