



Principle Home Inspection

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58820 211th St

Litchfield MN 55355-6305

Inspector: Michael Sundin

Inspection Certification Associates (ICA), Certification No. 13756



Property Inspection Report

Client(s): **Michael Sundin**

Property address: **58820 211th st**

Litchfield MN 5535






Inspection date: **Tuesday, December 08, 2015**

This report published on Tuesday, December 22, 2015 2:14:08 PM CST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

General Information

Report number: 1

Time started: 9:30 am

Time finished: 12:30 pm

Present during inspection: Client

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cold

Inspection fee: 300

Payment method: Check

Type of building: Single family

Buildings inspected: One house, One detached garage

Number of residential units inspected: 1

Age of main building: 36

Source for main building age: Client

Front of building faces: Southwest

Main entrance faces: Southwest

Occupied: Yes

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: Open

Condition of decks, porches and/or balconies: Appeared serviceable


Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

1)  The asphalt driveway surface was worn and is prone to developing cracks from water penetration. Recommend that a qualified person reseal the driveway. For more information, visit:

<http://www.reporthost.com/?RAD>

- 2)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame


Wall covering: Wood

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Finished basement

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Poured in place concrete

- 3)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Concrete

Beam material: Solid wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Not applicable, none installed

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es)

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-49

Vermiculite insulation present: None visible

Vapor retarder: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Open soffit vents



- 4)  One or more rafters in the roof structure were damaged or split. This may significantly weaken the roof structure. Recommend that a qualified contractor repair as necessary.



Photo 4-1

- 5)  The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached, Detached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 1


Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Required repair, replacement and/or evaluation (see comments below)

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists

6)  Significant cracks, heaving and/or settlement were found in one or more sections of concrete slab floors. Uneven surfaces can pose a trip hazard. Recommend that a qualified contractor repair or replace concrete slab floors where necessary.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 2

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil, Copper

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Bedroom

Location of main disconnect: Top bank of breakers in main service panel (split bus)

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Ground fault circuit interrupter (GFCI) protection present: Yes

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Private well


Water pressure (psi): 60 psi

Location of main water shut-off: Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: PEX plastic


Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic
Sump pump installed: No
Sewage ejector pump installed: No
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

7)  Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:


<http://www.reporthost.com/?SEPTIC>

8)  Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference


For more information, visit:

<http://www.reporthost.com/?WELL>

9)  A water softener system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:

<http://www.reporthost.com/?WTRSFT>

<http://www.reporthost.com/?HRDWTR>

10)  A water filtration system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:

<http://www.reporthost.com/?WTRFLTR>

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Location of water heater: Basement

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 105

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Fall 2014

Source for last service date of primary heat source: Property owner

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Basement

Forced air system capacity in BTUs or kilowatts: 84000

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At end of air handler

Condition of burners: Appeared serviceable

Type of combustion air supply: Vent(s) to exterior


Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: north

Type: Split system

Condition of controls: Appeared serviceable

11)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Appeared serviceable

Range, cooktop or oven type: Natural gas

Type of ventilation: Wall or ceiling mounted fan, Hood or built into microwave over range or cooktop

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, second floor, west, Highest level Split level

Location #B: 3/4 bath, third floor, north

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Windows, with individual ducts

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: No

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.


Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Wood, Double-hung, Casement
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall, Wallpaper
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Condition of concrete slab floor(s): Appeared serviceable
Flooring type or covering: Carpet, Wood or wood products, Concrete
Condition of stairs, handrails and guardrails: Appeared serviceable

12)  Cracks were found at interior-wall and ceiling junctions. Based on the cracks not appearing at exterior walls, these cracks are likely due to "truss uplift." Trusses are engineered, prefabricated assemblies (normally shaped like triangles) that replace rafters and ceiling beams in the roof structure. Truss uplift can occur when moisture content in the trusses' top chords differs significantly than in the bottom chords. This commonly happens during the winter when the bottom chords are kept warm and dry since they're normally buried in insulation and located next to the heated ceiling. The top chords are exposed to cold, moist air in the attic. In this condition, the bottom chords can shrink while the top chords can swell. This results in the bottom chord distorting, or being pulled upwards. If this happens, the drywall ceiling attached to the trusses' bottom chords can pull up and away from the drywall attached to the walls. If the walls are securely nailed to the trusses, walls can even lift off the floors, resulting in gaps in baseboard trim.

Various methods exist to prevent truss uplift including installing L-shaped truss clips and removing fasteners from ceiling drywall near interior partitions. These solutions may be a significant effort. Another option is to apply elastic crack coatings and then repair the drywall. In most cases, truss uplift is a cosmetic concern rather than a structural concern. For more information visit:

<http://www.reporthost.com/?TRUSSUP>

<http://www.reporthost.com/?ECC>



Photo 12-1

There is a spot in the master bedroom on the ceiling that was observed at the time of the inspection that was dry. (It was tested with a moisture meter). Further evaluation is recommended by a qualified roofing contractor.

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

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58820 211th St

Litchfield MN 55355-6305

Inspector: Michael Sundin

Inspection Certification Associates (ICA), Certification No. 13756



Summary

Client(s): **Michael Sundin**

Property address: **58820 211th st**






Litchfield MN 5535

Inspection date: **Tuesday, December 08, 2015**


This report published on Tuesday, December 22, 2015 2:14:08 PM CST

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Concerns are shown and sorted according to these types:

	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Comment	For your information

Grounds

1  - The asphalt driveway surface was worn and is prone to developing cracks from water penetration. Recommend that a qualified person reseal the driveway. For more information, visit: <http://www.reporthost.com/?RAD>

Exterior and Foundation

3  - One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

Attic and Roof Structure




4  - One or more rafters in the roof structure were damaged or split. This may significantly weaken the roof structure. Recommend that a qualified contractor repair as necessary.




Photo 4-1

5  - The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Garage or Carport

6  - Significant cracks, heaving and/or settlement were found in one or more sections of concrete slab floors. Uneven surfaces can pose a trip hazard. Recommend that a qualified contractor repair or replace concrete slab floors where necessary.

Plumbing / Fuel Systems

7  - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:

<http://www.reporthost.com/?SEPTIC>

Interior, Doors and Windows

12 🔧 🔍 - Cracks were found at interior-wall and ceiling junctions. Based on the cracks not appearing at exterior walls, these cracks are likely due to "truss uplift." Trusses are engineered, prefabricated assemblies (normally shaped like triangles) that replace rafters and ceiling beams in the roof structure. Truss uplift can occur when moisture content in the trusses' top chords differs significantly than in the bottom chords. This commonly happens during the winter when the bottom chords are kept warm and dry since they're normally buried in insulation and located next to the heated ceiling. The top chords are exposed to cold, moist air in the attic. In this condition, the bottom chords can shrink while the top chords can swell. This results in the bottom chord distorting, or being pulled upwards. If this happens, the drywall ceiling attached to the trusses' bottom chords can pull up and away from the drywall attached to the walls. If the walls are securely nailed to the trusses, walls can even lift off the floors, resulting in gaps in baseboard trim.

Various methods exist to prevent truss uplift including installing L-shaped truss clips and removing fasteners from ceiling drywall near interior partitions. These solutions may be a significant effort. Another option is to apply elastic crack coatings and then repair the drywall. In most cases, truss uplift is a cosmetic concern rather than a structural concern. For more information visit:

<http://www.reporthost.com/?TRUSSUP>

<http://www.reporthost.com/?ECC>



Photo 12-1

There is a spot in the master bedroom on the ceiling that was observed at the time of the inspection that was dry. (It was tested with a moisture meter). Further evaluation is recommended by a qualified roofing contractor.