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

![Downspout diagram](image-url)
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.

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.
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
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

Cross connections
cross connections can occur in fixtures where the faucet is below the high water level - an air gap is required to prevent contaminated water from being siphoned back into the potable water supply under negative supply pressure conditions

- Bidet solution: install vacuum breaker
- Faucet solution: replace fixture
- Old-style bathtub with low faucet solution: replace fixture
- Level rim solution: replace faucet
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.

6.

**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.
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.
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.

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](#)
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
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.
**Roof drainage \ Downspouts**

**Condition:** · Downspouts end too close to building

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

**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.
11.
**STRUCTURE**
10508 Mississippi CR, Brooklyn Park, MN   July 22, 2009

Providing great home inspections for every client every time

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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)

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. The grounding rod appears to be buried.
# Heating

**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
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.
14. There appears to be debris on the cooling fins.
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
### 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
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.
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.

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.
Sump pump
pedestal type

discharge point

discharge line
(slope away from house)

120 volt electrical supply
check valve

sump

side inlet

drain

motor

float

lid

pump on

pump off

detail

19.
### Description

**Major floor finishes:**  
- Carpet  
- Hardwood  
- Ceramic  

**Major wall finishes:**  
- Plaster/drywall  

**Major 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
**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.
Description

Monitor Placement: Basement

END OF REPORT
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
2. Exterior
3. Structure
4. Electrical
5. Heating
6. Cooling
7. Insulation
8. Plumbing
9. Interior