

4K Construction LLC

Your Property Inspection Report



123 Main St., Your Town 12345
Inspection prepared for: Sample Report
Date of Inspection: 2/12/2014 Time: 1:30
Age of Home: 2006 Size: 1800
Weather: Sunny 25 deg. F

Inspector: Kerry Louwagie
Contractor License #BC638118, NACHI ID# NACHI14011010
2374 60th Ave., Balaton, MN 56115
Phone: 507-828-5640
Email: wrangler84@hotmail.com



We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas		
Page 3 Item: 1	Roof	Siding-Roof Contact: Check for moisture damage. Recommend a 1" gap between the siding and the roofing where necessary. This may be the cause of possible moisture problems in the living room and bedroom.
Page 6 Item: 7	Decks & Steps	• Deck installed without supporting bracket hardware. Recommend installing brackets.
Page 7 Item: 8	Electrical, Exterior	• Outlet recepticals not secure to building. Reccomend properly securing recepticals.
Garage, Basement & Attic		
Page 8 Item: 1	Garage	<ul style="list-style-type: none"> • Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. • Garage-house entry steps are non-standard in height or depth. Possible trip hazard. Reccomend steps replaced by licensed contractor. • Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Have evaluated and repaired. • Electrical outlets and switches are missing covers. Recommend adding covers to reduce electrical hazard.
Page 9 Item: 2	Basement / Crawlspce	<ul style="list-style-type: none"> • Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard. • Sump pump does not appear to be installed properly.
Interior Features		
Page 14 Item: 8	Interior Electric	<ul style="list-style-type: none"> • Light fixture loose from ceiling under stairwell. • Light switch cover missing in basement

Exterior Areas

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Roof

Observations: Snow covered; not fully inspected., Ridge cap: Exposed nails are not sealed and are rusted., Exposed nails on roofing material. Recommend sealing all fastener heads., Flashing appears inadequate. No kick out flashing where eave meets the sidewall. , **Siding-Roof Contact: Check for moisture damage. Recommend a 1" gap between the siding and the roofing where necessary. This may be the cause of possible moisture problems in the living room and bedroom.**



Flashing appears inadequate. No kick out flashing where eave meets the sidewall.



Siding-Roof Contact: Check for moisture damage. Recommend a 1" gap between the siding and the roofing where necessary. This may be the cause of possible moisture problems in the living room and bedroom.



Snow covered; not fully inspected.



Ridge cap: Exposed nails are not sealed and are rusted.



Flashing appears inadequate. No kick out flashing where eave meets the sidewall.

2. Chimney

3. Gutters & Grading

Information: Aluminum Gutters

Observations:

- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
- Snow covered; not fully inspected.



Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.

4. Drives & Walks

Information: Concrete driveway

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Siding

Information: Vinyl siding, wood frame construction, poured concrete foundation.

Observations:

- Warped siding present in some areas; recommend repair or replacement as necessary. Siding is too tight to receptacles which is not allowing it to expand and contract.
- Perimeter Grading: Appears to slope towards building. Recommend grading soil so it slopes down and away from the building to direct rainwater away.
- Snow covered; not fully inspected.

6. Vegetation

Observations:

- Snow covered; not fully inspected.

7. Decks & Steps

Observations:

- Spindle spacing exceeds the 4 inch spacing (due to spindle warpage) which is considered safe by today's child safety standards.
- No Lag Bolts Visible: The deck ledger board is nailed or screwed to the house. Consider installing lag screws to securely attach ledger board to house, if they have not been used.
- Snow covered; not fully inspected.
- **Deck installed without supporting bracket hardware. Recommend installing brackets.**



Spindle spacing exceeds the 4 inch spacing (due to spindle warpage) which is considered safe by today's child safety standards.



Snow covered; not fully inspected.



Deck installed without supporting bracket hardware. Recommend installing brackets.



No Lag Bolts Visible: The deck ledger board is nailed or screwed to the house. Consider installing lag screws to securely attach ledger board to house, if they have not been used.

8. Electrical, Exterior

Observations:

- **Outlet recepticals not secure to building. Recommend properly securing recepticals.**



Outlet recepticals not secure to building. Recommend properly securing recepticals.

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

10. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that every attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- **Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.**
- **Garage-house entry steps are non-standard in height or depth. Possible trip hazard. Recommend steps replaced by licensed contractor.**
- **Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Have evaluated and repaired.**
- **Electrical outlets and switches are missing covers. Recommend adding covers to reduce electrical hazard.**



Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.



Electrical outlets and switches are missing covers. Recommend adding covers to reduce electrical hazard.



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Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Have evaluated and repaired.



Garage-house entry steps are non-standard in height or depth. Possible trip hazard. Recommend steps replaced by licensed contractor.

2. Basement / Crawlspace

Observations:

- Insulation not visible, finished basement.
- **Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.**
- **Sump pump does not appear to be installed properly.**



Sump pump does not appear to be installed properly.

3. Attic

Observations:

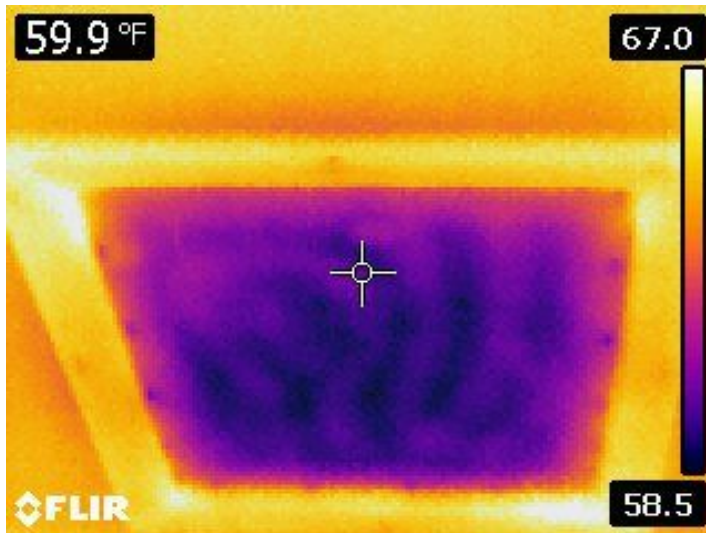
- Viewed from Hatch
- Cellulose Insulation
- Insulation averages about 8-10 inches in depth, recommend adding an additional 10 inches for increased home efficiency.
- Ridge vent filter is plugged. This will cause the attic ventilation to be inefficient leading to moisture problems. Recommend replacement of ridge vent. Baffled ridge vent works the best in our climate.



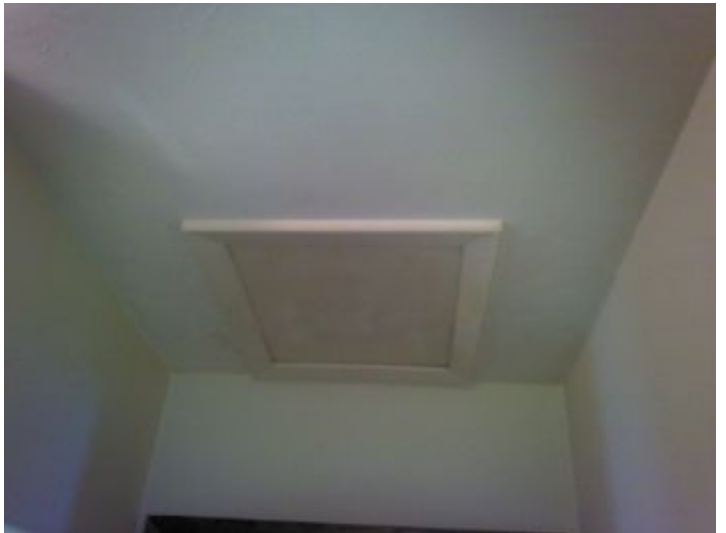
Ridge vent filter is plugged. This will cause the attic ventilation to be inefficient leading to moisture problems. Recommend replacement of ridge vent. Baffled ridge vent works the best in our climate.



Insulation averages about 8-10 inches in depth, recommend adding an additional 10 inches for increased home efficiency.



No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.



No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.

Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

Materials: Panel box located in basement. Square D

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.

2. HVAC Unit

Information: Rheem 92.5 efficient, propane gas furnace

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Water Heater

Information: 50 gallons, A.O. Smith

Observations:

- No major system safety or function concerns noted at time of inspection.

Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Master Bath

3. Bath

Observations:

- No major system safety or function concerns noted at time of inspection.
- Toilet loose; recommend having re-anchored.

4. Bath #2

5. Bath (Guest)

6. Bath (Half)

7. Plumbing & Laundry

Observations:

- Washing machine supply line is rubber. Recommend replacing with braided stainless steel lines.
- Dryer vent hood does not seal.



Dryer vent hood does not seal.



Washing machine supply line is rubber. Recommend replacing with braided stainless steel lines.

8. Interior Electric

Observations:

- **Light fixture loose from ceiling under stairwell.**
- **Light switch cover missing in basement**



Light switch cover missing in basement



Light fixture loose from ceiling under stairwell.

9. Floors, Ceilings & Walls

Observations:

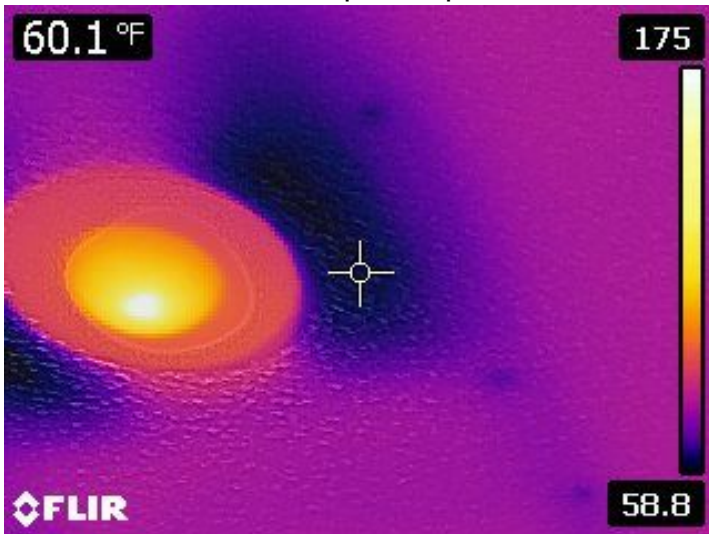
- Possible water stains, dry at time of inspection.
- Fresh paint was observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.



Fresh paint was observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.



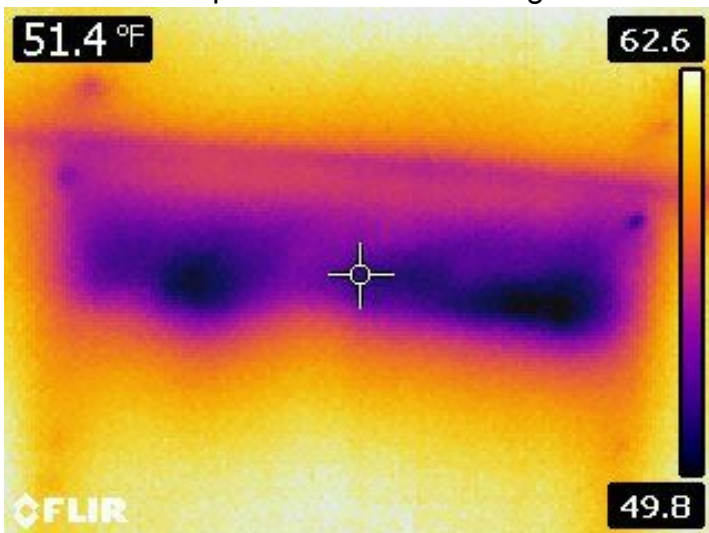
Possible water stains, dry at time of inspection.



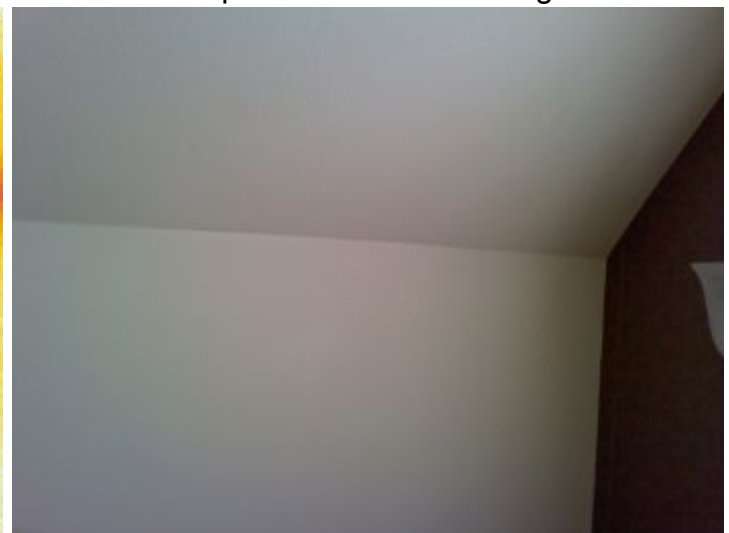
Cold spots around the cam lights.



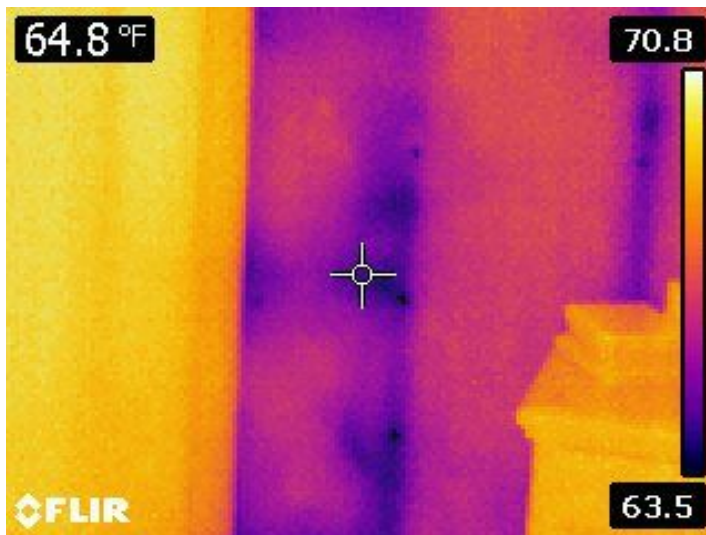
Cold spots around the cam lights.



Cold spot in upstairs bedroom wall due to possible insulation missing on exterior wall



Cold spot in upstairs bedroom wall due to possible insulation missing on exterior wall



Cold spots in master bedroom wall may be caused by improper insulation techniques.



Cold spots in master bedroom wall may be caused by improper insulation techniques.

10. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

11. Windows

Observations:

- No major system safety or function concerns noted at time of inspection.

12. Fireplaces & Stoves

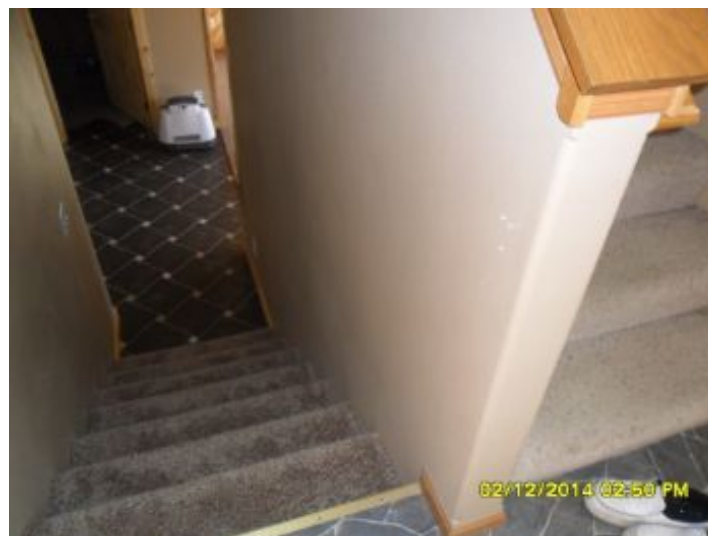
Observations:

- Gas fireplace valve was turned off at time of inspection. Have seller demonstrate operation.

13. Stairways

Observations:

- Hand Rail Components missing at basement stairwell. It appears to have been removed, but hand rail is present.



Hand Rail Components missing at basement stairwell. It appears to have been removed, but hand rail is present.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes

Observations:

- This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.
- Once again, thank you for your business, and for your trust!



Gas shut off for furnace.



Electrical shut off for furnace.



Main water shut off.



Main Gas shut off located on LP tank outside.



Rear of house.



Front of house.