

# Inspection Report

**Ms. Carolyn Johnson**

**Property Address:**  
Saint Paul, Minnesota 55116



Front (facing west)



Side (facing north)



Front and side



Thermal image of front of townhome



Thermal image of side of townhome



Thermal image of front of town home

**HomeWorks Advantage Inspections, LLC**

**Matt Welsch**

## Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Roofing](#)

[2 Exterior](#)

[3 Garage](#)

[4 Attic, Insulation & Ventilation](#)

[5 Basement, Foundation, Crawlspace & Structure](#)

[6 Interiors](#)

[7 Plumbing System](#)

[8 Electrical System](#)

[9 Heating / Central Air Conditioning](#)

[10 Built-In Kitchen Appliances](#)

[Summary](#)

[Invoice](#)

[Attachments](#)

<b>Date:</b> 12/9/2018	<b>Time:</b> 12:00 PM	<b>Report ID:</b> HWA01007
<b>Property:</b> <b>Sample Address</b>	<b>Customer:</b> Ms. Carolyn Johnson	<b>Real Estate Professional:</b> Coldwell Banker Burnet

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer, Customer and their agent

**Type of building:**

Townhome

**Style of Home:**

Town home

**Approximate age of building:**

Over 10 Years

**Home Faces:**

West

**Outdoor Temperature and Humidity:**

35.2 F, 37.4 RH

**Indoor Temperature and Humidity:**

75.4 F, 26.1 RH

**Weather:**

Clear

**Ground/Soil surface condition:**

Frozen

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

**Standards of Practice:**

ASHI

**Square footage:**

1540 Square feet

## 1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings (style of roof, type, layers and age)	•				<b>Roof Style:</b> Gable
1.1	Eaves, Soffits and Fascias	•				<b>Roof Covering::</b> Architectural
1.2	Flashings and Valleys (material and type)	•				<b>Viewed roof covering</b> <b>from::</b> Ladder Walked roof
1.3	Skylights, Chimneys and Roof Penetrations	•				<b>Sky Light(s)::</b> None
1.4	Roof Drainage Systems	•				<b>Chimney (exterior)::</b> N/A
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						<b>Gutter/Downspout</b> <b>Material::</b> Metal
						<b>Roof Age::</b> Over 15 Years
						<b>Flashing Type::</b> Metal
						<b>Valley Type::</b> Metal

### Comments:

**1.0** Gable, asphalt shingles, 1 layer, approximately 18 years

**1.2** Metal flashing and valleys

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

		IN	NI	NP	RR	Styles & Materials
2.0	Exterior Wall Cladding Materials Flashing and Trim	•			•	<b>Siding Style:</b> Lap
2.1	Foundation, Walls	•				<b>Siding Material:</b> Vinyl Brick veneer
2.2	Doors (Exterior)	•			•	<b>Exterior Entry Doors:</b> Wood
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				<b>Appurtenance:</b> Covered porch Sidewalk
2.4	Windows	•			•	<b>Driveway:</b> Asphalt
2.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				
2.6	Outside Light Fixtures and outlets	•			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

**2.0** Item 1(Picture) Item 3(Picture) Siding trim hole, repair as needed. Item 2(Picture) Missing kickout flashing. Item 4(Picture) Caulking needing repair. This is for your information.



2.0 Item 1(Picture) Hole in siding



2.0 Item 2(Picture) Upper exterior cladding



2.0 Item 3(Picture) Hole in siding

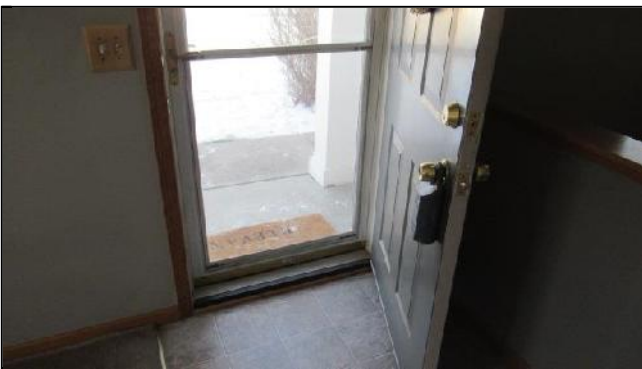


2.0 Item 4(Picture) Caulking on brick veneer and garage

2.2 Item 1(Picture) Missing door close return mechanism on outside door.



2.2 Item 1(Picture) Outside door



2.2 Item 2(Picture) Exterior door

2.4 Item 1(Picture) Upper window screen separation, repair as needed. Item 2(Picture) Upper window screen separation, repair as needed. Item 3(Picture) Upper window screen separation, repair as needed.



2.4 Item 1(Picture) Screen tear in upper window



2.4 Item 2(Picture)



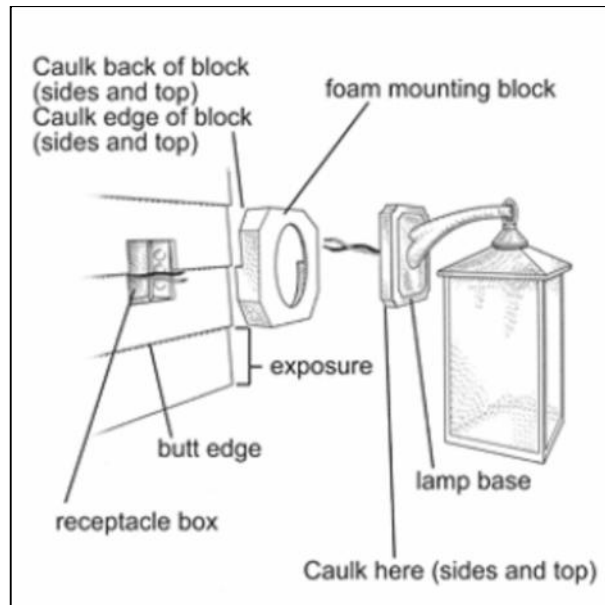


2.4 Item 3(Picture)

**2.6** Item 1(Picture) Item 5(Picture) Seal around light fixture. Item 2(Picture) Proper seal location. Item 3(Picture) Missing all weather cover.



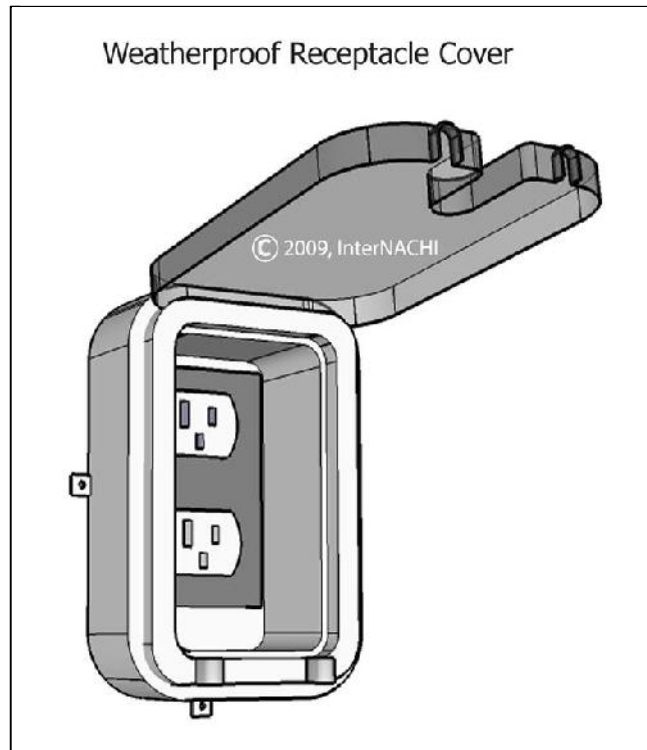
2.6 Item 1(Picture) Front door light fixture



2.6 Item 2(Picture)



2.6 Item 3(Picture) Outside outlet



2.6 Item 4(Picture)



2.6 Item 5(Picture) Outside light fixture

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage	•				<b>Garage Door Type:</b> One automatic
3.1	Garage Walls and Ceilings(foundation, GFCI outlets, and Firewall Separation)	•			•	<b>Garage Door Material:</b> Insulated Metal
3.2	Garage Floor	•				<b>Auto-opener Manufacturer:</b> CHAMBERLAIN
3.3	Occupant Door (from garage to inside of home)	•			•	
3.4	Garage Door (s) and door openers	•				
3.5	Garage Door Operation (Report whether or not doors will reverse when met with resistance)	•				
3.6	Garage window (s)			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### Comments:

**3.1** Item 1(Picture) Non-GFCI outlet. This is for your safety. Recommend replacement. Item 2(Picture) Crack in opener plastic push button. This is for your information.



3.1 Item 1(Picture) Outlet



3.1 Item 2(Picture) Garage door opener

**3.3** Item 1(Picture) Occupant door is not self closing. This is for safety. Recommend installing a closing mechanism.

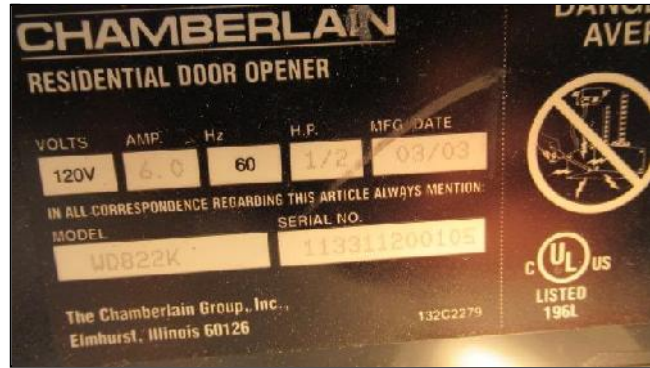


3.3 Item 1(Picture)

**3.4** Item 2(Picture) Model #WD822K, Serial #113311200105



3.4 Item 1(Picture) Chamberlan garage door opener



3.4 Item 2(Picture) Opener spec plate



#### 4. Attic, Insulation & Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
4.0	Insulation in Attic	•				<b>Attic Insulation:</b> Blown Fiberglass R-30 or better
4.1	Insulation Under Floor System		•			<b>Ventilation:</b> Roof vents
4.2	Vapor Retarders and Insulation(in crawlspace or basement)	•				<b>Exhaust Fans:</b> Fan
4.3	Ventilation of Attic, Crawlspace and Foundation Areas	•				<b>Dryer Power Source:</b> Gas Connection
4.4	Venting Systems (kitchens, baths and laundry)	•				<b>Dryer Vent:</b> Unknown
4.5	Ventilation Fans and Thermostatic Controls in Attic			•		<b>Floor System Insulation:</b> Unknown
4.6	Type of Roof Structure in Attic	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

#### Comments:

**4.0** Fiberglass insulation on access door. About 12" thick.



4.0 Item 1(Picture) Attic access door



4.0 Item 2(Picture)

**4.6** Item 1(Picture) 2x4 truss system



4.6 Item 1(Picture) Attic truss

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Basement, Foundation, Crawlpace & Structure

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)			•		<b>Foundation:</b> Poured concrete Slab on grade <b>Method used to observe</b>
5.1	Walls (Structural)		•			<b>Crawlpace:</b> No crawlpace
5.2	Columns or Piers			•		<b>Floor Structure:</b> Slab
5.3	Floors (Structural, what are floor joist dimensions)		•			<b>Wall Structure:</b> Wood Metal studs
5.4	Ceilings (Structural)		•			<b>Columns or Piers:</b> Not Visible
5.5	Roof Structure and Attic	•				<b>Ceiling Structure:</b> Not visible <b>Roof Structure:</b> 2 X 4 Rafters Web Trusses <b>Roof-Type:</b> Gable <b>Method used to observe</b> <b>attic:</b> From entry <b>Attic Info::</b> Scuttle hole Attic hatch

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

5.1 Inaccessible

5.3 Inaccessible

5.4 Inaccessible

5.5 2x4 framing



5.5 Item 1(Picture) Roof structure

---

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and 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: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.



Kitchen



Kitchen



Dining room



Living room





Main floor closet



Main floor bathroom



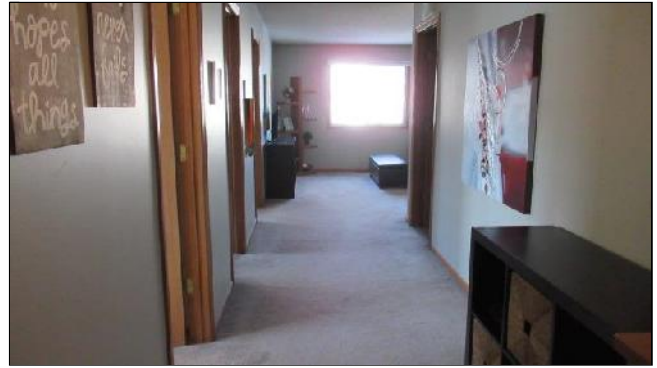
Stairs to second level



Stairs going to second floor



Stairs to second floor



Second floor hallway



First bedroom second floor



First bedroom closet



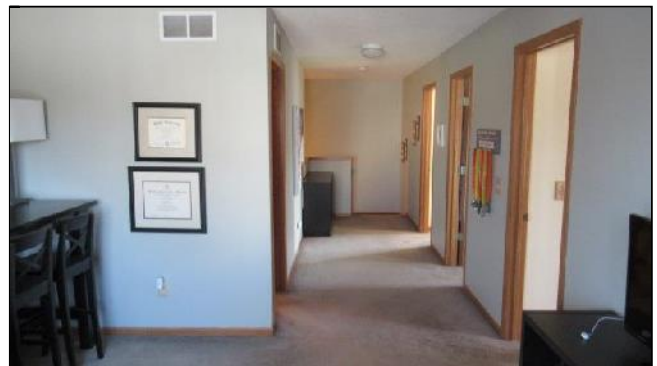
Second floor bathroom



Second floor bathroom



Second floor den/tv room



Second floor hallway



Second floor bedroom 2



Bedroom 2 closet



Bedroom 2

		IN	NI	NP	RR	Styles & Materials
6.0	Doors (representative number)	•				<b>Ceiling Materials:</b> Gypsum Board Painted-over wallpaper
6.1	Windows (representative number)	•				<b>Wall Material:</b> Gypsum Board Painted-over wall paper
6.2	Ceilings	•				<b>Floor Covering(s):</b> Carpet Tile Vinyl Wood
6.3	Walls	•				<b>Interior Doors:</b> Solid Wood
6.4	Floors	•				<b>Window Types:</b> Storm windows Sliders
6.5	Steps, Stairways, Balconies and Railings	•				<b>Window Manufacturer:</b> UNKNOWN
6.6	Countertops and Installed Cabinets (representative number)	•				<b>Cabinetry:</b> Wood
6.7	Interior Chimney			•		<b>Countertop:</b> Laminate Wood Composite

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR	Styles & Materials
7.0	Main Water Shut-off Device (Describe location)	•				<b>Water Source:</b> Public
7.1	Main Fuel Shut-off (Describe Location)	•				<b>Water Filters:</b> None
7.2	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				<b>Plumbing Water Supply (into home):</b> Copper Not visible
7.3	Water Heating Equipment (vent, TPR valve, size in BTU, voltage)	•			•	<b>Plumbing Water Distribution (inside home):</b> Copper
7.4	Plumbing Water Supply, Distribution System and Fixtures and Water Pressure (Between 40 and 80 psi)	•				<b>Washer Drain Size:</b> 2" Diameter
7.5	Plumbing Drain, Waste and Vent Systems	•				<b>Plumbing Waste:</b> Plastic
7.6	Sumps, Sewage Ejectors, Sump Pumps (related piping with accessible floats)	•				<b>Water Heater Power Source:</b> Gas (quick recovery)
7.7	Irrigation Systems (well, municipal, reclaimed)			•		<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)
7.8	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•	<b>Water Heater Location:</b> Under Stairs Utility Room
7.9	Outdoor water fixtures			•		<b>Water Heater Manufacturer:</b> HOTPOINT
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						<b>Water Heater Manufacture Date:</b> 21Feb2013
						<b>Water Softener Manufacturer:</b> Kenmore

### Comments:

7.0





7.0 Item 1(Picture) Main water shut off

7.1



7.1 Item 1(Picture) Furnace gas shut off



7.1 Item 2(Picture) Water heater gas shut off valve



7.1 Item 3(Picture) Gas meter located outside on north side of townhome

**7.3** Item 1(Picture) Insulation melted. This is a safety issue. Recommend further investigation. Item 3(Picture) Exhaust vent separation. This is a safety concern. Recommend immediate evaluation by a qualified HVAC contractor. Item 5(Picture) 34,000btu, 40 gallon.



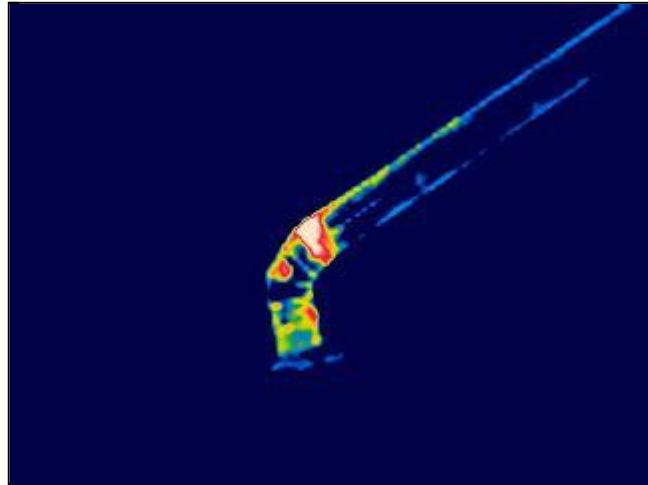
7.3 Item 1(Picture) Water heater pipe insulation



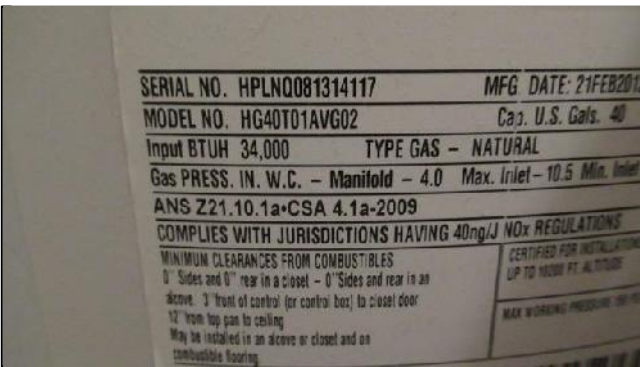
7.3 Item 2(Picture) Water heater exhaust vent



7.3 Item 3(Picture) Exhaust vent separation



7.3 Item 4(Picture) Duct exhaust escaping



7.3 Item 5(Picture) Water heater specifications

**7.8 Item 3(Picture)** Vent pipe separation. This is a safety issue. Recommend immediate repair by a qualified HVAC contractor before permanent living entry back in to townhome . Item 5(Picture) Also, recommend evaluating the entire vent pipe all of the way through the roof.





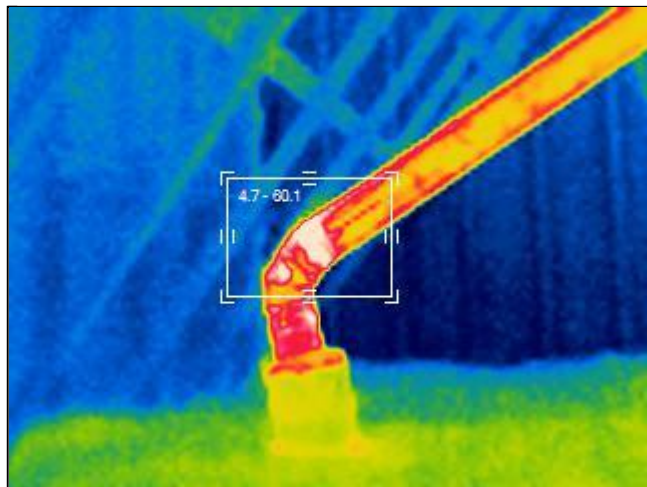
7.8 Item 1(Picture) Furnace and water heater vent system



7.8 Item 2(Picture) Venter pipe through ceiling



7.8 Item 3(Picture) Vent pipe elbow separation



7.8 Item 4(Picture) Infra red image of vent separation



7.8 Item 5(Picture) Vent pipe through roof location

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

		IN	NI	NP	RR	Styles & Materials
8.0	Service Drop Entry		•			<b>Electrical Service</b> <b>Conductors:</b> Below ground <b>Panel Capacity:</b> Unknown <b>Panel Type:</b> Circuit breakers <b>Electric Panel</b> <b>Manufacturer:</b> Unknown <b>Branch wire 15 and 20</b> <b>AMP:</b> Unable to access <b>Wiring Methods:</b> Not Visible
8.1	Service Entrance (conductors, attachment point, service head, gooseneck, drip loops, meter and base)		•	•		
8.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			•	
8.3	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage		•		•	
8.4	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
8.5	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
8.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
8.7	Operation of AFCI (ARC Fault Circuit Interrupters)			•		
8.8	Location of Main and Distribution Panels	•			•	
8.9	Smoke Detectors	•				
8.10	Carbon Monoxide Detectors	•				
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**8.0** Item 1(Picture) Underground service entry to meter. Unable to access door to read amperage of town home.





8.0 Item 1(Picture) Underground service entry

8.1 Unable to view meter and service entrance because of locked access to meter door.

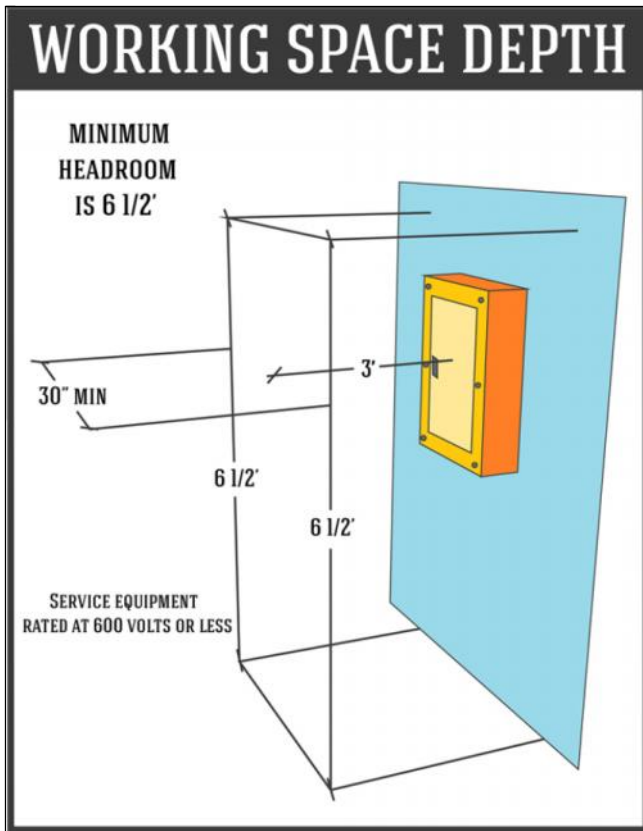
8.2 Item 1(Picture) Item 2(Picture) Unable to determine service panel amperage because it had an obstructed view due to wood framing built around it in the garage. This is a safety issue. Should have 36" clear access in front and 30" total on sides. See image Item 3(Picture). Recommend immediate investigation by an electrician.



8.2 Item 1(Picture) Main service panel



8.2 Item 2(Picture) Service panel wood framing obstruction



8.2 Item 3(Picture) Working space depth

8.8 Item 1(Picture) Main distribution panel located on east wall of garage.



8.8 Item 1(Picture) Main distribution panel

8.9 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

		IN	NI	NP	RR	Styles & Materials
9.0	Heating Equipment (BTU's ... etc.)					<b>Energy Source:</b> Gas
9.1	Normal Operating Controls	•				<b>Heat Type:</b> Forced air Furnace
9.2	Automatic Safety Controls	•				<b>Number of Heat Systems (excluding wood):</b> One
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Heat System Brand:</b> CARRIER
9.4	Presence of Installed Heat Source in Each Room	•				<b>Ductwork:</b> Insulated
9.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				<b>Filter Type:</b> Disposable
9.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		<b>Filter Size:</b> 14x20
9.7	Gas/LP Firelogs and Fireplaces	•				<b>Types of Fireplaces:</b> Vented natural gas
9.8	Cooling and Air Handler Equipment (Condensate overflow with or without pump)	•			•	<b>Operable Fireplaces:</b> One
9.9	Normal Operating Controls	•				<b>Number of Woodstoves:</b> None
9.10	Presence of Installed Cooling Source in Each Room	•				<b>Cooling Equipment Type:</b> Air conditioner unit
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						<b>Cooling Equipment Energy Source:</b> Electricity
						<b>Number of AC Only Units:</b> One
						<b>Central Air Brand:</b> CARRIER

### Comments:

**9.0** Item 3(Picture) 14"x20"x1" furnace filter located mid way up intake plenum. Item 4(Picture) Furnace shut off valve. Item 5 (Picture) Model Number: 58RAV070-12. Serial Number: 4300A64698. 56,000btu. Manufacture date: October 2000.



9.0 Item 1(Picture) Forced air gas furnace



9.0 Item 2(Picture) Forced air gas furnace



9.0 Item 3(Picture) Furnace filter location



9.0 Item 4(Picture) Furnace shut off



9.0 Item 5(Picture) Carrier furnace specification tag

9.1 Item 1(Picture) HVAC control thermostat located on east wall of dining room.



9.1 Item 1(Picture) HVAC controls

9.3





9.3 Item 1(Picture) Air filter

9.5 Item 1(Picture) Fireplace vent located on west side of townhome.



9.5 Item 1(Picture) Fireplace vent

9.7 Item 1(Picture) Gas fireplace switch located on living room north wall.



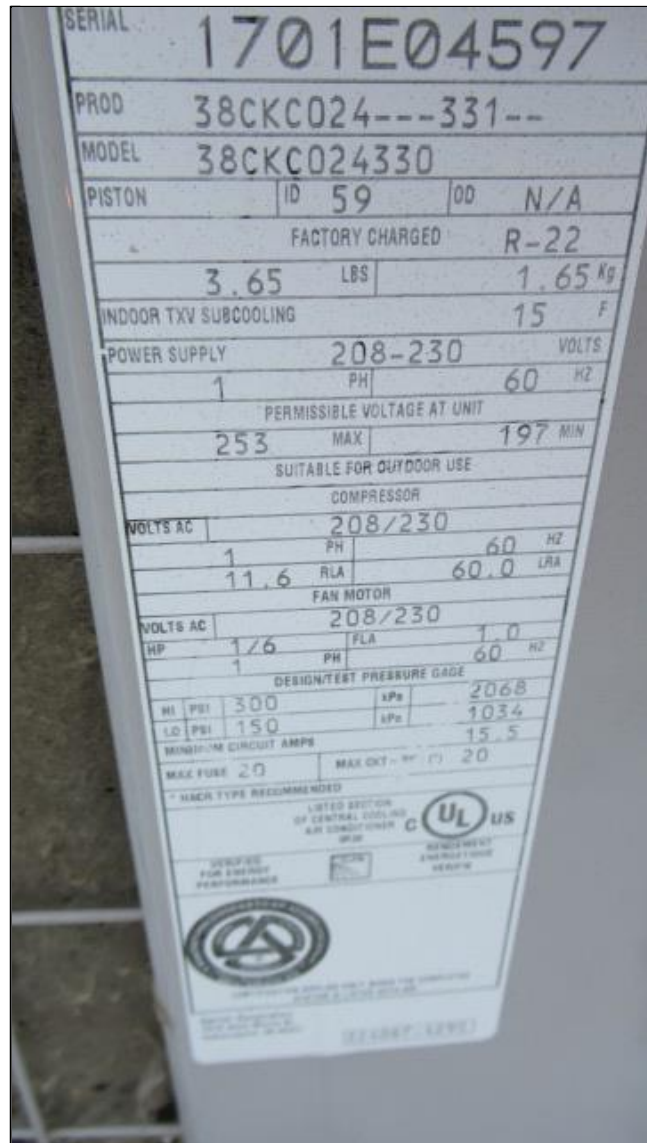
9.7 Item 1(Picture) Fireplace

9.8 Item 1(Picture) Air condition has debris on condenser coils. This may cause the air conditioner to not cool as efficiently as it should. Recommend cleaning coils. This is for your information. Item 2(Picture) Serial Number: 1701E04597. Model Number: 38CKC024330. Carrier air conditioner manufacturer date: April 2001.





9.8 Item 1(Picture) Air conditioner



9.8 Item 2(Picture) Air conditioner spec label

9.9 Item 1(Picture) Air conditioner control located on east wall of dining room.



9.9 Item 1(Picture) Air conditioner control

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•	•			<b>Disposer Brand:</b> WHIRLPOOL Serial # : FNK 4724308 <b>Disposer Manufacture</b> <b>Date::</b> November 2000
10.1	Ranges/Ovens/Cooktops	•				<b>Range/Oven Brand:</b> WHIRLPOOL <b>Range/Oven/Cooktop</b> <b>Manufacture Date::</b> Jan 2001
10.2	Range Hood (s)			•		<b>Microwave Brand:</b> WHIRLPOOL Serial # : XC K 33 10976 <b>Microwave Manufacture</b> <b>Date::</b> August 2000
10.3	Trash Compactor			•		<b>Refrigerator Brand:</b> WHIRLPOOL Serial # : SK5132737 <b>Refrigerator Manufacture</b> <b>Date::</b> December 2000
10.4	Food Waste Disposer	•				<b>Cloths Washer Brand::</b> Roper Serial # : CU4920124 <b>Cloths Washer</b> <b>Manufacture Date::</b> December 2007
10.5	Microwave	•				<b>Cloths Dryer Brand::</b> Roper Serial # : MU3311635 <b>Cloths Dryer Manufacture</b> <b>Date::</b> August 2007
10.6	Refrigerator	•				
10.7	Cloths Washer	•				
10.8	Cloths Dryer	•	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

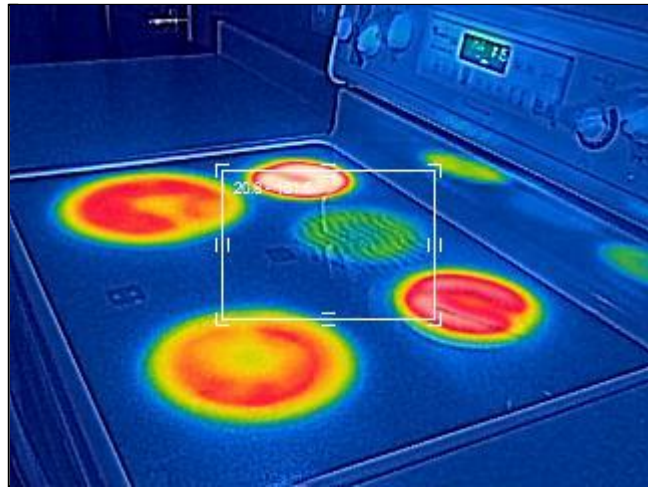
### Comments:

**10.0** Dishwasher was operated by running through a washing cycle. It was functioning at time of inspection. Neglected to retrieve the manufacture specifications to determine the date.

**10.1** Item 1(Picture) Model Number: GR399LXG1, Serial Number: RL0117875. Item 2(Picture) Range stove top elements functioned normally. Item 3(Picture) Range oven functioned normally. Item 5(Picture) Range oven elements functioned normally.



10.1 Item 1(Picture) Range specifications



10.1 Item 2(Picture) Range top heating elements.

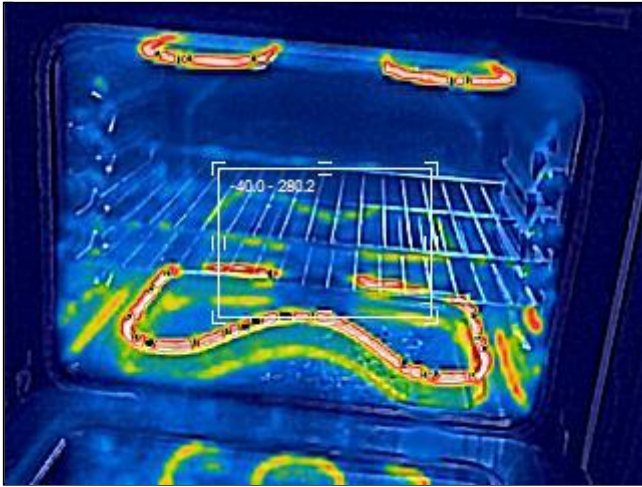


10.1 Item 3(Picture) Range



10.1 Item 4(Picture) Range oven





10.1 Item 5(Picture) Range oven

10.4 Item 1(Picture) Serial Number: FNK 4724308, Model Number:GC2000PE1



10.4 Item 1(Picture) Garbage disposal

10.5 Item 1(Picture) Some burn staining in microwave. This is for your information. Model Number: GH8155XJT-0, Serial Number: XC K 33 10976

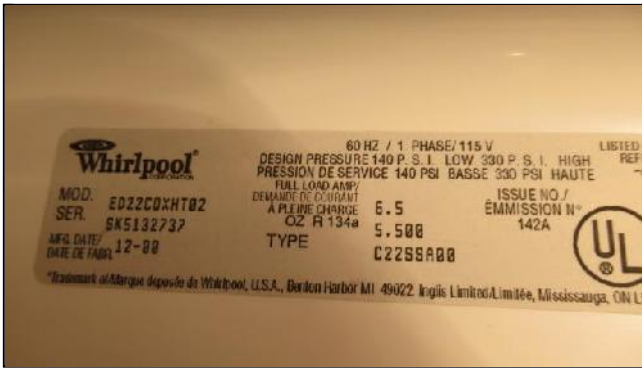


10.5 Item 1(Picture) Microwave



10.5 Item 2(Picture)

10.6 Item 1(Picture) Serial Number: SH5132737, Model Number: ED22CQXHT02. Item 4(Picture) Refrigerator functioned correctly. Freezer around 0F, fresh produce side around 35F.



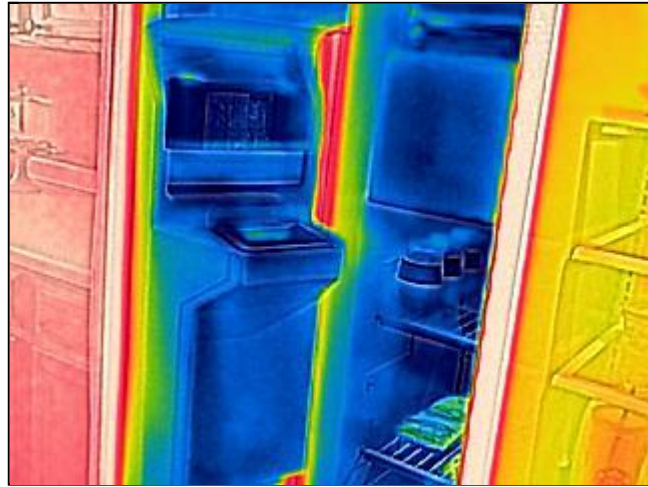
10.6 Item 1(Picture) Refrigerator



10.6 Item 2(Picture) Refrigerator

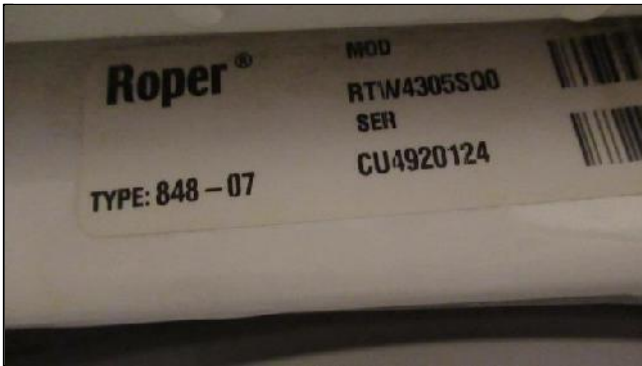


10.6 Item 3(Picture) Refrigerator



10.6 Item 4(Picture) Infra red image of refrigerator

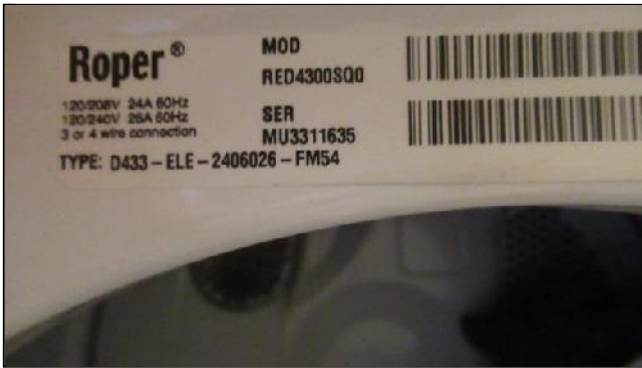
10.7 Item 1(Picture) Serial Number: CU4920124, Model Number: RTW4305SQ0



10.7 Item 1(Picture) Cloths washer

10.8 Item 1(Picture) Serial Number: MU3311635, Model Number: RED4300SQ0. Item 2(Picture) Unable to inspect cloths dryer exhaust because of obstructed view.





10.8 Item 1(Picture) Cloths Dryer



10.8 Item 2(Picture) Cloths washer and dryer

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## Summary

### HomeWorks Advantage Inspections, LLC

#### Customer

Ms. Carolyn Johnson

#### Address

Saint Paul, MN 55116

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 2. Exterior

### 2.0 Exterior Wall Cladding Materials Flashing and Trim

#### Inspected, Repair or Replace

Item 1(Picture) Item 3(Picture) Siding trim hole, repair as needed. Item 2(Picture) Missing kickout flashing. Item 4 (Picture) Caulking needing repair. This is for your information.



2.0 Item 1(Picture) Hole in siding



2.0 Item 2(Picture) Upper exterior cladding



2.0 Item 3(Picture) Hole in siding



2.0 Item 4(Picture) Caulking on brick veneer and garage

### 2.2 Doors (Exterior)

**Inspected, Repair or Replace**

Item 1(Picture) Missing door close return mechanism on outside door.



2.2 Item 1(Picture) Outside door



2.2 Item 2(Picture) Exterior door

**2.4 Windows****Inspected, Repair or Replace**

Item 1(Picture) Upper window screen separation, repair as needed. Item 2(Picture) Upper window screen separation, repair as needed. Item 3(Picture) Upper window screen separation, repair as needed.



2.4 Item 1(Picture) Screen tear in upper window



2.4 Item 2(Picture)



2.4 Item 3(Picture)

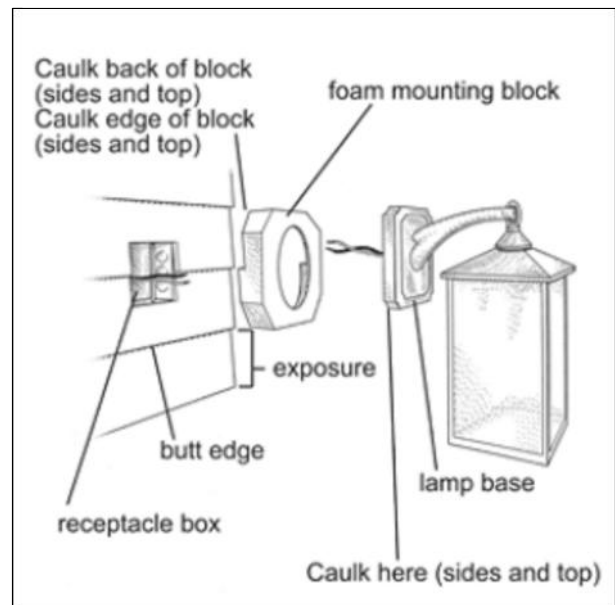
## 2.6 Outside Light Fixtures and outlets

### Inspected, Repair or Replace

Item 1(Picture) Item 5(Picture) Seal around light fixture. Item 2(Picture) Proper seal location. Item 3(Picture) Missing all weather cover.



2.6 Item 1(Picture) Front door light fixture

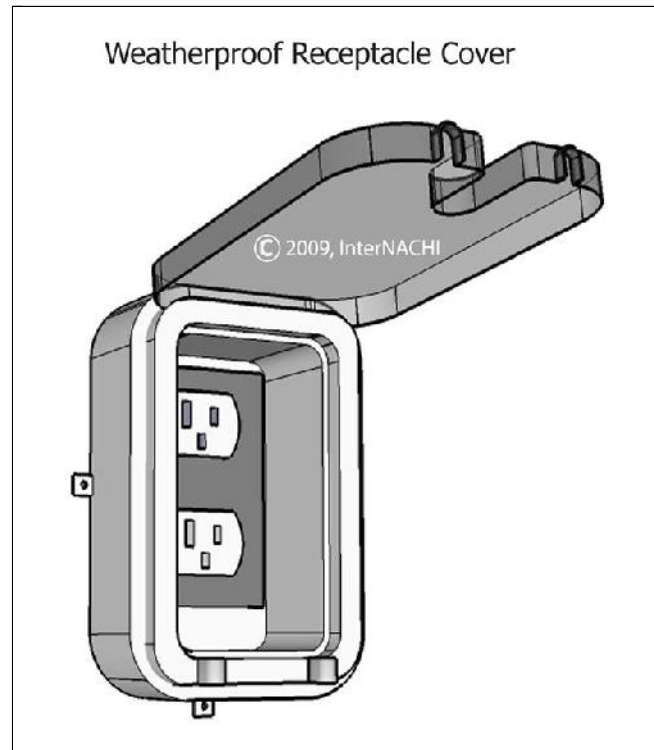


2.6 Item 2(Picture)





2.6 Item 3(Picture) Outside outlet



2.6 Item 4(Picture)



2.6 Item 5(Picture) Outside light fixture

### 3. Garage

#### 3.1 Garage Walls and Ceilings(foundation, GFCI outlets, and Firewall Separation)

##### Inspected, Repair or Replace

Item 1(Picture) Non-GFCI outlet. This is for your safety. Recommend replacement. Item 2(Picture) Crack in opener plastic push button. This is for your information.





3.1 Item 1(Picture) Outlet



3.1 Item 2(Picture) Garage door opener

### 3.3 Occupant Door (from garage to inside of home)

#### Inspected, Repair or Replace

Item 1(Picture) Occupant door is not self closing. This is for safety. Recommend installing a closing mechanism.



3.3 Item 1(Picture)

## 7. Plumbing System

### 7.3 Water Heating Equipment (vent, TPR valve, size in BTU, voltage)

#### Inspected, Repair or Replace

Item 1(Picture) Insulation melted. This is a safety issue. Recommend further investigation. Item 3(Picture) Exhaust vent separation. This is a safety concern. Recommend immediate evaluation by a qualified HVAC contractor. Item 5 (Picture) 34,000btu, 40 gallon.



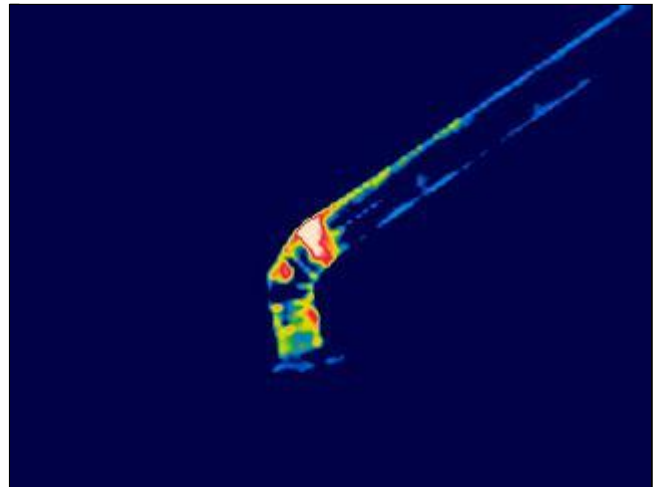
7.3 Item 1(Picture) Water heater pipe insulation



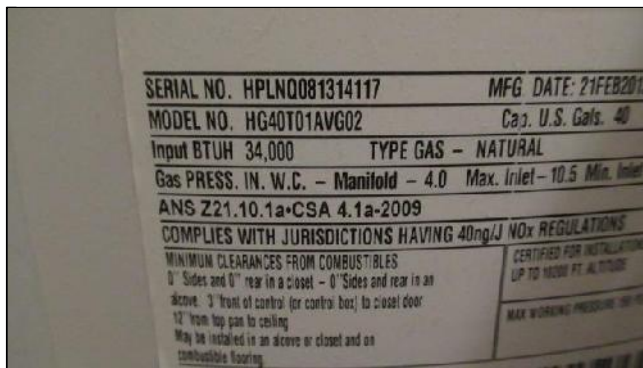
7.3 Item 2(Picture) Water heater exhaust vent



7.3 Item 3(Picture) Exhaust vent separation



7.3 Item 4(Picture) Duct exhaust escaping



7.3 Item 5(Picture) Water heater specifications

## 7.8 Hot Water Systems, Controls, Chimneys, Flues and Vents

### Inspected, Repair or Replace

Item 3(Picture) Vent pipe separation. This is a safety issue. Recommend immediate repair by a qualified HVAC contractor before permanent living entry back in to townhome. Item 5(Picture) Also, recommend evaluating the entire vent pipe all of the way through the roof.



7.8 Item 1(Picture) Furnace and water heater vent system

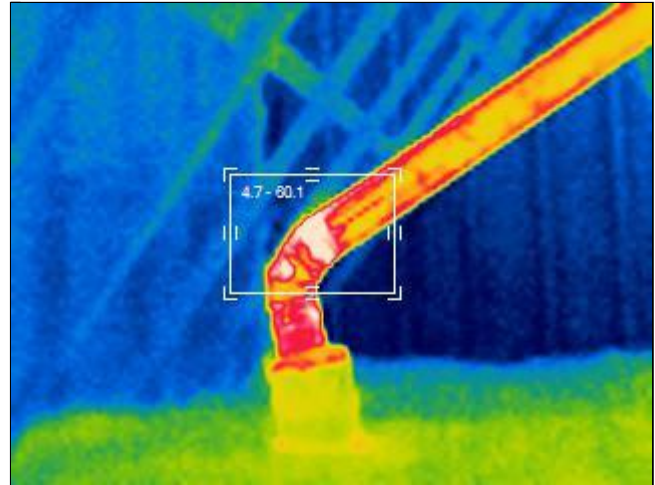


7.8 Item 2(Picture) Venter pipe through ceiling





7.8 Item 3(Picture) Vent pipe elbow separation



7.8 Item 4(Picture) Infra red image of vent separation



7.8 Item 5(Picture) Vent pipe through roof location

## 8. Electrical System

### 8.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Inspected, Repair or Replace

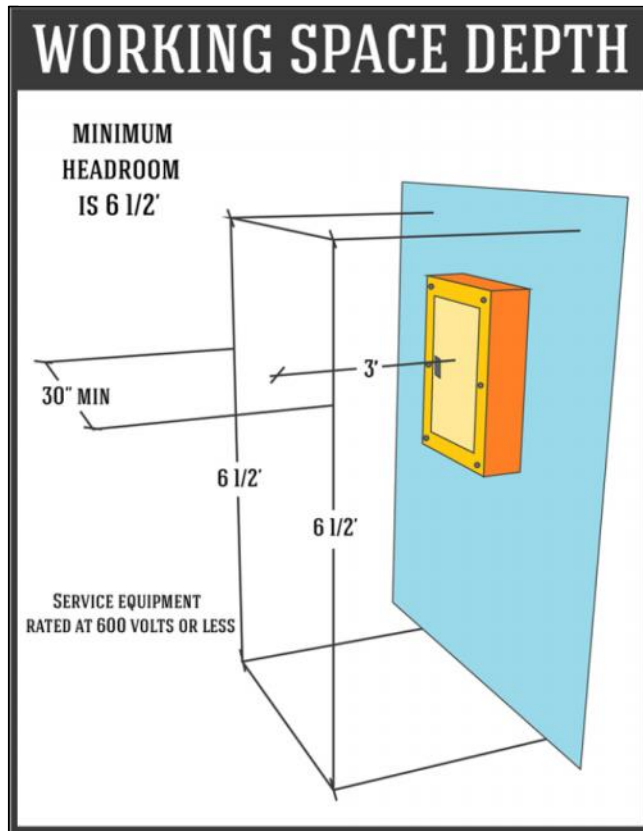
Item 1(Picture) Item 2(Picture) Unable to determine service panel amperage because it had an obstructed view due to wood framing built around it in the garage. This is a safety issue. Should have 36" clear access in front and 30" total on sides. See image Item 3(Picture). Recommend immediate investigation by an electrician.



8.2 Item 1(Picture) Main service panel



8.2 Item 2(Picture) Service panel wood framing obstruction



8.2 Item 3(Picture) Working space depth

**8.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**  
**Not Inspected, Repair or Replace**

**8.8 Location of Main and Distribution Panels**  
**Inspected, Repair or Replace**

Item 1(Picture) Main distribution panel located on east wall of garage.



8.8 Item 1(Picture) Main distribution panel

## 9. Heating / Central Air Conditioning

**9.8 Cooling and Air Handler Equipment (Condensate overflow with or without pump)**

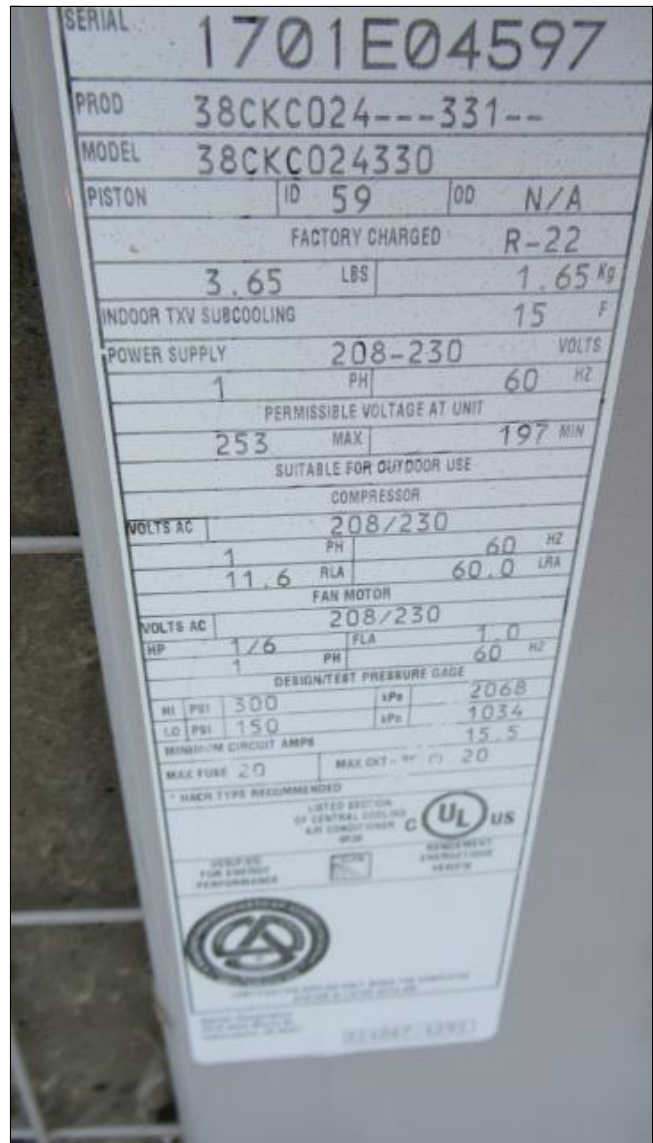
**Inspected, Repair or Replace**

Item 1(Picture) Air condition has debris on condenser coils. This may cause the air conditioner to not cool as efficiently as it should. Recommend cleaning coils. This is for your information. Item 2(Picture) Serial Number: 1701E04597. Model Number: 38CKC024330. Carrier air conditioner manufacturer date: April 2001.





9.8 Item 1(Picture) Air conditioner



9.8 Item 2(Picture) Air conditioner spec label

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

# INVOICE

**HomeWorks Advantage Inspections, LLC****Inspection Date:** 12/9/2018**Report ID:** HWA01007**Inspected By:** Matt Welsch

Customer Info:	Inspection Property:
Ms. Carolyn Johnson Sample Address  <b>Customer's Real Estate Professional:</b> Coldwell Banker Burnet	Sample Address

**Inspection Fee:**

Service	Price	Amount	Sub-Total
1000 - 4000 Square Feet	425.00	1	425.00
Inspection Discount	-100.00	1	-100.00

**Tax \$0.00****Total Price \$325.00****Payment Method:** Check**Payment Status:** Paid At Time Of Inspection**Note:**

**HomeWorks Advantage Inspections, LLC****Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Inspection Agreement](#)