

OTTER HOME INSPECTIONS

320-703-8088

otterinspections@gmail.com

<http://www.otterhomeinspections.com>



RESIDENTIAL INSPECTION

26932 117th St NW
Zimmerman, MN 55398

Micah Digatono
DECEMBER 29, 2022



Inspector
Ross Eggert
320-703-8088
leftrook3@gmail.com



Agent
Micah Digatono
Generations Real Estate
763-234-5440
mrdigatono@gmail.com

TABLE OF CONTENTS

1: Inspection Details	8
2: Exterior	9
3: Roof	18
4: Attic	20
5: Garage	21
6: Interior	23
7: Electrical	28
8: HVAC	31
9: Plumbing	35
10: Kitchen	36
11: Structure	38
Standard of Practice	39

THANK YOU! Thank you for choosing us to perform this General Home Inspection. We always endeavor to do our best to ensure that both the home and your investment in it are safe!

INSPECTION LIMITATIONS

The Inspection is Visual

The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. Although the inspector may use basic instruments, the inspection performed to provide data for this report was primarily visual and non-invasive. This inspection is not a guarantee or warranty of any kind. Its purpose is to identify potential safety hazards and defects in home systems and their major, readily visible components.

SCOPE of the INSPECTION

The inspection was performed in compliance with the Standards of Practice of the International Association of Certified Home Inspectors. The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

NOT TECHNICALLY EXHAUSTIVE

Please keep in mind that home inspectors are generalists, not specialists. Homes contain a huge variety of systems and components of different types, of varying quality and age, installed by those with varying skill levels in different climate zones.

To have the same level of expertise, library of knowledge, or to perform inspections to the same technical degree as would contractors specializing in each of those systems is not possible for a home inspector.

The General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits, compliance with structure setback regulations, or other issues requiring special research.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the

General Home Inspection. To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at <https://www.nachi.org/sop.htm>.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Not Pass/fail

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection. Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS, and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

DO A FINAL WALKTHROUGH! Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP! If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

NOTICE TO THIRD PARTIES This report is the joint property of the Inspection company that created it and the Client for whom it was prepared. Unauthorized transfer of this report to any third parties or subsequent buyers is not permitted and may place those in violation, or those who improperly depend on the information contained herein in jeopardy. This report and supporting inspection were performed according to a written agreement that limits its scope and the manner in which it may be used.

Unauthorized recipients are advised to not rely on the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

SUMMARY

15

MINOR
CONCERN/MAINTENANCE
NEEDED

14

MODERATE
CONCERN/REPAIR

3

SERIOUS CONCERN/ACTION
NEEDED

- ⊖ 2.3.1 Exterior - Wall Exteriors: Seal penetrations- QC
- ⊖ 2.3.2 Exterior - Wall Exteriors: Clogged exterior vent
- ⊖ 2.3.3 Exterior - Wall Exteriors: Penetration repair attempted.
- 🔧 2.4.1 Exterior - Door/Window Exteriors: Door: damage, light
- 🔧 2.4.2 Exterior - Door/Window Exteriors: Door: damage, moderate
- 🔧 2.4.3 Exterior - Door/Window Exteriors: Door: Screen Damaged or Missing
- 🔧 2.5.1 Exterior - Exterior Trim: Corner trim: installation poor, some
- ⊖ 2.6.1 Exterior - Porch: Foundation cracking: moderate- SE/QC
- 🔧 2.6.2 Exterior - Porch: Guardrail: rough handrail
- ⊖ 2.6.3 Exterior - Porch: Stairs: risers, excessive variation- QC
- ⊖ 2.6.4 Exterior - Porch: Hand rails missing at steps
- 🔧 2.7.1 Exterior - Deck: Deterioration: moderate
- ⊖ 2.7.2 Exterior - Deck: Finish coating: deterioration severe- QC
- 🔧 2.7.3 Exterior - Deck: Guardrails: deterioration, moderate
- ⚠️ 2.7.4 Exterior - Deck: Guardrails: loose- QC
- ⊖ 2.8.1 Exterior - Patio: Not level or flat- soil settling/heaving
- ⊖ 3.3.1 Roof - Roof Drainage System: None installed
- ⊖ 5.3.1 Garage - Floors, Walls, & Ceiling: No self-closing hinges
- 🔧 5.3.2 Garage - Floors, Walls, & Ceiling: Walls: drywall damage, minor
- 🔧 6.3.1 Interior - Walls: Damage & deterioration, minor (spec.)
- ⊖ 6.3.2 Interior - Walls: Cracking, Vertical cracks on interior wall
- 🔧 6.10.1 Interior - Windows: Screen, damaged or missing
- 🔧 6.12.1 Interior - Bedroom: Door, int.: closet doors installation, poor operation- QC
- 🔧 6.12.2 Interior - Bedroom: Door, int.: improper operation- QC
- ⊖ 6.12.3 Interior - Bedroom: Interior trim: missing, ___- QC
- 🔧 6.12.4 Interior - Bedroom: Walls: cracking, diagonal, doors/windows, minor, long-term settling, OK

- ⊖ 6.12.5 Interior - Bedroom: Walls: cracking, diagonal, doors/windows- QC/SE
- 🔧 6.13.1 Interior - Bathroom: Towel rack broken or missing
- ⊖ 7.7.1 Electrical - Branch Circuits: Receptacle: loose- QC
- ⚠️ 9.3.1 Plumbing - Water Heater: TPR discharge pipe: termination > 6" above floor- QC
- 🔧 10.2.1 Kitchen - Cabinets: Door hinges loose
- ⚠️ 10.6.1 Kitchen - Range: Anti-tip device, none installed- QC

1: INSPECTION DETAILS

		IN	NI	NP	D
1.1	Attendees	X			
1.2	Inspection Conditions	X			
1.3	Occupancy	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Conditions:

Approximate Temperature at the Inspection
Below freezing

Inspection Conditions: Weather, 2 days prior to the Inspection
Below freezing

Inspection Conditions: Weather at the Inspection
Overcast but dry, Below freezing

Inspection Conditions: Weather-related Property Condition
Snow 8-12 inches

Occupancy: State of Occupancy
Unoccupied- staged

Occupancy: Occupancy: unoccupied

The home was unoccupied and was empty of furniture at the time of the inspection.

2: EXTERIOR

		IN	NI	NP	D
2.1	Grounds		X		
2.2	Driveway		X		
2.3	Wall Exteriors	X			X
2.4	Door/Window Exteriors	X			X
2.5	Exterior Trim	X			X
2.6	Porch	X			X
2.7	Deck	X			X
2.8	Patio	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Grounds: Retaining Wall Material

Concrete block (CMU)

Exterior Trim: Trim Material

Vinyl

Porch: Porch Location

Front

Deck: Attachment to Home

Bolted ledger

Deck: Basic structure: wood

The basic deck structure was built of wood.

Deck: Deck Floor Material

Wood/plastic composite

Deck: Deck Guardrail Materials

Wood

Deck: Deck Location

Rear of home

Deck: Deck Understructure Material

Wood

Deck: Finish Coating Type

Solid body stain

Deck: Foundation Type

Concrete pads

Patio: Patio Location

Rear of home

Patio: Patio Materials

Poured concrete

Porch: What's inspected

Inspection of the porch typically includes visual evaluation of the: - foundation; - structure; - floor surfaces; - guardrails; and - stair assembly

Deck: What's inspected

Inspection of decks typically includes visual examination of the following:

- Foundation;
- General structure;
- Stair components;
- Attachment to home; Floor planking; and
- Guardrail assemblies

Limitations

Grounds

LANDSCAPE IRRIGATION: MAIN VALVE OFF

The landscape irrigation main valve was in the off position, probably due to winterization procedures. The system cannot be tested without the valves open. Opening the valves exceeds the scope of the inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have the landscape irrigation system inspected by a qualified contractor.

Deficiencies

2.3.1 Wall Exteriors

 Moderate Concern/Repair

SEAL PENETRATIONS- QC

EXTERIOR

Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

Contact a qualified professional.





2.3.2 Wall Exteriors

CLOGGED EXTERIOR VENT

UNDER DECK

There is a vent that appears to be clogged

Recommendation

Recommended DIY Project

 Moderate Concern/Repair



2.3.3 Wall Exteriors

PENETRATION REPAIR ATTEMPTED.

EXTERIOR

There are penetrations that appear to have been attempted to be repaired by the home owner. These along with all other penetrations need to be evaluated and repaired by a qualified professional.

Recommendation

Contact a qualified professional.

 Moderate Concern/Repair



2.4.1 Door/Window Exteriors

DOOR: DAMAGE, LIGHT

BASEMENT SCREEN DOOR

An exterior door exhibited light damage. Door doesn't open or shut properly.

 Minor Concern/Maintenance needed



2.4.2 Door/Window Exteriors

 Minor Concern/Maintenance needed

DOOR: DAMAGE, MODERATE

SCREEN DOOR AT DECK

An exterior door exhibited moderate damage.



2.4.3 Door/Window Exteriors

 Minor Concern/Maintenance needed

DOOR: SCREEN DAMAGED OR MISSING

Screens are used to keep insects and other bugs out while allowing fresh outdoor air in. It is recommended screens be repaired or replaced.

Recommendation

Contact a handyman or DIY project

2.5.1 Exterior Trim

 Minor Concern/Maintenance needed

CORNER TRIM: INSTALLATION POOR, SOME

Corner trim was poorly installed in some areas.



2.6.1 Porch

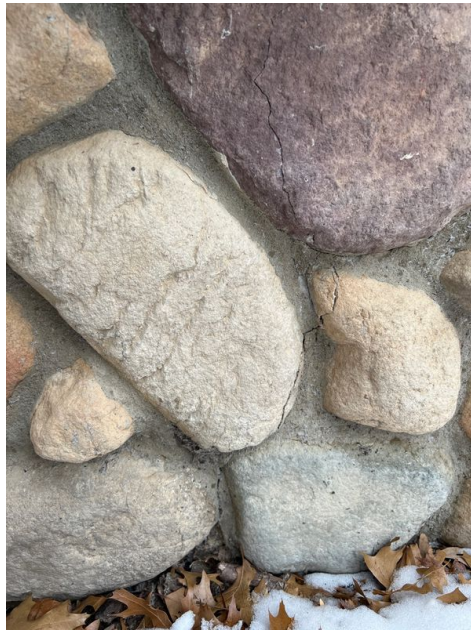
 Moderate Concern/Repair

FOUNDATION CRACKING: MODERATE- SE/QC

Moderate porch foundation cracking was visible. This condition appeared to be consistent with cracking caused by soil movement. If this condition was caused by inadequate compaction at the time of original construction, soil will have stabilized by now. If it was caused by expansive soil, or excessive amounts of moisture in the soil supporting the foundation, movement and cracking may continue. Determining the soil condition would require the services of a soils (geotechnical) engineer. The Inspector recommends crack repair by a qualified contractor to help prevent future damage from freezing moisture.

Recommendation

Contact a foundation contractor.



2.6.2 Porch

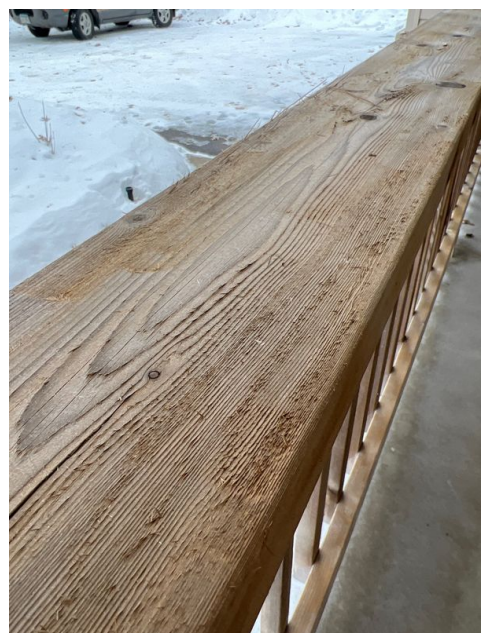
 Minor Concern/Maintenance needed

GUARDRAIL: ROUGH HANDRAIL

Handrail components of the porch guardrail assemblies were rough and may cause splinters.

Recommendation

Contact a qualified professional.



2.6.3 Porch

STAIRS: RISERS, EXCESSIVE VARIATION- QC

FRONT STEP

Risers at the steps to this porch varied more than the 3/8-inch considered to be the safe maximum by modern safety standards. This condition is a potential fall hazard. All corrections should be made by a qualified contractor.

Recommendation

Contact a qualified professional.



Moderate Concern/Repair



2.6.4 Porch

HAND RAILS MISSING AT STEPS

It was observed that one or more steps were missing a hand rail. For the safety of children and the elderly there should be hand rails at all outdoor steps.

Recommendation

Contact a qualified professional.



Moderate Concern/Repair



2.7.1 Deck

DETERIORATION: MODERATE

The deck exhibited moderate deterioration, but appeared to be safe.

Recommendation

Contact a qualified professional.



Minor Concern/Maintenance needed

2.7.2 Deck

FINISH COATING: DETERIORATION SEVERE- QC

Finish coating designed to protect wood deck components was severely deteriorated. Failure of the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. You should consult with a qualified contractor to discuss options and costs for refinishing the deck.



Moderate Concern/Repair

Recommendation

Contact a qualified painting contractor.

2.7.3 Deck

 Minor Concern/Maintenance needed

GUARDRAILS: DETERIORATION, MODERATE

At the time of the inspection, the deck guardrail assemblies exhibited moderate deterioration. Providing routine maintenance will extend the long-term service life of the guardrails.



2.7.4 Deck

 Serious Concern/Action Needed

GUARDRAILS: LOOSE- QC

Deck guardrail assemblies were loose and should be made secure by a qualified contractor.

Recommendation

Contact a qualified carpenter.



2.8.1 Patio

NOT LEVEL OR FLAT- SOIL SETTLING/HEAVING

 Moderate Concern/Repair

The patio was not level or flat. This condition appeared to be the result of settling or heaving of soil, which can have a number of causes. Determining the cause lies beyond the scope of the General Home Inspection.



3: ROOF

		IN	NI	NP	D
3.1	Roof Structure Ext.		X		
3.2	Underlayment		X		
3.3	Roof Drainage System			X	
3.4	Flashing	X			
3.5	Vents	X			
3.6	Asphalt Shingles		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Roof inspection method

various vantage points

The inspector viewed the roof using this method.

Roof Configuration

Gable

Flashing : Flashing Material

Aluminum

Limitations

Inspection Method

ROOF SNOW-COVERED

The roof-covering material was not visible. It was covered with snow and was not inspected. The inspection company disclaims responsibility for identifying its condition.

Roof Structure Ext.

SNOW LIMITED INSPECTION

The Inspector was unable to directly view the roof-covering material. It was covered with snow.



Underlayment

DISCLAIMER: COMPLETELY HIDDEN

The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Deficiencies

3.3.1 Roof Drainage System

NONE INSTALLED

WHOLE HOUSE

The home had no roof drainage system installed to route roof drainage away from the foundation. Excessively high moisture levels in soil near the foundation can cause damage related to soil/foundation movement.

Recommendation

Contact a qualified professional.



Moderate Concern/Repair



4: ATTIC

		IN	NI	NP	D
4.1	Attic Access	X			
4.2	Attic Conditions	X			
4.3	Attic/Roof Structure Ventilation	X			
4.4	Thermal Insulation	X			
4.5	Conventional Roof Framing	X			
4.6	Roof Trusses	X			
4.7	Roof Sheathing	X			
4.8	Roof fasteners & Hardware	X			
4.9	Attic Electrical, Plumbing and HVAC	X			
4.10	Radiant Barrier	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Access: Access Hatch Location

Master bedroom closet

Attic Access: Attic access: ceiling hatch (loc)

The attic was accessed through a hatch in the ____ ceiling.

Attic Access: Attic access: from access hatch

The Inspector evaluated the attic from the access hatch.

Attic/Roof Structure Ventilation: Attic Ventilation Method

Soffit vents, Roof vents

Attic/Roof Structure Ventilation: Roof Structure Ventilation

Roof vents

Thermal Insulation: Application Type

Attic outside the thermal envelope

Thermal Insulation: Insulation Average Depth

7-10 inches

Thermal Insulation: Thermal Insulation Type

Blown cellulose

Conventional Roof Framing: Roof Framing Method

Conventional framing w/engineered lumber

Roof Sheathing: Roof Sheathing Material

1/2-inch oriented strand board (OSB)

Thermal Insulation: Vapor Barrier: installed

The home had a plastic vapor barrier installed beneath the insulation on the attic floor. Vapor barriers help reduce the amount of moisture vapor entering the attic space.

Roof Trusses: Truss roof: don't cut, alter, storage

The roof was framed using manufactured roof trusses. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

5: GARAGE

		IN	NI	NP	D
5.1	Overhead Doors	X			
5.2	Automatic Opener	X			
5.3	Floors, Walls, & Ceiling	X			X
5.4	Conventional Doors	X			
5.5	Garage Electrical	X			
5.6	Garage Roof Framing	X			
5.7	Garage Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Description

Attached, 3-car

Automatic Opener: Number of Automatic Openers

2

Garage Roof Framing: Garage Roof Framing Method

Roof trusses

Garage Roof Framing: Garage Roof Sheathing Material

1/2-inch oriented strand board (OSB)

Overhead Doors: Automatic opener: manual disconnect, OK

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Overhead Doors: Door tracks: OK

The overhead garage door tracks appeared to be correctly installed and stable.

Overhead Doors: Overhead doors: OK

The Inspector observed no deficiencies in the condition of the garage overhead doors.

Overhead Doors: Overhead doors: what's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: - door condition; - mounting brackets; - automatic opener; - automatic reverse; - photo sensor; - switch placement; - track & rollers; and - manual disconnect.

Garage Roof Framing: Conventional roof framing: engineered lumber

The conventionally-built garage roof structure included the extensive use of engineered lumber.

Garage Ventilation: Roof structure ventilation: roof vents installed

Roof vents, also called turtle vents, were installed as part of the garage roof structure ventilation system.

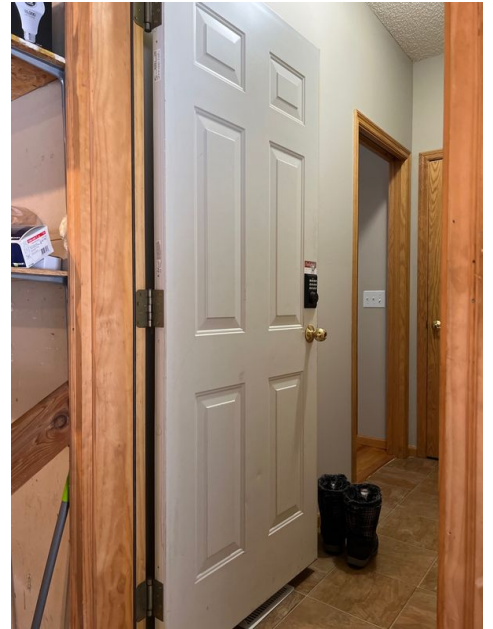
Deficiencies

5.3.1 Floors, Walls, & Ceiling

NO SELF-CLOSING HINGES

Moderate Concern/Repair

The door in the wall between the garage and the home living space did not have operable self-closing hinges. Self-closing hinges are a safety feature designed to help prevent the spread of fire and toxic fumes from the garage to the living space.



5.3.2 Floors, Walls, & Ceiling

WALLS: DRYWALL DAMAGE, MINOR

GARAGE WALL

The garage walls exhibited minor drywall damage.

 Minor Concern/Maintenance needed



6: INTERIOR

		IN	NI	NP	D
6.1	General Interior	X			
6.2	Floors	X			
6.3	Walls	X			X
6.4	Ceilings	X			
6.5	Interior Trim	X			
6.6	Lighting	X			
6.7	Ceiling Fan	X			
6.8	Exterior Doors	X			
6.9	Interior Doors	X			X
6.10	Windows	X			X
6.11	Skylight			X	
6.12	Bedroom	X			X
6.13	Bathroom	X			X
6.14	Laundry Room	X			
6.15	Emergency Escape and Rescue Openings	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Floors: General Floor Materials

Carpet, Natural hardwood, Vinyl sheet

Interior Doors: Interior Door Types

Wood panel

Windows: Window Frame Material

Wood

Windows: Window Style(s)

Double-hung, Casement

Bedroom: Bedroom Floor Materials

Carpet

Bathroom: Number of Bathrooms

Master
4 bathrooms

Bathroom: Bathroom Configuration

1 sink in cabinet/toilet/shower

Bathroom: Bathroom Ventilation

Exhaust fan, Window

Bathroom: Toilet type(s)

Conventional

Bathroom: Bathroom Floor Materials

Vinyl sheet

Emergency Escape and Rescue Openings: SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

Deficiencies

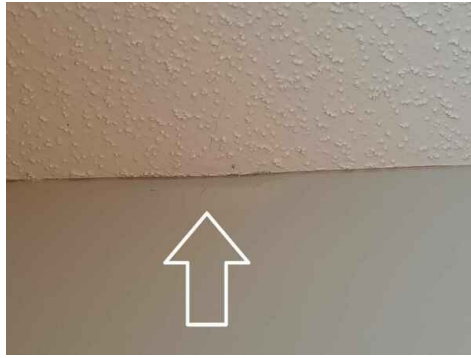
6.3.1 Walls

DAMAGE & DETERIORATION, MINOR (SPEC.)

2ND STORY

Interior walls in the __ exhibited minor damage or deterioration.

 Minor Concern/Maintenance needed



6.3.2 Walls

CRACKING, VERTICAL CRACKS ON INTERIOR WALL

 Moderate Concern/Repair

Vertical cracks were observed on interior walls. This is most likely caused by seasonal changes and or lack of gutters. Inspector recommends installing gutters and monitoring the crack if it gets larger further evaluation by a Qualified professional is recommended.

Recommendation

Contact a qualified professional.



6.10.1 Windows

SCREEN, DAMAGED OR MISSING

 Minor Concern/Maintenance needed

BEDROOM 2ND FLOOR

It was observed that a screen was missing or damaged at a door or window. Screens are used to keep out insects while allowing fresh outdoor air to enter the house. It is recommended the screen be repaired or replaced.

Recommendation

Contact a handyman or DIY project



6.12.1 Bedroom

DOOR, INT.: CLOSET DOORS INSTALLATION, POOR OPERATION- QC

 Minor Concern/Maintenance needed

UPSTAIRS BEDROOMS

Closet doors in this bedroom were poorly installed and did not operate well. The Inspector recommends service by a qualified contractor.

Recommendation

Contact a qualified professional.



6.12.2 Bedroom

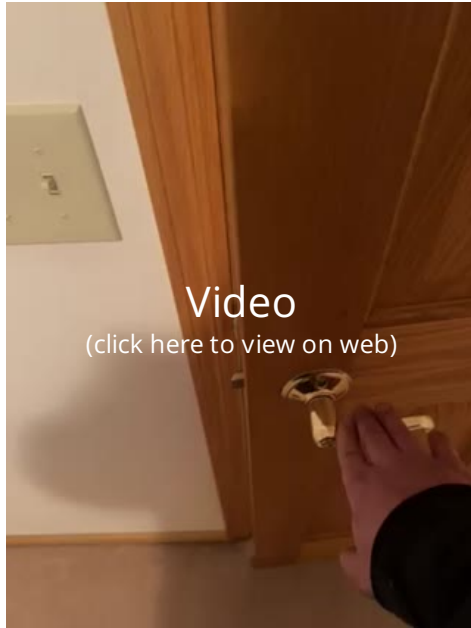
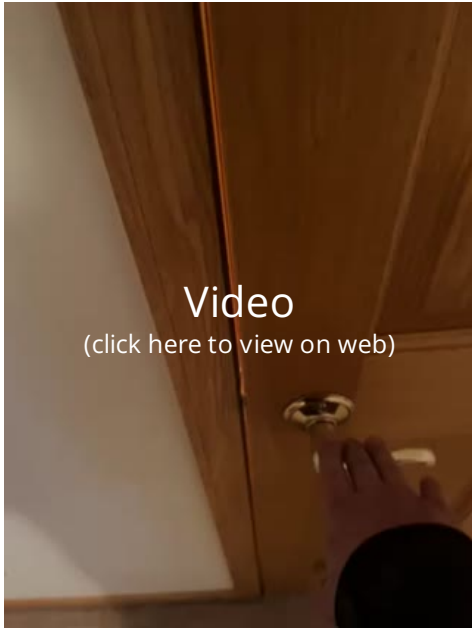
DOOR, INT.: IMPROPER OPERATION- QC

 Minor Concern/Maintenance needed

The doorknob of an interior door in this bedroom did not operate properly and needed adjustment or replacement. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



6.12.3 Bedroom

INTERIOR TRIM: MISSING, ___- QC

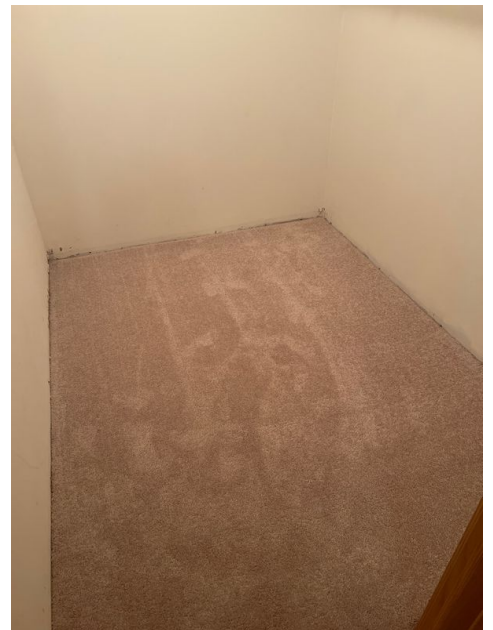
Moderate Concern/Repair

BASEMENT BEDROOM

Interior trim was missing in this bedroom. The Inspector recommends repair or replacement by a qualified contractor.

Recommendation

Contact a qualified professional.



6.12.4 Bedroom

WALLS: CRACKING, DIAGONAL, DOORS/WINDOWS, MINOR, LONG-TERM SETTling, OK

Minor Concern/Maintenance needed

Minor diagonal cracks at the corners of doors and windows in walls in this bedroom appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks were not a structural concern.

6.12.5 Bedroom

 Moderate Concern/Repair**WALLS: CRACKING, DIAGONAL,
DOORS/WINDOWS- QC/SE**

DOWN STAIRS BEDROOM

Diagonal cracking visible at the corners of doors and windows in walls in this bedroom are typical of cracks caused by soil movement. Determining the likelihood of continuing damage lies beyond the scope of the General Home Inspection and would require the services of a qualified foundation repair contractor or a structural engineer.

Recommendation

Contact a qualified professional.



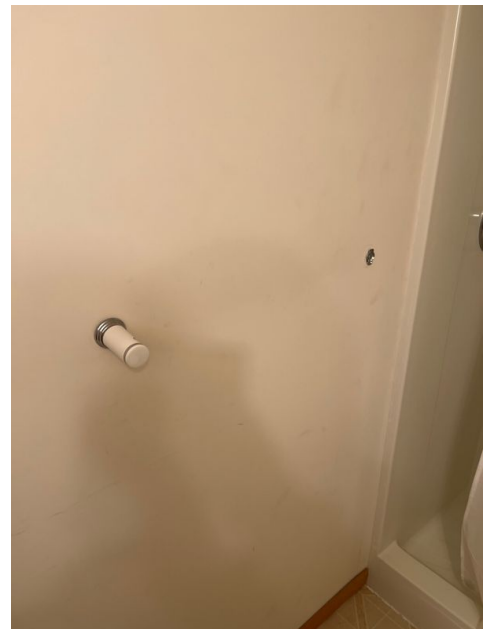
6.13.1 Bathroom

 Minor Concern/Maintenance needed**TOWEL RACK BROKEN
OR MISSING**

It was observed that the towel rack was broken or missing

Recommendation

Recommended DIY Project



7: ELECTRICAL

		IN	NI	NP	D
7.1	General Condition	X			
7.2	Service Drop	X			
7.3	Electric Meter	X			
7.4	Service Panel	X			
7.5	Service Entrance Cables	X			
7.6	Service Grounding & Bonding	X			
7.7	Branch Circuits	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Drop: Service lateral: underground

Conductors supplying electricity to the home were buried underground.

Service Drop: Service type
Underground

Electric Meter: Electric meter type
Solid state (LCD)

Service Panel: Service panel location
Basement

Service Panel: Service panel type
Flush mount

Service Panel: Service panel brand
General Electric

Service Panel: Service panel ampacity
200 amps

Service Panel: Main disconnect type
Breaker

Service Panel: Main disconnect ampacity
200 amps

Service Panel: Overcurrent protection type
Circuit breakers, GFCI

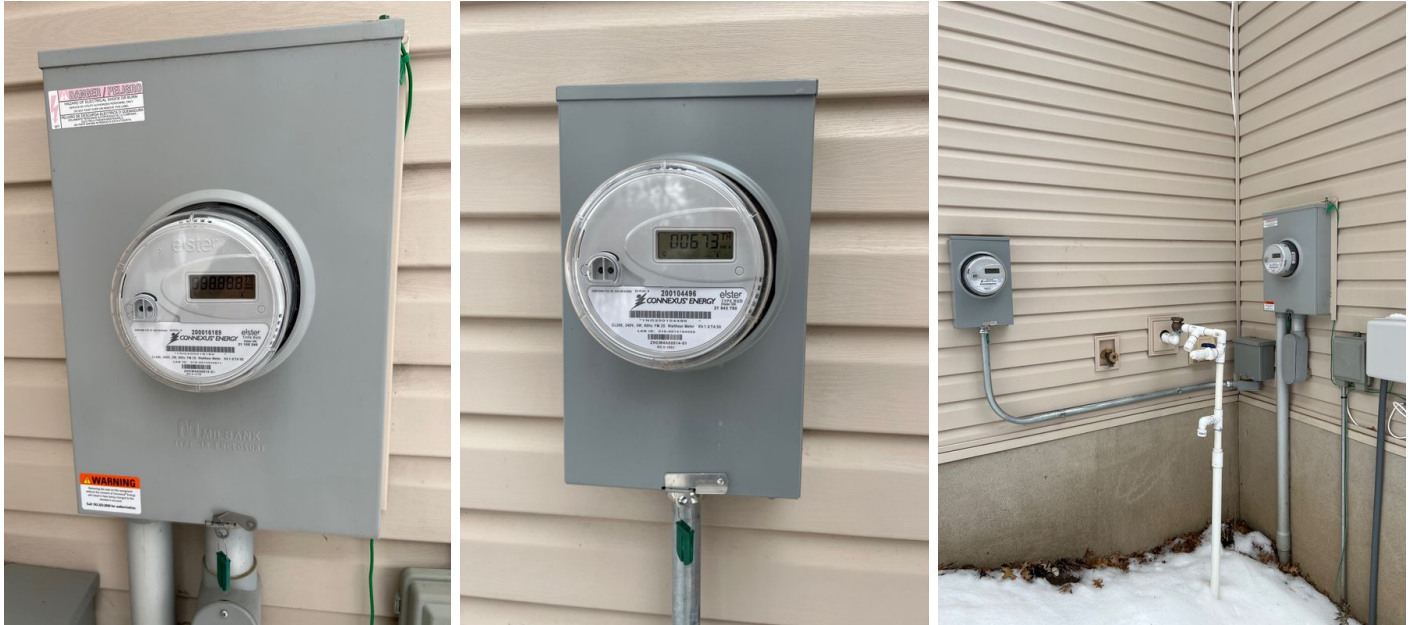
Service Grounding & Bonding: Grounding electrode Type
Driven rod

Branch Circuits: Branch Circuit Conductor Type
Copper

Branch Circuits: Overcurrent Protection Type
GFCI

Electric Meter: Electric meter location

Right side

**Service Grounding & Bonding: Grounding electrode system: driven rod**

The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

Branch Circuits: Exterior receptacles: GFCI response, OK

At the time of the inspection, the Inspector observed no deficiencies in the response of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.

Deficiencies

7.7.1 Branch Circuits

RECEPTACLE: LOOSE- QC

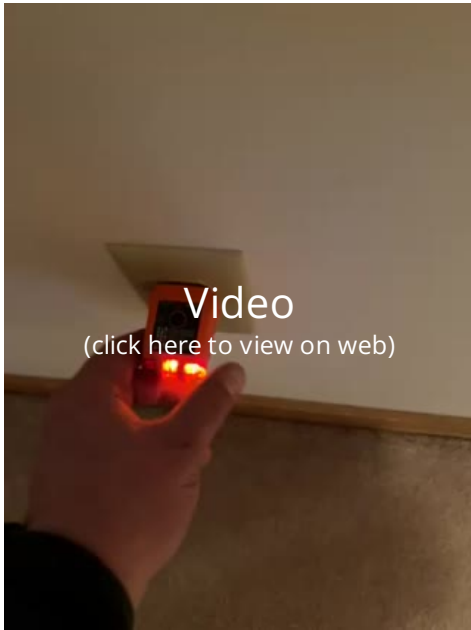
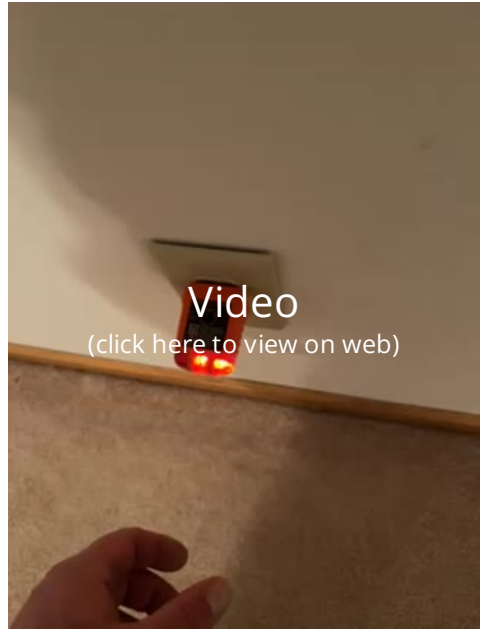
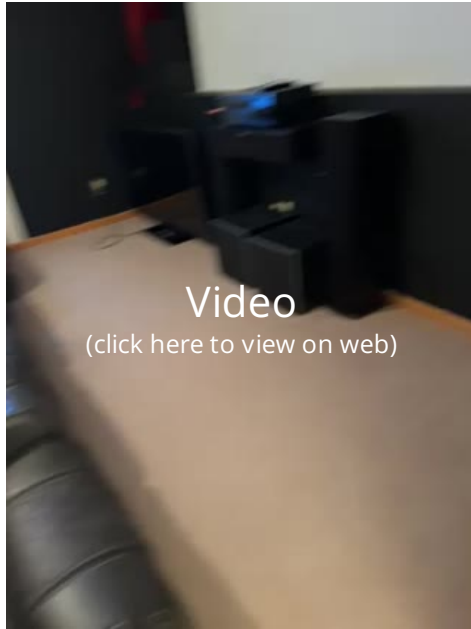
LIVING ROOM

An electrical receptacle was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. This condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.


 Moderate Concern/Repair



8: HVAC

		IN	NI	NP	D
8.1	Furnace & Humidifier	X			
8.2	Cooling	X			
8.3	Boiler: Hydronic Heating	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Furnace & Humidifier : Air Filter Location

Furnace blower compartment

Furnace & Humidifier : Air filter Size

16x25

Furnace & Humidifier : Annual Fuel Utilization Efficiency (AFUE) Rating

High (90%-98%)

Furnace & Humidifier : Data plate: photo

The photo shows the furnace data pate or manufacturer's label

Furnace & Humidifier : Date of manufacture

serial number

The date of furnace manufacture appeared to be 2012.

Furnace & Humidifier : Duct Type

Sheet metal



Furnace & Humidifier : Energy Source

Natural gas

Furnace & Humidifier : Furnace Brand

LuxAir

Furnace & Humidifier : Furnace Efficiency Rating

High

Furnace & Humidifier : Furnace Location

Mechanical room, Basement

Furnace & Humidifier : Furnace serial number

The serial number of the furnace was ____.



Furnace & Humidifier : Furnace shut-offs: electrical shut-off photo

The furnace electrical shut-off is shown in the photo.



Furnace & Humidifier : Furnace shut-offs: gas shut-off photo

The furnace gas shut-off is shown in the photo.



Furnace & Humidifier : Type of Air Filter Pleated

Cooling: AC Brand Lennox

Cooling: Condenser: data plate: date of manufacture

The AC compressor date of manufacture was __2020__.

Boiler: Hydronic Heating: Boiler Fuel Type Natural gas

**Boiler: Hydronic Heating: Boiler:
gauge photo**

The boiler pressure/temperature gauge is shown in the photo.

**Furnace & Humidifier : Furnace type: what is inspected?**

Inspection of gas-fired furnaces typically includes visual examination of the following:

- Cabinet exterior;
- Fuel supply and shut-off (not tested);
- Electrical shut-off;
- Adequate combustion air;
- Proper ignition;
- Burn chamber conditions (when visible);
- Combustion exhaust venting;
- Air filter and blower;
- Plenum and ducts;
- Response to the thermostat;
- Return air system; and
- Condensate drain components (where applicable).

Furnace & Humidifier : Thermostat: programmable, heating/cooling

Entry way

The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.



Cooling: AC: SEER rating, ____

The efficiency rating of the air-conditioning system was __14__ Seasonal Energy Efficiency Ratio (SEER). Modern recommendations are 13 SEER for new installations.

Cooling: AC: what's inspected?

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Cooling: Condenser: data plate, photo

Information from the air-conditioner compressor unit data plate is shown in the photo.



9: PLUMBING

		IN	NI	NP	D
9.1	Water Supply	X			
9.2	Drain, Waste and Vent (DWV)	X			
9.3	Water Heater	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Supply: Water Source
Private

Drain, Waste and Vent (DWV) : Sewer System
Private

Water Heater: Water heater location
mechanical room

Water Heater: Water Heater Type
Natural gas

Water Heater: Water Heater Brand
Bradford-White

Water Heater: Water Heater Tank Capacity
72 gallons

Water Heater: Gas Water Heater Efficiency
High

Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

Deficiencies

9.3.1 Water Heater

 **Serious Concern/Action Needed**

TPR DISCHARGE PIPE: TERMINATION > 6" ABOVE FLOOR- QC

The discharge pipe of the water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition is a potential scald hazard and should be corrected by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



10: KITCHEN

		IN	NI	NP	D
10.1	General Condition	X			
10.2	Cabinets	X			X
10.3	Countertops	X			
10.4	Sink	X			
10.5	Dishwasher	X			
10.6	Range	X			X
10.7	Range Hood	X			
10.8	Microwave	X			
10.9	Electrical	X			
10.10	Lighting	X			
10.11	Floors	X			
10.12	Walls	X			
10.13	Ceiling	X			
10.14	Interior Trim	X			
10.15	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dishwasher: Dishwasher Brand
Kitchenaid

Range: Range/Cooktop Brand
Kitchenaid

Range: Range Hood Type
Re-circulating

Refrigerator: Refrigerator Brand:
Kitchenaid

Deficiencies

10.2.1 Cabinets

DOOR HINGES LOOSE

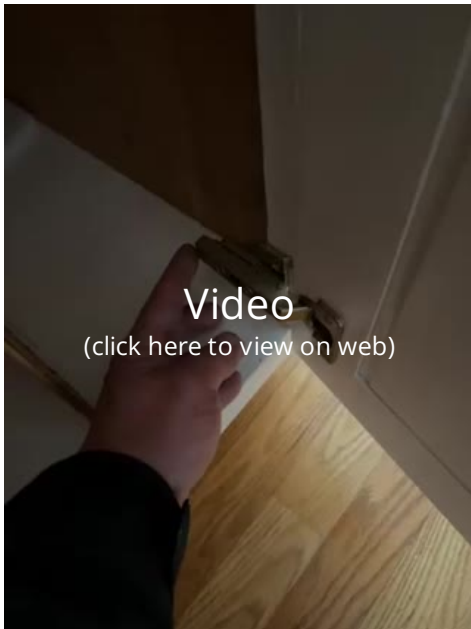
KITCHEN

 Minor Concern/Maintenance needed

The kitchen cabinets had a number of loose door hinges.

Recommendation

Contact a qualified handyman.



10.6.1 Range

ANTI-TIP DEVICE, NONE INSTALLED- QC



Serious Concern/Action Needed

The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.

Recommendation

Contact a qualified professional.

11: STRUCTURE

		IN	NI	NP	D
11.1	Foundation	X			
11.2	Floor Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation: Foundation Configuration

Basement

Floor Structure: Joist Material

Engineered wood I-joists

Foundation: Foundation Wall Material

Concrete masonry unit (CMU)

Floor Structure: Perimeter Bearing

Bearing on bolted ledger

Floor Structure: Floor Sheathing

Plywood

STANDARDS OF PRACTICE

Inspection Details

YOUR STANDARDS OF PRACTICE