

SUMMARY

10508 Mississippi CR, Brooklyn Park, MN July 22, 2009

Report No. 1004, v.10

<http://gatewayhomeinspection.vpweb.com/default.htm>

SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR
RADON REFERENCE

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.

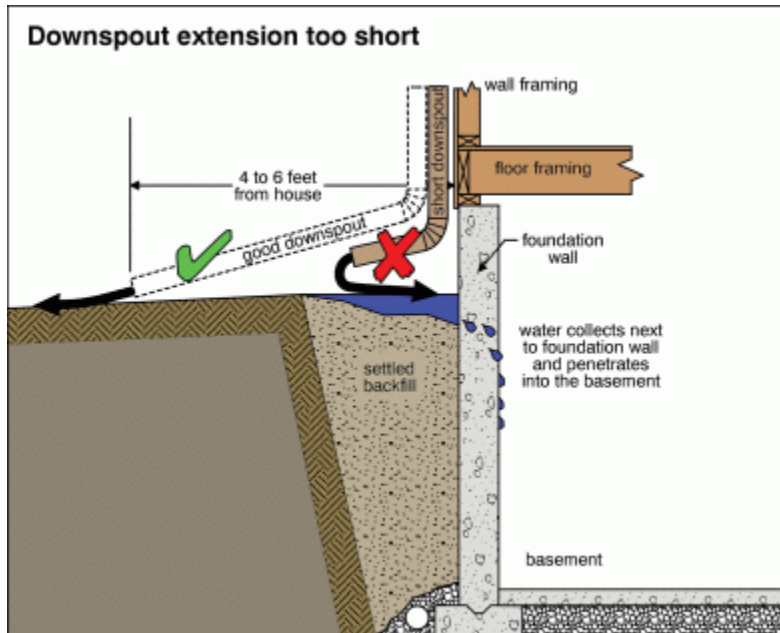
[Priority Maintenance Items](#)

Exterior

Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

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



[Click on image to enlarge.](#)



1.

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Walls \ Flashings and caulking

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

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

Location: North Exterior

Task: Correct

Time: Immediate

Note: Appears to have missing caulk around electrical connections.



2.

Cooling & Heat Pump

Air conditioning \ Air cooled condenser coil

Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: North Exterior

Task: Clean

Time: Regular maintenance

Note: Regular cleaning can maximize the performance and extend the useful life of the A/C.

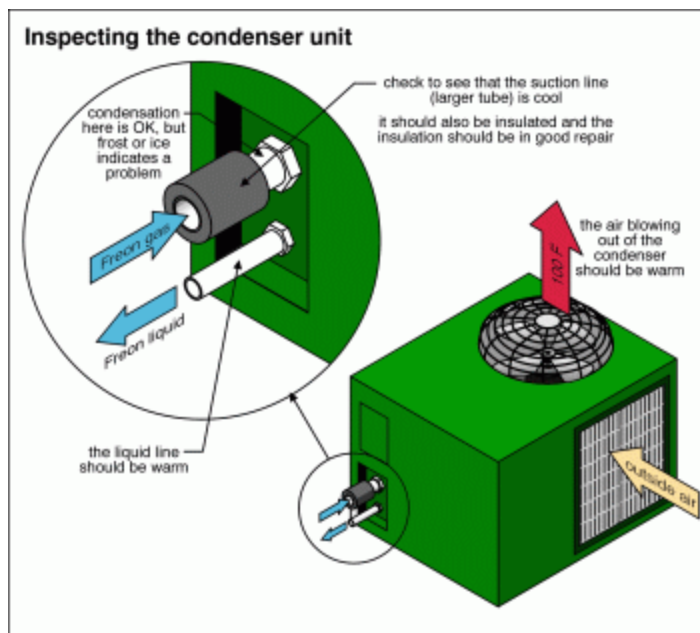
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Click on image to enlarge.



3.

Insulation and Ventilation

Attic/roof \ Insulation

Condition: • [Gaps or voids](#)

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

Location: Attic Panel

Task: Correct

Time: Immediate

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4.

Plumbing

Supply plumbing \ Supply piping in house

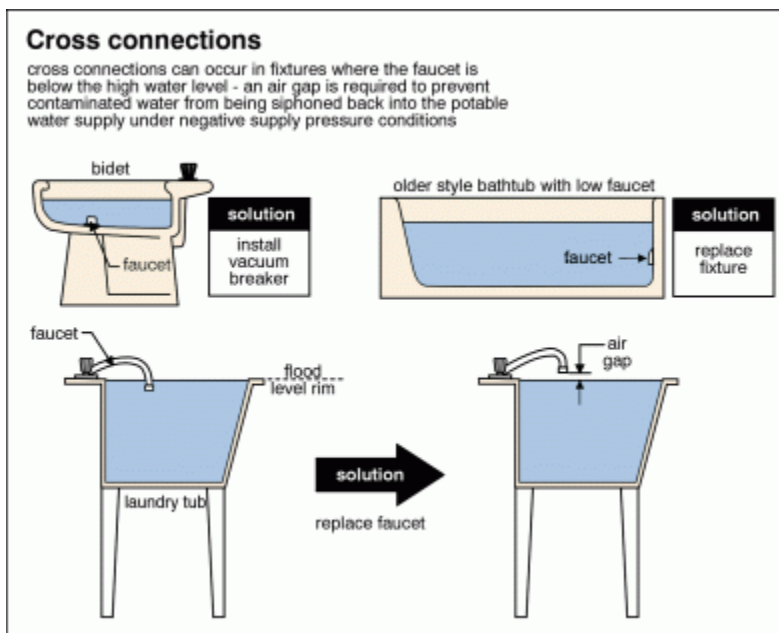
Condition: • [Cross connections](#)

Implication(s): Contaminated drinking water

Location: Basement Utility Room

Task: Correct

Note: utility room floor drain



[Click on image to enlarge.](#)

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5.

Water heater - gas burner and venting \ Gas burners

Condition: • [Poor flame color or pattern](#)

Implication(s): Equipment not operating properly | Increased operating costs

Location: Basement Utility Room

Task: Correct

Time: Immediate

Note: Appears to be dirty with flickering yellow flames.

Water heater - gas burner and venting \ Venting system

Condition: • [Poor connections](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Utility Room

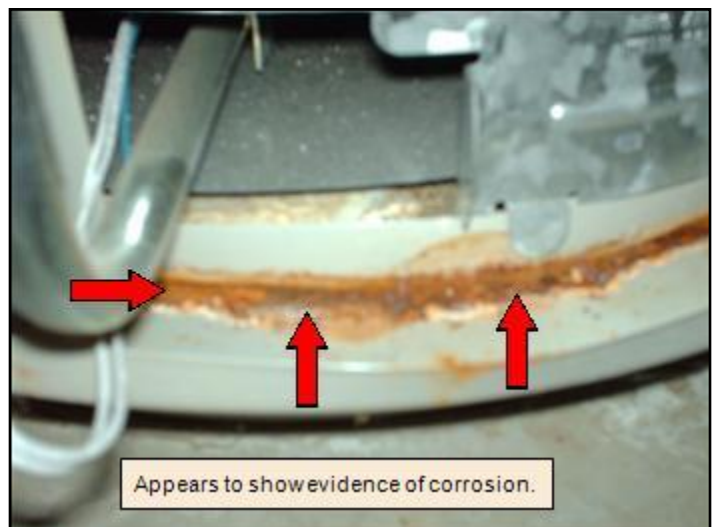
Task: Correct

Time: Immediate

Note: The condensate line appears to be disconnected resulting in some corrosion on water heater tank.



6.



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Waste plumbing \ Sump pump

Condition: • [Discharge pipe problems](#)

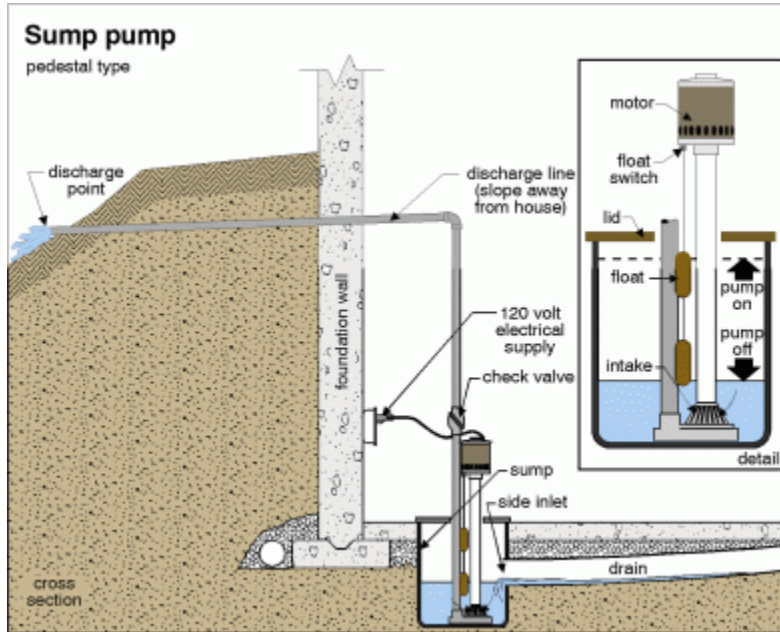
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North Exterior

Task: Correct

Time: Immediate

Note: The discharge is recommended a minimum of 6 feet away from the home.



[Click on image to enlarge.](#)



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Interior

Appliances \ Washing machine

Condition: • Water piping damaged

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

Location: First Floor Laundry Area

Task: Correct

Time: Immediate

Note: Recommend burst proof connecting hoses to the washing machine. The current hose has a high probability of failure.



9.

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

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • By walking on roof • From roof edge

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Description

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

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

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

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Vinyl siding](#)

Driveway: • Asphalt

Exterior steps: • Concrete • Synthetic wood

Patio: • Concrete

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

Exterior inspected from: • Ground level

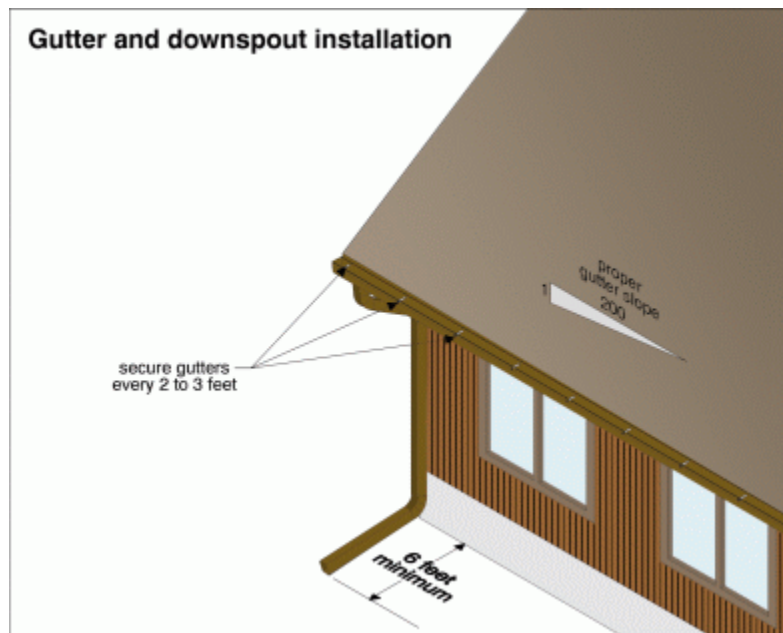
Recommendations

Roof drainage \ Gutters

Condition: • [Missing](#)

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

Note: recommend gutters to be installed through to reduce the likelihood of moisture intrusion.



[Click on image to enlarge.](#)

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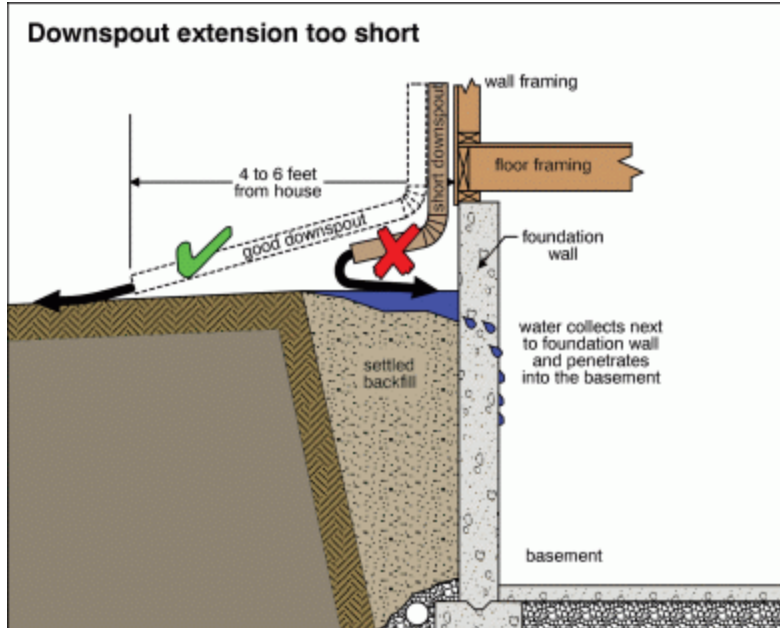
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Roof drainage \ Downspouts

Condition: • [Downspouts end too close to building](#)

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



[Click on image to enlarge.](#)



10.

Walls \ Flashings and caulking

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

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

Location: North Exterior

Task: Correct

Time: Immediate

Note: Appears to have missing caulk around electrical connections.

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STRUCTURE

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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Concrete](#) • [Trusses](#)
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • [Trusses](#)

Limitations

- Inspection limited/prevented by:** • Carpet/furnishings • Storage • New finishes/paint • Insulation
- Attic/roof space:** • Inspected from access hatch
- Percent of foundation not visible:** • 100 % • 0 %

Description

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

Service size:

• [200 Amps \(240 Volts\)](#)



12.

Main disconnect/service box rating: • [200 Amps](#)

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

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

Distribution panel rating: • [200 Amps](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Limitations

System ground:

• Quality of ground not determined



13.

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [5 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Meter • Basement • Utility room

Auxiliary heat: • [Gas fireplace](#) • [Gas fireplace](#)

Fireplace:

• [Gas fireplace](#)

Note: There appears to be two fireplaces in home. One in the basement and other on the first floor. They both appear to be serviceable.

Chimney: • None

Chimney liner: • [None](#)

Limitations

Safety devices: • Not tested as part of a home inspection

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Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • 5 years

Failure probability: • [Low](#)

Supply temperature: • 55°

Return temperature: • 75°

Temperature difference: • 20°

Limitations

Heat gain calculations: • Not done as part of a home inspection

Recommendations

Air conditioning \ Air cooled condenser coil

Condition: • [Dirty](#)

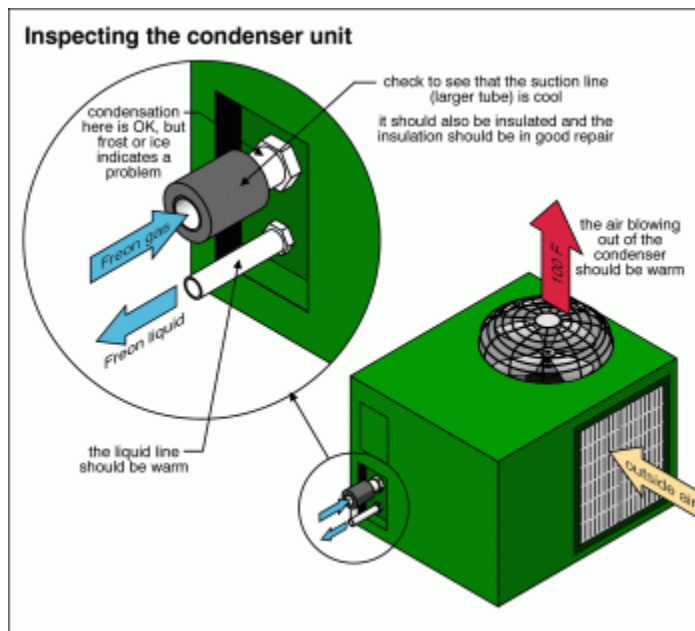
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: North Exterior

Task: Clean

Time: Regular maintenance

Note: Regular cleaning can maximize the performance and extend the useful life of the A/C.



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

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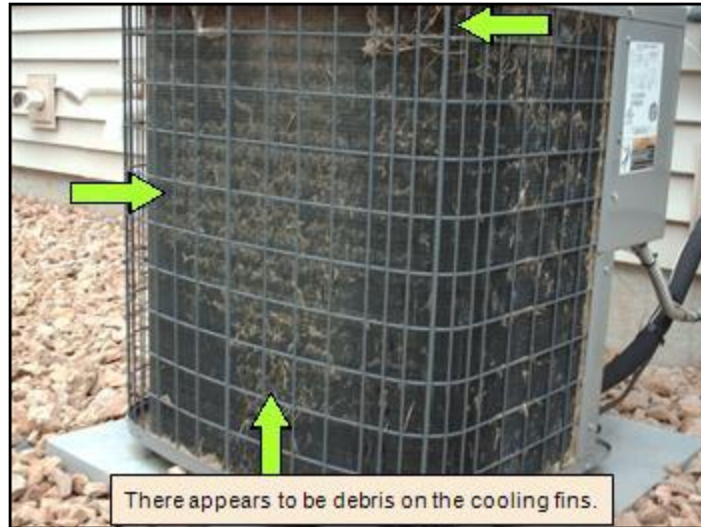
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INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Air/vapor barrier: • [Not visible](#) • [Plastic](#)

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

Attic/roof \ Insulation

Condition: • [Gaps or voids](#)

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

Location: Attic Panel

Task: Correct

Time: Immediate



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Description

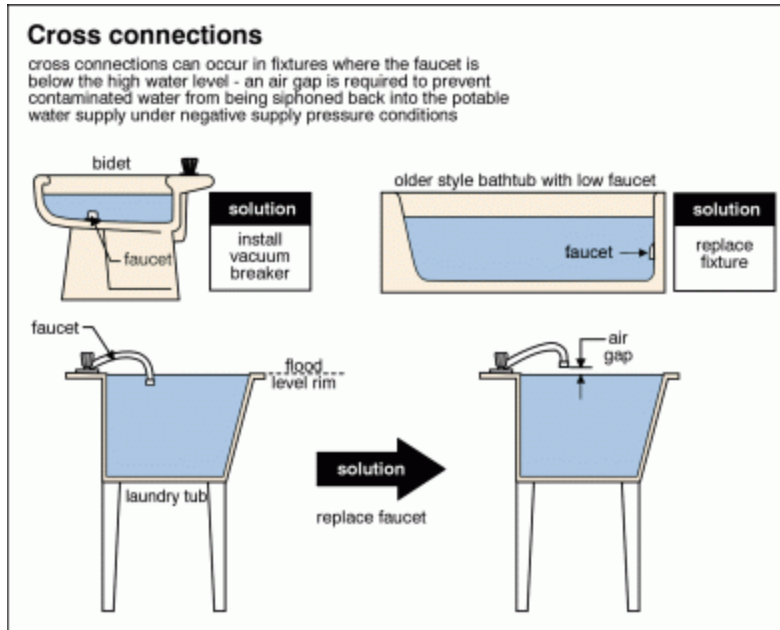
Water supply source: • Public
Service piping into house: • [Copper](#)
Supply piping in house: • [Plastic](#)
Main shut off valve at the: • Basement
Water flow (pressure): • [Functional](#)
Water heater fuel/energy source: • [Gas](#)
Water heater type: • [Induced draft](#)
Tank capacity: • 50 gallons
Water heater approximate age: • 5 years
Water heater failure probability: • [Low](#)
Waste disposal system: • [Public](#)
Waste piping in house: • [Plastic](#)
Pumps: • [Sump pump](#)

Limitations

Items excluded from a home inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment

Recommendations

Supply plumbing \ Supply piping in house
Condition: • [Cross connections](#)
Implication(s): Contaminated drinking water
Location: Basement Utility Room
Task: Correct
Note: utility room floor drain



Click on image to enlarge.



16.

Water heater - gas burner and venting \ Gas burners

Condition: • [Poor flame color or pattern](#)

Implication(s): Equipment not operating properly | Increased operating costs

Location: Basement Utility Room

Task: Correct

Time: Immediate

Note: Appears to be dirty with flickering yellow flames.

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Water heater - gas burner and venting \ Venting system

Condition: • [Poor connections](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Utility Room

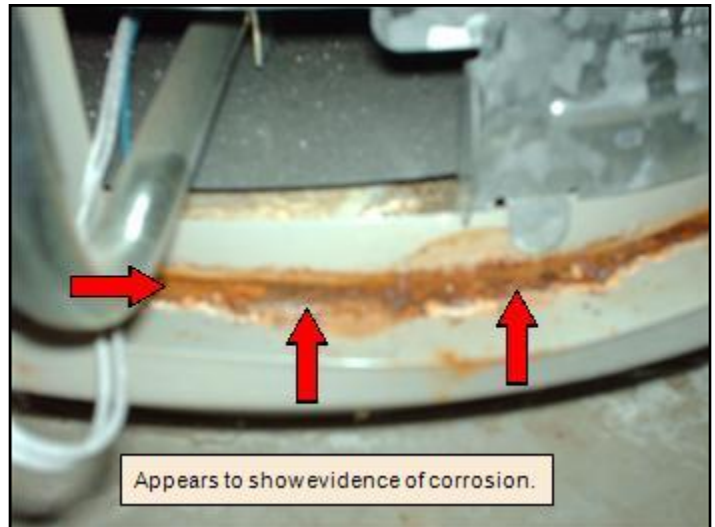
Task: Correct

Time: Immediate

Note: The condensate line appears to be disconnected resulting in some corrosion on water heater tank.



17.



18.

Waste plumbing \ Sump pump

Condition: • [Discharge pipe problems](#)

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

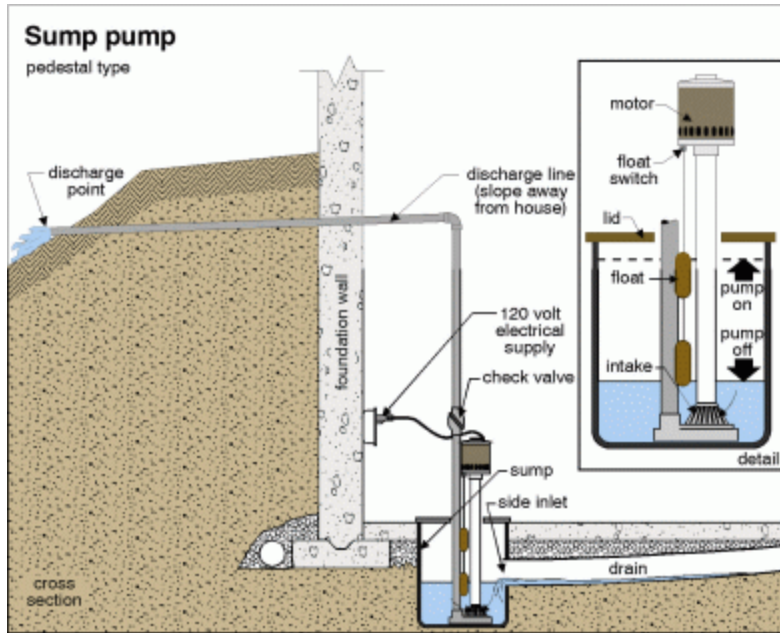
Location: North Exterior

Task: Correct

Time: Immediate

Note: The discharge is recommended a minimum of 6 feet away from the home.

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Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

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

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

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

Windows: • [Single/double hung](#) • [Sliders](#) • Vinyl-clad wood

Exterior doors - type/material: • [Metal](#)

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

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

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

Not included as part of a home inspection:

• Carbon monoxide detectors, security systems, central vacuum

Note: Recommended 10' from each bedroom

Basement leakage: • Storage in basement limited inspection

Recommendations

Doors \ Hardware

Condition: • [Self-closer missing](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

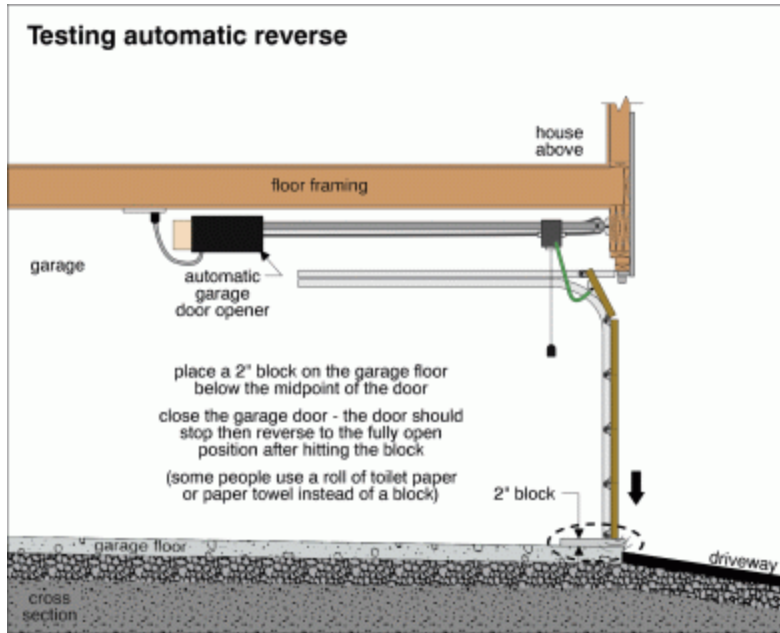
Garage \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

Implication(s): Physical injury

Location: Garage

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Click on image to enlarge.

Appliances \ Washing machine

Condition: • Water piping damaged

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

Location: First Floor Laundry Area

Task: Correct

Time: Immediate

Note: Recommend burst proof connecting hoses to the washing machine. The current hose has a high probability of failure.



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Description

Monitor Placement: • Basement

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

1. [Roofing and Chimney](#)
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3. [Structure](#)
4. [Electrical](#)
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6. [Cooling](#)
7. [Insulation](#)
8. [Plumbing](#)
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