

INSPECTION REPORT

123 Anywhere Place
Woodbury, MN 55125

PREPARED FOR:
Joe Customer



PREPARED BY:

BLOCK BY BLOCK
Home Inspections, Inc.

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CERTIFIED INSPECTOR

July 12, 2012

Property Address: 123 Anywhere Place
Woodbury, MN 55125

Client: Joe Customer

At your request, Block By Block Home Inspections Inc. conducted a home inspection of the residential property located at 123 Anywhere Place in Woodbury, MN on July 12, 2012. Brian Block performed all the fieldwork related to this project.

The purpose of this project was to observe the physical condition of the building. The intent was to identify defects or conditions that adversely affected the structure and its components. This report contains the results of the inspection.

These definitions were used in the report:

- Functional - The component was performing its intended function; Installation and condition are appropriate for age and use.
- Comment - The component could not be adequately evaluated or had a deficiency insufficient to be deemed defective. Item conditions that are below current building standards, but were typical of the era of house being inspected, will often times be classified as "Comment" items, especially if no adverse effects are outwardly visible. You should consider repair/replacement of comment items or at least monitor the components for signs of future adverse effects. This category may also include items that could be upgraded to current standards as safety improvements, deferred maintenance or simply provide information about a component.
- Defect - The component was not performing its intended function and requires repair or replacement or any other item that, in the opinion of the inspector, should have attention in the very near future and/or before closing.

The inspection was essentially visual. There was no destructive analysis or technical testing of any building component. The project excluded all environmental health hazards and insect and vermin infestation. There was not a warranty of this building or any of its components, expressed or implied, by this project. Please refer to our statement of limitations on the last page of this report.

Block By Block Home Inspections Inc. follows the home inspection protocol described in the American Society of Home Inspectors "The Standards of Practice and Code of Ethics". A copy of these documents is available from your inspector or online at www.ashi.org.

Description of Exterior

Location and topography: suburban with a sloped walk-out site
 Weather conditions: sunny – 88 degrees
 Time of inspection: July 12, 2012 1:00 pm to 4:30 pm
 Ground conditions: dry
 Type of building: modified two-story single family home
 Type of garage: triple attached
 Age of building: approximately 8 years
 Direction of house: descriptions based on facing the front entry door;
 front entry door faces north

Yard Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | F = Functional | C = Comment | D = Defect |
|---------------------|-------------------------------------|-------------------------------------|--------------------------|----------------|-------------|--|
| Grading & drainage: | | | | | | |
| front | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | flat grading with low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below |
| right side | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| rear | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| left side | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| Hard surfaces: | | | | | | |
| sidewalk | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | settled concrete sidewalk creates high/uneven stair rises at the front entry -- candidate for mudjacking or sandjacking repair to raise the settled sidewalk |
| steps | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | settled concrete sidewalk creates high/uneven stair rises at the front entry -- candidate for mudjacking or sandjacking repair to raise the settled sidewalk no gripable handrail installed at the deck stairs -- recommended safety improvement |
| patio | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | settled concrete slab at the rear garage service door |
| driveway | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | slightly settled concrete apron -- candidate for mudjacking repair to raise the settled areas |
| retaining walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |

Limitations to Yard Observations

- None

Yard Notes: Earth grade should slope away from the foundation of the house at a rate of 1" per foot for the first 8 feet. The lot should then allow for drainage off the site to the street or other designated drainage area. Hard surfaces such as driveways, patios, sidewalks, steps and decks should also slope slightly away from house foundation (1/8" to 1/4" per foot). Improvements in these areas will help minimize soil/water pressure against foundation walls and the potential for seepage into basement.

Exterior cont.

Garage Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| | | | | F = Functional C = Comment D = Defect |
| Walls, floor & ceiling: | | | | |
| structure | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| fire barrier | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | fire/gas separation between garage and house is breached by installation of a pull-down attic access ladder system which is not fire rated -- cutting a hole through fire rated drywall ceiling breaches the temporary fire/gas barrier between the garage and house -- creating an attic access that meets local municipality fire/gas barrier requirements is recommended as a safety improvement |
| floor slab | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | typical minor cracking -- monitor |
| Doors: | | | | |
| overhead doors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| automatic openers | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | auto reverse photoelectric eye sensors are set too high -- changing position of eyes to approximately 4" from floor is recommended for safety |
| house fire door | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| yard service door | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Roof: | | | | |
| structure | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Limitations to Garage Observations

- The garage floor slab and wall structure was not visible for evaluation in all areas because of stored personal property including a camper.

Exterior cont.

Exterior Building Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|---------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| Foundation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Walls: | | | | |
| structure | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| siding / trim | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | siding is bowing outward at the right rear corner of the house -- J-molding is not secure to the house structure -- repair by a licensed contractor or other qualified individual is recommended siding is melted by the gas grill -- although the tongue and groove has separated it should not impact siding performance -- monitor and repair as needed |
| flashing & caulking | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Windows: | | | | |
| main | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| screens | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | not all screens are installed -- some screens were stored in the garage and in the furnace area -- the quantity and condition of uninstalled screens is not evaluated |
| Entry doors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Deck | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | some improper nails and nailing patterns at the deck joist hangers -- installation of proper nails/pattern is recommended for strength and safety no gripable handrail installed at the deck stairs -- recommended safety improvement loose handrail/guardrail assemblies -- tightening carriage bolts and other improvements to make guardrails stronger is recommended |

Limitations to Building Observations

- Leaking insulated window glass seals (fogging and condensation between panes) may not be visible at time of inspection due to temperature conditions.
- Exterior foundation observations are limited to above grade visible area only.

Exterior cont.

Roof and Chimney Observations

Roof shingles: asphalt composition (thicker architectural grade)
 Number of layers: 1
 Approximate age: 8 to 9 years
 Roof flashing: metal
 Method used to view roof: walked on roof

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|--------------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| Roof: | | | | F = Functional C = Comment D = Defect |
| slope & style covering | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | some nail fasteners are raised and causing the shingles to raise -- some raised nails have poked through the shingles -- sealing the areas is recommended |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| flashing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Roof penetrations: | | | | |
| garage heater vent pipe | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| plumbing vent pipes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| attic ventilation caps | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| ventilation / exhaust fan caps | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Overhangs: | | | | |
| soffit & fascia | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | although gutters and downspouts are not mandatory, a properly installed and well maintained system is good for the health of the house promoting proper drainage away from the house foundation -- gutter and downspout installation is recommended -- this will minimize soil pressure against foundation walls, the potential for seepage into basement and reduce drip line splash against foundation, siding and windows |
| gutter & downspout | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Limitations to Roof Observations

- None

Structure

Description of Structure

Foundation: concrete block with full basement
 Floor systems: wood trusses with oriented strand board (OSB) sub floors
 Support walls: wood framed with vinyl and faux stone siding
 Attic: engineered wood truss system
 Method used to view attic: from attic hatch in the master bedroom closet

Structural Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|-------------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| Stairs | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Foundation: | | | | |
| walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| concrete slab | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| moisture | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | efflorescence and water stain observed below the electrical panel -- monitor |
| drain tile system / sump pump | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | check pump and float mechanism regularly for proper operation -- failed pumps can result in basement flooding securing the sump basket cover with screws is recommended for child safety |
| Floors & walls: | | | | |
| trusses & sub floor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| posts & beams | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| moisture | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | although no signs of moisture intrusion were visible on the walkout wall, main level and upper level at the time of the inspection, all walls are drywall finished and this is not an intrusive evaluation -- see Structure Notes below |
| Roof / attic: | | | | |
| rafters & sheathing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| moisture | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Limitations to Structural Observations

- Walls on all levels are drywall finished so the condition of the framing members in those finished areas is unknown.
- Evaluation of foundation walls and concrete slab is limited because 80% of basement level is finished living space with finished walls and floor coverings.
- Evaluations of posts & beams and joists & subfloor are limited because most are concealed within finished walls and ceilings.

Structure Notes: Houses built since the mid 1980's have a higher risk of hidden water damage than older houses. We look for signs of hidden water damage, or the potential for damage. HOWEVER, damage can exist without readily visible signs. This visual inspection is NOT a moisture intrusion or mold inspection. A specialist in moisture intrusion and technically exhaustive wall cavity testing should be consulted if you have concerns regarding this property. Also, check the house quarterly for stains, cracks or other signs of hidden water damage, especially below windows and roof-wall joints.

Insulation

Insulation Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|---------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| Foundation exterior | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | none |
| Basement interior | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | no foundation insulation in unfinished areas insulation is not visible in areas with finished walls type: polyisocyanurate (rigid insulation with foil) -- insulation was only visible by the water heater depth: 1 1/2 inches vapor barrier: yes (foil facing) moisture barrier: not visible |
| Wall | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | not visible -- all walls are drywall finished |
| Attic | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | type: loose fiberglass fill depth: 16 to 18 inches vapor barrier: yes ventilation: yes |

Limitations to Insulation Observations

- Walls on all levels are finished so the type, depth and condition of insulation in those finished areas is unknown.

General Insulation Notes: Interior foundation (basement wall) insulation, common in modern homes, is not recommended. It is difficult to control moisture and water vapor in an interior insulated foundation. Exterior foundation insulation is advised. Interior finish on foundation walls may be successful if NOT insulated using common methods. Check interior insulated basements often for signs of dampness. Also, unfaced fiberglass insulation in rim joists cavities may lead to condensation and deterioration on the rim joist framing. Alternate type insulation is advised for interior foundation walls and rim joist cavities: foam-in-place insulation or foil faced rigid foam insulation board, cut-to-fit and caulked in place.

Electrical

Description of Electrical

Utility service: underground 115/230 volts
 Main panel size: 1 panel – 150 amp service
 age: 8 years
 Main disconnect: circuit breaker with aluminum entrance wires
 shut-off location: in basement storage/mechanicals room
 Distribution wiring: circuit breakers with copper non-metallic sheathed cable (Romex) wiring

Electrical Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|---------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | | | | F = Functional C = Comment D = Defect |
| Utility service | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Main panel: | | | | |
| size/ampage | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| condition | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| grounding | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| wiring | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | undersized 14 AWG wiring connected into a 20 amp circuit breaker (circuit breaker #25) -- potential fire hazard -- repair by a licensed contractor or other qualified individual is recommended COMMENT: 4 double tapped circuit breakers in the main panel -- proper pigtail connection inside panel or installation of additional circuit breakers is recommended |
| Outlets & fixtures: | | | | |
| exterior | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | outlets are not "hot" with electricity near the front sidewalk and on the south and east garage walls -- no GFCI outlet was located that needed to be reset -- asking the homeowner about the outlets is recommended -- further evaluation by a qualified contractor may be required |
| garage | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | reversed polarity in outlet(s) at the south garage outlet (bench area with tools) -- the GFCI safety function will not operate because of the miswired outlet -- repair by a licensed contractor or other qualified individual is recommended COMMENT: outlets are not "hot" with electricity near the front sidewalk and on the south and east garage walls -- no GFCI outlet was located that needed to be reset -- asking the homeowner about the outlets is recommended -- further evaluation by a qualified contractor may be required |
| basement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | outlet is not "hot" with electricity near the water meter -- no GFCI outlet was located that needed to be reset -- asking the homeowner about the outlet is recommended |
| Smoke/fire alarms: | | | | |
| condition | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| location | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| power source | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Electrical cont.

F C D

F = Functional C = Comment D = Defect

Carbon monoxide detectors:
condition more than 5 years old - recommend replacement (one plug-in type detector is installed in the lower level family room) -- this detector may or may not be present after closing
location none installed within 10 feet of the bedrooms -- carbon monoxide detectors are now required within 10 feet of all bedrooms and recommended on each level of the home (but not in the immediate area of the gas combustion appliances) for safety

Limitations to Electrical Observations

- Condition of electrical wires that are concealed within walls, floors/ceilings and underground is unknown.

Plumbing

Description of Plumbing

Main visible water pipe: copper
 Main water shut-off location: in basement mechanicals room
 Interior water pipes: copper
 Main visible waste pipe: PVC plastic
 Interior drain pipes: PVC plastic
 Water heater type & size: 1 natural gas storage tank – 50 gallons
 age: 8 years
 make/model: Rheem 41VRP50N
 serial number: RHLN0104101549

Plumbing Observations

F C D

F = Functional C = Comment D = Defect

Public water supply:

main pipe/equipment
 interior pipes

saddle valve type water connection for furnace humidifier -- saddle valves are no longer approved water supply connections, are prone to leakage and have poor shut-off valves -- replacement of saddle valve with proper sweated T-type fitting with proper shut-off valve is recommended

Public waste disposal:

soil stack
 drain & vent pipes
 floor drain
 Laundry sink
 Exterior spigots

Natural gas supply:

Main interior gas shut-off location: in basement by furnace

Type of interior gas piping: malleable (flexible) copper

meter
 interior piping
 appliance
 connections

Plumbing cont.

Water Heater Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|--------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| Storage tank | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Vent pipe | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | vent connector pipe does not sustain positive slope (upward slope) for its entire length -- potential for improper drafting -- repair by a licensed contractor recommended |
| Operating controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Limitations to Plumbing Observations

- Condition of underground sewage pipe is unknown and beyond the visual scope of this inspection. Main waste line video scope recommended to confirm condition.
- Condition of underground water supply pipe is unknown and is beyond the visual scope of this inspection.
- Condition of plumbing pipes that are concealed within finished walls and floors/ceilings is unknown.
- Condition and operation of in-ground sprinkler systems is not included as part of this inspection.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled.

Mechanicals

Description of Mechanicals

Central heating type: 1 natural gas forced air furnace
 age: 8 years
 approx. size: 92,000 BTU
 make/model: Amana GULA090CX40
 serial number: 0402102277
 Central cooling type: 1 electric central air conditioner
 age: 8 years
 approx. size: 2 1/2 ton system
 make/model: Amana VCA30C2B
 serial number: 0402752222

Heating Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--|
| Furnace: | | | | |
| jacket | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| heat exchanger | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | the furnace was producing higher than acceptable levels of carbon monoxide in the combustion (exhaust) products as measured with a professional combustion gas analyzer -- furnace clean/tune and safety certification by a licensed furnace technician is recommended COMMENT: the heat exchanger chambers are not fully visible for evaluation -- see Limitations section below |
| exhaust fan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| air blower | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| operating controls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Vent pipe | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Air filter | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | dirty furnace filter -- disposable 1" filters should be checked/changed monthly -- system uses 16" x 25" x 1" filters |
| Humidifier | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | system flowed water properly when the humidistat was turned up but the compartment interior was not opened because it was blocked by stored personal property |
| Ductwork | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Supplemental heating – natural gas garage heater: | | | | |
| condition | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| operation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Ventilation equipment – Lifebreath air exchanger: | | | | |
| condition | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | dirty/obstructed exterior fresh air intake screen, dirty interior filters and heat recovery core -- cleaning all components per the manufacturer's instructions is recommended |
| operation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Limitations to Heating Observations

- Due to the design and limited visible area, the heating system heat exchanger and chimney is not visible in all areas. There is the potential of hidden concerns that are not visible and will not be documented in this report. It may be necessary for a qualified licensed heating contractor to remove burners and completely dismantle the heating system to make a failed heat exchanger evident. This VISUAL inspection has limitations because of heating system design. Block By Block Home Inspections Inc. will not be responsible for any or all non-visible cracks or cracks that develop in the heat exchanger. Certification of the heat exchanger is beyond the scope of this visual inspection.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled.

Mechanicals cont.

Cooling Observations

| | <u>F</u> | <u>C</u> | <u>D</u> | |
|---------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| | | | | F = Functional C = Comment D = Defect |
| Interior components: | | | | |
| evaporator coil | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | not visible without system disassembly -- see Limitations section below |
| condensate tray | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | not visible without system disassembly -- see Limitations section below |
| drain line | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior condenser: | | | | |
| location | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| compressor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| exterior coil | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | the clothes dryer exhaust is located very near the exterior condensing unit -- the aluminum fins are very dirty from dryer lint and should be cleaned regularly for system efficiency and longevity |
| fan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| refrigerant pipes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Exterior power disconnect | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Limitations to Cooling Observations

- Interior evaporator coil and condensate tray are not visible for evaluation without plenum ductwork disassembly.

Interior

Description of Interior

Number of bedrooms: 4
 Number of bathrooms: 4
 Primary window type: casement and slider type with insulated (thermal pane) glass
 Modifications to the structure: no apparent modifications or additions

Kitchen / Dining

F C D

F = Functional C = Comment D = Defect

Wall & ceiling
 Floor
 Window & door
 Outlets & fixtures

GFCI outlet breaker not functioning at the outlet on the right side of the kitchen sink -- outlet replacement by a licensed contractor or other qualified individual is recommended

Heat
 Plumbing fixture
 Water flow
 Cabinets & countertops
 Ventilation fan

F.Y.I. -- recirculating type (not vented to outside)

Living room

Wall & ceiling
 Floor
 Window & door
 Outlets & fixtures
 Heat

Bedrooms

Wall & ceiling
 Floor
 Window & door
 Outlets & fixtures
 Heat

no return air register installed in the lower level bedroom -- the room may not heat efficiently when the door is closed

Other finished room- main level office / lower level family room

Wall & ceiling
 Floor
 Window & door
 Outlets & fixtures
 Heat

Interior cont.

Bathrooms

F C D

F = Functional C = Comment D = Defect

| | | | | |
|------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| Wall & ceiling | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | the tempered glass divider between the shower and the jet tub is not water tight in the master bathroom -- water leaks onto the tub area tile when the shower water is hitting the glass wall -- glass wall sealing/repair/replacement is recommended |
| Floor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Window & door | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GFCI outlet breaker not functioning at the outlet in the upper level hallway bathroom -- outlet replacement by a licensed contractor or other qualified individual is recommended |
| Outlets & fixtures | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Heat | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Plumbing fixtures | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Water flow | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Cabinets & countertops | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Ventilation fan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Hallways / Entries

| | | | |
|--------------------|-------------------------------------|--------------------------|--------------------------|
| Wall & ceiling | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Window & door | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Outlets & fixtures | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Stairs | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Fireplaces

| | | | |
|---------------|--------------------------------------|--------------------------|--------------------------|
| Main level | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| chimney type: | metal through the wall (direct vent) | | |
| Lower level | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| chimney type: | metal through the wall (direct vent) | | |

Appliances

| | | | | |
|--------------|-------------------------------------|-------------------------------------|--------------------------|--|
| Laundry: | | | | |
| dryer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | rubber water supply hoses installed -- replacement with stainless steel mesh reinforced water supply hoses is recommended -- a pair of stainless steel reinforced washing machine hoses can generally be purchased for less than \$25 at Menards, Home Depot, etc. |
| washer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Kitchen: | | | | |
| refrigerator | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F.Y.I. -- recirculating type (not vented to outside) |
| range | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| dishwasher | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| disposal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| microwave | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| exhaust fan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Limitations to Interior Observations

- Leaking insulated window glass seals (fogging and condensation between panes) may not be visible at time of inspection due to temperature conditions.
- Did not run entire wash cycle on clothes washer/dryer or dishwasher.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled.

Statement of Limitations

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. The inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions such as carpeting, vinyl floors, wallpaper, and paint. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, molds, mildews, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks were made. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN. No tests were conducted to determine the presence or absence of rodents and insect pests.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on an “opinion only” basis. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

Brian Block
Block By Block Home Inspections Inc.