



## **Inspection Report**

**3132 E. Wood Drive  
Maple Grove, MN 55311  
Prepared for: Larry Mayor**



**Prepared by: Pro Certified Home Inspections, Inc.  
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*Gaylen E. Ohman*

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# CONDITIONS

## CLIENT & SITE INFORMATION:

**REPORT #:** Sample Report.  
**DATE OF INSPECTION:** October 26, 2006.  
**TIME OF INSPECTION:** 5:00 pm.  
**CLIENT NAME:** Larry Mayor.  
**MAILING ADDRESS:** 1314 Ridge Road, Marshfield, WI 55449.  
**CLIENT PHONE #:** 715-389-8129.  
**CLIENT FAX #:** 715-389-3881.  
**INSPECTION SITE:** 3132 E. Wood Drive, Maple Grove, MN 55311.

## CLIMATIC CONDITIONS:

**WEATHER CONDITION:** Partly Cloudy.  
**SOIL CONDITIONS:** Damp.

## BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** East.  
**BUILDING TYPE:** Single family.  
**STORIES:** 1-1/2-Story.

## UTILITY SERVICES:

**WATER SOURCE:** Private.  
**SEWAGE DISPOSAL:** Private.  
**UTILITIES STATUS:** All utilities on.  
**UTILITY FUEL:** Gas.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. The evaluation of buildings, decks, patios, retaining walls, stair-stepped landscape grades and other structures detached from the house are not included in this inspection unless otherwise noted within this report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## DRIVEWAY:

**TYPE:**

Asphalt.

**CONDITION:**

Appears satisfactory and serviceable.

## SIDEWALKS:

**TYPE:**

Paver block.

**CONDITION:**

Appears satisfactory and serviceable.

**WALK STEPS:**

None.

## LANDSCAPING:

**CONDITION:**

Appears satisfactory - recommend maintaining a positive grade around the entire building foundation to keep rain water diverted away from the foundation walls.

## RETAINING WALLS:

**TYPE:**

Landscape masonry block.

**CONDITION:**

Appears satisfactory and serviceable.

## DECKS:

**TYPE:**

Wood.

**CONDITION:**

Appears satisfactory and serviceable, Recommend painting or staining.

**DECK RAILING:**

Use caution: No deck guardrail, Recommend the future installation of deck guardrails.

**DECK STEPS:**

TYPE: Wood, Appears satisfactory and serviceable, Stairs have wood to earth contact - monitor for wood decay deterioration.

**STEP RAILINGS:**

Use caution: No deck stair handrails. Recommend the future installation of deck stair handrails.

**PATIO:**

**TYPE:**

Concrete slab (next to garage).

**CONDITION:**

Appears satisfactory and serviceable, Typical cracks noted.

# ROOF SYSTEM

## ROOF:

### ROOF STYLE / PITCH:

Gable, Shed, Roof pitch - steep & low sections.

### ROOF ACCESS:

All, Walked on roof.

### ROOF VISIBILITY:

All.

### TYPE:

Composition shingles.

### ROOF COVERING STATUS:

Roof was showing normal wear and tear and was in overall satisfactory condition.

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## PLUMBING VENTS:

### CONDITION:

Appear satisfactory and serviceable, Annual evaluation / sealing recommended.

## SKYLIGHTS:

### CONDITION:

Appear satisfactory and serviceable, Annual evaluation / sealing recommended.

## ROOF VENTILATION:

### TYPE:

None visible.

## EXPOSED FLASHINGS:

### TYPE:

Gable end only.

### CONDITION:



Loose roof flashing - Gabel corners

Loose flashing noted, The potential for water entry is present, Repairs / sealing recommended.

## GUTTERS & DOWNSPOUTS:

TYPE:

Metal.

CONDITION:

Appears satisfactory and serviceable - gutter system was not tested, Loose gutter downspout strap noted - SW corner, Debris in gutter - recommend keeping clean.



Debris in gutters

# EXTERIOR

Areas hidden from view by finished walls or stored items can not be evaluated and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

NOTE: The evaluation of the physical condition, efficiency and/or function of shutters, awnings, screen/storm doors, screen/storm windows and similar accessories are not included in this inspection unless otherwise noted within this report.

## SIDING / EXTERIOR WALL COVERING:

**MATERIAL:**

Wood siding.

**CONDITION:**

Appears satisfactory and serviceable.

## TRIM:

**MATERIAL:**

Wood.

**CONDITION:**

Appears satisfactory and serviceable.

## EXTERIOR DOORS:

**MAIN ENTRY DOOR:**

LOCATION: East side of house.

**TYPE:**

Maintenance free - Metal.

**CONDITION:**

Appears satisfactory and serviceable, Weather stripping appears satisfactory and serviceable.

**OTHER EXTERIOR DOORS:**

LOCATION: West side of house. TYPE: Maintenance free, French style door - Balcony access door, LOCATION: West side of house. TYPE: Maintenance free, French style door - deck access, CONDITION: Both appear satisfactory and serviceable, Weather stripping appears satisfactory and serviceable.

## CHIMNEY:

**MATERIAL:**

Brick.

**FLUE TYPE:**

Tile, Flue linings were not evaluated, Recommend having fireplace chimney flue cleaned and evaluated prior to use.

**CHIMNEY CONDITION:****Cracked Caps and Flacking brick**

Chimneys appear satisfactory and serviceable, Limited visibility, Cracked chimney caps noted (minor) - monitor for repairs, Minor flaking and spalling brick noted on upper portion of the fireplace chimney - monitor. Recommend point tucking masonry repairs to both chimneys as required.

**FLASHING:****Loose chimney flashing**

Flashing material: Metal, Asphalt, Flashings appear satisfactory and serviceable, Fireplace chimney flashing is pulled away from chimney. An annual evaluation / sealing of the chimney flashings is recommended.

It is recommended that a chimney that is greater than 30 inches wide, should have a cricket flashing installed. Such is recommended in the future when the roof covering materials are replaced. Note: A cricket flashing is a small peaked roof, perpendicular to the main roof slope and as wide as the chimney, that is constructed at the high side of the chimney to divert water around the chimney.

**CAULKING:****CONDITION:**

Caulked areas appeared satisfactory - recommend an annual inspection of the caulked areas and refurbish as required.

**HOSE FAUCETS:****OPERATION:**

LOCATION: - North side, - South side, Water supply to faucets not turned on at the time of the inspection.

**EXTERIOR STAIRS/STOOPS:**

**TYPE / LOCATION:**

TYPE: Wood - east entry.

**CONDITION:**

Appears satisfactory and serviceable.

**STEP RAILINGS:**

Appear satisfactory and serviceable.

**PORCH:**

**CONDITION:**

Appears satisfactory.

**FLOOR:**

Wood construction, Appears satisfactory and serviceable.

**SUPPORT STRUCTURE:**

Porch support structure was not readily accessible for inspection - not inspected. No representation can be made.

**GUARD RAILING:**

Appears satisfactory and serviceable.

**BALCONY:**

**CONDITION:**

Appears satisfactory and serviceable (see general comments).

**GUARD RAILING:**

Caution: Guard railing appears loose - monitor for future repairs - Safety Concern.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be evaluated. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Recommend checking with the owners for further information regarding any past issues. The evaluation of the physical condition, efficiency and/or function of screen/storm doors, screen/storm windows and similar accessories are not part of this inspection unless otherwise noted within this report. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## INTERIOR DOORS:

### CONDITION:

Appear satisfactory and serviceable.

Interior doors not mentioned appeared satisfactory and serviceable.

## WINDOWS:

### TYPE:

Maintenance free -aluminum and/or vinyl.

### STYLE:

Single and/or double hung, Fixed pane (window does not open or close)

### CONDITION:

Appear satisfactory and serviceable. A representative number of windows were operated. Basement windows differ in stages of minor surface deterioration - monitor - recommend an annual inspection and refurbishing as required.

## INTERIOR WALLS:

### CONDITION:

Appeared satisfactory, Typical minor cracks were noted on the interior walls.

### MOISTURE STAINS NOTED:

Old moisture stains / damage noted, LOCATION: Upper level-wall closet ceiling.



Old moisture stains / damage

## CEILINGS:

### CONDITION:

Appeared satisfactory, Typical cracks noted.

## FLOORS:

### CONDITION:

General condition appears satisfactory and serviceable.

**UPPER LEVEL ACCESS STAIRS & HANDRAILS:****CONDITION:**

Stairs appear satisfactory and serviceable.

**HANDRAIL:**

Stair handrail appears satisfactory and serviceable.

**RISERS / TREADS:**

Appear satisfactory and serviceable.

**FIREPLACE / WOOD BURNING DEVICE:****LOCATION:**

Main floor- Living room.

The condition of walls behind wall coverings, paneling and furnishings cannot be evaluated. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Recommend checking with the owners for further information regarding any past issues. The evaluation of the physical condition, efficiency and/or function of screen/storm doors, screen/storm windows and similar accessories are not part of this inspection unless otherwise noted within this report. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

NOTE: Interior doors not mentioned appeared satisfactory and serviceable.

A representative number of windows were operated.

**FIREPLACE / WOOD BURNING DEVICE:****TYPE:**

Fireplace - wood burning, Fabricated metal insert.

**DAMPER:**

Damper appears satisfactory.

**HEARTH:**

Appears satisfactory and serviceable.

**CONDITION:**

Appears satisfactory and serviceable (see general comments)

**GENERAL COMMENTS:**

The operational testing of wood burning heating systems, including fireplaces, is not included in this inspection - no representation is made as to their proper installation, operation and/or efficiency, Recommend having chimney flue cleaned and evaluated prior to use.

**SMOKE / FIRE DETECTOR:****COMMENTS:**

Presence noted - unable to test.

**CEILING FANS / FIXTURES:****CEILING FANS:**

Ceiling fans noted. Appeared satisfactory and serviceable unless otherwise noted in the report.

**COMMENTS:**

No representation can be made regarding the proper installation of the ceiling fans.

# KITCHEN & APPLIANCES

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Microwaves and ovens - self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## COUNTERTOPS:

### CONDITION:

Appear satisfactory and serviceable.

## CABINETS:

### CONDITION:

Appear satisfactory and serviceable.

## KITCHEN SINK:

### CONDITION:

Appears satisfactory and serviceable.

### SINK FIXTURES:

Appear satisfactory and serviceable.

## PLUMBING:

### LEAKS:

No active water leaks were observed at the time of the inspection.

### DRAINAGE:

Water drainage appears satisfactory.

### WATER PRESSURE:

Water pressure appears satisfactory.

## GARBAGE DISPOSAL:

### CONDITION:

None installed.

## DISHWASHER:

### CONDITION:

Appears satisfactory and serviceable.

## RANGE AND OVEN:

### TYPE:

Electric, free-standing.

### CONDITION:

Appear satisfactory and serviceable.

## TRASH COMPACTOR:

### CONDITION:

None noted.

## EXHAUST FAN:

### TYPE AND CONDITION:

Fan/Hood operational.

## REFRIGERATOR:

### TYPE AND CONDITION:

Electric, Appears satisfactory and serviceable.

# BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

## BATHROOM AREA:

### BATH LOCATION:

Main level main bathroom.

### COUNTERS / CABINETS:

Appears satisfactory and serviceable.

### CONDITION OF SINK:



Inoperative vanity sink stopper

Appears satisfactory and serviceable. The following problems were noted at the drain: Sink drain stopper operator mechanism is inoperative - repairs required.

### CONDITION OF TOILET:

Appears satisfactory and serviceable.

### TUB/SHOWER PLUMBING FIXTURES:

Appears satisfactory and serviceable.

### TUB/SHOWER AND WALLS:

Tub / Shower enclosure appears satisfactory and serviceable.

### BATH VENTILATION:

Vent fan noted. Appears satisfactory and serviceable.

### HEAT SOURCE PRESENT:

No visible heat source.

## BATHROOM AREA:

### BATH LOCATION:

Upper level master bath.

### COUNTERS / CABINETS:

Appears satisfactory and serviceable.

### CONDITION OF SINK:

Appears satisfactory and serviceable.

### CONDITION OF TOILET:

Appears satisfactory and serviceable.

### TUB/SHOWER PLUMBING FIXTURES:

Appears satisfactory and serviceable.

### TUB/SHOWER AND WALLS:

Tub / Shower enclosure appears satisfactory and serviceable.

### BATH VENTILATION:

Vent fan noted. Appears satisfactory and serviceable.

### HEAT SOURCE PRESENT:

Bathroom heat source noted.

# ELECTRICAL (HOUSE)

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE ENTRANCE:

**TYPE:**

Underground.

**CONDITION:**

Appears satisfactory and serviceable.

**MAST / CONDUIT:**

Appears satisfactory and serviceable.

## ELECTRICAL PANELS:

**MAIN PANEL LOCATION:**

Basement.

**PANEL RATING:**

200 amp.

**OVER-CURRENT PROTECTION:**

Circuit breakers.

**ENTRANCE CABLES:**

Aluminum.

**BRANCH WIRING:**

Copper.

**CONDITION:**

Appears satisfactory and serviceable.

**NOTES:**

Main electrical panel was full and may need to be upgraded for future needs. Multiple tapping at the breakers noted.

## SWITCHES:

**CONDITION:**

Appear satisfactory and serviceable.

A representative number of accessible switches and receptacles were tested. Tested switches and receptacles appeared satisfactory and serviceable unless otherwise noted within the report.

## INTERIOR OUTLETS:

**OPEN GROUND:**

Open ground noted in 3-slot / hole electrical outlets throughout the house.  
 NOTE: Replacing a 2 slot / hole outlet with a 3-slot / hole outlet is not an acceptable practice: The problems for the owners of older homes start when grounded type outlets are substituted for the ungrounded type without the necessary rewiring that adds a ground wire to the new three prong grounded type outlet. Grounded type (three hole / slot) outlets may not be substituted for ungrounded outlets unless a ground wire is connected. An exception to this rule is allowed by the National Electric Code, when the outlet is protected by a ground fault interrupter (GFI or GFCI).

**REVERSE POLARITY:**

Reverse polarity condition was noted in many electrical wall outlets throughout the house (see reversed polarity comments below).

**GROUND FAULT PROTECTION:**

INOPERATIVE: Location: Upper level master bathroom.

**COMMENTS:**

Various electrical outlets tested with reversed polarity and open ground conditions throughout many of the rooms on all three levels of the house. Recommend that a licensed Electrician evaluate and make necessary repairs to all improperly wired interior and exterior outlets in the house and garage. This type of service is typically the responsibility of the home buyer.

**EXTERIOR OUTLETS:**

**GROUND FAULT PROTECTION:**

Caution: No ground-fault protection in the house exterior outlets (east side)

**COMMENTS:**

The absence of ground fault protection in the house exterior outlets was noted. Although not required in older homes, it is recommended that exterior electrical outlets be considered in the future for a ground fault protection upgrade. Such ground fault upgrades are typically the responsibility of the home buyer.

**REVERSE POLARITY CONDITION PRESENT:**

east exterior wall electrical outlet.



**COMMENTS:**

Missing cover on conduit LB (south side of the house)



Readily accessible ground fault protected receptacles were tested. Tested GFI receptacles appeared satisfactory and serviceable unless otherwise noted within the report

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

The evaluation of water conditioning equipment, including water softeners and filtration systems are not included in the scope of this inspection.

## WATER SERVICE:

**TYPE:**

Well pump - located in the basement.

**CONDITION:**

Appears satisfactory and serviceable.

**WATER SHUT OFF:**

LOCATION: Basement.

**MAIN WATER LINE:**

MATERIAL: Copper, Galvanized.

## SUPPLY LINES:

**MATERIAL:**

Copper.

**CONDITION:**

Appears satisfactory and serviceable, Limited visibility.

## WASTE LINES:

**MATERIAL:**

Plastic, Cast Iron.

**CONDITION:**

Waste water lines not fully visible, Visible portion of the waste water lines appear satisfactory and serviceable.

**WASTE DISCHARGE:**

Appears satisfactory.

## WATER HEATER:

**LOCATION:**

Basement.

**CONDITION:**

Appears satisfactory and serviceable,

**MANUFACTURER:**

Manufacturer: **A.O. Smith**, MODEL # **MC02J548735-249** SERIAL # **MC02-1548735-349**

**APPROXIMATE AGE:**

Unknown.

**TYPE / CAPACITY:**

TYPE: Gas, CAPACITY: 40 Gallon.

**RELIEF VALVE:**



**Missing extension pipe**

Relief valve noted. Appears satisfactory and serviceable - not tested, Signs of past leakage noted, Hot water heater temperature / pressure relief valve extension piping was missing - (extension piping needs to terminate approximately 6"-12" off of the floor) - Safety Concern.

**FUEL SHUTOFF:**

Gas shutoff valve at the water heater noted.

**VENTING:**



**Seal chimney penetration**

Flue vent is intact. Appears satisfactory and serviceable, Recommend sealing vent piping at chimney penetration.

# HEATING & AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity, efficiency, or adequacy is not part of the inspection. Gas-fired refrigeration systems, evaporative coolers, through wall unit(s), window and/or portable air conditioning units are not inspected. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

NOTE: The inspection of cleaning, heating and ventilating system accessories, such as central vacuum systems, humidifiers, air purifiers, motorized dampers, heat reclaimers, solar systems, air exchanger/ventilating systems are not included in this inspection. Subjective judgment of system capacity, efficiency, or adequacy is not part of the inspection - no representation is made as to their proper installation, operation and/or efficiency. The operational testing, of systems and appliances that are operated and/or controlled by digital-type thermostats or controls, is not included in this inspection.

## HEATING SYSTEM:

### LOCATION:

Basement.

### ENERGY SOURCE:

Liquid Propane (LP)

### MAIN FUEL SHUTOFF:

Outside at the LP tank

### TYPE:

Forced air - central unit.

### MANUFACTURER:

Manufacturer: **Trane**, MODEL # **TUX080R942V2** SERIAL # **Z504BRX7G**

### APPROXIMATE AGE:

Unknown.

### BURNERS/HEAT EXCHANGERS:

Closed / sealed system - unable to inspect.

### DISTRIBUTION:

Metal duct.

### VENTING:

Appears satisfactory and serviceable.

### AIR FILTERS:

Standard type, CONDITION: Appears satisfactory and serviceable.

### OPERATION:

Appears satisfactory and serviceable, Recommend that the heating system be evaluated and/or serviced by a qualified HVAC technician annually prior to each heating season. This type of service is typically the responsibility of the home buyer.

**PUMP/BLOWER FAN:**

Appears satisfactory and serviceable.

**DISCONNECT / SHUTOFF:**

Electrical disconnect at unit noted, Missing cover plate - Safety Concern.



Missing switch box cover

**GENERAL COMMENTS:**

Furnace gas line flare fitting is cracked and is leaking - repairs required - **Safety Concern.**



Cracked gas line fitting

# ATTIC

## ATTIC AND INSULATION:

**ACCESS LOCATION:**

Knee wall access panel, Scuttle hole located in closet.

**INSPECTED FROM:**

Knee wall access panel opening and attic area scuttle hole - House design, knee wall and attic area access openings restricted a full entry, Limited visibility.

**ATTIC VISIBILITY**

Limited visibility.

**ATTIC FLOORING:**

Partial, Limited visibility.

**ATTIC INSULATION:**

Fiberglass batts, Insulation installed in walls, between roof rafters.  
Cellulose- Blown, Insulation installed between floor joists in knee wall areas.  
Appears satisfactory and serviceable.

**INSULATION THICKNESS:**

5-6 inches.

**VAPOR BARRIER:**

Not visible.

**ROOF STRUCTURE:**

Wood rafters / joists, conventional framing - only partially visible.

**ROOF SHEATHING:**

1X Wood.

**ATTIC CONDITON:**

Appears satisfactory - limited visibility, No structural problems were observed.

**ATTIC ELECTRICAL:**

Appears satisfactory and serviceable.

# BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed and/or with the presence of store items, the materials and condition of the flooring underneath cannot be determined.

## BASEMENT STAIRS:

### CONDITION:

Appears satisfactory.

### HANDRAIL:



Basement right hand stair handrail loose at base - recommend repairs - Safety Concern.

### HEADWAY OVER STAIRS:

Appears satisfactory.

### UNDER CARRIAGE:

Appears satisfactory.

## FOUNDATION WALLS:

### TYPE:

Masonry block.

### CONDITION:

Appears satisfactory.

### COMMENTS:

Stored materials, finished walls and ceiling limit the visibility of the upper sub-floor and the foundation walls. No representation can be made regarding the condition of or the future leaking of the basement walls.

## BASEMENT FLOOR:

### TYPE:

Concrete, Not Visible.

### CONDITION:

Appears satisfactory, Stored materials, carpeted and/ or tiled floor limit the visibility of the basement floor.

**BASEMENT DRAINAGE:**

**COMMENTS:**

Floor drain noted but not tested. Sump pit was full of water at the time of the inspection. Sump pump float switch did not appear to be working properly. Sump pump operated when float switch was manually repositioned by the Inspector. Recommend improvements be made to the sump pump float system to assure proper operation.

**GIRDERS / BEAMS:**

**TYPE:**

Wood.

**CONDITION:**

Partial / Limited Visibility, Appear satisfactory.

**COLUMN SUPPORTS:**

**TYPE:**

Metal.

**CONDITION:**

Partial / Limited Visibility, Appear satisfactory.

**JOISTS / TRUSSES**

**TYPE:**

Wood joist, 2 X 10 16" on center.

**CONDITION:**

Appear satisfactory, Partial / Limited Visibility.

# LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

## LAUNDRY / UTILITY ROOM:

**LOCATION:**

Basement.

**LAUNDRY TUB:**

Appears satisfactory and serviceable.

**TUB / SINK FIXTURES:**

Appear satisfactory and serviceable.

**PLUMBING:**

No active water leaks were observed at the time of the inspection.

**DRAINAGE:**

Water drainage appears satisfactory.

**WATER PRESSURE:**

Water pressure appears satisfactory.

**DRYER VENTED:**

Wall type vent system noted.

**APPLIANCES PRESENT:**

Washer, Dryer (electric)

# GARAGE - CARPORT

**STRUCTURE:**

**TYPE:**  
Detached - Two car.

**ROOF:**

**ROOF STYLE / PITCH:**  
Gable, Roof pitch - medium.

**TYPE:**  
Composition shingles.

**ROOF ACCESS:**  
All, Walked on roof.

**ROOF VISIBILITY:**  
All.

**ROOF COVERING STATUS:**  
Roof was showing normal wear and tear and was in overall satisfactory condition

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

**GUTTERS & DOWNSPOUTS:**

**TYPE:**  
Vinyl - Partial installation.

**CONDITION:**  
Appears satisfactory and serviceable - gutter system was not tested, Recommend annual cleaning.

**TRIM:**

**MATERIAL:**  
Wood.

**CONDITION:**  
Appears satisfactory and serviceable.

**SIDING / EXTERIOR WALL COVERING:**

**MATERIAL:**  
Wood siding.

**CONDITION:**  
Appears satisfactory and serviceable, Building siding is installed to close to the soil - recommend that wood type siding end 6" to 8" above the soil - monitor for moisture damage.

**WINDOWS:**

**TYPE:**  
Windows differ in design, materials, construction and/or operation. Wood and Maintenance free -vinyl.

**STYLE:**  
Casement, Awning.

**CONDITION:**  
Appear satisfactory and serviceable - a representative number of windows were operated.

**FLOOR:****TYPE:**

Concrete.

**CONDITION:**

Appears satisfactory and serviceable, Typical cracks noted.

**ATTIC AREA:****CONDITION:**

Appears satisfactory,  
Limited / Partial visibility,  
Fire damage to the attic  
structure was noted.  
Damage appears to have  
been cause by an over-  
heated wood burning stove  
at sometime in the past.  
Recommend repairs to a  
cracked ceiling joist in the  
fire damaged area.



Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**GARAGE VEHICLE DOOR:****LOCATION:**

Southeast side.

**TYPE:**

Metal.

**CONDITION:**

Appears satisfactory and serviceable.

**AUTOMATIC DOOR OPENER:**

Appears satisfactory and serviceable.

**SAFETY REVERSE:**

Appears satisfactory and serviceable.

**ELECTONIC SENSOR:**

Appears satisfactory and serviceable.

**GARAGE VEHICLE DOOR:****LOCATION:**

Southwest side.

**TYPE:**

Metal.

**CONDITION:**

Appears satisfactory and serviceable.

**AUTOMATIC DOOR OPENER:**

Appears satisfactory and serviceable.

**SAFETY REVERSE:**

Appears satisfactory and serviceable.

**ELECTONIC SENSOR:**

Appears satisfactory and serviceable.

**ELECTRICAL SERVICE ENTRANCE:**

**TYPE:** Underground.  
**CONDITION:** Appears satisfactory and serviceable.  
**MAST / CONDUIT:** Appears satisfactory and serviceable.

**ELECTRICAL PANELS:**

**MAIN PANEL LOCATION:** Garage wall.  
**OVER-CURRENT PROTECTION:** Fuses.  
**CONDITION:** Appears satisfactory and serviceable.

**SWITCHES / OUTLETS:**

**SWITCHES:** Appear satisfactory and serviceable unless otherwise noted, Missing cover plate noted - west wall.



**INTERIOR OUTLETS:** Appear satisfactory and serviceable unless otherwise noted, Garage interior outlets are not ground fault protected. Although not required in older garages, it is recommended that garage interior electrical outlets be considered in the future for a ground fault protection upgrade. Such ground fault upgrades are typically the responsibility of the home buyer.

**EXTERIOR OUTLETS:** No garage exterior outlets noted.



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**Inspection Date:** 10/26/2006  
**Prepared For:** Larry Mayor

**Report Number:** Sample  
**Inspector:** Gaylen Ohman

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**- Inspection Address -**

3132 E. Wood Drive  
Maple Grove, MN 55311

## INSPECTION SUMMARY

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This inspection report is based on a visual inspection only of the readily accessible areas of this property. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Items listed in this summary are not necessarily inclusive of all the deficiencies, safety concerns or deferred cost items within this report. Customer is reminded to read and study the entire report, including all of the remarks.

Overall, the home was constructed in a workmanlike manner and has had average maintenance over the years. Every house will require a certain amount of general ongoing maintenance and this home will be of no exception. Major repair items may require further evaluation and repair by licensed tradespeople. It is suggested that you budget for such miscellaneous maintenance such as the servicing of furnaces, air conditioners, water heaters, minor plumbing, electrical and cosmetic repairs, etc.

**Minor deficiencies and recommended improvements noted in the report or this report summary should receive eventual attention. None of them significantly affect the habitability of the house. The interpretation of importance and the responsibility of corrective actions are typically considered the responsibility of the purchaser.**

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The following is a general summary of an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.



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## Major Concerns:

There were no major concerns noted at the time of the inspection.

## The following items may be of special interest:

- Furnace gas line flare fitting is cracked and is leaking - repairs required.
- Upper level master bath electrical wall outlet had a reverse polarity condition and the ground fault protection tested inoperative.
- Hot water heater temperature / pressure relief valve extension piping was missing - (extension piping needs to terminate approximately 6"-12" off of the floor).
- Missing cover plate on furnace electrical shutoff switch.
- Main bathroom sink drain stopper operator mechanism is inoperative - repairs required.

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**This report summary is not intended to be all inclusive of the inspection findings. Customer is reminded to read the entire report, including the general comments sections and all other remarks.**

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Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report, the summary or the home, please feel free to call or email us.

Sincerely,

Gaylen E. Ohman, CRI

# Gaylen E. Ohman

PRO CERTIFIED HOME INSPECTIONS, INC.  
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enclosure