# **INSPECTION REPORT**

53 Maryland Ave. E. St. Paul, MN 55117

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



# **PREPARED BY:**

# BLOCK BY BLOCK Home Inspections, Inc. 1800 Heifort Court Stillwater, MN 55082 Tel (651) 439-6152 www.blockbyblockinc.com



September 14, 2014

Property Address: 53 Maryland Ave. E. St. Paul, MN 55117

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 53 Maryland Ave. E. 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.

### **Description of Exterior**

Location and topogra Weather conditions: Time of inspection: Ground conditions: Type of building: Type of garage: Age of building: Direction of house:	aphy:		suburban with a sloped site cloudy – 73 degrees September 9, 2014 1:00 pm to 3:00 pm damp two-story single family home none approximately 110 years descriptions based on facing the front entry door; front entry door faces south				
Grading <sup>e</sup> drainage:	<u>F</u>	С	D	F = Functional $C = Comment$ $D = Defect$			
front		$\boxtimes$		low areas near the foundation grading/drainage improvements recommended see Yard Notes below and illustration(s) on the next page			
right side		$\boxtimes$		flat grading grading/drainage improvements recommended			
rear				sloped toward foundation grading/drainage improvements recommended see Yard Notes below and illustration(s) on the			
left side		$\boxtimes$		flat grading grading/drainage improvements recommended see Yard Notes below and illustration(s) on the next page			
Hard surfaces:			_				
sidewalk		$\boxtimes$		cracked/settled concrete walkway at front and right side of house			
steps		$\square$		cracked/chipped/spalled concrete steps with no handrail at front entry steps			
driveway retaining walls		$\boxtimes$		cracked/chipped/spalled steps (from sidewalk up to front entry) with uneven stair rise heights stair risers should not exceed 7 1/2" in height and should not vary from each other by more than 3/8" dirt/gravel driveway leaning wall some decay wood timber wall at the right (east) side of the house it is not known if the retaining wall belongs to the 53 Maryland Ave house monitor and repair/replace as needed			

# 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

	<u>F</u>	С	D	F = Functional	C = Comment	D = Defect		
Foundation				not visible for evaluation foundation is covered with concrete masonary product cracked/buckled/heaved coating at the right side of the house				
structure siding / trim				missing sections of metal missing trim around the re COMMENTS: landscapin trimming or removing tree I from the house and roof is some cracks in stucco cla recommended	siding at the front of ear entry door og vegetation is conta branches and other v recommended adding patching/se	the house acting siding vegetation away ealing the cracks is		
flashing & caulking				deteriorated caulking around windows and doors in many areas potential moisture entry points maintain good caulking details as part of regular maintenance				
WINDOWS:		$\square$		some decayed wood wind	low components re	enair/renlace as		
basement				needed some are not we	ather tight			
main				missing metal window cla window at the right side of cracked/broken glass at o COMMENT: chipped/pee	dding and decayed w the front entry door - one of the front living eling paint and some	vood at the - water entry point room windows decay at some		
screens		$\square$		screens are generally in p	oor condition som	e missing window		
Entry doors Deck			$\boxtimes \boxtimes$	screens (torn screens, be damaged front entry storn deck and deck steps at re deck repair/replacement/re	ent frames, missing on n door and missing c ar of house are not s moval is recommend	components, etc.) components stable unsafe ded		

# Limitations to Building Observations

- Leaking insulated window glass seals (fogging and condensation between panes) may not be visible at time of inspection due to temperature conditions.
- Exterior foundation observations are limited to above grade visible area only.
- The deck structure (underside) was not fully visible for evaluation because the deck is close to earth grade.

# Exterior cont.

# Roof and Chimney Observations

Roof shingles: Number of layers: Approximate age: Roof flashing: Method used to view	v roof:		asphalt composition (standard 3-tab type) and synthetic rubber at the rear low slope roof 1 unknown metal walked on roof (low slope at rear) / steep pitched roof viewed from roof edge and from ground for safety not all areas are visible				
Deef	<u>F</u>	С	D	F = Functional C = Comment D = Defect			
slope & style covering				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 with premature failure shingle evaluation for repair/replacement by a licensed roofing contractor is recommended COMMENTS: landscaping vegetation is contacting siding and roof trimming or removing tree branches and other vegetation away from the house and roof is recommended there is sheet plastic laid out over the low sloped roof at the rear of the house there is water staining and damage on the ceiling below (rear addition) further evaluation to determine if the roof is leaking is recommended			
flashing				gaps in the metal flashing around the chimney moisture entry points marginal (tarred) flashing around a plumbing vent pipe potential moisture entry point			
Roof penetrations: chimney furnace/water heater	$\square$	$\square$		installation of an animal-proof rain cap is recommended			
plumbing vent pipes		$\boxtimes$		marginal (tarred) flashing around a plumbing vent pipe			
attic ventilation caps		$\boxtimes$		potential moisture entry point			
Overhangs: soffit & fascia gutter & downspout			$\boxtimes$	damaged/loose soffit and fascia material gutters are loose/damaged/removed, filled with tree debris, improperly sloped, etc. and are providing no benefit keep gutters clean and downspouts/extensions well connected as part of regular maintenance correct gutter and downspout performance is very important to promote proper drainage away from foundation and to minimize the potential for basement seepage and pressure against foundation walls			

## 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 in some areas for safety reasons (steep pitch / high elevation). Binoculars are utilized to improve visibility but evaluations of roofing components are limited.

#### **Description of Structure**

Foundation: Floor systems: Support walls: Attic: Method used to view	attic:		concrete block with partial basement (no basement or crawl space below the front porch or the rear addition) wood frame joists (2" x 8") with wood plank sub floors wood framed with stucco and metal siding wood framed system from attic access panel				
Structural Observation	S						
	F	С	D	F = Functional C = Comment D = Defect			
Stairs	$\boxtimes$						
walls 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), index label in the main electric panel, etc.) proper mold clean-up is recommended mold			
Floors & walls: joists & sub floor				mold/mildew in several areas (on the underside of the main level floor (joists and subfloor), index label in the main electric panel, etc.) proper mold clean-up is recommended mold clean-up			
walls posts & beams moisture	$\boxtimes \boxtimes \Box$			all walls are plaster/drywall finished and this is not an intrusive evaluation see Structure Notes below			
Roof / attic: rafters & sheathing				there are large (1 to 2 inch) gaps between the roof sheathing boards adding plywood or OSB over top of the roof boards will be required when the shingles are replaced			
chimney moisture				water staining around the chimney gaps around the chimney flashing where water can get in roof shingles and flashing replacement is needed			

#### **Limitations to Structural Observations**

• Main and upper level walls are drywall finished so the condition of the framing members in those finished areas is unknown.

**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	С	D	F = Functional	C = Comment	D = Defect		
Foundation exterior		$\boxtimes$		none				
Basement interior		$\boxtimes$		none				
Wall		$\boxtimes$		not visible all walls are t	finished			
Attic				minimal ventilation/insulation 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: cellulose depth: varies vapor barrier: no ventilation: yes, but minimal birds nests in the attic vent caps see Attic notes above								

#### 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.

## **Description of Electrical**

Utility service: Main panel size:	overhead 115/230 volts 1 panel – 100 amp service
age:	unknown
Main disconnect:	circuit breaker with copper entrance wires
shut-off location:	in basement
Distribution wiring:	circuit breakers with copper non-metallic sheathed cable (Romex) and metal conduit wiring

# Electrical Observations

	<u>F</u>	С	D	F = Functional	C = Comment	D = Defect		
Utility service			$\boxtimes$	there is no electricity into the main electrical panel repair by				
Main panel: size/amperage condition grounding wiring				knob & tube type wiring wa use in other areas of the ho "hot/live" knob & tube wir electrical professionals fu by a licensed electrical cont tube wiring is recommended	as observed in the a buse I could not te ing is considered ha irther evaluation for tractor with experier d	attic and may be in- ill if the wiring is azardous by some electrical updating nce with knob &		
Outlets & fixtures: exterior basement				some NOT-in-use knob & observed in the basement ( possible that some may be tube wiring is considered ha professionals	tube type wiring cor (porcelain sleeves a in-use in non-visible azardous by some e	mponents nd bases) it is e areas knob & electrical		
Smoke/fire alarms:				some old and non function	aina dataatara inad			
condition			M	detectors on each level and	ing detectors insi in each bedroom is	s recommended		
location			$\boxtimes$	not properly located dete	ectors are required	on each level of		
power source		$\boxtimes$		battery powered monitor Paul requires at least one h	r/test regularly (som nard-wired detector i	e locations) St. in the house		
Carbon monoxide detector location	rs:			none viewed carbon mo within 10 feet of all bedroon the home (but not in the imi appliances) for safety	pnoxide detectors ar ns and recommende mediate area of the	e now required ed on each level of gas combustion		

### **Limitations to Electrical Observations**

- Condition of electrical wires that are concealed within walls, floors/ceilings and underground is unknown.
- Security systems are not evaluated as part of this inspection.

# 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:	PVC plastic, iron and galvanized steel
Water heater type & size:	1 natural gas storage tank – 30 gallons
age:	24 years
make/model:	Kenmore 153.333372
serial number:	.J90609605
serial number:	J90609605

# Plumbing Observations

Public water supply:	<u>F</u>	С	D	F = Functional	C = Comment	D = Defect			
main pipe/equipment				the main water valve has been turned off (meter removed) ar all plumbing fixtures have been winterized the systems and					
interior pipes Public waste disposal: soil stack		$\boxtimes$		not operated/evaluated plumbing system was winterized					
		$\boxtimes$		appeared functional but not operated/evaluated plumbing					
drain & vent pipes			$\square$	a plumbing vent pipe terr unapproved materials) into materials that extend the p	ninates improperly (a o the attic space ins pipe out through the r	nd with stalling proper oof is needed			

# Natural gas supply:

Type of interior gas piping:	bla	ack st	eel pi	ipe
meter			$\boxtimes$	the gas 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
appliance connections				open ended (not capped) gas lines where gas appliances 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 F = FunctionalC = Comment D = Defect Storage tanks $\square$ $\boxtimes$ damaged unit (gas valve system removed) -- tank replacement is needed $\square$ Vent pipes $\boxtimes$ Operating controls damaged unit (gas valve system removed) -- tank replacement is needed

#### 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.

#### **Description of Mechanicals**

Central heating type:	1 natural gas forced air furnace
age:	4 years
make/model:	Goodman GMH80703AN
serial number:	1010020492
Central cooling type:	no electric central air conditioning system

### **Heating Observations**

_	<u>F</u>	С	D	F = Functional	C = Comment	D = Defect		
Furnace: jacket heat exchanger		$\square$	$\square$	damaged unit furnace r not visible without system below	eplacement is need disassembly see	ed Limitations section		
exhaust fan air blower operating controls			$\mathbb{X}$	damaged unit furnace replacement is needed damaged unit furnace replacement is needed damaged unit furnace replacement is needed				
Vent pipe				three 90 degree elbows in vent piping confirming furnace venting requirements is recommended venting will likely be replaced when furnace is repaired/replaced				
Ductwork				some supply and return d known further evaluation recommended	luctwork is wet and r by a licensed HVA	rusty reason not C contractor is		

#### 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.

# Interior

# Description of Interior

Number of bedrooms: Number of bathrooms: Primary window type:			3 1 double hung, single hung and casement types with some insulated and some non-insulated glass					
<u>Kitchen</u>	<u>F</u>	С	D	F = Functional C = Comment D = Defect				
Wall & ceiling			$\boxtimes$	mold/mildew below the kitchen sink ceiling is sagging cracked floor tiles				
Floor		$\boxtimes$						
Window & door Outlets & fixtures	$\square$			tioors are not level exposed electrical wiring in the ceiling COMMENT: outlets/fixtures could not be tested because the				
Heat Plumbing fixture Water flow Cabinets & countertops		$\mathbb{X}$		power was not on in the house not operated/evaluated heating system was not operable not operated/evaluated plumbing system was winterized not operated/evaluated plumbing system was winterized some unsanitary and damaged cabinetry				
Living / Dining								
Wall & ceiling			$\boxtimes$	water damaged ceiling in the dining room below the upper levels				
Floor		$\boxtimes$		floors not level				
Window & door Outlets & fixtures		$\square$	$\square$	buckled/heaved floor in the front entry closet broken window at the front of the house in the living room outlets/fixtures could not be tested because the power was no on in the house not operated/evaluated heating system was not operable				
Heat		$\boxtimes$						
<u>Bedrooms</u>								
Wall & ceiling Floor Window & door		$\boxtimes$		damaged walls floors not level casement (crank-out) window is not operable in the rear upper				
Outlets & fixtures			$\boxtimes$	evel bedroom exposed electrical wires in the purple bedroom COMMENT: outlets/fixtures could not be tested because the power was not on in the house not operated/evaluated heating system was not operable				
Heat		$\boxtimes$						

# Interior cont.

# Other finished room- rear main level addition

	<u>F</u>	С	D	F = Functional C	C = Comment	D = Defect		
Wall & ceiling			$\boxtimes$	there is water staining and damage on the ceiling (possible root leak) further evaluation to determine if the roof is leaking is				
Floor Window & door Outlets & fixtures		$\boxtimes$		floors not level outlets/fixtures could not be tested because the power was n				
Heat		$\boxtimes$		not operated/evaluated heating system was not operable				
Bathrooms								
Wall & ceiling Floor	$\square$		$\square$	damaged flooring (cracked tiles/grout) in the upper level bathroom water damaged subfloor around the toilet outlets/fixtures could not be tested because the power was				
Window & door Outlets & fixtures	$\square$							
Heat Plumbing fixtures Water flow Cabinets & countertops Ventilation fan				not operated/evaluated he not operated/evaluated plu not operated/evaluated plu no fan- none required becau the house was built	eating system was r umbing system was umbing system was use of operable wind	not operable s winterized s winterized dow at the time		
<u>Hallways / Entries</u>								
Wall & ceiling				mold/mildew on the walls in the basement stairwell pro mold clean-up or material removal is recommended mol clean-up should be performed by a qualified individual damaged front entry door jamb from previous forced entr broken glass in the stained glass window at the base of t	well proper ded mold vidual			
Floor Window & door	$\square$		$\square$		orced entry base of the			
Outlets & fixtures Stairs			$\boxtimes$	upper level stairs missing electrical outlet/swite very loose handrail/guardrail repair needed for safety no handrail at the basement COMMENT: F.Y.I low he basement and upper level sta narrow stairwell to the base	he front porch upper level stairs 6' 8") in the			

### 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. ٠

# 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 <u>NOT</u> 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 <u>NOT</u> 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.