

Landmark Services



September 7th 2019, 9:00 am

**Inspection performed by:
Rich Anthony**

General Information

BUILDING ADDRESS: Winona Mn. 55987
CITY: Winona
STATE: Mn
ZIP CODE: 55987
INSPECTION DESCRIPTION: Single family home, 2br 1ba.
SQUARE FOOTAGE: 932 Sq Ft

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

Only for part of the Inspection

EXTERNAL AMENITIES

FENCE

Fair

Notes:

Could use paint to preserve the integrity and slow the deterioration.

Pictures:



SHED / OUTBUILDINGS

Poor

Notes:

Garage is unsided in places, rotted wood in many places, poor roofing with holes.

Pictures:



ROOF

ROOF TYPE

Gable

Notes:

ROOF MATERIAL

Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED?

Poor

Notes:

Many roofing faults, broken shingles, chimney appears to be improperly flashed, shingles are beyond useful life life.
I recommend by a liscensed roofing contractor

Pictures:





ROOF INSTALLATION

Poor

Notes:

CHIMNEY

Satisfactory

Notes:

FLASHING

Satisfactory

Notes:

Chimney appears improperly flashed, noted in roofing comments

GUTTERS AND DRAINAGE

N/A

Notes:

Gutters and downspouts are recommended on east side of house, water appears to be draining under steps.

Pictures:



MILDEW PRESENT ON ROOF?

No

Notes:

EXTERIOR

SIDING MATERIAL

Metal

Notes:

Pictures:





SIDING CONDITION

N/A

Notes:

Siding looks good overall, could use some attention with damages on corners and some detail areas need immediate attention. I recommend evaluation/repair estimate by qualified siding contractor.

Pictures:



FLASHING

Fair

Notes:

Overall appears functional, needs minor attention in damaged areas. I recommend repair by qualified handyman or siding contractor.

Pictures:



EAVES

Satisfactory

Notes:

FASCIA

Fair

Notes:

Overall looks to be in good condition, but fascia covering has come loose on rear of home above electrical meter. I recommend repair by a qualified handyman or siding contractor.

Pictures:



SOFFITS

Satisfactory

Notes:

Soffits appear to be in good condition.

TRIM

N/A

Notes:

Generally in fair condition, painted wood surfaces require painting, metal seams could use caulking and/or repair.

I recommend consult with a qualified siding contractor or reputable handyman

Pictures:



EXTERIOR DOORS

Fair

Notes:

Main doors function okay, vintage doors with character, have poor glazing and insulation values. Front screen door is broken, rear screen door is missing hardware. I recommend repair/replacement by a qualified contractor or reputable handyman.

Pictures:



STOOP / PORCH
Poor

Notes:

Front porch appears to have poor/improper footings, signs of settling, I recommend review by a qualified masonry/foundation contractor.

Pictures:



STEPS

Satisfactory

Notes:

LANDSCAPE

VEGETATION

Poor

Notes:

Plants and shrubbery are overgrown and too close to structures. I recommend evaluation by a qualified landscaper.

Pictures:



GRADING

Poor

Notes:

Neighbor property to East drainage slopes toward the home, creating a low area of potential drainage concern. The sidewalk as noted previously appears to channel water under the back porch. I recommend evaluation by a qualified landscape contractor.

Pictures:



SURFACE DRAINAGE

Poor

Notes:

East side of home has potential drainage concerns as addressed in the previous section on grading.

RETAINING WALL

Fair

Notes:

Retaining wall appears to belong to property to the east. It is in fair condition, but does lean toward the inspected property

Pictures:



WALKWAYS

Fair

Notes:

Front of home walkways are in good condition, side and rear seem to be settling and hold water. Recommend evaluation/replacement by qualified concrete contractor.

GARAGE

DRIVEWAY

Poor

Notes:

Grass driveway.

Pictures:



GARAGE DOOR

Poor

Notes:

Both doors are in poor condition, questionable functionality. Did not operate due to concerns I may not be able to secure properly when finished.

EXTERIOR DOORS

Poor

Notes:

Service door has rotted wood the entire length.

ATTIC

ROOF SHEATHING

Satisfactory

Notes:

Sheeting looks good from the interior, however, there are areas of obvious daylight and holes through the roof along the peak and eaves that are clearly visible, making the condition suspect to water damage. I recommend evaluation by a qualified roofer.

Pictures:



FRAMEWORK

Poor

Notes:

There are areas of concern where the roof truss members have been cut to allow roof penetrations. I recommend evaluation by a qualified contractor.

Pictures:



VENTILATION

Fair

Notes:

Larger vents may be worth consideration at the time of roofing. I recommend evaluation by a qualified roofing contractor.

INSULATION

Fair

Notes:

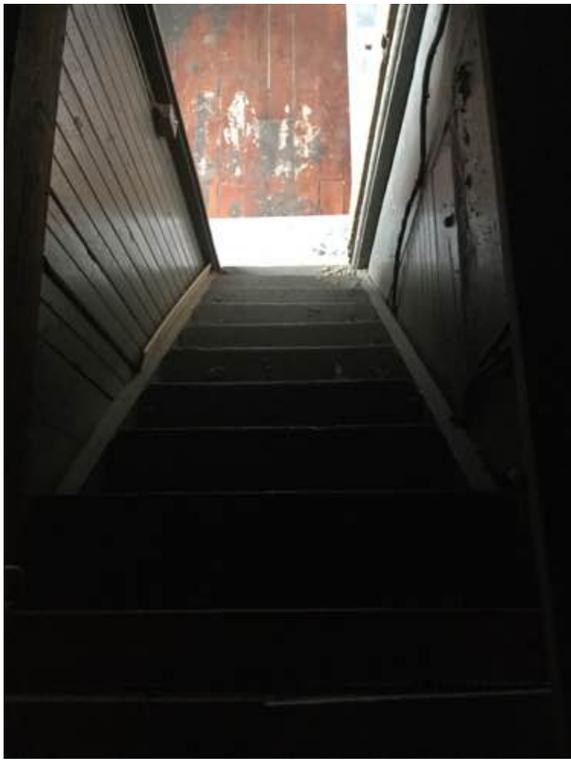
ACCESS

Fair

Notes:

Stairs are steep with no handrails. I recommend handrail installation by a qualified handyman

Pictures:



CHIMNEY AREA

Fair

Notes:

Chimney runs up the outside of the house, only penetrate the roof at the eaves. Chimney flashing needs attention as previously noted.

MILDEW PRESENT IN ATTIC?

No

Notes:

SIGNS OF PESTS IN ATTIC?

Yes - see note

Notes:

There are definite signs of mice and possibly squirrel or bird nesting/activity. Recommend evaluation/removal by a qualified pest removal contractor.

Pictures:



BATHROOM 1

DOORS

Fair

Notes:

Door sticks, I recommend a qualified handyman.

FLOORING

Poor

Notes:

Broken tiles by washer. I recommend evaluation/ repair by qualified flooring contractor.

Pictures:



WALLS

Fair

Notes:

WINDOWS

Fair

Notes:

Vintage window, functions properly.

CEILING

Poor

Notes:

Split in ceiling at what appears to be a seam in drywall, likely from water damage. I recommend further evaluation by a qualified contractor.

Pictures:



SINKS

Fair

Notes:

Sink appears to be functional, cannot be tested due to water shut off.

BATHTUB / SHOWER

Fair

Notes:

Shower appears to be functional, cannot be tested due to the water shut off.

TOILET

Fair

Notes:

Toilet appears to be functional, cannot be tested with the water shut off.

OUTLETS

Fair

Notes:

GFI outlet at sink, dryer electrical hook up, cannot be tested with power disconnected

LIGHTING

Poor

Notes:

Fixtures appeared to be coming loose from their mounting, cannot be tested with the power disconnected.

Pictures:



VENTING

Fair

Notes:

Bathroom fan exists, appears properly vented to the outside, cannot verify functionality with the power disconnected.

BEDROOM 1

DOORS

Fair

Notes:

Need lower lock to make stationary door function properly. Broken glass.

Pictures:



FLOORING

Poor

Notes:

Vinyl roll flooring over planking, no underlayment.

WALLS

Fair

Notes:

WINDOWS

Fair

Notes:

Functional vintage windows

CEILINGS

Poor

Notes:

Water damage to ceiling. Recommend evaluation by a qualified carpenter.

Pictures:



CLOSETS

Poor

Notes:

Water damage to walls in closet. Closet not accessible from bedroom. Closet door appears to be improperly framed. I recommend further evaluation by a qualified contractor.

Pictures:



OUTLETS

N/A

Notes:

One non-grounded outlet, cannot test due to power to house being disconnected. I recommend further evaluation by a qualified electrician when power is restored.

LIGHTING

N/A

Notes:

One fixture, unable to test, power disconnected.

BEDROOM 2

DOORS

Fair

Notes:

Door sticks, recommend a qualified handyman.

FLOORING

Poor

Notes:

Floor covering missing in places, slopes to north west corner of house.

WALLS

Poor

Notes:

Paneling may hide some defects that were not visible at time of inspection. Large crack above the door that extends across the ceiling. I recommend review by qualified contractor.

Pictures:



WINDOWS

Poor

Notes:

Functional vintage windows, screen needs replacement on window to the west.

Pictures:



CEILINGS

Poor

Notes:

Plaster is cracked beginning above door frame, travels across the ceiling to the west. I recommend further evaluation by a qualified contractor.

OUTLETS

N/A

Notes:

To non-grounded outlets exist, unable to test due to power disconnect.

LIGHTING

N/A

Notes:

A lighted ceiling fan fixture exists, but cannot be tested due to power disconnect.

CEILING FANS

N/A

Notes:

Ceiling fan exists, unable to test due to power disconnect.

LIVING AREA

FLOORING

Satisfactory

Notes:

Hardwood flooring appears to be sound and functional.

WALLS

Poor

Notes:

Apparent water damage to the exterior wall facing west, dampness observed in the plaster. I recommend further evaluation and or repair by a qualified contractor.

Pictures:



WINDOWS

Poor

Notes:

Old wooden windows, function okay, wood needs refinishing. Center window in bay window appears to have rotten wood. I recommend further evaluation by a qualified contractor.

Pictures:



CEILING

Satisfactory

Notes:

Drop ceiling, appears to be in satisfactory condition.

OUTLETS

Fair

Notes:

Four non-grounded outlets and two grounded outlets exist in the living area. Electrical cover missing from one outlet. Cannot evaluate functionality due to the power to the property being shut off.

Pictures:



LIGHTING

Fair

Notes:

One ceiling fan/light fixture exists in the living area. It cannot be evaluated for functionality due to power shut off.

CEILING FANS

Fair

Notes:

A ceiling fan exists in the living area, it cannot be evaluated for functionality due to power outage.

KITCHEN

FLOORING

Fair

Notes:

The kitchen flooring appears to be functional, with the exception of the area surrounding the sink, it appears the sink and counter were replaced leaving gaps in the flooring and wall finishing.

Pictures:



WALLS

Poor

Notes:

The East kitchen wall shows signs of potential water damage, wallpaper is peeling in the Southeast corner, Northeast corner, and above and below the window. I recommend review by a qualified contractor.

Pictures:

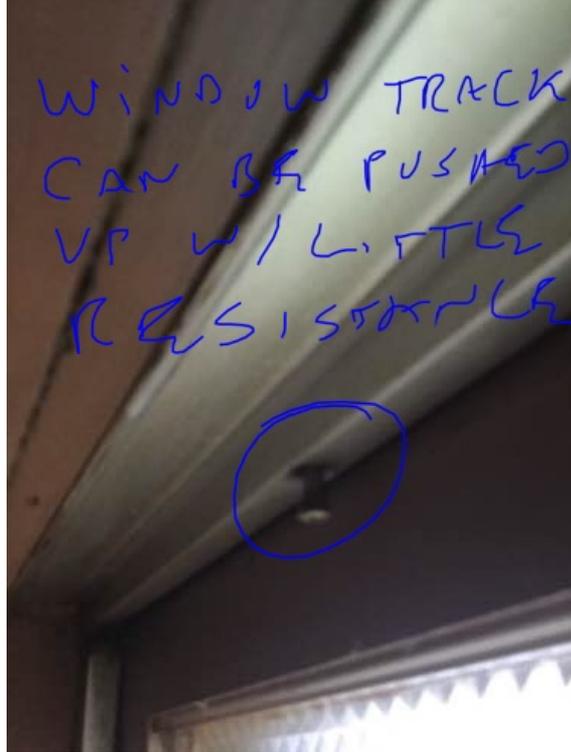


WINDOWS
Poor

Notes:

Kitchen window has been secured shut, the reasoning for that is unknown. The sliding track for the window appears to be problematic as well, possibly from water damage. Evaluation by a qualified contractor is recommended.

Pictures:



CEILING

Poor

Notes:

There is water damage to the kitchen ceiling. Water damage seems to be congruent with the gaps at the peak of the roof. I recommend evaluation by a qualified contractor.

Pictures:



COUNTERTOPS

Satisfactory

Notes:

CABINETS

Satisfactory

Notes:

SINK / GARBAGE DISPOSAL

Fair

Notes:

A sink and fixture exist, without garbage disposal. Cannot be evaluated for functionality due to water shut off.

STOVE / OVEN

Fair

Notes:

And electric range and oven exist, cannot be evaluated due to the power being shut off.

REFRIGERATOR

Fair

Notes:

A refrigerator exists, but cannot be evaluated due to the power to the home being shut off.

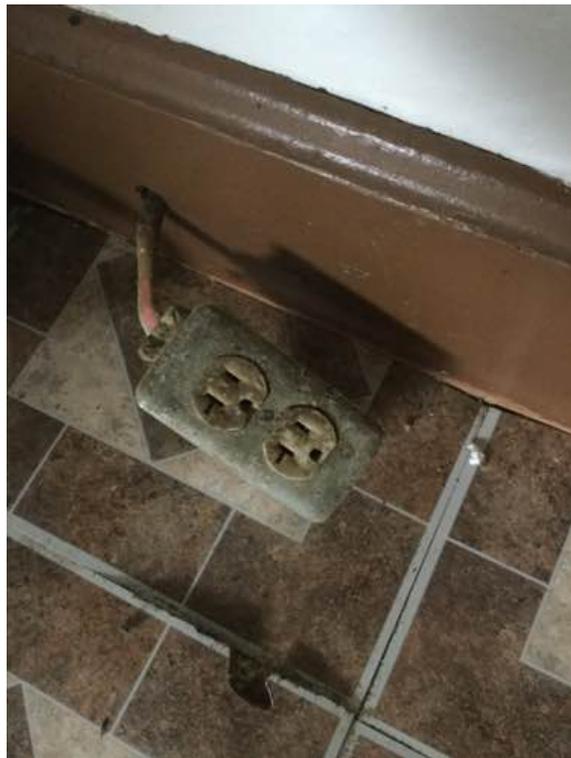
OUTLETS

Poor

Notes:

Two grounded outlets and two non-grounded outlets exist, but cannot be evaluated due to the electrical shut-off. One outlet has an improperly sized cover, the other is loosely placed in an un-mounted box. I recommend further evaluation by a qualified electrician.

Pictures:



FOUNDATION

FOUNDATION MATERIAL

Stone

Notes:

The Foundation appears to be in satisfactory condition. Much of the crawlspace is inaccessible due to ductwork blocking access.

SLAB

Satisfactory

Notes:

The slab appears to be satisfactory in the area in which it exists.

WALLS

Satisfactory

Notes:

FRAMEWORK

Fair

Notes:

The timbers and foundation framework appear to be sound wood. A timber has been cut to make room for the stairs. I recommend evaluation by a qualified contractor.

DRAINAGE

N/A

Notes:

There doesn't appear to be interior drainage inside the basement.

VENTILATION

Poor

Notes:

Ventilation into the basement and crawlspace seems quite limited. I recommend further evaluation by a qualified contractor to determine adequacy.

MILDEW PRESENT AT FOUNDATION?

A small amount

Notes:

The foundation appears to take in water, likely from poor drainage of the grounds. I recommend further evaluation by a qualified contractor.

PLUMBING

WATER SUPPLY PRESSURE

N/A

Notes:

City water supply. Cannot evaluate due to the lack of water supply.

WATER SUPPLY PIPING SIZE

Fair

Notes:

Water meter is non-existent. Supply line sizing seems adequate.

Pictures:



MAIN SHUTOFF VALVE

N/A

Notes:

Cannot evaluate, water is off.

SINK / TOILET SHUTOFF VALVES

N/A

Notes:

Cannot evaluate, water is off.

PRESSURE AT FAUCETS

N/A

Notes:

Cannot evaluate, water is off.

DRAINAGE

N/A

Notes:

Cannot evaluate, water is off.

SEWER / SEPTIC

N/A

Notes:

Cannot evaluate, water is off.

WATER HEATER

N/A

Notes:

Cannot evaluate, water is off.

VENT SYSTEM

Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL

Satisfactory

Notes:

Single phase electric.

CONDUCTORS

Fair

Notes:

Some knob and tube along with exposed connections were observed. Could not test to see if they were carrying current, due to the power shut off.

Pictures:



OVERCURRENT PROTECTION

Satisfactory

Notes:

RECEPTACLES

Fair

Notes:

AMP RATING

100 Amps

Notes:

Electrical Service appears to be updated.

Pictures:



MAIN DISCONNECT

Satisfactory

Notes:

WIRING METHOD

Non-Metallic Sheathed Cable

Notes:

Some knob and tube was observed, was not able to evaluate to determine whether it has been eliminated or is still part of the system. I recommend evaluation by a qualified electrician when the power is restored.

CIRCUIT PANEL

Satisfactory

Notes:

HEATING SYSTEM

Forced Air

Notes:

Cannot evaluate due to power being shut off.

ENERGY SOURCE

Natural Gas

Notes:

HEATING & COOLING

VENTING / CHIMNEY

Satisfactory

Notes:

HEATING SYSTEM OPERATION

N/A

Notes:

Cannot evaluate due to utilities being shut off.

DUCTWORK / PIPING

Poor

Notes:

Ductwork is disconnected in at least one location. I recommend further evaluation by a qualified heating and cooling contractor

Pictures:



COOLING SYSTEM

N/A

Notes:

Cannot evaluate due to utilities shut off.

COOLING SYSTEM OPERATION

N/A

Notes:

Cannot evaluate due to utilities being shut off.

THERMOSTAT

N/A

Notes:

Cannot evaluate due to utilities being shut off.

AIR FILTER(S)

Poor

Notes:

Filters require replacement.

SMOKE ALARM(S)

Poor

Notes:

Smoke alarms are damaged or nonexistent in the required locations.

CARBON MONOXIDE ALARM(S)

Poor

Notes:

Carbon monoxide alarms are damaged or nonexistent in the required locations.

ADDITIONAL DETAILS

ELECTRICAL CONNECTIONS IN ATTIC.

Poor

Notes:

Unboxed electrical wiring connections exist in the attic. This creates a potentially hazardous situation.

Pictures:



BACK PORCH

Fair

Notes:

Appears to be settling to the Northeast corner, potential footings for piers are inadequate for the climate. I recommend further evaluation by a qualified contractor.

Pictures:



SUMMARY:

Overall the home has a lot of potential, a nicely laid out floor plan and useable lawnspace. Items needing immediate attention or replacement are the roof and repairs to the improperly modified trusses. the electrical, plumbing and climate control systems require further evaluation when utilities are restored. The water damage to the walls and ceilings requires further evaluation and repairs to resore to functional state and to ensure mold is non-existent. There are many items listed in the report that require attention after the roofing concerns have been remedied to ensure a safe and well protected home. There is a lot of work as well as further planning and evaluating to bring out the full potential of the property.