

INSPECTION REPORT



For the Property at:
4321 NEW HOME BLVD.
5 COUNTIES OF THE ARROWHEAD, MN

Prepared for: JANE & JOHN HOMEBUYER
Inspection Date: Friday, June 18, 2021
Prepared by: Kyle Hotchkiss



True North Home Inspection, LLC
PO Box 92
Biwabik, MN 55708
218-206-2080

www.truenorthhomeinspection.com
truenorthhomeinspect@gmail.com

"Helping to Guide You Home"



June 21, 2022

Dear Jane & John Homebuyer,

RE: Report No. 1003, v.2
4321 New Home Blvd.
5 Counties of the Arrowhead, MN

Thank you for choosing True North Home Inspection to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of The American Society of Home Inspectors, (ASHI). This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing True North Home Inspection.

Sincerely,

Kyle Hotchkiss
on behalf of
True North Home Inspection, LLC

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EXECUTIVE SUMMARY

4321 New Home Blvd., 5 Counties of the Arrowhead, MN June 18, 2021

Report No. 1003, v.2

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EXECUTIVE S

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **West**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Gutters and Downspouts

Condition: • Missing

Location: North Eave

Task: Install Gutter

Time: As soon as possible.

WALLS \ Wood siding

Condition: • [Rot](#)

Implication(s): Weakened structure | Material deterioration

Location: North Exterior Wall

Task: Repair or replace

Time: Discretionary

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Basement fixed windows are home-made and have low insulating properties. It is recommended that these windows be replaced with more thermally efficient units.

Location: West Basement Family Room

Task: Replace

Time: Discretionary

Interior

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Implication(s): Physical injury

Location: West Basement Family Room

Task: Repair or replace

Time: Discretionary

DOORS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: First Floor Dining Room

Task: Replace

Time: Discretionary

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This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

General: • Roof Reference



1.



2.



3.



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The home is considered to face: • West
Sloped roofing material: • [Asphalt shingles](#)
Sloped roof flashing material: • Metal • Rubber • Plastic
Flat roofing material: • Asphalt shingles
Flat roof flashing material: • Metal
Probability of leakage: • Low
Approximate age: • 2 years
Typical life expectancy: • 25-30 years
Roof Shape: • Gable

Limitations

Inspection performed: • By walking on roof
Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.
Age determined by: • Visual inspection from roof surface
Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys • Dish

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves):

- [Wood](#)

Vented Soffit

- Vented Soffit

Wall surfaces and trim:

- [Wood](#)

Vertical Cedar Siding / Cedar Panel

Wall surfaces - masonry: • [Block](#)

Wall surfaces - wood: • [Boards](#)

Retaining wall:

- [Stone](#)

Gravity/ Piling

Driveway: • Concrete • Gravel

Walkway: • Concrete

Deck: • Raised • Wood • Pressure-treated wood • Railings

Porch: • Wood • Pressure treated wood

Exterior steps: • Concrete • Wood

Balcony: • Wood • Pressure-treated wood • Wood railings

Fence: • Wood

Garage: • Detached

Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Limitations

Inspection limited/prevented by: • Car/storage in garage

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Fences and boundary walls • Geological and soil conditions • Outbuildings other than garages and

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carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

OPTIONAL \ Exterior

1. **Condition:** • Reference



6.



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8.



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10.

ROOF DRAINAGE \ Gutters and Downspouts

2. Condition: • Missing

Location: North Eave

Task: Install Gutter

Time: As soon as possible.

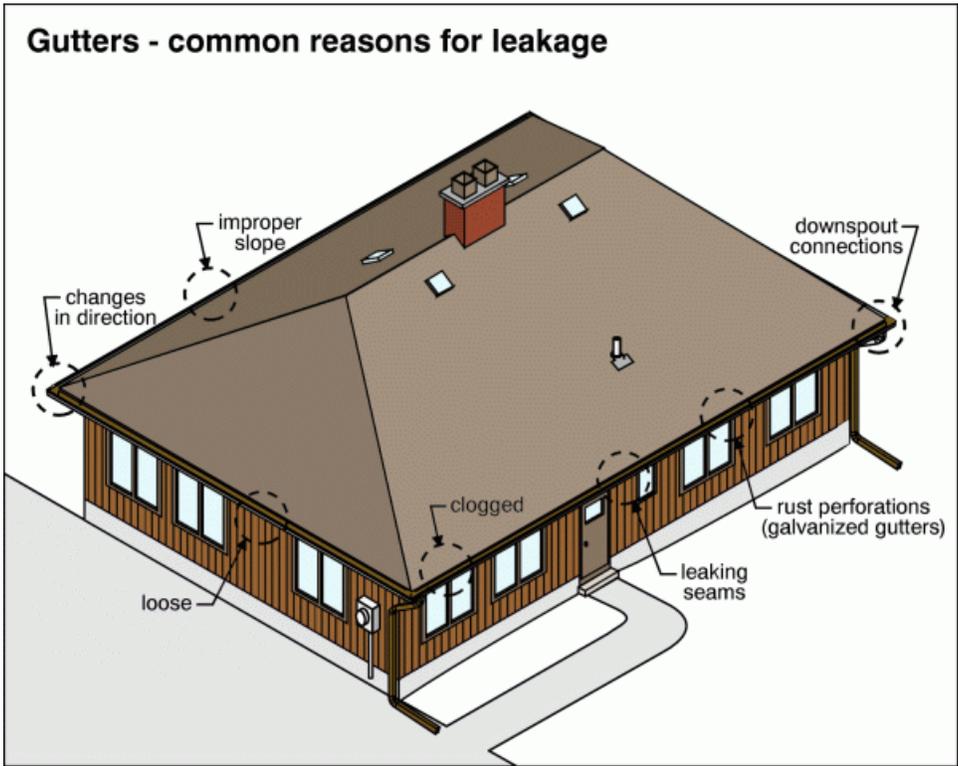


11. Missing

ROOF DRAINAGE \ Gutters

3. Condition: • Clogged

Implication(s): Chance of water damage to structure, finishes and contents



4. Condition: • Dirty/debris

Location: Various Roof

Task: Clean

Time: As soon as possible.

EXTERIOR

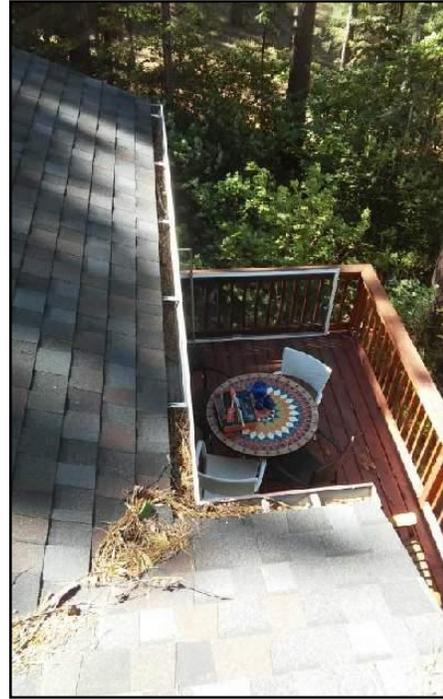
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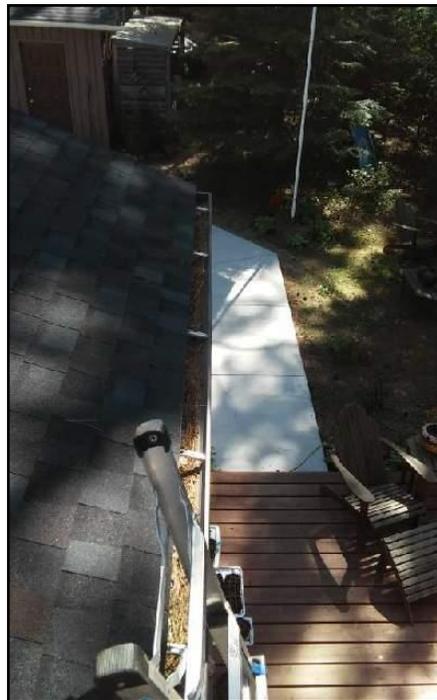
EXECUTIVE S	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



12. Dirty/debris



13. Dirty/debris



14. Dirty/debris

ROOF DRAINAGE \ Downspouts

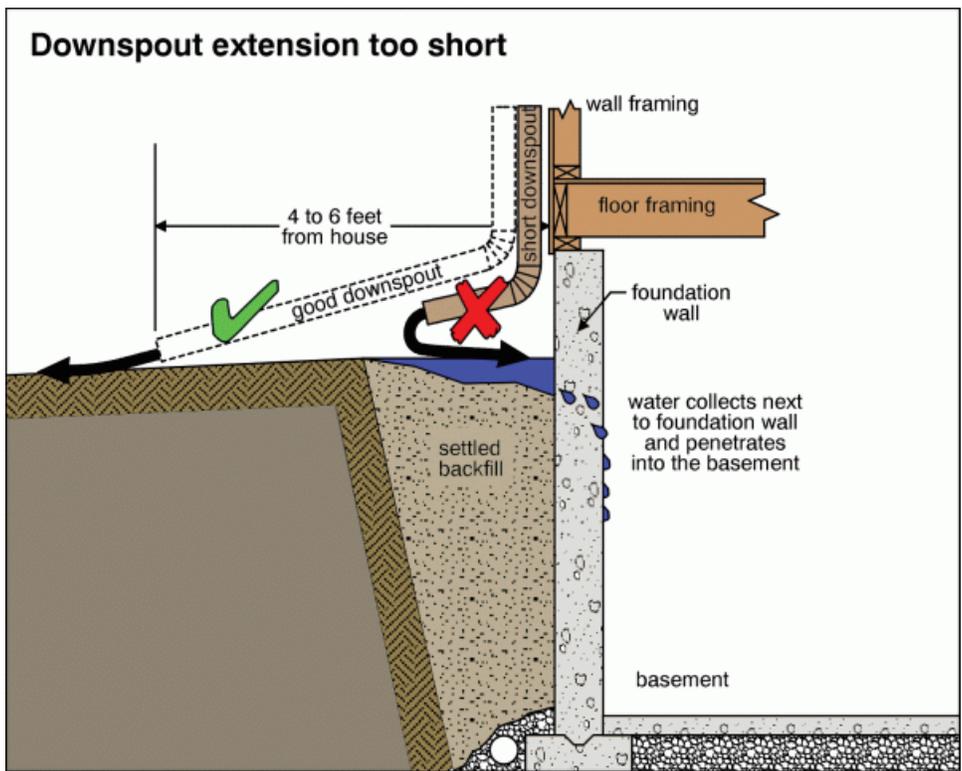
5. Condition: • [Discharge too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents

EXECUTIVE S	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Location: East Exterior

Task: Correct



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15. Discharge too close to building

WALLS \ Flashings and caulking

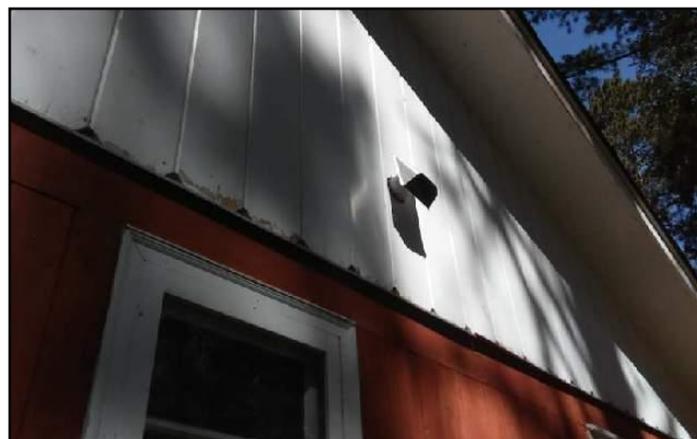
6. Condition: • [Caulking missing or ineffective](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: East Exterior

Task: Repair

Time: Discretionary



16. Caulking missing or ineffective

WALLS \ Wood siding

7. Condition: • [Buckled](#)

Implication(s): Chance of water damage to structure, finishes and contents

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Location: West Exterior
Task: Repair
Time: Discretionary



17. *Buckled*

8. Condition: • [Loose](#)
Implication(s): Chance of water damage to structure, finishes and contents
Location: West Exterior Wall
Task: Repair
Time: Discretionary



18. *Loose*

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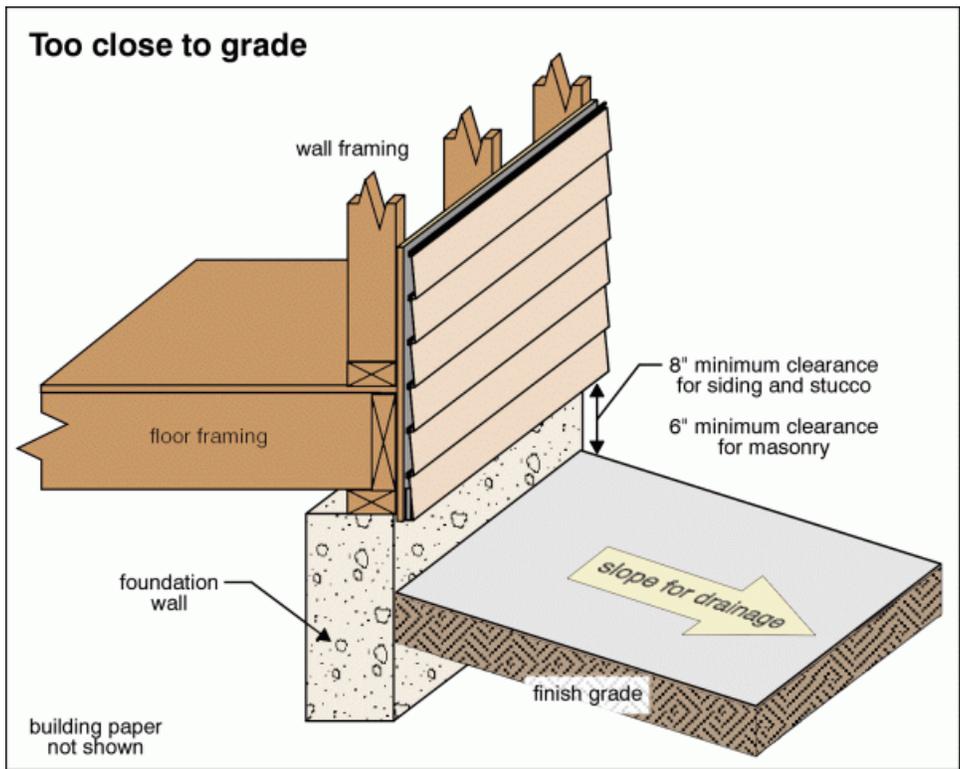
9. Condition: • [Too close to grade](#)

Implication(s): Material deterioration | Rot | Insect damage | Chance of water damage to structure, finishes and contents

Location: West

Task: Remove soil from contact with siding.

Time: As soon as possible.



19. Too close to grade

10. Condition: • [Rot](#)

Implication(s): Weakened structure | Material deterioration

Location: North Exterior Wall

Task: Repair or replace

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Time: Discretionary



20. Rot

EXTERIOR GLASS/WINDOWS \ Glass (glazing)

11. **Condition:** • [Lost seal on double or triple glazing](#)

Basement fixed windows are home-made and have low insulating properties. It is recommended that these windows be replaced with more thermally efficient units.

Location: West Basement Family Room

Task: Replace

Time: Discretionary



21. Lost seal on double or triple glazing

EXTERIOR GLASS/WINDOWS \ Exterior trim

12. **Condition:** • [Paint or stain needed](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: East Exterior

Task: Repair

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22. *Paint or stain needed*

Description

General: • Reference



23.



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STRUCTURE

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28.



29.



30.

Configuration:

- [Basement](#)
- [Crawlspace](#)
- [Slab-on-grade](#)

At Garage

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • [Joists](#) • [Concrete](#) • Wood columns • Wood beams (girders) • Subfloor - plank • Subfloor - plank • Subfloor - plywood

STRUCTURE

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Exterior wall construction: • [Wood frame](#) • [Masonry](#)

Roof and ceiling framing: • Rafters • [Rafters/roof joists](#) • [Plank sheathing](#) • [Plywood sheathing](#)

Location of access to under-floor area: • Basement

Limitations

Percent of foundation not visible: • 50 %

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

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Description

Service entrance cable and location: • [Underground copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [100 Amps](#)

Electrical panel manufacturers: • Bryant

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

Auxiliary panel (subpanel) rating: • [100 Amps](#)

Number of circuits installed:

- 16
110 circuits

Number of circuits installed: • 4 - 220 Circuits

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Copper - conduit](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Fire Extinguishers: • Present

Limitations

Inspection limited/prevented by: • Storage

System ground: • Not found

Recommendations

DISTRIBUTION SYSTEM \ Junction boxes

13. Condition: • [Cover loose or missing](#)

Implication(s): Fire hazard | Electric shock

Location: Basement Utility Room

Task: Replace



31. Cover loose or missing

DISTRIBUTION SYSTEM \ Switches

14. Condition: • [Damage](#)

Implication(s): Fire hazard | Electric shock

Location: Staircase

Task: Replace

Time: Discretionary

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32. *Damage*

DISTRIBUTION SYSTEM \ Cover plates

15. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Basement Utility Room

Task: Replace



33. *Missing*

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Description

Heating system type: • [Furnace](#) • [Fireplace](#)

Fuel/energy source: • [Oil](#) • Wood

Furnace manufacturer: • Williamson



34.

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 105,000 BTU/hr

Efficiency: • [Conventional](#) • [Mid-efficiency](#)

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Interior of building

Approximate age: • [43 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Basement

Failure probability: • [Medium](#)

Oil tank type/age: • > 25 years • Unknown

Air filter: • Disposable • 16" x 20"

Exhaust pipe (vent connector): • Double wall

Auxiliary heat: • [Wood fireplace](#)

HEATING

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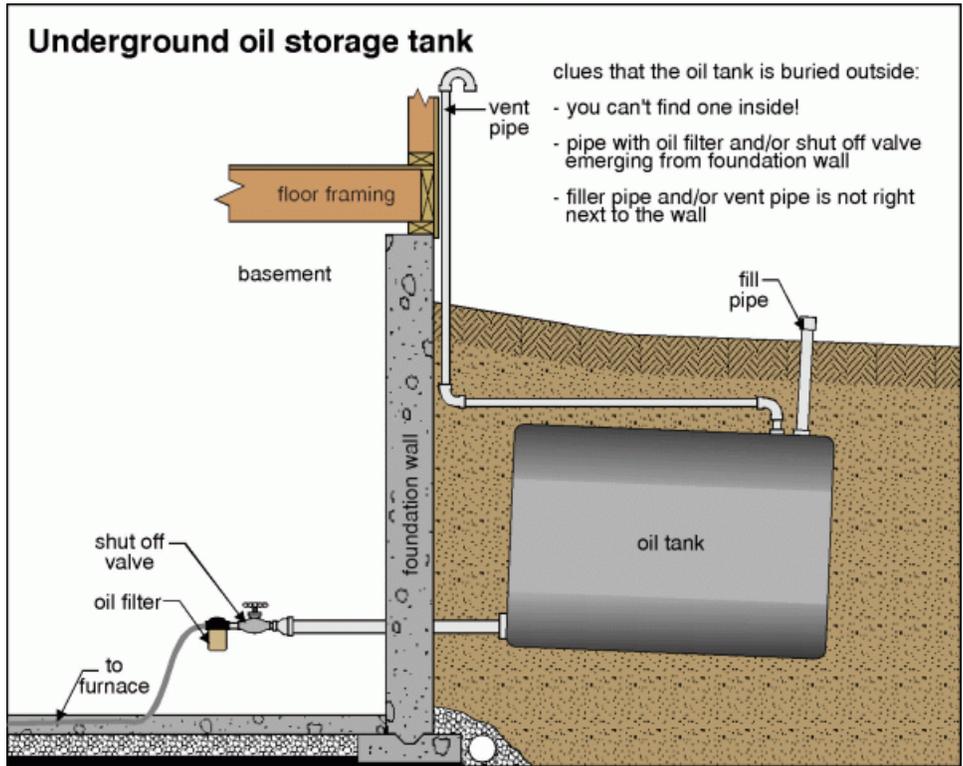
- Fireplace/stove:** • [Wood-burning fireplace](#)
- Chimney/vent:** • [Masonry](#)
- Chimney liner:** • [Clay](#)
- Humidifiers:** • [Duct mounted bypass humidifer](#)
- Location of the thermostat for the heating system:** • Hallway

Limitations

- Inspection prevented/limited by:** • Oil tank was not visible
- Safety devices:** • Not tested as part of a building inspection
- Heat loss calculations:** • Not done as part of a building inspection
- Heat exchanger:** • Not visible
- Not included as part of a building inspection:** • Heat loss calculations • Humidifiers and dehumidifiers • Fireplace screens and doors • Fireplace seals and gaskets • Mantles and fireplace surrounds

Recommendations

- OIL FURNACE \ Oil tank**
- 16. Condition:** • [Underground](#)
- Implication(s):** Environmental contamination | Leakage
- Location:** North Yard
- Task:** Replace
- Time:** Unpredictable



OIL FURNACE \ Humidifier

17. Condition: • [Dirty](#)

Implication(s): Equipment not operating properly

Location: Basement

Task: Further evaluation

CHIMNEY AND VENT \ Inspect/sweep chimney

18. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

Location: Roof

Task: Further evaluation Clean

COOLING & HEAT PUMP

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Description

Air conditioning type: • None present

Heat pump type: • None present

Cooling capacity: • N/A

Compressor approximate age: • N/A

Failure probability: • N / A

Limitations

Inspection limited/prevented by: • N / A

INSULATION AND VENTILATION

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Description

- Attic/roof insulation material: • [Glass fiber](#)
- Attic/roof insulation amount/value: • 10 inches
- Attic/roof air/vapor barrier: • [None found](#)
- Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)
- Attic/roof ventilation: • Soffit baffles are installed.
- Wall insulation material: • Not visible
- Foundation wall insulation material: • [Plastic/foam board](#)
- Foundation wall insulation amount/value: • Not determined

Limitations

- Attic inspection performed: • By entering attic, but access was limited
- Roof space inspection performed: • By entering space, but access was limited
- Air/vapor barrier system: • N/A
- Mechanical ventilation effectiveness: • N/A

Recommendations

FOUNDATION \ Exterior insulation

- 19. Condition: • Damaged
- Location: North Exterior
- Task: Repair



35.



36.

Description

Water supply source (based on observed evidence): • Private

Service piping into building: • [Copper](#) • [Galvanized steel](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type: • [Conventional](#)

Water heater location: • Basement

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer:

• Bradford White



37. Bradford White

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 6 years

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [Low](#)

Hot water circulating system: • Not present

Waste disposal system: • [Septic system](#)

Waste and vent piping in building: • [PVC plastic](#) • [Cast iron](#)

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Floor drain location: • Near laundry area
Main gas shut off valve location: • Basement
Location of fuel storage tank/system: • North • Exterior
Exterior hose bibb (outdoor faucet): • Present

Limitations

Inspection limited/prevented by: • No Restrictions
Items excluded from a building inspection: • Well • Water quality • Septic system • Concealed plumbing
Not included as part of a building inspection: • Washing machine connections • Wells, well pumps, and water storage related equipment • Septic systems

Recommendations

WASTE PLUMBING \ Drain piping - performance

20. Condition: • [Clogged](#)
Implication(s): Sewage entering the building
Location: Bathroom
Task: Clean
Time: Discretionary



38. Clogged

FIXTURES AND FAUCETS \ Bathtub

21. Condition: • [Leak](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Bathroom

Task: Repair

Time: Discretionary



39. Leak

INTERIOR

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Description

General: • blank note



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42.



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INTERIOR

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44.

Major floor finishes: • [Carpet](#) • [Concrete](#) • Vinyl • Tile • Troweled Overlay

Major wall finishes: • [Plaster/drywall](#) • [Paneling](#) • [Paneling](#) • V-Groove Pine • T & G Cedar • Tile

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#) • [Acoustic tile](#) • T & G Cedar

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Paneling](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#) • [Awning](#) • Wood • Wood

Glazing: • [Double](#) • [Primary plus storm](#)

Exterior doors - type/material: • [Sliding glass](#) • [Storm](#) • [Metal](#) • Garage - Hardboard • Glass

Doors: • Inspected • Hollow Core • Solid Core • Solid Wood • Panel • Panel • Bi-Fold

Doors: • Barn

Oven type: • Conventional

Oven fuel: • Propane

Range fuel: • Propane

Appliances: • Refrigerator • Range hood • Dishwasher • Door bell • Range

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 240-Volt outlet

Kitchen ventilation: • Range hood • Exhaust fan discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings:

- Inspected
- Wood Railing / Carpeted Treads



45. *Inspected*

Inventory Carbon Monoxide Detector: • Kidde

Inventory Dishwasher:

- Whirlpool



46. Whirlpool

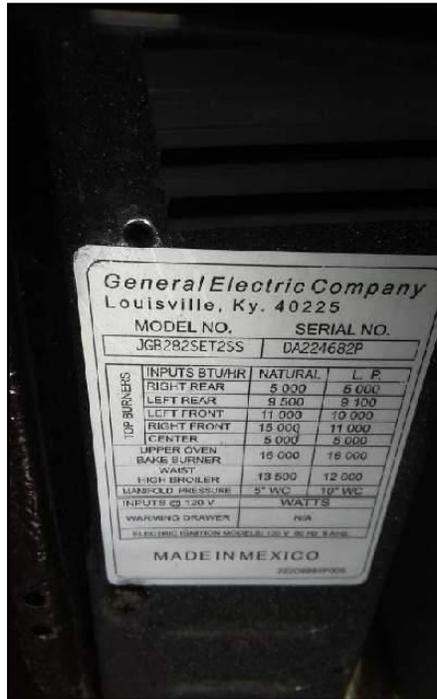
Inventory Dryer: • Estate



47.

- EXECUTIVE S
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

- Inventory Exhaust Fan: • Broan
- Inventory Furnace: • Williamson
- Inventory Garage Door Opener: • Chamberlain/LiftMaster
- Inventory Range:
 - GE



48. GE

- Inventory Refrigerator:
 - Hotpoint

- EXECUTIVE S
- ROOFING
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- INTERIOR**
- REFERENCE



49. Hotpoint

Inventory Smoke Alarm: • Kidde

Inventory Thermostat: • LUX

Inventory Washing Machine:

- Maytag



50. Maytag

Inventory Water Heater: • Bradford White

INTERIOR

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EXECUTIVE S

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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PLUMBING

INTERIOR

REFERENCE

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Central vacuum systems • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested

Recommendations

OPTIONAL \ Interior

22. Condition: • Reference

Location: Northeast Bedroom



51.



52.

INTERIOR

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- EXECUTIVE S
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- PLUMBING
- INTERIOR
- REFERENCE



53.

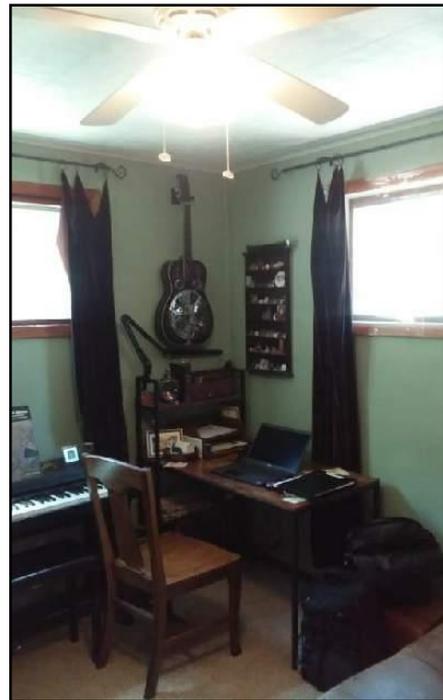


54.

23. Condition: • Reference
Location: Southeast Bedroom



55.



56.

INTERIOR

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EXECUTIVE S

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

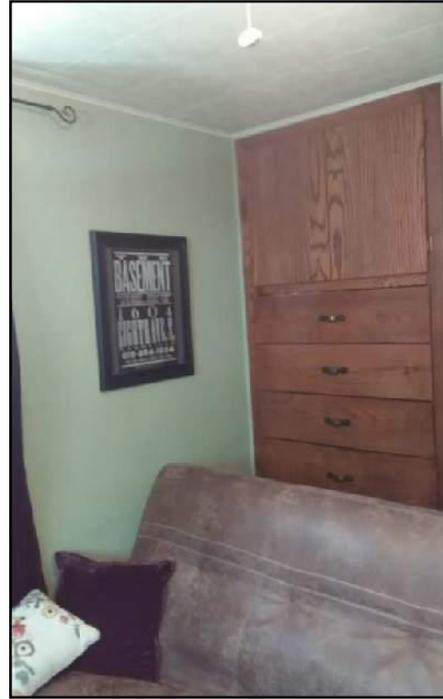
PLUMBING

INTERIOR

REFERENCE



57.



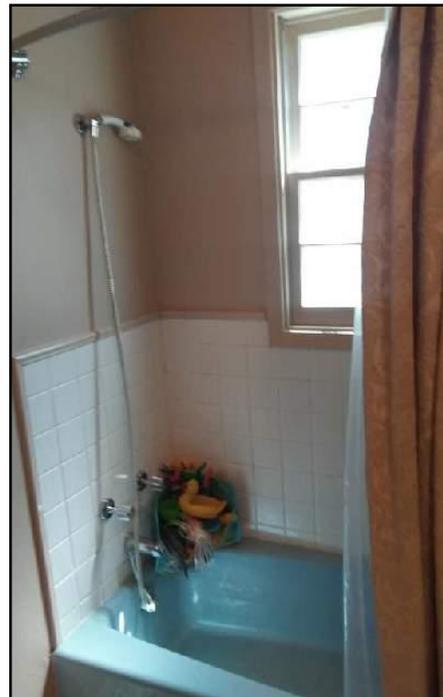
58.

24. Condition: • Reference

Location: First Floor Bathroom



59.



60.

INTERIOR

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EXECUTIVE S

ROOFING

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REFERENCE



61.



62.



63.



64.

25. Condition: • Reference

Location: First Floor Living Room

INTERIOR

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- REFERENCE



65.



66.



67.



68.

26. Condition: • Reference
Location: Northwest Basement Bedroom



69.



70.

INTERIOR

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- PLUMBING
- INTERIOR
- REFERENCE



71.

72.

FLOORS \ Carpet on floors

27. Condition: • [Stains](#)

Implication(s): Chance of water damage to structure, finishes and contents



73. Stains



74. Stains

28. Condition: • Damaged
Location: Basement Bedroom
Task: Replace
Time: Discretionary

INTERIOR

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EXECUTIVE S

ROOFING

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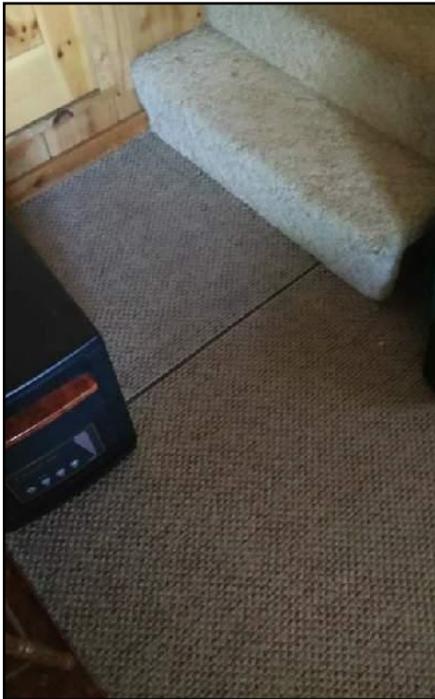
COOLING

INSULATION

PLUMBING

INTERIOR

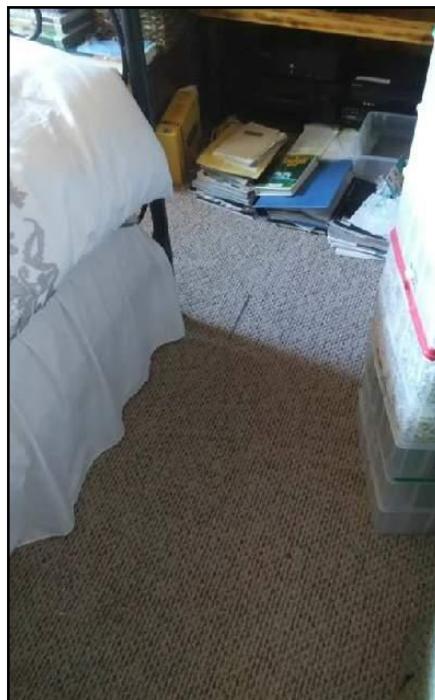
REFERENCE



75.



76.



77.

WINDOWS \ Glass (glazing)

29. Condition: • [Cracked](#)

Implication(s): Physical injury

- EXECUTIVE S
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- REFERENCE

Location: West Basement Family Room

Task: Repair or replace

Time: Discretionary

WINDOWS \ Hardware

30. Condition: • [Broken](#)

Implication(s): System inoperative or difficult to operate

Location: West Living Room

Task: Repair or replace

Time: Discretionary



78. Broken

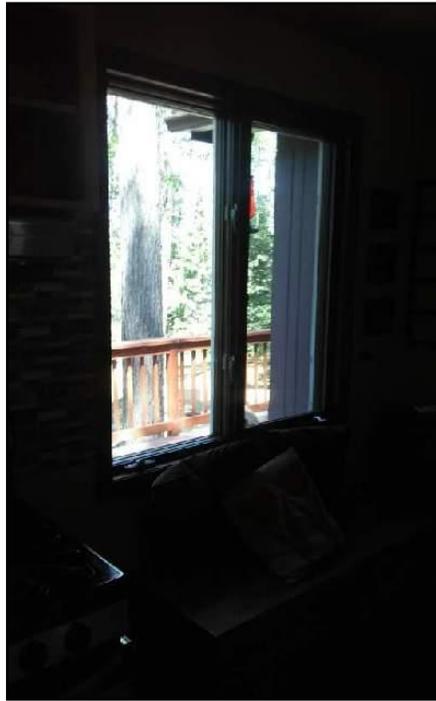
31. Condition: • [Broken](#)

Implication(s): System inoperative or difficult to operate

Location: West First Floor Kitchen

Task: Replace

Time: Discretionary



79. Broken

32. Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

Location: Living Room



80. Missing

WINDOWS \ Storms and screens

33. Condition: • [Missing](#)

Implication(s): Increased heating costs | Reduced comfort | Chance of pests entering building

Location: First Floor Living Room

- EXECUTIVE S
- ROOFING
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- ELECTRICAL
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- PLUMBING
- INTERIOR
- REFERENCE



81. Missing

34. Condition: • [Missing](#)

Implication(s): Increased heating costs | Reduced comfort | Chance of pests entering building



82. Missing

DOORS \ Glass (glazing)

35. Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Shortened life expectancy of material

Location: First Floor Dining Room

Task: Replace

Time: Discretionary

INTERIOR

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EXECUTIVE S

ROOFING

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HEATING

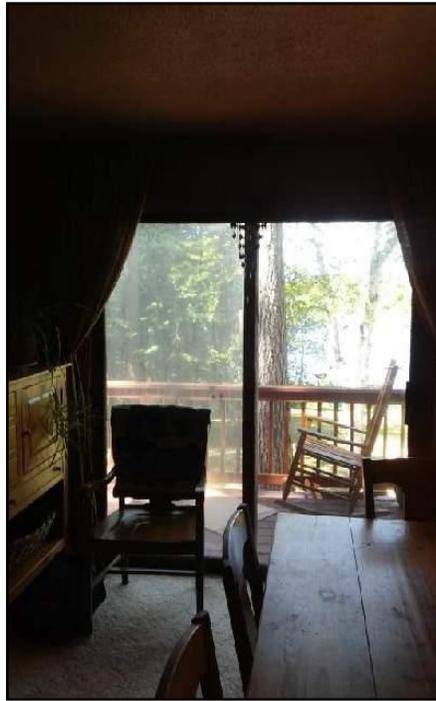
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



83. *Lost seal on double or triple glazing*

DOORS \ Storms and screens

36. Condition: • [Loose](#)

Implication(s): Reduced comfort | Increased heating and cooling costs

Location: West Exterior Wall



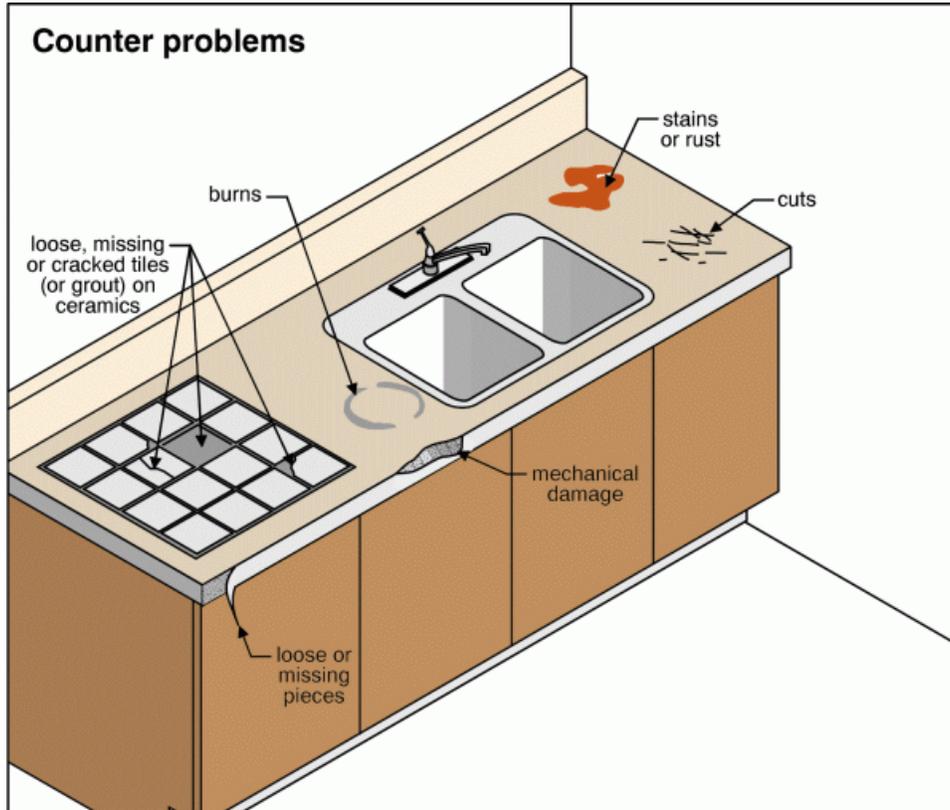
84. *Loose*

CARPENTRY \ Countertops

37. Condition: • [Damage, stained](#)

Implication(s): Hygiene issue

Location: Kitchen



85. Damage, stained

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS