INSPECTION REPORT

905 Armstrong Ave. W.
St. Paul, MN 55102

PREPARED FOR:
Ramsey County T.F.L.
Paul Scharf

PREPARED BY:

BLOCK BY BLOCK
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CERTIFIED INSPECTOR

September 12, 2014

Property Address: 905 Armstrong Ave. W.
St. Paul, MN 55102

Client: Ramsey County T.F.L. / Paul Scharf

At your request, Block By Block Home Inspections Inc. conducted a home inspection of the residential property located at 905 Armstrong Ave. W. in St. Paul, MN on September 9, 2014. Brian Block performed all the fieldwork related to this project.

The purpose of this project was to observe the physical condition of the building. The intent was to identify defects or conditions that adversely affected the structure and its components. This report contains the results of the inspection.

These definitions were used in the report:

Functional - The component was performing its intended function; Installation and condition are appropriate for age and use.

Comment - The component could not be adequately evaluated or had a deficiency insufficient to be deemed defective. Item conditions that are below current building standards, but were typical of the era of house being inspected, will often times be classified as “Comment” items, especially if no adverse effects are outwardly visible. You should consider repair/replacement of comment items or at least monitor the components for signs of future adverse effects. This category may also include items that could be upgraded to current standards as safety improvements, deferred maintenance or simply provide information about a component.

Defect - The component was not performing its intended function and requires repair or replacement or any other item that, in the opinion of the inspector, should have attention in the very near future and/or before closing.

The inspection was essentially visual. There was no destructive analysis or technical testing of any building component. The project excluded all environmental health hazards and insect and vermin infestation. There was not a warranty of this building or any of its components, expressed or implied, by this project. Please refer to our statement of limitations on the last page of this report.

Block By Block Home Inspections Inc. follows the home inspection protocol described in the American Society of Home Inspectors “The Standards of Practice and Code of Ethics”. A copy of these documents is available from your inspector or online at www.ashi.org.

Exterior

Description of Exterior

Location and topography:	suburban with a relatively flat site
Weather conditions:	cloudy – 70 degrees
Time of inspection:	September 9, 2014 9:00 am to 11:00 am
Ground conditions:	damp
Type of building:	two-story single family home
Type of garage:	three single stall detached garages/out buildings
Age of building:	approximately 130 years
Direction of house:	descriptions based on facing the front entry door; front entry door faces south

Yard Observations

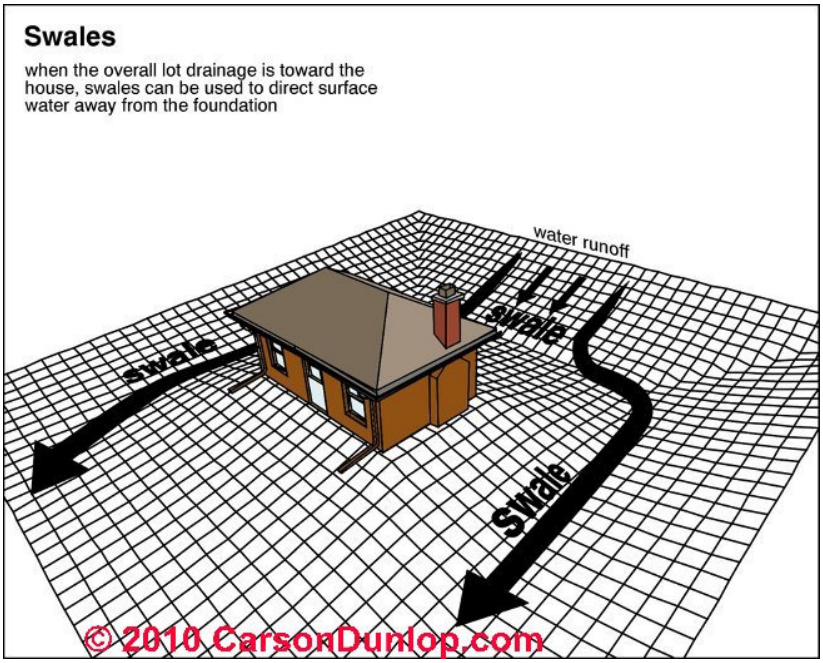
	F	C	D	F = Functional C = Comment D = Defect
Grading & drainage:				
front	☐	☒	☐	low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
right side	☐	☒	☐	flat grading -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
rear	☐	☒	☐	flat grading -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
left side	☐	☒	☐	low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
Hard surfaces:				
sidewalk	☐	☒	☐	settled -- does not slope away from the house foundation in all areas -- pooling/ponding areas -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
steps	☐	☐	☒	damaged and decayed front entry steps -- potentially unsafe COMMENT: no graspable handrails installed at the front entry and right side entry
patio	☒	☐	☐	

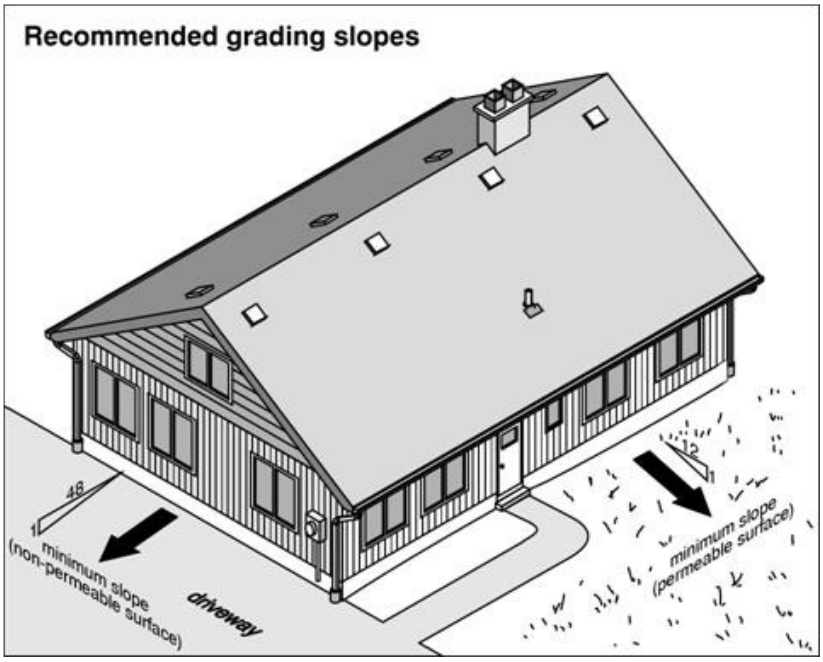
Limitations to Yard Observations

- None

Yard Notes: Earth grade should slope away from the foundation of the house at a rate of 1" per foot for the first 8 feet. The lot should then allow for drainage off the site to the street or other designated drainage area. Hard surfaces such as driveways, patios, sidewalks, steps and decks should also slope slightly away from house foundation (1/8" to 1/4" per foot). Improvements in these areas will help minimize soil/water pressure against foundation walls and the potential for seepage into basement. See illustrations on the next page.

Exterior cont.





Exterior cont.

Exterior Building Observations

	F	C	D	F = Functional C = Comment D = Defect
Foundation	☐	☒	☐	not visible for evaluation -- foundation is covered with concrete masonary product
Walls:				
structure	☐	☒	☐	damage around the front porch entry because of hole in roof
siding / trim	☐	☐	☒	landscaping vegetation is contacting siding -- trimming or removing bushes/trees well away from the house is recommended
flashing & caulking	☐	☒	☐	deteriorated caulking around windows and doors in several areas -- keep caulking details in good repair as part of regular maintenance no cap flashing at the top of windows -- potential moisture entry points -- keep caulking details in good repair as part of regular maintenance
Windows:				
basement	☒	☐	☐	
main	☐	☒	☐	some decay, chipped/peeling paint and loose/missing window glazing putty most windows are wrapped with aluminum cladding to make them low maintenance but the cladding is loose in some areas and there is decay behind the cladding at some windows
screens	☐	☒	☐	screens are generally in poor condition -- many are damaged and some missing
Entry doors	☐	☐	☒	front entry storm door is damaged beyond repair and can not be opened sliding door from kitchen to the deck is screwed shut and not operable
Deck	☐	☒	☐	no graspable handrail installed at the deck stairs missing guardrail/handrail assembly at one side of the deck steps the spacing between the decking boards is wide and can present a trip hazard for high heeled shoes -- deck board spacing of 1/8" is recommended decking boards are slightly overspanned -- 29 inches on center rather than 24 inches on center -- monitor

Limitations to Building Observations

- Exterior foundation observations are limited to above grade visible area only.
- The deck footings are below ground and proper frostline footings can not be confirmed.
- The deck structure (underside) was not fully visible for evaluation because the deck is close to earth grade and has lattice skirting material installed around the perimeter.

Roof and Chimney Observations

Roof shingles:	asphalt composition (standard 3-tab type)
Number of layers:	1
Approximate age:	unknown
Roof flashing:	metal
Method used to view roof:	walked on roof (at the rear of the house and over the deck) / the roof is not visible in many areas because of trees on the roof

F = Functional C = Comment D = Defect

	F	C	D	
Roof:				
slope & style	☐	☒	☐	complex roof design where roof over deck connects to the house -- higher potential for moisture intrusion -- monitor
covering	☐	☐	☒	there is a large hole in the roof at the front of the house -- water damaged sheathing and likely framing above the front porch shingles are in poor condition and needs replacement -- curling/clawing shingles, granule loss, and broken shingle tabs -- shingles appear to be Certainteed brand or another organic based shingle which has been recognized as a material problem -- shingle replacement by a licensed roofing contractor is recommended trees hanging on roof -- trimming branches well away from the roof is recommended -- substantial tree removal and trimming is required
flashing	☐	☒	☐	no visible step flashings installed at roof to wall connections -- areas have been covered/sealed with caulking -- if there is no flashing there is a higher potential for moisture intrusion -- monitor -- keep caulking in excellent condition
Roof penetrations:				
chimney	☐	☒	☐	some brick and mortar deterioration -- monitor and repair as needed
furnace/water heater vent pipe	☒	☐	☐	
plumbing vent pipes	☒	☐	☐	
Overhangs:				
soffit & fascia	☐	☐	☒	damaged soffit and fascia in some areas
gutter & downspout	☐	☐	☒	gutters are damaged and ineffective COMMENT: although gutters and downspouts are not mandatory, a properly installed and well maintained system is good for the health of the house promoting proper drainage away from the house foundation -- gutter and downspout installation is recommended in areas where they are not currently installed -- this will minimize soil pressure against foundation walls, the potential for seepage into the basement and reduce drip line splash against the foundation, siding and windows

Limitations to Roof Observations

- It is virtually impossible to detect a roof leak except as it is occurring or by specific water tests, which are beyond the scope of this inspection.
- Roofing components viewed from ground for safety reasons (steep pitch / high elevation). Binoculars are utilized to improve visibility but evaluations of roofing components are limited.
- Roofing components were not even visible from the ground in many areas because of trees growing over/on the roof.

Structure

Description of Structure

Foundation:	stone and mortar with full basement
Floor systems:	wood frame joists (2" x 8") with wood plank sub floors
Support walls:	wood framed with stucco siding
Attic:	wood framed system
Method used to view attic:	from attic access panel

Structural Observations

F = Functional C = Comment D = Defect

	F	C	D	
Stairs	☐	☒	☐	some decay at the wood stair structure -- monitor closely and repair as needed
Foundation:				
walls	☐	☒	☐	some cracking -- walls appear structurally sound however there is cracked/loose/missing masonry skim coating in most areas
concrete slab	☐	☐	☐	
moisture	☐	☐	☒	dampness and efflorescence in several areas (damp at the time of the inspection) -- exterior grading/drainage improvements recommended mold/mildew in several areas (on the underside of the main level floor (joists and subfloor)) -- proper mold clean-up is recommended -- mold clean-up should be performed by a qualified individual
Floors & walls:				
joists & sub floor	☐	☒	☐	the main floor structure is slightly out of level -- monitor -- future structural reinforcement may be required -- see posts & beams notes below overspanned floor joists in the rear part of the house -- monitor -- structural reinforcement may be required
walls	☒	☐	☐	
posts & beams	☐	☒	☐	the support posts beneath the main floor beam in the basement are wood logs rather than designed wood posts or steel posts -- the main floor structure is slightly out of level -- monitor -- future structural reinforcement or post replacement may be required
moisture	☐	☐	☐	although no signs of moisture intrusion were visible on the main level at the time of the inspection, all walls are drywall finished and this is not an intrusive evaluation -- see Structure Notes below
Roof / attic:				
rafters & sheathing	☐	☐	☒	there is a large hole in the roof at the front of the house -- water damaged sheathing and likely framing above the front porch COMMENT: some blackened roof rafters/sheathing around the chimney -- I can not tell if the materials have been painted or if there has been some fire damage -- monitor
chimney	☐	☒	☐	chimney is black in color (reason not known) and was wrapped with fiberglass insulation at some point in time -- some spalled/loose brick and mortar
moisture	☐	☐	☒	there is a large hole in the roof at the front of the house -- water damaged sheathing and likely framing above the front porch

Structure cont.

Limitations to Structural Observations

- Main and upper level walls are finished so the condition of the framing members in those finished areas is unknown.
- The front porch structure (underside) is not visible/accessible for evaluation.
- Evaluation of foundation walls is limited because tarps and sheets are covering the walls in some areas.
- The roof rafters and sheathing are not visible in most areas because of insulation installed against the sheathing between the rafters.

Structure Notes: We look for signs of hidden water damage, or the potential for damage. HOWEVER, damage can exist without readily visible signs. This visual inspection is NOT a moisture intrusion or mold inspection. A specialist in moisture intrusion and technically exhaustive wall cavity testing should be consulted if you have concerns regarding this property. Also, check the house quarterly for stains, cracks or other signs of hidden water damage, especially below windows and roof-wall joints.

Insulation

Insulation Observations

	F	C	D	F = Functional C = Comment D = Defect
Foundation exterior	☐	☒	☐	none
Basement interior	☐	☒	☐	no foundation insulation mouse droppings and dead mouse viewed (droppings also viewed in the closet in the dining room) -- further evaluation by a qualified pest control professional is required to determine if mouse activity is current and potential points of entry
Wall	☐	☒	☐	not visible -- all walls are finished
Attic	☐	☒	☐	there are nuts in the attic from squirrel activity minimal insulation and ventilation but typical of the era of the house -- attic spaces that are lacking adequate insulation and ventilation are prone to ice dam activity and heat loss from the house into the attic (higher energy bills) -- additional insulation, ventilation (roof vents and soffit vents) and sealing off attic bypass points (the attic access panel, areas where bath fans, can lights, electrical wires and plumbing pipes enter the attic space) can minimize the potential for ice dams, condensation and potential mold/mildew growth, and lower energy bills -- a professional energy audit could help identify areas to improve

type: fiberglass (batts and loose fill)
depth: varies
vapor barrier: no
ventilation: yes, but minimal (gable end vents only)

Limitations to Insulation Observations

- Main and upper level walls are finished so the type, depth and condition or presence of insulation is unknown.

General Insulation Notes: Interior foundation (basement wall) insulation, common in modern homes, is not recommended. It is difficult to control moisture and water vapor in an interior insulated foundation. Exterior foundation insulation is advised. Interior finish on foundation walls may be successful if NOT insulated using common methods. Check interior insulated basements often for signs of dampness. Also, unfaced fiberglass insulation in rim joists cavities may lead to condensation and deterioration on the rim joist framing. Alternate type insulation is advised for interior foundation walls and rim joist cavities: foam-in-place insulation or foil faced rigid foam insulation board, cut-to-fit and caulked in place.

Electrical

Description of Electrical

Utility service:	overhead 115/230 volts
Main panel size:	1 panel – 100 amp service
age:	unknown
Main disconnect:	fuses with aluminum entrance wires
shut-off location:	in basement
Distribution wiring:	fuses with copper non-metallic sheathed cable (Romex) and older cloth wrapped wiring

Electrical Observations

F = Functional C = Comment D = Defect

	F	C	D	
Utility service	☐	☒	☐	tree branches on/near overhead power lines -- keep branches trimmed well away from the lines as part of regular maintenance -- branch trimming around power lines should be done by a licensed contractor, electric utility company representative or other well qualified individual for safety
Main panel:				
size/amperage	☒	☐	☐	
condition	☐	☐	☒	the main disconnect fuses are removed from the panel -- there is no power in the house there is corrosion on the main service entrance wires at the connection to the main lugs -- no visible anti-oxidizing paste used -- missing Romex connectors (clamps/grommets) -- rust and dampness in the panel -- full evaluation by a licensed contractor recommended -- panel replacement is advised
grounding	☐	☒	☐	could not verify
wiring	☒	☐	☐	
Outlets & fixtures:				
exterior	☐	☒	☐	unprotected/unsupported unprofessional non-metallic cable (Romex) wiring in the right side entry missing globe on the light fixture in the right side entry
basement	☐	☒	☐	unsupported and unprofessional wiring
Smoke/fire alarms:				
condition	☐	☐	☒	some old and non functioning detectors -- installing new detectors on each level and in each bedroom is recommended
location	☐	☐	☒	not properly located -- detectors are required on each level of the home and in each bedroom
power source	☐	☒	☐	battery powered -- monitor/test regularly (some locations) -- St. Paul requires at least one hard-wired detector in the house
Carbon monoxide detectors:				
location	☐	☐	☒	none viewed -- carbon monoxide detectors are now required within 10 feet of all bedrooms and recommended on each level of the home (but not in the immediate area of the gas combustion appliances) for safety

Limitations to Electrical Observations

- Condition of electrical wires that are concealed within walls, floors/ceilings and underground is unknown.

Plumbing

Description of Plumbing

Main visible water pipe:	copper
Main water shut-off location:	in basement
Interior water pipes:	copper
Main visible waste pipe:	iron
Interior drain pipes:	plastic
Water heater type & size:	1 natural gas storage tank – 40 gallons
age:	19 years
make/model:	State PRV 40 NORSO
serial number:	M95522713

Plumbing Observations

F = Functional C = Comment D = Defect

	F	C	D	
Public water supply:				
main pipe/equipment	☐	☐	☒	the main water valve has been turned off and all plumbing fixtures have been winterized -- the systems and equipment utilizing water flow were not fully evaluated
interior pipes	☐	☒	☐	not operated/evaluated -- plumbing system was winterized
Public waste disposal:				
soil stack	☐	☒	☐	appeared functional but not operated/evaluated -- plumbing system was winterized
drain & vent pipes	☐	☐	☒	unsanitary toilet in the basement COMMENT: laundry area drain stand pipe is not a properly vented plumbing fixture -- this may result in slow draining and the potential for sewer gas entry into the home
Exterior spigots	☐	☒	☐	missing handle at faucet on the right side of the house

Natural gas supply:

Type of interior gas piping: black steel pipe

meter	☐	☐	☒	the supply valve is turned off at the meter -- supply should be turned on (and natural gas system evaluated) by a licensed contractor or gas utility company representative
interior piping	☐	☐	☒	open ended (not capped) gas lines where the clothes dryer (basement) and kitchen range were previously installed -- gas lines must be properly capped/sealed until appliances are installed gas lines/pipes have been disconnected from the water heater and furnace

Plumbing cont.

Water Heater Observations

	F	C	D
Storage tank	☐	☐	☒
Operating controls	☐	☐	☒

F = Functional C = Comment D = Defect

Limitations to Plumbing Observations

- Condition of underground sewage pipe is unknown and beyond the visual scope of this inspection. Main waste line video scope recommended to confirm condition.
- Condition of underground water supply pipe is unknown and is beyond the visual scope of this inspection.
- Condition of plumbing pipes that are concealed within finished walls and floors/ceilings is unknown.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled. You are advised to have all chimney flues cleaned and evaluated by a qualified licensed chimney contractor.
- The water service has been turned off and all plumbing fixtures have been winterized. The systems and equipment utilizing water flow were not fully evaluated.

Mechanicals

Description of Mechanicals

Central heating type:	1 natural gas forced air furnace
age:	unknown (no name/data tag visible) (likely 27 years like the A/C)
approx. size:	unknown (no name/data tag visible)
make/model:	Bryant / model unknown (no name/data tag visible)
serial number:	unknown (no name/data tag visible)
Central cooling type:	1 electric central air conditioner
age:	27 years
approx. size:	2 ton system
make/model:	Bryant 567GJ024
serial number:	2587A12064

Heating Observations

F = Functional C = Comment D = Defect

	F	C	D	
Furnace:				
jacket	☐	☐	☒	damaged and old -- furnace replacement is needed
heat exchanger	☐	☒	☐	not visible without system disassembly -- see Limitations section below
exhaust fan	☐	☐	☒	damaged and old -- furnace replacement is needed
air blower	☐	☐	☒	damaged and old -- furnace replacement is needed
operating controls	☐	☐	☒	damaged and old -- furnace replacement is needed COMMENT: the thermostat is located in the main level bathroom which is not a good location -- relocating to an interior wall in the dining room or living room is recommended
Vent pipe	☐	☐	☒	poor section connections and gaps -- furnace replacement is needed and new vent pipe will be necessary
Air filter	☐	☐	☒	damaged and old -- furnace replacement is needed
Ductwork	☐	☐	☒	some disconnected ductwork runs -- ductwork should be evaluated by a licensed HVAC tech to determine the adequacy of the system when the furnace is being replaced

Limitations to Heating Observations

- Due to the design and limited visible area, the heating system heat exchanger and chimney is not visible in all areas. There is the potential of hidden concerns that are not visible and will not be documented in this report. It may be necessary for a qualified licensed heating contractor to remove burners and completely dismantle the heating system to make a failed heat exchanger evident. This VISUAL inspection has limitations because of heating system design. Block By Block Home Inspections Inc. will not be responsible for any or all non-visible cracks or cracks that develop in the heat exchanger. Certification of the heat exchanger is beyond the scope of this visual inspection.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled. You are advised to have all chimney flues cleaned and evaluated by a qualified licensed chimney contractor.

Cooling Observations

	F	C	D	
				F = Functional C = Comment D = Defect
Interior components:				
evaporator coil	☐	☒	☐	not visible without system disassembly -- see Limitations section below
condensate tray	☐	☒	☐	not visible without system disassembly -- see Limitations section below
drain line	☒	☐	☐	
Exterior condenser:				
location	☒	☐	☐	
compressor	☐	☒	☐	system was not operated/fully evaluated
exterior coil	☐	☒	☐	keep aluminum fins clean and vegetation trimmed well away as part of regular maintenance for better efficiency and system longevity
fan	☐	☒	☐	system was not operated/fully evaluated
refrigerant pipes	☒	☐	☐	
Exterior power disconnect	☐	☒	☐	exposed/unprotected electrical wiring from the exterior disconnect box into the condensing unit

Limitations to Cooling Observations

- Interior evaporator coil and condensate tray are not visible for evaluation without plenum ductwork disassembly.

Interior

Description of Interior

Number of bedrooms: 2
Number of bathrooms: 2
Primary window type: double hung type with some insulated and some non-insulated glass

Kitchen

	F	C	D	F = Functional C = Comment D = Defect
Wall & ceiling	☐	☐	☒	some mold on the cabinets and paneling peeling paint on the ceiling in the pantry COMMENT: some damaged/missing wall paneling
Floor	☐	☒	☐	floors not level
Window & door	☒	☐	☐	
Outlets & fixtures	☐	☐	☒	missing electrical outlet/switch cover plates
Heat	☐	☒	☐	not operated/evaluated -- heating system was not operable
Plumbing fixture	☐	☒	☐	improper drain pipe assembly below the kitchen sink (tail pipe is too long) not operated/evaluated -- plumbing system was winterized
Water flow	☐	☒	☐	not operated/evaluated -- plumbing system was winterized
Cabinets & countertops	☐	☒	☐	cracked glass and some missing cabinet doors

Living / Dining

Wall & ceiling	☐	☒	☐	cracks in plaster walls/ceilings and chipped/peeling paint
Floor	☐	☐	☒	a large heaved area in the wood floor -- I could not see a reason for the heaved floor by viewing the underside of the floor in the basement -- further evaluation by a licensed contractor is recommended
Window & door	☐	☒	☐	cracked glass in window pane in the dining room windows painted shut
Outlets & fixtures	☐	☐	☒	missing electrical outlet/switch cover plates COMMENT: unprotected non-metallic cable (Romex) wiring on the floor in the closet in the dining room
Heat	☐	☒	☐	not operated/evaluated -- heating system was not operable

Bedrooms

Wall & ceiling	☐	☒	☐	cracks in plaster walls/ceilings and chipped/peeling paint
Floor	☐	☒	☐	floors not level
Window & door	☐	☒	☐	F.Y.I. -- the windows (all bedrooms) do not meet modern requirements for proper egress (no more than 44" off the floor with at least 5.7 sq ft of open space with the height of the opening not less than 20")
Outlets & fixtures	☐	☐	☒	missing electrical outlet/switch cover plates
Heat	☐	☒	☐	not operated/evaluated -- heating system was not operable

Interior cont.

Bathrooms

	F	C	D	F = Functional C = Comment D = Defect
Wall & ceiling	☐	☐	☒	ceiling plaster is cracked and sagging/falling in both bathrooms (water damage) unsanitary conditions (mold/mildew) in both bathrooms
Floor	☐	☒	☐	the tile floor flexes in the upper level bathroom -- proper installation methods unlikely -- it is likely that there is some water damaged subfloor
Window & door	☐	☐	☒	the window will not latch closed/lock in the main level bathroom
Outlets & fixtures	☐	☐	☒	missing electrical outlet/switch cover plates
Heat	☐	☒	☐	
Plumbing fixtures	☐	☒	☐	unapproved flex drain pipe assembly installed beneath upper level bathroom sink -- flex drain pipes are prone to clogging and leakage -- replacement with rigid drain piping recommended not operated/evaluated -- plumbing system was winterized
Water flow	☐	☒	☐	not operated/evaluated -- plumbing system was winterized
Cabinets & countertops	☐	☐	☐	

Hallways / Entries

Wall & ceiling	☐	☐	☒	ceiling plaster is cracked and sagging/falling in the upper level hallway
Floor	☐	☒	☐	floors not level
Window & door	☐	☒	☐	window in upper stairwell is not tempered safety glass -- glazing replacement with tempered safety glass is recommended
Outlets & fixtures	☐	☒	☐	missing electrical outlet/switch cover plates
Stairs	☐	☒	☐	handrail/guardrail configurations are missing or are below modern safety practices -- recommended safety improvements: 1) handrail ends do not return to wall(s) the upper level and basement stairs are steep (small treads and high rises), have improper tread depth and have improper design (no landing at the 90 degree turn)

Limitations to Interior Observations

- Leaking insulated window glass seals (fogging and condensation between panes) may not be visible at time of inspection due to temperature conditions.

Statement of Limitations

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. The inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions such as carpeting, vinyl floors, wallpaper, and paint. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, molds, mildews, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks were made. There were no representations as to any above or below ground pollutants, contaminates, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN. No tests were conducted to determine the presence or absence of rodents and insect pests.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on an “opinion only” basis. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole, confidential and exclusive use and possession of our client and no third party liability is assumed.

Brian Block
Block By Block Home Inspections Inc.