Comprehensive Inspections

6670 Orchid Lane N Maple Grove MN 55311
Mobile: 763-416-4232
www.comprehensiveinspections.com n.dentlinger@comcast.net

SUMMARY REPORT

Client: AJ & Jenny Louismet
Realtor: Jen Forliti, RE/MAX Results

Inspection Address: 132 Western Ave S, St Paul, MN 55102
Inspection Date: 10/23/2018 Start: 2:00 pm

Inspected by: Jeff Flaata & Neil Dentlinger

We have identified various items on the subject structure that either require service or a second opinion now or require periodic maintenance in the normal course of home ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

This report is the exclusive property of the Comprehensive Inspections and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Structural

Various Hard Surfaces

Hazardous materials

- There are areas of ductwork used for heating the structure that may be wrapped with material that contains asbestos. Testing this material is not within the scope of this evaluation. It is generally recommended that the material not be disturbed. If it has to be disturbed for repair work, relocation etc, testing first would be advised.
- There are ceiling tiles in the home that may contain asbestos materials. Testing was not done under the scope of this inspection. It is generally recommended that these tiles not be disturbed without have the material tested for the presence of asbestos.

Basement

Stacked & Unreinforced Walls

- This is an older foundation that includes stacked and un reinforced stone walls. These are significantly more seismically vulnerable than modern concrete stem walls, and can include a sand-lime mortar mix that deteriorates more rapidly than most modern concrete mixes. These foundations can be difficult and costly to retrofit. Therefore, you should consult a structural engineer or a foundation contractor, because this issue could affect your evaluation of the property.
  Note: The joints have areas of aging and softening and there is evidence of moisture intrusion and wall modifications. Maintenance and modifications is advised.

Water intrusion

- There are areas of past moisture intrusion in the basement areas - further evaluation and exterior grade and drainage modifications are advised.

Exterior

Site & Other Observations

Landscaping Observations

- There are tree limbs overgrowing the residence and garage that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components. See sample pictures in full report.
- Vegetation is encroaching on the house and garage structures, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. See sample pictures in full report.
- Vines are overgrowing the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed. See sample pictures in full report.

Grading & Drainage

Interior-Exterior Elevations

- Grading and drainage is either negative or neutral adjacent to the residence and/or garage, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings. We can elaborate on this issue, but you should seek a second opinion from a gutter and grading and drainage contractor.

Grade

- There are areas of neutral or negative grade. All grading should slope away from the home to help prevent water intrusion.

Exterior Components

Fascia & Trim

- The fascia board and trim and soffits are in poor condition and need repairs and paint maintenance. See sample pictures in full report.

Exterior Doors

- The exterior storm and entry doors need some hardware repairs or replacements for proper operation.

Trim Paint

- There are areas of trim that need maintenance and paint to protect them from the environment.

Roof

Composition Shingle Roof

Roofing Material

- The roof is a 3-tab asphalt type material and is functional however there are several missing tabs on the pitch transitions. See pictures in full report. Roof shingle tab maintenance advised.

Gutters & Drainage

- The gutters need to be cleaned and serviced to drain properly. See sample pictures in full report.
  Note: Some downspout's extensions are missing or need to be reconnected or redirected or serviced. See sample pictures in full report.
- There are no gutters on the garage, which are recommended for the general welfare of its foundation, inasmuch as moisture is a perennial problem. Additionally all gutters need down spouts that properly discharge the water away from the structure.

Plumbing

Potable Water Supply Pipes

Copper & Galvanized Pipes
- The potable water pipes within this residence are galvanized, and are assumed to be original. They will produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, some of these pipes have been replaced with copper ones. Budgeting for replacement of the remaining galvanized pipes is advised.

Gas Water Heaters

Age Capacity & Location
- Hot water is provided by a 4 year old, 40 gallon water heater that is located in the utility room.
  Note: The water heater was not fully evaluated due to the pilot light being off. Verification of proper operation is advised.

Waste & Drainage Systems

Drain Waste & Vent Pipes
- There are or may have been mature trees in the pathway of the main drainpipe, the roots of which can be problematic. Therefore, it would be prudent to ask the sellers if they have ever had any blockages, or you may wish to have the main drainpipe video-scanned.
  Note: The access cover on the basement floor is not fully secured and sealed and needs to be to prevent sewer gases entering the basement.

Electrical

Main Panel

Wiring Observations
- There are several outlets that have open electrical grounds in the home. The services of a licensed electrical are in order.

Heat-A/C

HVAC Split Systems

Furnace
- The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. Service and evaluation by a certified HVAC contractor is advised.
- The furnace is intermittent in its operation. Evaluation and services of a certified HVAC contractor is advised.
- Rust is accumulating on the furnace cabinet. See sample pictures in full report.

Circulating Fan
- The blades on the circulating fan are dirty, which is indicative of poor maintenance. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service.

Combustion-Air Vents
- There is no visible combustion air vent within the utility room. One should be installed to ensure adequate combustion air supply (some times referred to as make-up air vent)

Humidifier
- The supply line to the humidifier is disconnected so the unit is currently not functional. Repairs or replacement is advised.

Living

Interior Observations

Floors
- The carpet floors have areas of damage. Repairs or replacement is advised.

Doors
- There are doors that are rubbing on their frames.
- Some doors are missing hardware. Installation of hardware is advised for proper operation
- The sliding closet doors have missing center guides which you may wish to have installed.

Windows
- Putty is missing from some of the original single-glazed windows, which should be replaced and painted.
- There are broken window panes in the upper level of the home, which should be repaired.
- The older windows are older and in varied states of disrepair - repairs, refinishing or replacements may be warranted.
- Window hardware is missing or broken and will need service to work well.
- The main interior window is missing in the main level bedroom. Replacement is advised.

Screens
- A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.
- A few of the window screens are damaged, and you may wish to have them repaired.

Lights
- There are interior lights that do not function - They may need just a light bulb or they may need repair.
- A few of the lights are missing globes. Installation is advised.

Common Observations
- There is evidence of past mice or rodent activity in the home. Control measures or services of an exterminator may be warranted. See pictures in full report.

Bathrooms

Hallway Bathroom

Walls & Ceiling
- There is moisture damaged plaster adjacent to the bathtub, which is not uncommon but which should be repaired.

Sink Faucet Valves & Connectors Trap & Drain
- The mechanical sink stopper is incomplete and should be serviced.
- The sink faucet is loose, and should be secured.

Tub-Shower
- Not checked - the water supply was off preventing evaluation.
  Note: The fixture leaks or will not completely shut off. Repairs or replacement advised.

Toilet & Bidet
- The flapper valve in the toilet tank sticks, which causes the toilet to free-flow, and should be serviced.

Kitchen

Kitchen

Cabinets
- The cabinets have areas of damage or deterioration. Repair or replacements needed.
- The floor of the sink cabinet is damaged, and should be replaced.

Faucet
- The faucet is broken and should be replaced.

Dishwasher
- The dishwasher did not respond during the inspection. Verification of proper operation is advised prior to closing.

Built-in Microwave
- The range top light under the exhaust fan did not respond and may need a new bulb.

Outlets
- All of the countertop outlets should be upgraded to have ground fault protection, and is an important safety feature.
- An outlet has an open ground, and should be serviced to include GFCI protection.

Hallway

Upper level Hallway

Smoke Detector
- There is no Carbon Monoxide detector by the bedrooms.
  Note: As of August 1, 2008 all homes are required to have UL approved Carbon Monoxide detectors within 10 feet of each bedroom.

Stairs

Basement Stairs

Handrails & Guardrails
- There is an open side on the stairway which is a fall hazard. Modifications advised.

Laundry

Laundry Room

Sink
- The laundry sink is not properly secured to the wall or floor which could place pressure on the supply and waste plumbing, potentially causing leaks. Service advised.

Sink Trap & Drain
- The trap on the laundry sink is an old drum trap. These are problematic and require regular maintenance and cleaning. Replacing the drum trap with and proper p-trap is advised.

Washing Machine Valves & Connectors
- The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that have a higher burst ratio.

Washing Machine Trap & Drain
- The discharge hose should be secured to ensure no spillage.

Garage

Detached Double-Car Garage

Single-Glazed Windows
- A window pane is cracked and the hinges are incomplete which you may wish to have repaired.

Garage Side Door
- The garage side door is moisture damaged and should be replaced.

Automatic Opener
- The garage door opener is incomplete, and could not be tested, and will need to be replaced. See pictures in full report

Roof
- The garage roof is deteriorated and beyond its designed life. Replacement is advised. See sample pictures in full report.

Siding material
- The vinyl siding is has missing panels and needs repairs. See pictures in full report.
  Note: There are missing flashing on the doors and windows which need to be installed.

Soffit and fascia
- There are areas of damaged and missing garage fascia and trim boards - repairs warranted. See sample pictures in full reports.

Attic

Primary Attic

Mica Vermiculite or Perlite
- There are areas of visible vermiculite insulation (original layer under Blown-in Cellulose). This type of insulation has been known to contain asbestos. Further testing may be needed and removal may be suggested. Caution not to disturb this insulation is advised.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

AJ & Jenny Louismet

INSPECTION ADDRESS

132 Western Ave S, St Paul, MN 55102

INSPECTION DATE

10/23/2018 2:00 pm

REPRESENTED BY:

Jen Forliti
RE/MAX Results

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GENERAL INFORMATION

Inspection Address: 132 Western Ave S, St Paul, MN 55102
Inspection Date: 10/23/2018 Time: 2:00 pm
Weather: Sunny - Temperature at time of inspection: 40-50 Degrees

Inspected by: Jeff Flaata & Neil Dentlinger

Client Information:
AJ & Jenny Louismet
1147 Lafond Ave, St Paul, MN 55104
Mobile: 651-734-3464
EMail: jennynal@hotmail.com

Buyer's Agent:
RE/MAX Results
Jen Forliti
Mobile: 612-701-6233
Email: jen@jenforliti.com

Structure Type: Wood Frame
Foundation Type: Stacked Stone Basement
Furnished: Yes
Number of Stories: Two

Structure Style: Single Family

Estimated Year Built: 1919
Unofficial Sq.Ft.: 1317

People on Site At Time of Inspection: Buyer(s)

PLEASE NOTE:

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The observations and opinions expressed within this report are those of Comprehensive Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice of the American Society of Home Inspectors (ASHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: ! 18-10-23 AJ & Jenny Louismet

SCOPE OF WORK

You have contracted with Comprehensive Inspections to perform a generalist inspection in accordance with the standards of practice established by American Society of Home Inspectors (ASHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. The generalist inspection is not a compliance inspection or certification of compliance with past or present governmental codes or regulations of any kind. The inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Conditions

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant. Repairs may be warranted.

Hazardous materials

Components and Conditions Needing Service

There are areas of ductwork used for heating the structure that may be wrapped with material that contains asbestos. Testing this material is not within the scope of this evaluation. It is generally recommended that the material not be disturbed. If it has to be disturbed for repair work, relocation etc, testing first would be advised.

There are ceiling tiles in the home that may contain asbestos materials. Testing was not done under the scope of this inspection. It is generally recommended that these tiles not be disturbed without have the material tested for the presence of asbestos.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure is a standard floor joist system.

Identification of Ceiling Structure

Informational Conditions

The walls and ceilings appear to be constructed with a combination of drywall and lath and plaster.

Identification of Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Basement

General Comments

Informational Conditions

This residence has a basement foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Basement Foundation Type

Functional Components and Conditions

The stacked stone foundation is functional but was constructed in the early nineteen-hundreds and would be costly to retrofit to meet current standards, and which could mean rebuilding it. The concrete that was used at the time was a poor quality that has a tendency to soften and deteriorate due to its lime content. Also, the dimensions of the footings were less, and therefore simply adding bolts to soft undersized footings may add some seismic value but nothing that would approach current standards.

Method of Evaluation

Informational Conditions

We evaluated the basement foundation by accessing and evaluating the components within.

Basement Observations

Informational Conditions

The basement was not finished at the time of the inspection.

Structural Framing

Functional Components and Conditions

The columns and beams are in acceptable condition.

Note: There are multiple steel adjustable support posts installed to add support to the existing structure.

Stacked & Unreinforced Walls

Components and Conditions Needing Service

This is an older foundation that includes stacked and un reinforced stone walls. These are significantly more seismically vulnerable than modern concrete stem walls, and can include a sand-lime mortar mix that deteriorates more rapidly than most modern concrete mixes. These foundations can be difficult and costly to retrofit. Therefore, you should consult a structural engineer or a foundation contractor, because this issue could affect your evaluation of the property.

Note: The joints have areas of aging and softening and there is evidence of moisture intrusion and wall modifications. Maintenance and modifications is advised.

Drain tile - sump basket

Informational Conditions

No drain tile system or sump basket was found in this home.

Basement windows

Informational Conditions

The older original wooded basement windows are often stuck or difficult to operate.

Floor

Functional Components and Conditions

The basement floor is older and is in acceptable condition with typical settling, shrinkage, or curing cracks.

Water intrusion

Components and Conditions Needing Service

There are areas of past moisture intrusion in the basement areas - further evaluation and exterior grade and drainage modifications are advised.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Renovations & Additions

Informational Conditions

The property has been renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

Landscaping Observations

Components and Conditions Needing Service

There are tree limbs overgrowing the residence and garage that should be trimmed or monitored, to insure that they do not impact or damage the roof or its components. See sample pictures in full report.

There are tree limbs overgrowing the residence that should be trimmed - *Continued*

Vegetation is encroaching on the house and garage structures, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. See sample pictures in full report.

Vines are overgrowing the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed. See sample pictures in full report.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage

contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Components and Conditions Needing Service

Grading and drainage is either negative or neutral adjacent to the residence and/or garage, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings. We can elaborate on this issue, but you should seek a second opinion from a gutter and grading and drainage contractor.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation hard surfaces and full or partial gutters.

Grade

Components and Conditions Needing Service

There are areas of neutral or negative grade. All grading should slope away from the home to help prevent water intrusion.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with stucco.

Stucco

Functional Components and Conditions

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a specialist. Ongoing maintenance is advised.

There are typical cracks in the stucco which you should view for yourself - *Continued*

Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is in acceptable condition (concrete).

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fences & Gates

Functional Components and Conditions

The fences and gates are serviceable, but have damage commensurate with their age.

Note: Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

The fences and gates are serviceable but have damage commensurate with their age - *Continued*

Fascia & Trim

Components and Conditions Needing Service

The fascia board and trim and soffits are in poor condition and need repairs and paint maintenance. See sample pictures in full report.

Exterior Doors

Components and Conditions Needing Service

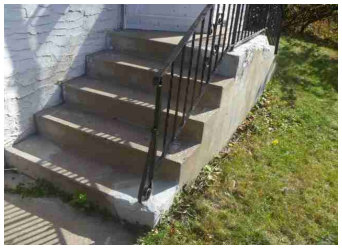
The exterior storm and entry doors need some hardware repairs or replacements for proper operation.

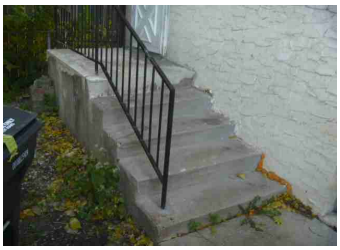
The exterior doors need hardware repairs or replacements for proper operation - *Continued*

Steps & Handrails

Functional Components and Conditions

The steps have been repaired and are functional but have cosmetic deficiencies.





Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Lights

Informational Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative or motion activated lights.

Doorbell

Informational Conditions

There is no door bell on the property.

Trim Paint

Components and Conditions Needing Service

There are areas of trim that need maintenance and paint to protect them from the environment.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of

almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

The roof was evaluated from the ground and by the roofs edge.

Estimated Age

Informational Conditions

The roof appears to be sixteen to eighteen years old. However, this is only an estimate, and you should request the installation permit, which will reveal its exact age and any warranty and guarantee that might be applicable.

Roofing Material

Components and Conditions Needing Service

The roof is a 3-tab asphalt type material and is functional however there are several missing tabs on the pitch transitions. See pictures in full report. Roof shingle tab maintenance advised.

The roof is a 3-tab asphalt type material and is functional however there are several missing tabs - *Continued*

Layered Material

Informational Conditions

The roof appears to be one layer.

With Flat Roofed Sections

Functional Components and Conditions

The roof includes a flat-roofed section, and flat roofs can be problematic if they are not kept clean. Water ponds on most of them, particularly along the leading edges, and will only be dispersed by evaporation. Therefore they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks.

Flashings

Informational Conditions

The roof flashing's appear to be in acceptable condition (limited view).

Gutters & Drainage

Components and Conditions Needing Service

The gutters need to be cleaned and serviced to drain properly. See sample pictures in full report.
Note: Some downspout's extensions are missing or need to be reconnected or redirected or serviced. See sample pictures in full report.

There are no gutters on the garage, which are recommended for the general welfare of its foundation, inasmuch as moisture is a perennial problem. Additionally all gutters need down spouts that properly discharge the water away from the structure.

Vents

Informational Conditions

The roof vents appear to be satisfactory.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut off is located at the meter in the utility room.

Copper & Galvanized Pipes

Components and Conditions Needing Service

The potable water pipes within this residence are galvanized, and are assumed to be original. They will produce rusty looking water from time to time and, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, some of these pipes have been replaced with copper ones. Budgeting for replacement of the remaining galvanized pipes is advised.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The main gas shut off is located in the utility room.

Gas Main Observations

Informational Conditions

The gas supply to the home is natural gas.

Gas SupplyPipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

Informational Conditions

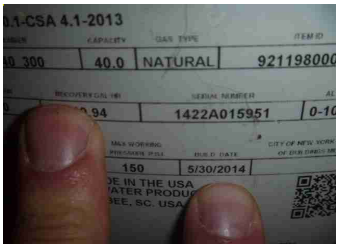
There are a wide variety of residential water heaters that range in capacity. They can be expected to last at least as long as their warranty, or from ten to twelve years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding. Also, water heaters can be dangerous if they are not equipped with either a pressure/temperature relief valve and discharge pipe.

Age Capacity & Location

Components and Conditions Needing Service

Hot water is provided by a 4 year old, 40 gallon water heater that is located in the utility room.
Note: The water heater was not fully evaluated due to the pilot light being off. Verification of proper operation is advised.

The water heater is located in the utility room - *Continued*



Water Shut-Off Valve & Connectors
Informational Conditions
The shut-off valve and water connectors are functional.
Gas Shut-Off Valve & Connector
Informational Conditions
The gas control valve and its connector at the water heater are functional.
Vent Pipe & Cap
Informational Conditions
The vent pipe is functional.
Relief Valve & Discharge Pipe
Informational Conditions
The water heater is equipped with a mandated pressure-temperature relief valve.
Drain Valve
Informational Conditions
The drain valve is in place and presumed to be functional.

Waste & Drainage Systems

General Comments
Informational Conditions
We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.
Type of Material
Informational Conditions

There is a combination of plastic and cast waste pipes in the home.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time.

Components and Conditions Needing Service

There are or may have been mature trees in the pathway of the main drainpipe, the roots of which can be problematic. Therefore, it would be prudent to ask the sellers if they have ever had any blockages, or you may wish to have the main drainpipe video-scanned.

Note: The access cover on the basement floor is not fully secured and sealed and needs to be to prevent sewer gases entering the basement.

Water softener

Water softener

Informational Conditions

There is no water softener installed in this home.

Exterior water spigots

Functional

Functional Components and Conditions

The exterior water spigots were tested and are functional.

Note: Homeowners must shut-off and drain spigots before winter to eliminate freezing.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with

the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

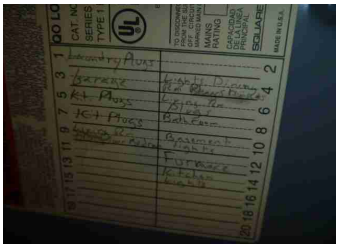
Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

The main panel is located in the basement area (100 Amp - 120/240 Volt).



Main Panel Observations

Informational Conditions

The panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

Panel Cover Observations

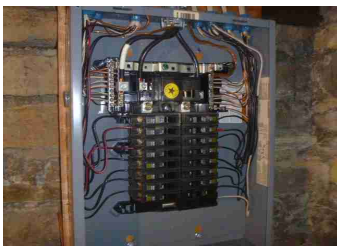
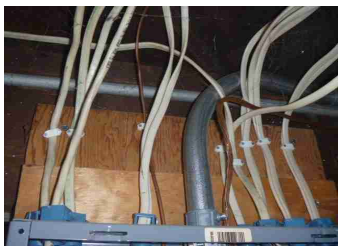
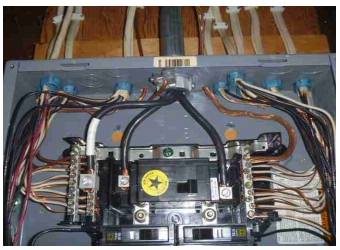
Informational Conditions

The exterior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

The visible portions of the wiring has no visible deficiencies - *Continued*

Components and Conditions Needing Service

There are several outlets that have open electrical grounds in the home. The services of a licensed electrical are in order.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel appears to be properly grounded

Wiring type

Informational Conditions

The main service entrance is copper.

Special wiring concern

Functional Components and Conditions

There is low-voltage wiring on the property that we do not evaluate.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most

modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Furnace

Informational Conditions

Central heat is provided by a 37 year old furnace located in the lower level.

Components and Conditions Needing Service

The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. Service and evaluation by a certified HVAC contractor is advised.

The furnace is intermittent in its operation. Evaluation and services of a certified HVAC contractor is advised.

Rust is accumulating on the furnace cabinet. See sample pictures in full report.

Vent Pipe

Informational Conditions

The vent pipe has no visible deficiencies.

Circulating Fan

Components and Conditions Needing Service

The blades on the circulating fan are dirty, which is indicative of poor maintenance. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service.

Gas Valve & Connector

Informational Conditions

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Components and Conditions Needing Service

There is no visible combustion air vent within the utility room. One should be installed to ensure adequate combustion air supply (some times referred to as make-up air vent)

Return-Air Compartment

Informational Conditions

The return-air compartment is in acceptable condition.

Filter

Functional Components and Conditions

The 16 x 25 x 1 furnace filter is acceptable. Regular replacement is advised.

Thermostats

Informational Conditions

The thermostat is functional.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Humidifier

Informational Conditions

In accordance with industry standards, we do not evaluate humidifiers as part of our service. However, because warm moisture can promote the growth of bacteria, yeasts, and molds, their reservoirs must be kept clean when in use, and desalinated and serviced when they are not in use.

Components and Conditions Needing Service

The supply line to the humidifier is disconnected so the unit is currently not functional. Repairs or replacement is advised.

Window or Wall Unit Systems

Through-Wall or Window Units

Informational Conditions

Our service does not include an evaluation of thru-wall or thru-window air-conditioning. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.

Our service does not include an evaluation of thru-wall heat and air conditioning units - *Continued*

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.

Indoor Environmental Issues

Radon gas

Informational Conditions

The level of radon gas was not tested in your home. We recommend having it tested.

Environmental Observations

Functional Components and Conditions

A domestic animal has occupied the residence, which can have an adverse affect on air quality and require extensive cleaning of walls, floors, air ducts, etc. We will not comment further, but do read the disclaimer at the beginning of this section of the report.

Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern, prior to closing, you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

Interior Observations

Furnished Residence Comment

Informational Conditions

The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Interior Walls and Ceilings

Informational Conditions

Walls and Ceilings have typical cosmetic areas such as stress cracks, repair areas, etc.

Floors

Components and Conditions Needing Service

The carpet floors have areas of damage. Repairs or replacement is advised.

Doors

Functional Components and Conditions

Some of the doors have some cosmetic damage.

Informational Conditions

Some doors are missing and you may wish to have them installed.

Components and Conditions Needing Service

There are doors that are rubbing on their frames.

Some doors are missing hardware. Installation of hardware is advised for proper operation

The sliding closet doors have missing center guides which you may wish to have installed.

Windows

Informational Conditions

Some of the windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc.

Components and Conditions Needing Service

Putty is missing from some of the original single-glazed windows, which should be replaced and painted.

There are broken window panes in the upper level of the home, which should be repaired.

There are broken window panes which are identified within the report that should be repaired - *Continued*

The older windows are older and in varied states of disrepair - repairs, refinishing or replacements may be warranted.
Window hardware is missing or broken and will need service to work well.

The main interior window is missing in the main level bedroom. Replacement is advised.

Screens

Informational Conditions

The window screens are functional.

Components and Conditions Needing Service

A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.
A few of the window screens are damaged, and you may wish to have them repaired.

Lights

Components and Conditions Needing Service

There are interior lights that do not function - They may need just a light bulb or they may need repair.

A few of the lights are missing globes. Installation is advised.

Common Observations

Components and Conditions Needing Service

There is evidence of past mice or rodent activity in the home. Control measures or services of an exterminator may be warranted. See pictures in full report.

Main Entry

No Recommended Service

Informational Conditions

We have evaluated the entry, and found it to be in acceptable condition.

Rear or Garage Entry

No Recommended Service

Informational Conditions

We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Informational Conditions

We have evaluated the living room, and found it to be in acceptable condition.

Dining Room

No Recommended Service

Informational Conditions

We have evaluated the dining room, and found it to be in acceptable condition.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they can facilitate an emergency exit, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bedrooms

No Recommended Service

Informational Conditions

We have evaluated the bedrooms, and found them to be in an acceptable condition.

Smoke Detector

Informational Conditions

The smoke detectors in all of the bedrooms are functional, but should be checked periodically. Additionally, replacing the batteries on an annual basis is recommended.

Bathrooms

In accordance with industry standards, we do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. We do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans.

Hallway Bathroom

Size and Location

Informational Conditions

The hallway bathroom is a full, and located off the main level hallway.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Components and Conditions Needing Service

There is moisture damaged plaster adjacent to the bathtub, which is not uncommon but which should be repaired.

Sink Countertop

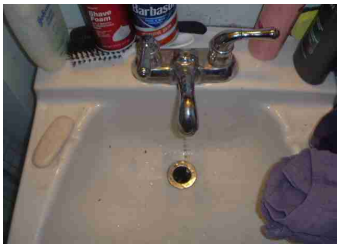
Functional Components and Conditions

The sink countertop is functional.

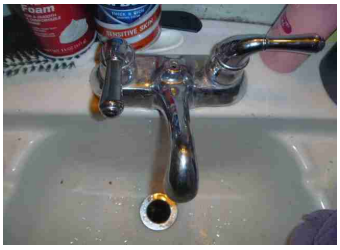
Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The mechanical sink stopper is incomplete and should be serviced.



The sink faucet is loose, and should be secured.



Tub-Shower

Components and Conditions Needing Service

Not checked - the water supply was off preventing evaluation.
Note: The fixture leaks or will not completely shut off. Repairs or replacement advised.

Toilet & Bidet

Components and Conditions Needing Service

The flapper valve in the toilet tank sticks, which causes the toilet to free-flow, and should be serviced.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Conditions

The counter top has typical cosmetic damage, which would not necessarily need to be serviced.

Cabinets

Components and Conditions Needing Service

The cabinets have areas of damage or deterioration. Repair or replacements needed.

The floor of the sink cabinet is damaged, and should be replaced.

Faucet

Components and Conditions Needing Service

The faucet is broken and should be replaced.

The faucet is broken and should be replaced - *Continued*

Valves & Connectors
Functional Components and Conditions
The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Trap and Drain
Functional Components and Conditions
The trap and drain appear to be functional.

Garbage Disposal
Informational Conditions
The garbage disposal is functional

Gas Range
Functional Components and Conditions
The gas range is functional, but was neither calibrated nor tested for its performance.

Dishwasher
Components and Conditions Needing Service
The dishwasher did not respond during the inspection. Verification of proper operation is advised prior to closing.

Exhaust Fan or Downdraft
Functional Components and Conditions
The exhaust fan is functional.

Built-in Microwave
Components and Conditions Needing Service
The range top light under the exhaust fan did not respond and may need a new bulb.

Lights
Functional Components and Conditions
The lights are functional.

Outlets
Components and Conditions Needing Service
All of the countertop outlets should be upgraded to have ground fault protection, and is an important safety feature.

An outlet has an open ground, and should be serviced to include GFCI protection.

An outlet has an open ground and should be serviced - *Continued*

Refrigerator
Informational Conditions
The refrigerator appears to be in satisfactory condition.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Upper level Hallway

No Recommended Service
Informational Conditions
We have evaluated the hallway, and found it to be in acceptable condition.
Smoke Detector
Informational Conditions
The smoke detector is functional, but should be checked periodically.
Components and Conditions Needing Service
There is no Carbon Monoxide detector by the bedrooms.
Note: As of August 1, 2008 all homes are required to have UL approved Carbon Monoxide detectors within 10 feet of each bedroom.

Main level Hallway

No Recommended Service
Informational Conditions
We have evaluated the hallway, and found it to be in acceptable condition.
Smoke Detector
Informational Conditions
The Smoke and carbon monoxide detectors in the hallway by the bedrooms are functional.
Note: As of August 1, 2008 all homes are required to have UL approved Carbon Monoxide detectors within 10 feet of each bedroom.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

No Recommended Service

Informational Conditions

We have evaluated the stairs and landing, and found them to be in acceptable condition.

Handrails & Guardrails

Informational Conditions

The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

Basement Stairs

Handrails & Guardrails

Components and Conditions Needing Service

There is an open side on the stairway which is a fall hazard. Modifications advised.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Laundry Room

Location

Informational Conditions

The laundry is located in the basement area.

Sink

Functional Components and Conditions

The laundry sink is functional, and does not need service at this time.

Components and Conditions Needing Service

The laundry sink is not properly secured to the wall or floor which could place pressure on the supply and waste plumbing, potentially causing leaks. Service advised.

Sink Faucet

Functional Components and Conditions

The laundry sink faucet is functional.

Sink Valves & Connectors

Functional Components and Conditions

The sink valves and connectors appear to be functional. However, because they are not in daily use they typically become stiff or frozen.

Sink Trap & Drain

Components and Conditions Needing Service

The trap on the laundry sink is an old drum trap. These are problematic and require regular maintenance and cleaning. Replacing the drum trap with and proper p-trap is advised.

Washing Machine

Functional Components and Conditions

The washing machine is functional.

The washing machine is functional - *Continued*

Washing Machine Valves & Connectors

Functional Components and Conditions

The Washing Machine valves and connectors appear to be functional. However, because they are not in daily use they typically become stiff or frozen.

Components and Conditions Needing Service

The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that have a higher burst ratio.

Washing Machine Trap & Drain

Functional Components and Conditions

The washing machine discharges into the laundry sink.

Components and Conditions Needing Service

The discharge hose should be secured to ensure no spillage.

Dryer

Functional Components and Conditions

The gas dryer is functional.

Gas Dryer Valve & Connectors

Informational Conditions

The gas valve and connector for the dryer are functional.

Dryer Vent

Informational Conditions

The dryer vent appears to be functional. Routine maintenance is advised for proper operation.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Detached Double-Car Garage

Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening.

Walls & Ceiling

Informational Conditions

The walls and ceiling are not sheathed and are in acceptable condition.

Single-Glazed Windows

Components and Conditions Needing Service

A window pane is cracked and the hinges are incomplete which you may wish to have repaired.

Garage Side Door

Components and Conditions Needing Service

The garage side door is moisture damaged and should be replaced.

Double Garage Door & Hardware

Informational Conditions

The double garage door is functional, but has moisture related damage.

Automatic Opener

Components and Conditions Needing Service

The garage door opener is incomplete, and could not be tested, and will need to be replaced. See pictures in full report

Lights

Functional Components and Conditions

The lights are functional, and do not need service at this time.

Outlets

Informational Conditions

The outlets that were tested are functional, and include ground-fault protection.

Roof

Components and Conditions Needing Service

The garage roof is deteriorated and beyond its designed life. Replacement is advised. See sample pictures in full report.

The roof is deteriorated - Budgeting for replacement is advised - *Continued*

Siding material

Components and Conditions Needing Service

The vinyl siding is has missing panels and needs repairs. See pictures in full report.
Note: There are missing flashing on the doors and windows which need to be installed.

Soffit and fascia

Components and Conditions Needing Service

There are areas of damaged and missing garage fascia and trim boards - repairs warranted. See sample pictures in full reports.

There are areas of damaged and missing fascia boards - repairs warranted - *Continued*

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

The attic was evaluated from the attic entrance.

Limited access and limited view, deteriorated conditions may exist.

Framing

Informational Conditions

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Informational Conditions

Ventilation appears to be adequate

Plumbing Vents

Informational Conditions

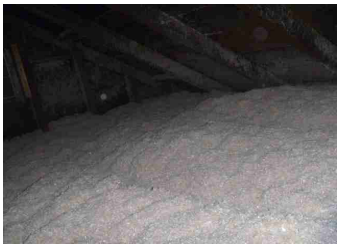
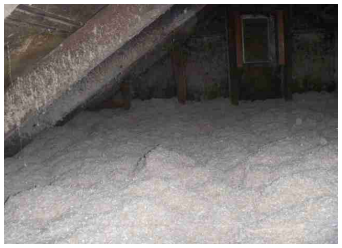
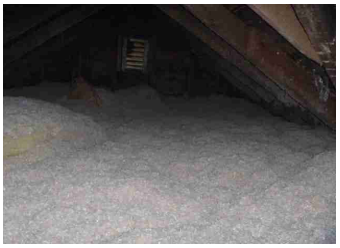
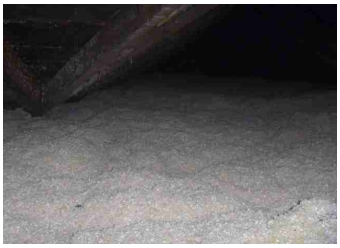
The drainpipe vents that are fully visible are in acceptable condition.

Blown-In Cellulose Insulation

Informational Conditions

The attic is insulated, with approximately six to eight inches of blown-in cellulose, but current standards call for nine and even twelve inches. Some types of this insulation, which were manufactured and installed prior to

1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

Mica Vermiculite or Perlite

Components and Conditions Needing Service

There are areas of visible vermiculite insulation (original layer under Blown-in Cellulose). This type of insulation has been known to contain asbestos. Further testing may be needed and removal may be suggested. Caution not to disturb this insulation is advised.

Attic access

Informational Conditions

The attic access cover is insulated to help prevent heat loss.

AFFILIATIONS AND CERTIFICATIONS

REPORT CONCLUSION

132 Western Ave S, St Paul, MN 55102

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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