



**INSPECTION REPORT**

**Inspector: Gary Havens**

**Property: Edina, MN**

**07/14/06**

Client: *Client and Client*  
455 Nice Place  
Minneapolis, MN 55416

Lakeshore:   
Manufactured:

Area: *Suburb*  
Building Type: *Single Family*  
Year Built: *53*  
Levels: *Split*  
Street Surface: *Asphalt*  
Street Type: *Residential*  
House Faces: *Southwest*

Garage: *Detached 2 car*  
Space Below Grade: *Walkout*  
Soil Condition: *Dry*  
Sky: *Haze*  
Precipitation: *None*  
Temperature: *80*  
Start Time: *2:00*

Client Present:   
Owner Present:   
Agent Present:   
  
Occupied:   
Water On:   
Electric On:   
Gas On:

**INSPECTION SCOPE & LIMITATIONS**

This inspection is based on the Standards of Practice of the American Society of Home Inspectors®. The inspection is subject to the terms and limitations listed in the attached Agreement. The inspector checks accessible listed items for function, but not for code compliance.

GOOD HAVENS, INC. assumes and the inspector assumes no liability for damages or the cost of repairs to equipment or buildings. NO warranty is expressed or implied.

This non-transferable report is for the sole use of the client. GOOD HAVENS, INC. assumes no liability to third parties in connection with the inspection and Report.

Our role is to find items which may need correction. We do not advise who should be responsible for the corrections. Buyers, sellers, and real estate agents should decide who makes any corrections.

| Condition             | Definition   |
|-----------------------|--|
| <b>Repair Now</b>     | Take action immediately. May be a hazard.  |
| <b>M&amp;R</b>        | Maintenance & Repair advised.  |
| <b>Not Applicable</b> | Item does not exist or is excluded from the inspection.  |
| <b>Not Visible</b>    | All or part of the item not visible.   |
| <b>Comments</b>       | Information & recommended action. NOTE: Absent remark here, or elsewhere, item not immediately pertinent to this report. |
|                       |  |

## SUMMARY

Most existing houses have some items which should be repaired or corrected. This house is no exception. All items listed in this Summary and all items listed in this Report are correctable. Please read the ENTIRE REPORT carefully. Suggested causes, repairs, and other useful information is presented for some items.

*We advise you to **act** on the facts presented in the inspection, consult specialists when advised, inquire of the seller when advised, and perform your own pre-closing inspection to look for changes and corrections.*

*Failure to correct items listed in this Summary, and failure to maintain the property, may cause the property to deteriorate and cause risks to the occupants. Certain repairs or improvements may require building permits. Contact the local inspection department for information on permit requirements. Use licensed professionals when hiring contractors, and ask that all work be done "to code" with a permit, and inspected and approved by local authorities.*

Please call us if you have questions on this report. The Agreement details the limits of the inspection.

Please reference the Truth in Housing/Time of Sale Report, if available for this property.

## Overall Summary

***My on-going goal is service. If you have questions about your new home, please don't be shy to call: 612 396 6207. Go to [www.goodhavens.net](http://www.goodhavens.net) for useful information.***

***Occupied home. Possessions block full view in several locations.***

***Homes built before 1950 have lead paint. There may be lead paint in homes built before 1980.***

***Asbestos may be or have been present here (furnace or boiler, chimneys & distribution systems, ceilings, floor tiles and insulation).***

## Items of Concern

### Summary of Items Rated REPAIR NOW

5.11 Garage Electrical GFCIs not working. Poses danger of serious electrical shock. See both devices at north and east.

5.12 Exterior Electrical

Service wires touching tree branches. Must be trimmed back to avoid damage to service wires. Do not attempt to do this yourself.

At breezeway, north Ungrounded 3 prong outlet(s). Safety ground appears to be in place but is not. Must be repaired immediately.

Deck outlet at north: hot /neutral reversed. Reversed polarity.

Note: rail lights will not respond.

5.13 Electrical - Kitchen

No GFCI shock protection within 6' of water. Repair.

6.19 Makeup Air Vent

INFO (as applicable): Check all air vents regularly (at least twice yearly) to keep clean and open. During winter, it is especially important to keep snow and ice well away from air intake vents; if blocked, gas fired furnaces/boilers and water heaters can malfunction; this can cause deadly accumulation of carbon monoxide.

Makeup air vent exterior screen clogged. Clean immediately. Remove screws holding screen in place, wash under faucet or hose and replace screen.

Heavy snowfall may cover vent, preventing proper function. Monitor and rectify as needed.

# SUMMARY

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**System: 1 STRUCTURAL SYSTEM**

| <u>Item</u> | <u>Materials or Type</u>                                     | <u>Location</u><br><u>Remarks</u>  | <u>Condition</u> |
|-------------|--|--|------------------|
| 1. 1.00     | Basement   |  |                  |
| 1. 2.00     | Slab   |  |                  |
| 1. 3.00     | Crawl Space  |  | Not Applicable   |
| 1. 4.00     | How Viewed   | <p><i>Most areas finished at lower level. Walls, ceilings and floors not visible beyond coverings.</i></p> <p><i>utility room ceiling is acoustic tile. Insulation above. Limited visibility of wall and ceiling framework, foundation, and utility pipes and wires. Insulation or other covering(s) block the view of wall(s) &amp; some ceiling area(s). The utility area offers the only significant view of underlying structure and utilities. At best, however, this is a limited view.</i></p>  | Comments         |
| 1. 5.00     | Foundation<br><i>Concrete block.</i>                         |  |                  |
| 1. 6.00     | Floors (Lowest Level)<br><i>Concrete.</i>                    |  |                  |
| 1. 7.00     | Beams<br><i>Steel - where visible.</i>                       |  |                  |
| 1. 8.00     | Posts/Columns<br><i>Steel</i>                                |  |                  |
| 1. 9.00     | Stairs and Railings<br><i>Wood Open stair With handrail.</i> |  |                  |
| 1.10.00     | Floor & Ceiling Framing<br><i>2x12 @16" centers.</i>         |  |                  |
| 1.11.00     | Subflooring<br><i>Plywood - where visible.</i>               |  |                  |
| 1.12.00     | Signs of Excess Moisture - Basement                          | <p><i>NOTE: Unusually heavy rainfall can saturate soils causing moisture to infiltrate historically dry basements, crawlspaces, and below grade spaces.</i></p> <p><i>It is good practice to use portable dehumidifier in warm season at lower levels. Also keep fresh air circulating and recycling as freely as possible.</i></p> <p><i>Damp, stale air. Mold thrives in these conditions. Even though today's inspection doesn't confirm or deny the presence or extent of mold and its results, this dampness is itself a problem. It permeates the home and results in unhealthy conditions for occupants and deterioration in the house structure and its components. The causes and effects of the dampness must be diagnosed and corrected. Moisture should be reduced to a minimum; also keep fresh air circulating and recycling as freely as possible.</i></p> <p><i>In Minnesota, most new homes have a "perimeter drain tile and sump basin" system. This is the best preventative against wet basements. These systems can be installed in older homes. On average the cost is \$1,000 - \$2,000; the system adds value upon re-sale of the home. You can get competitive cost estimates from "A Dry Basement " (763 591 1025 ) and "Aqua Seal" (763 249 1877). Though Good Havens, Inc. cannot legally warrant the work of these companies, both have good reputations. Clients may consider other companies as well.</i></p> | Comments         |

1.13.00 Insulation - Foundation, rim joist, floor

M&R

*Foam insulation is toxic in a fire and should be removed or covered with a non combustibile material. Paper backed fiberglass roll insulation is not recommended for end joist space insulation ; it can trap moisture. Use unfaced fiberglass roll or fire-rated sheet foam insulation (caulked and sealed to prevent moisture intrusion).*

1.14.00 Collar Ties & Knee Walls

M&R

*No collar ties near the middle of rafter spans. Repair. These wood braces fastened to the rafters (like the cross piece of the letter "A") add solidity to the roof structure and help prevent structural movement under snow and wind load.*

1.15.00 Roof Sheathing

*Boards.*

1.16.00 Chimney or Vent in Attic

*Metal.*

1.17.00 Roof Construction

*Rafters.*

**System: 2 EXTERIOR**

| <u>Item</u> | <u>Materials or Type</u>                                      | <u>Location</u><br><u>Remarks</u>   | <u>Condition</u> |
|-------------|---|---|------------------|
| 2. 1.00     | Drainage, Grade, & Slope                                      | <p><i>Flat and reverse-slope areas. Repair to direct water away from structure. Control surface water to reduce potential for wet basement. Soil : slope 1" per foot from house. Hard surface: 1/4" per foot from house.</i></p> <p><i>Play it safe. Don't cut into gas lines or electric power wires. Before digging in your yard, call 651 454 0002 -- "Call Before You Dig" Gopher State One Call. You'll find help to avoid time-consuming slow -downs and catastrophic mistakes.</i></p> <p><i>Recommend seamless metal gutters @ all drip edges &amp; extended downspouts at least every 30 feet (if not already present ) to further protect from water infiltration into structure.</i></p> | M&R              |
| 2. 2.00     | Plants, Shrubs, & Trees                                       |   |                  |
| 2. 3.00     | Walks<br><i>Front: Brick.</i>                                 | <i>Trip hazards (cracks of more than 1-in.).</i>  | M&R              |
| 2. 4.00     | Driveway(s)<br><i>Asphalt.</i>                                | <i>Settled at garage apron -- the area directly in front of garage doors. This will collect water and ice.</i>  | M&R              |
| 2. 5.00     | Porches, Decks  | <p><i>Average life span of wood decks: 15 years.</i></p> <p><i>Horizontal guard rails pose danger of falls as children use them as ladders. Rectify. Openings in guardrail are too large ( more than 4-in). Danger of falls &amp; head entrapment. Rectify.</i></p>   | M&R              |
| 2. 6.00     | Patios  |   |                  |
| 2. 7.00     | Soffit & Fascia<br><i>Metal. Vented. Wide overhang.</i>       |   |                  |
| 2. 8.00     | Wall Structure  |   |                  |
| 2. 9.00     | Wall Cladding<br><i>Wood siding. Brick faced.Plywood.</i>     | <p><i>See area above garage: No 1" capillary break: siding in contact w/roofing can wick moisture that causes failure. Keep well -caulked with polyurethane caulk.</i></p> <p><i>Wood siding boards will by nature show splitting, cracking and knot hole pops. Keep all cracks well sealed with caulk and paint/protective coating.</i></p>  | M&R              |
| 2.10.00     | Foundation Walls<br><i>Concrete block. Cementous parging.</i> |   |                  |
| 2.11.00     | Windows   | <i>All the older windows in this house need some maintenance and repair in order to last &amp; function as intended. Representative window assemblies observed indicate general deterioration and aging. Specific maintenance and repair is needed ASAP.</i>  | M&R              |

|  |  |          |
|--|--|----------|
| 2.12.00 Storms & Screens<br><i>Metal. Combination.</i>   |  |          |
| 2.13.00 Basement Windows<br><i>Unvented glass block. Wood.</i>   | <i>Decayed wood. See south west.</i>   | M&R      |
| 2.14.00 Window Wells<br><i>Metal.</i>  | <i>Wells lack granular fill 12 -18" in depth. Water will rise quickly in the well and be unable to disperse. Rectify. Wood in contact with earth, debris, and moisture retaining material will deteriorate quickly. Pull this material back to help preserve wood parts.</i>   | M&R      |
| 2.15.00 Trim<br><i>Wood.</i>   |  |          |
| 2.16.00 Caulking   | <i>Recommend polyurethane-type caulking for maintenance &amp; repair as needed to keep water from penetrating outer shell of house structure. Among the brand names of polyurethane caulk is "Vulkem". Look for this brand at home supply and hardware stores. Caulking at joints and areas between dissimilar materials is especially important.</i>  | M&R      |
| 2.17.00 Stoops & Stairs  | <i>Unidentified 3/4" copper pipe at front entry way.</i>   | Comments |
| 2.18.00 Entry Doors  | <i>Rear breezeway door has broken seal on thermopane window panel.</i>   | M&R      |
| 2.19.00 Vehicle Door(s)<br><i>Overhead door(s).</i>  |  |          |
| 2.20.00 Door Opener(s)   | <i>INFO (as applicable): Recommend regular checks and adjustment of automatic safety reversal component devices to confirm proper operation. Limited instructions may be on unit motor housing. Ask for manufacturer's manual for complete instructions.</i><br><br><i>Contact reversal not auto reverse properly. This should be adjustable at the opener device. Inquire of seller for mfr. manual. Repair.</i><br><br><i>Opener electrical cord in direct contact with sharp edged steel. This will eat into insulation and poses shock &amp; fire potential. Let cord hang loose.</i><br><br><i>Opener button activator switch at wall should be at least 5' above step/floor to prevent child play. Repair.</i> | M&R      |
| 2.21.00 Service Door/Windows   | <i>Consider adding firewall and fire door at garage adjacent to breezeway.</i>   | Comments |
| 2.22.00 Garage Walls/Firewalls<br><i>Pressure treated wood plate.<br/>Bottom plate bolts /tie downs.<br/>Walls: Drywall. Ceiling: drywall.</i> |  |          |
| 2.23.00 Garage Floor<br><i>Slab on grade.</i>  |  |          |
| 2.24.00 Garage Floor Drainage  | <i>Some low areas.</i>   | Comments |



**System: 3 ROOF SYSTEM**

| <u>Item</u> | <u>Materials or Type</u>  | <u>Location</u><br><u>Remarks</u>  | <u>Condition</u> |
|-------------|---|--|------------------|
| 3. 1.00     | Roofing Slope and Style<br><i>Medium sloped roof. Gable roof.<br/>Minimal overhang.</i>                               |  |                  |
| 3. 2.00     | Roof Visibility - How Viewed<br><i>Viewed from on roof.</i>   |  |                  |
| 3. 3.00     | Sloped Roof<br><i>Composition asphalt shingles.</i>   | <p><i>No metal drip edge visible. Water can infiltrate under roofing and lead to deteriorated wood at eaves.</i></p> <p><i>Ice dams are or appear to have been present. . Ice dams can cause immediate and long-term damage to roof and house structure. Some of this damage can be hidden from view ; it would require destructive testing to confirm hidden damage and deterioration.</i></p> <p><i>Moss and mold growth. Slows drying and speeds roofing deterioration.</i></p> <p><i>Tree branches rubbing roofing material will cause early failure. Repair.</i></p>                        | M&R              |
| 3. 4.00     | Flat Roof   |  | Not Applicable   |
| 3. 5.00     | Flashings & Valleys<br><i>Sheet metal.</i>  | <i>Tarring in valleys and/or penetrations is sunlight sensitive and degrades rapidly. Best alternative: polyurethane caulk.</i>  | Comments         |
| 3. 6.00     | Chimney(s)<br><i>Masonry structure. Masonry cap.<br/>Tile flue(s). Metal flue(s). Spark<br/>arrest screen cap(s).</i> | <i>Missing mortar, loose and/or missing/deteriorated brick(s). Repair soon to avoid further deterioration. Cracked or loose cap. Repair soon to avoid deterioration from freeze/thaw cycles.</i>   | M&R              |
| 3. 7.00     | Gas Vent<br><i>Metal.</i>   | <i>West side vent is capped.</i>   | Comments         |
| 3. 8.00     | Gutters<br><i>Seamless. Professional.</i>   | <i>INFO (as applicable): Recommend seamless metal gutters @ all drip edges &amp; extended downspouts at least every 30 feet (if not already present ) to further protect from water infiltration into structure.</i>   | Comments         |
| 3. 9.00     | Downspouts<br><i>Metal.</i>   | <p><i>INFO: In 99 per cent of the homes I've inspected the downspouts have (1) lacked proper and effective extensions that serve to discharge water well away from the house structure; (2) have lacked secure joint fasteners that serve to make certain the downspout extensions stay in place. Both of these are important to help keep below -grade spaces free from moisture. Be sure to install extensions and secure them using 3/8-inch #6 self-tapping sheet metal screws.</i></p> <p><i>Client notes that downspout connections at west and east and south are prone to leaks.</i></p> | M&R              |

3.10.00 Garage Roof Structure

*Rafters.*

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3.11.00 Garage Roofing

*Composition asphalt shingles.*

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**System: 4 PLUMBING SYSTEM**

| <u>Item</u> | <u>Materials or Type</u>  | <u>Location</u><br><u>Remarks</u>   | <u>Condition</u><br><br>Comments |
|-------------|---|---|----------------------------------|
| 4. 1.00     | Water Supply<br><i>Public supply. Copper water pipe.<br/>Lower level. West wine room.</i> | <i>Water conditioning unit not tested.</i>  |                                  |
| 4. 2.00     | Main Shut-off Valve   | <i>INFO (as applicable) : Supply valves at water meter are not tested.<br/>Though these valves are designed to be dependable, mineral<br/>build-up in them can make them difficult to open and to close<br/>completely.</i>   |                                  |
| 4. 3.00     | Water Piping - Insulation, supports<br><i>Predominantly copper.</i>                       |   |                                  |
| 4. 4.00     | Water Flow  |   |                                  |
| 4. 5.00     | Drainage Flow   |   |                                  |
| 4. 6.00     | Waste & Vents<br><i>Cast iron. Plastic.</i>   |   |                                  |
| 4. 7.00     | Main Cleanout   | <i>At north wall.</i>   | Comments                         |
| 4. 8.00     | Floor Drains  | <i>Located north wall.</i>  |                                  |
| 4. 9.00     | Drain Tile Sump & Pump  |   | Not Applicable                   |
| 4.10.00     | Sanitary Sump & Pump  |   | Not Applicable                   |
| 4.11.00     | Water Heater  | <i>INFO: Time it takes hot water to cause second or third degree<br/>burns: @130 degrees --30 seconds. @ 140 degrees-- less than 5<br/>seconds. @ 150 degrees --1 second. @ 160 degrees -- less than<br/>1/2 second. Hot water scalds are especially dangerous to children<br/>and the elderly. Keep water heater thermostat set at no more than<br/>125 degrees. Rule of thumb: you should be able to hold your hand<br/>under the hot water faucet for 5 seconds without discomfort.</i><br><br><i>Average life of gas and electric water heaters: 10 to 15 years.<br/>Depends on usage, quality of liner and quality of local water.</i> | Comments                         |
| 4.12.00     | Water Heater Type<br><i>Gas water heater.</i>   |   |                                  |
| 4.13.00     | Water Heater Size   | <i>50 gallon</i>  | Comments                         |
| 4.14.00     | Water Heater Age  | <i>Average life of gas and electric water heaters: 10 to 15 years.<br/>Depends on useage, quality of liner and characteristics of local<br/>water.</i><br><br><i>Mfr approx (ANS): 2004</i>   |                                  |
| 4.15.00     | Water Heater Make/Brand<br><i>Bradford White</i>  |   |                                  |
| 4.16.00     | Safety Controls<br><i>T&amp;PR valve with discharge pipe</i>                              |   |                                  |

4.17.00 Water Heater Venting  
*Metal joins heating vent.*

4.18.00 Fuel Lines  
*Steel & copper.*

4.19.00 Laundry Connections M&R  
*220V circuit. Gas piping. Gas dryer. Washer standpipe. Soft copper gas line.* *No-burst stainless steel braid covered clothes washer supply hoses recommended. Standard black rubber hoses are not rated for constant pressure and can burst when left pressurized.*  
*Dryer vent loose behind dryer.*

4.20.00 Outdoor Faucet Comments  
*No anti-siphon protection.* *INFO (as applicable) : At winter, client should be certain to turn off all outside faucet supply pipe(s) at inside , drain completely and detach hose(s). This prevents pipe icing and bursting.*

4.21.00 Plumbing Vents in Attic  
*Cast iron. Copper.*

4.22.00 Ext. Faucets T.O. Vlvs Comments  
*At winter, client should be certain to turn off all outside faucet supply pipe(s) at inside , drain completely and detach hose(s). This prevents pipe icing and bursting.*  
*Exterior faucet turn-offs and bleeder valves (if so equipped) located-  
 - at lower level west wall/ceiling area.*

**System: 5 ELECTRICAL SYSTEM**

| <u>Item</u> | <u>Materials or Type</u>   | <u>Location</u><br><u>Remarks</u>  | <u>Condition</u>  |
|-------------|--|--|-------------------|
| 5. 1.00     | Service Entrance & Conductors<br><i>Overhead.</i>                        |  |                   |
| 5. 2.00     | Service Size<br><i>100 AMP. 110 / 220 VOLT.</i>                          |  |                   |
| 5. 3.00     | System Grounding   | <i>Important components of the home's safety grounding system(s) are not accessible for full evaluation in this inspection. To confirm compliance to safety standards, consult with a state licensed master electrician or city electrical dept. Those components not fully visible may include the ground earthing rod (or other device), the ground bond from the main panel to water pipes, the ground bond to the main panel itself, and the ground bond jumper cables spanning metal water pipes interrupted by plastic water pipes. Other components also may not be fully visible or evaluated.</i> | Comments          |
| 5. 4.00     | Service Panel<br><i>Breaker disconnects.</i>                             | <i>State board inspection sticker dated: 84, 96 . Electrical remodeling that may have occurred after this date is not certified by a dated inspection approval sticker.</i><br><br><i>Index missing or poorly done. In an emergency, this will be dangerous. Repair now.</i>   | M&R               |
| 5. 5.00     | Panel Wires<br><i>Copper wiring.</i>                                     |  |                   |
| 5. 6.00     | Auxiliary Panels<br><i>Breaker disconnects.</i>                          | <i>Located in basement bath hall.</i>  | Comments          |
| 5. 7.00     | Ground Fault Interrupters<br><i>In panel. On outlets.</i>                | <i>Ground Fault Circuit Interrupters (shock protection devices) must be tested monthly. These devices can fail unexpectedly. Do not assume the device works. Test immediately. Plug in a nightlight or small appliance so that when the GFCI "test " button is pushed you confirm that power to the outlet is truly "off ".</i><br><br><i>Recommend adding GFCI protection on all convenience outlets close to water and all exterior and garage outlets.</i>  | M&R               |
| 5. 8.00     | Attic Wiring<br><i>Non-metallic cable (NMC). Flexible metal conduit.</i> |  |                   |
| 5. 9.00     | Wiring in Unfinished Areas<br><i>Non-metallic cable (NMC).</i>           |  |                   |
| 5.10.00     | Outlets/Fixtures - Unfinished Areas                                      |  |                   |
| 5.11.00     | Garage Electrical  | <i>GFCIs not working. Poses danger of serious electrical shock. See both devices at north and east.</i>  | <b>REPAIR NOW</b> |
| 5.12.00     | Exterior Electrical<br><i>Overhead service wires.</i>                    | <i>Service wires touching tree branches. Must be trimmed back to avoid damage to service wires. Do not attempt to do this yourself.</i><br><br><i>At breezeway, north Ungrounded 3 prong outlet(s). Safety ground appears to be in place but is not. Must be repaired immediately.</i><br><br><i>Deck outlet at north: hot /neutral reversed. Reversed polarity.</i>   | <b>REPAIR NOW</b> |

Note: rail lights will not respond.

**Kitchen**

5.13.00 Electrical - Kitchen

**REPAIR NOW**

No GFCI shock protection within 6' of water. Repair.

**Living / Dining / Family Rooms**

5.14.00 Electrical - Living/Dining/Family

Comments

Alarm systems not tested or evaluated. Inquire of owner for all pertinent documentation and service phone numbers.

**Bedroom(s)**

5.15.00 Electrical - Bedroom(s)

**Bathroom(s)**

5.16.00 Electrical - Bathroom(s)

**Halls / Stairways / Entries**

5.17.00 Electrical - Halls/Stairways/Entries

**Porches**

5.18.00 Electrical - Porches

Not Applicable

5.20.00 Dryer vent

M&R

Rear. West.

Clogged vent. Needs cleaning at exterior hood and at dryer cabinet, dryer cabinet interior and entire vent pipe for dryer efficiency and to ensure against fire.

5.44.00 Appliances - Kitchen

M&R

Dishwasher drain hose not properly looped upward. This means that if sink drain clogs, dirty water will back up and into the dishwasher. Repair.

5.45.00 Sump discharge

Not Applicable

**System: 6 HEATING SYSTEM**

| <u>Item</u> | <u>Materials or Type</u>  | <u>Location</u><br><u>Remarks</u>   | <u>Condition</u> |
|-------------|---|---|------------------|
| 6. 1.00     | Central Heating Type<br><i>Forced air.</i>                          |   |                  |
| 6. 2.00     | Viewed Operating?   |   | Comments         |
|             |   | Yes.  |                  |
| 6. 3.00     | Installation & Operation<br><i>Functional. Sealed fire chamber.</i> | <i>Have unit cleaned , tuned, and retested each year before heating season to verify safe &amp; proper operation. This requires a professional, full service HVAC contractor rather than a "cleaning service" only. Even new furnaces &amp; boilers can fail and produce deadly fumes . Since no test for carbon monoxide or cracked heat exchangers is full-proof or long-term, constant CO detecting monitors must be placed in the home. The evaluation today is based solely and completely on the conditions of the appliance during the time of the evaluation itself.</i>        | M&R              |
| 6. 4.00     | Central Heating Size  | <i>Approx. 100,000 BTUs</i>   | Comments         |
| 6. 5.00     | Central Heating Age   |   | Comments         |
|             |   | <i>Mfr. approx. (ANSI): 2003</i>  |                  |
| 6. 6.00     | Central Heating Make/Brand<br><i>Rheem</i>                          |   |                  |
| 6. 7.00     | Central Heating Fuel<br><i>Gas</i>                                  |   |                  |
| 6. 8.00     | Draft Regulator<br><i>Blower/ metal vent piping.</i>                |   |                  |
| 6. 9.00     | Exposed Flue Pipes<br><i>Metal.</i>                                 |   |                  |
| 6.10.00     | Circulating Blower or Pump<br><i>Direct drive.</i>                  |   |                  |
| 6.11.00     | Distribution Ducts/Pipes<br><i>Sheet metal.</i>                     | <i>HVAC whole -house supply systems cannot be evaluated for consistent season-to-season adequacy &amp; uniformity. High and low pressure weather conditions, wind direction and force, temperature extremes, condition and placement of HVAC components -- these and other factors affect performance. Well-engineered systems attempt to meet all conditions but are subject to limitations.</i><br><br><i>INFO (as applicable): Forced air ducts require regular cleaning to improve air flow and reduce bacterial and viral potential. Take action now and at regular intervals.</i> | Comments         |
| 6.12.00     | Air Filters<br><i>Disposable.</i>                                   | <i>INFO (as applicable) : Arrows on disposable air filters indicate airflow. Install filters with those arrows pointing to the blower fan. This prevents filter parts from damaging the furnace. Dirty/plugged filters pose a potential for hazardous backdrafting that can lead to deadly off-gassing. Dirty filters also cause premature furnace failure. Inspect and change disposable filters once a month. Electronic filters should be cleaned according to mfr's instructions at recommended intervals.</i>  | M&R              |

6.13.00 Thermostats & Controls

M&R

*Wall control aging & dusty and may fail at any time. Programmable battery powered thermostats with low battery power can fail during required routine evaluation. Install fresh batteries and re-program the thermostat if necessary.*

6.14.00 Auxiliary Heating

Not Applicable

6.15.00 Humidifier

Not Applicable

6.19.00 Makeup Air Vent

**REPAIR NOW**

*INFO (as applicable): Check all air vents regularly (at least twice yearly) to keep clean and open. During winter, it is especially important to keep snow and ice well away from air intake vents; if blocked, gas fired furnaces/boilers and water heaters can malfunction; this can cause deadly accumulation of carbon monoxide.*

*Makeup air vent exterior screen clogged. Clean immediately. Remove screws holding screen in place, wash under faucet or hose and replace screen.*

*Heavy snowfall may cover vent, preventing proper function. Monitor and rectify as needed.*

**System: 7 AIR CONDITIONING SYSTEMS**

| <u>Item</u> | <u>Materials or Type</u>                               | <u>Location</u><br><u>Remarks</u>  | <u>Condition</u> |
|-------------|--|--|------------------|
| 7. 1.00     | Central Cooling Type<br><i>Electric refrigeration.</i> |  |                  |
| 7. 2.00     | Installation & Operation                               | <i>Evaporator cores drain to condensate pump. Pump service life rarely exceeds 10 years.</i>   | Comments         |
| 7. 3.00     | Viewed Operating?<br><i>Functional.</i>                | Yes.   | Comments         |
| 7. 4.00     | Central Cooling Age                                    | <i>INFO (as applicable) : Average life span of central air conditioning units: 15 years. Newer units can last longer.</i><br><br><i>Aging system. Unit is at the end of its service life and can fail at any time. Certified professional should inspect and advise at once. Mfr.tag missing/not visible/indecipherable.</i> | Comments         |
| 7. 5.00     | Central Cooling Make/Brand<br><i>Whirlpool</i>         |  |                  |
| 7. 6.00     | Compressor/Condensor                                   | <i>INFO (as applicable) : The exterior compressor is the heart of the AC system and the most costly (30-50% of the entire system). Once worn, it has to be replaced. It's more cost effective to install a whole new AC system at that point.</i>  | Comments         |
| 7. 7.00     | Refrigerant Lines                                      |  |                  |
| 7. 8.00     | Fan  |  |                  |
| 7. 9.00     | Ductwork   | <i>INFO (as applicable) : Duct work designed for heat distribution may not prove adequate to move heavier, cooled air. To improve warm season cooling performance, a two-speed high/low blower fan can be installed. Duct cleaning may improve performance.</i>  | Comments         |
| 7.10.00     | Thermostat   |  |                  |

**System: 8 INTERIOR**

| <u>Item</u> | <u>Materials or Type</u> | <u>Location</u><br><u>Remarks</u> | <u>Condition</u> |
|-------------|--------------------------|-----------------------------------|------------------|
| 8. 1.00     | Skylight / Solarium      |                                   | Not Applicable   |

**Kitchen**

|         |                              |   |          |
|---------|------------------------------|---|----------|
| 8. 2.00 | Ceiling & Walls - Kitchen    |   |          |
| 8. 3.00 | Floors - Kitchen             |   |          |
| 8. 4.00 | Doors - Kitchen              |   |          |
| 8. 6.00 | Counter / Cabinets - Kitchen |   |          |
| 8. 7.00 | Sink / Basin - Kitchen       |   |          |
| 8. 8.00 | Vent Fan - Kitchen           | <i>Powerful vent fan(s) that exhaust to the exterior may present danger of house backdrafting during cold weather when all windows are closed. Back drafts can introduce toxic combustion gas to living spaces. Open nearby window to reduce this danger.</i> | Comments |
| 8. 9.00 | Heat Source - Kitchen        |   |          |

**Living / Dining / Family Rooms**

|         |  |   |          |
|---------|--|---|----------|
| 8.10.00 | Ceilings & Walls - Living/Dining/Family<br><i>Drywall.</i> |   |          |
| 8.11.00 | Floors - Living/Dining/Family                              |   |          |
| 8.12.00 | Doors - Living/Dining/Family                               |   |          |
| 8.13.00 | Windows - Living/Dining/Family                             | <i>Safety note: window treatment cords for drapes, blinds, etc., pose strangulation danger for small children. Cords must not be tied together and should be kept well away from child's reach.</i> | Comments |
| 8.14.00 | Heat Source - Living/Dining/Family                         |   |          |

**Bedroom(s)**

|         |                               |  |     |
|---------|-------------------------------|--|-----|
| 8.15.00 | Ceilings & Walls - Bedroom(s) |  |     |
| 8.16.00 | Floors - Bedroom(s)           |  |     |
| 8.17.00 | Doors - Bedroom(s)            |  |     |
| 8.18.00 | Windows - Bedroom(s)          | <i>First floor: South: West: not operable.</i> | M&R |
| 8.19.00 | Heat Source - Bedroom(s)      |  |     |

**Bathroom(s)**

|         |   |   |     |
|---------|---|---|-----|
| 8.20.00 | Ceilings & Walls - Bathroom(s)                            |   |     |
| 8.21.00 | Floors - Bathroom(s)                                      |   |     |
| 8.22.00 | Doors - Bathroom(s)                                       |   |     |
| 8.23.00 | Windows - Bathroom(s)                                     |   |     |
| 8.24.00 | Counter / Cabinets - Bathroom(s)                          |   |     |
| 8.25.00 | Sink / Basin - Bathroom(s)                                | <i>Popup stopper missing/not working.</i> | M&R |
| 8.26.00 | Tub & Shower<br><i>Ceramic tile. No tub access panel.</i> |   |     |

8.27.00 Toilet

M&R

*Tank water supply assembly needs adjustment or replacement.*

8.28.00 Other Fixtures - Bathroom(s)

Comments

*Whirlpool tubs retain water in pipes giving rise to potential bacteria, viruses (including Legionella) and fecal coliforms. Carefully disinfect before using and each month thereafter.*

*GFCI shock protection test / reset device located behind access panel.*

8.29.00 Vent Fan - Bathroom(s)

M&R

*At exterior the south side bath vent is painted shut.*

8.30.00 Heat Source - Bathroom(s)

**Halls / Stairways / Entries**

8.31.00 Ceilings & Walls -

Halls/Stairways/Entries

8.32.00 Floors - Halls/Stairways/Entries

8.33.00 Doors - Halls/Stairways/Entries

8.34.00 Windows - Halls/Stairways/Entries

8.35.00 Stairs & Rails

M&R

*To lower level: Open stair side. Poses danger of falls. Awkward stair rise/run - uneven & inconsistent : poses danger of tripping/falling. Safe stair design has maximum riser of approx. 8"; minimum tread of approx. 10". Less than 3/8" difference in any one riser. Non-grippable handrail. Open stair side. Poses danger of falls.*

8.36.00 Smoke & CO Detectors -

M&R

Halls/Stairways/Entries

*Hard wired (battery backup).*

*Smoke and carbon monoxide detectors present ARE NOT CONFIRMED safely functioning & effective. CLIENT MUST CONFIRM at once and every month to follow.*

*Smoke and CO detectors recommended - one each bedroom, on each level, 10' from furnace/boiler; 10' from each fireplace, and in walkable attics. Follow manufacturer's instructions.*

*Even hardwired smoke detectors, and those connected to alarm systems, need battery back up. Maintain those batteries as well. Replace old batteries with fresh EACH year the SAME DAY. Eg. choose the Friday after Thanksgiving Thursday for this annual life-saving chore.*

*Smoke detectors should be installed on each accessible level, including accessible attics and storage areas. Each bedroom should have one. Centering smoke detectors on room ceilings, or placing them as near to center as possible, is best. If on a wall, the detector must be at least 6" from the ceiling and 2 feet from inside corners. They must be tested monthly.*

*Recommended carbon monoxide detector is Kidde-brand "Nighthawk" plug-in model with constant digital read out (UL - listed 2034 ). Cost is approximately \$45 for each detector.*

**Porches**

|         |                            |                |
|---------|----------------------------|----------------|
| 8.37.00 | Ceilings & Walls - Porches | Not Applicable |
| 8.38.00 | Floors - Porches           | Not Applicable |
| 8.39.00 | Doors - Porches            | Not Applicable |
| 8.40.00 | Windows - Porches          | Not Applicable |

**Attic**

|         |  |  |          |
|---------|--|--|----------|
| 8.42.00 | Signs of Leaks / Condensation - in Attic | <p><i>No leaking visible at this time.</i></p> <p><i>Darkening of roof sheathing and structural wood shows possible chronic accumulation of moisture and water vapor. Some deterioration will have already occurred. For instance, if roof sheathing is plywood or oriented strand board panels, glue deterioration and de-lamination may have ensued.</i></p> <p><i>Moisture infiltration in attics is due to roof leaks from the outside and/or warm, moist air rising from living space below. It damages wood, insulation and ceilings. It can produce mold. The ideal attic ventilation system exhausts warm, moist air in all seasons. This helps prevent mildew, mold, and wood decay. Good ventilation also tempers attic temperature extremes; this improves heating and cooling.</i></p> | Comments |
|---------|--|--|----------|

**Kitchen**

|         |                                      |   |          |
|---------|--------------------------------------|---|----------|
| 8.50.00 | Windows - Kitchen                    |   |          |
| 8.75.00 | Gas Piping - Kitchen<br>Soft copper. | <p><i>Soft copper pipe lacks proper 360 -degree loop to allow stove to be moved without damage to pipe.</i></p> | Comments |

**System: 9 INSULATION & VENTILATION**

| <u>Item</u>  | <u>Materials or Type</u>   | <u>Location</u><br><u>Remarks</u>   | <u>Condition</u> |
|--------------|--|---|------------------|
| <b>Attic</b> |  |   |                  |
| 9. 1.00      | How Viewed? (Attic)<br><i>Viewed in attic space.</i>   |   |                  |
| 9. 2.00      | Access Hatch<br><i>At ceiling.</i>   | <i>Properly insulated to reduce heat loss.</i>  | Comments         |
| 9. 3.00      | Attic Insulation<br><i>Loose fill. Fiberglass roll.5-6"</i>  | <p><i>Lower roof area eaves vents blocked by insulation. This prevents flow of fresh air into attic and roof space which results in long term damage and increased energy costs.</i></p> <p><i>Uneven depth/mimimal amount. Add more. Insulation is most effective when uniformly distributed and not compressed (i.e., fluffy and full of dead air spaces).</i></p> <p><i>Recommended R-rating for all attics is R-44; this usually translates into about 16" of insulation.</i></p> | M&R              |
| 9. 4.00      | Attic Ventilation<br><i>Roof vent(s). Powered vent (s).Small soffit vents. Very small gable vents.</i> | <i>More vents needed: at lower roof area. at upper roof area.</i>   | M&R              |
| 9. 5.00      | Air / Vapor Barrier  | <i>No vapor barrier.</i>  | Comments         |
| 9. 6.00      | Roof Insulation  |   | Not Applicable   |
| 9. 7.00      | Roof Ventilation   |   | Not Applicable   |
| 9. 8.00      | Insulation in Other Areas  |   | Not Visible      |
| 9. 9.00      | Exhaust Fan Duct<br><i>Thru wall.</i>  |   |                  |

**System: 10 FIREPLACES & SOLID FUEL  
BURNING APPLIANCES**

| <u>Item</u> | <u>Materials or Type</u>  | <u>Location<br/>Remarks</u>  | <u>Condition</u> |
|-------------|---|--|------------------|
| 10. 1.00    | Fireplaces / Woodstoves<br>Lower level: Gas logs. First floor:<br>Gas logs. | <p>Lower level: First floor: Gas log circulating fan not responding.</p> <p><i>BASIC Information re: all units: Strongly recommend a complete inspection now of all components by a Chimney Safety Institute of America (CSIA - csia.org) certified chimney specialist.</i></p> <p><i>Carbon monoxide detector should be installed in room (no closer than 10' to fireplace) in order to prevent catastrophic poisoning.</i></p> <p><i>Glass at enclosure cosmetically damaged /clouded.</i></p> <p><i>Gas fireplaces must have damper fixed permanently open. Repair.</i></p> | M&R              |