

Prairie Home Inspections

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2296 Brewster St St Paul MN 55108

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Ramsey County TFL

INSPECTION ADDRESS

588 Ferndale St N, Maplewood, MN 55119

INSPECTION DATE

4/28/2015 9:45am to 12:15pm



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GENERAL INFORMATION

Inspection Address: 588 Ferndale St N, Maplewood, MN 55119
Inspection Date: 4/28/2015 Time: 9:45am to 12:15pm
Weather: Partly Cloudy - Temperature at time of inspection: 50-60 Degrees

Inspected by: Rick Price

Client Information: Ramsey County TFL
c/o Paul Scharf, ,

Structure Type: Wood Frame
Foundation Type: Basement
Furnished: No
Number of Stories: 1

Structure Orientation: West

Estimated Year Built: 1939
Unofficial Sq.Ft.: 1050

People on Site At Time of Inspection: No one present

General Property Conditions

PLEASE NOTE:

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in depth investigation.

Report File: Ramsey County TFL 588 Ferndale Maplewood

Structural

Foundation

Block Foundation

Functional Components and Conditions

- * The below grade space is a block basement with a concrete floor.
- * There is loose insulation board on the exterior of the foundation on the West addition to the home.



Components and Conditions Needing Service

- ☐ The SE and NE corners of the foundation have damaged and deteriorated block. The foundation is weakened in these areas and is permitting moisture and possibly pests to enter. Foundation block repairs are needed.



Floors

Wood Joist

Functional Components and Conditions

- * Dimensional framing lumber was used for the floor framing.
- * The wood joist floor is uneven. This is common in a home this age and may or may not be a significant concern. The joists appear to be undersized and over space for the floor load. You should monitor the floors for sudden changes or additional movement and contact a contractor or structural engineer for evaluation if such changes are noted.

Columns

Functional Components and Conditions

- * There are metal support columns.

Components and Conditions Needing Service

- ☐ Rust was noted at the bottom of the steel support columns. Significant rusting can weaken the structural integrity of the column. Further evaluation recommended.



Beams

Functional Components and Conditions

- * There are wood support beams.

Walls

Wood Frame

Functional Components and Conditions

- * The walls are conventional platform wood framed.

Ceilings

Wood Joist

Functional Components and Conditions

- * Dimensional framing lumber was used for the ceiling framing.

Roof

Wood Rafters

Functional Components and Conditions

- * The rafters are conventional wood framing.

Exterior

Walls

General Information

Functional Components and Conditions

- * The exterior wall covering is the first line of defense of the vertical building structure from the elements. It is critical that regular maintenance be performed to the exterior wall materials to keep water out, as well as to protect against the wind and temperature changes.

Wall Covering

Functional Components and Conditions

- * The exterior wall surface is metal siding with a "J-channel".

Informational Conditions

- ☐ There is peeling and deteriorated paint on most exposed (not metal wrapped), painted surfaces. This includes doors, windows and trim. These surfaces should be properly prepared and painted. Due to the age of this building (house and garage), it is possible that some of the surfaces may be painted with lead-based coatings. Identification of lead-based coatings is beyond the scope of this visual inspection.

Trim

Functional Components and Conditions

- * The exterior trim is wood and most is capped with metal. This may be concealing damage to the substrate. There are indications of rot or damage beneath the metal cladding at the West windows.

Informational Conditions

- ☐ The trim is rotted and damaged in some areas. The damaged area may allow entry of moisture and/or insects which could lead to more extensive damage. I recommend that the trim be repaired or replaced.
See Pics



Rotted trim _ - *Continued*



Doors

Functional Components and Conditions

- * There are wood exterior doors.

Informational Conditions

- ☐ The exterior/front door is deteriorated. The door and jamb is not functional as is and must be secured with a hasp and padlock. The door should be replaced.

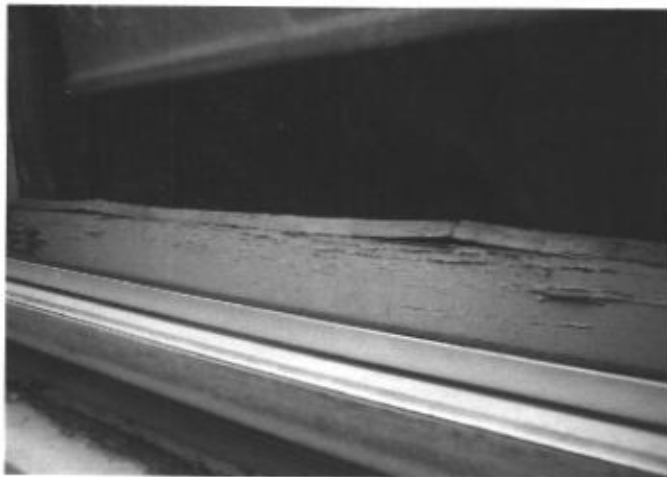
Windows

Functional Components and Conditions

- * There are wood framed windows.
- * There are storm windows on some or all of the windows.

Informational Conditions

- * The window glazing putty is deteriorated. This glazing putty prevents moisture and air entry between the glass and the window frame.



Soffits

Functional Components and Conditions

- * The soffit is metal.

Facias

Functional Components and Conditions

- * The fascia is metal clad.

Informational Conditions

- * Some of the fascia is loose or missing. This may allow water into the soffits or eaves. Repairs recommended.

Attachments

Steps

Functional Components and Conditions

- * There are concrete steps.

Components and Conditions Needing Service

- * The entry steps have uneven risers. This situation presents a tripping hazard.

Roof

Asphalt Shingle Roof

Functional Components and Conditions

- * The asphalt shingle roof was inspected by walking on it.

Informational Conditions

- * There appears to be more than one layer of asphalt shingles on the roof. This practice is not recommended. When the current roofing is replaced, you must remove all of the shingles, which will add to the cost of the job.

Components and Conditions Needing Service

- ❖ The roof covering is badly deteriorated. There are broken and missing shingles and underlayment. There are improperly installed shingles and flashing. This condition appears to be allowing water to enter the building, causing interior damage and rot. The roof needs to be replaced.



Badly deteriorated asphalt shingles - Continued



Drainage Systems

Functional Components and Conditions

- * There are attached aluminum gutters and downspouts.

Informational Conditions

- * The gutters are damaged and deteriorated. Leaking or loose gutters will not carry the roof runoff away from the building, and may promote leakage into the structure. Repair or replacement of the gutters is recommended.

Flashings

Informational Conditions

- ☐ The flashings at the chimney are not properly installed. This can allow moisture intrusion into the structure and could cause more extensive damage. Repair or replacement of the flashings is needed.



Chimneys

General Information

Functional Components and Conditions

- * The National Fire Protection Association (NFPA) recommends that a Level II chimney inspection be performed upon sale of a property. Level II inspections use video scanning or other means to examine all accessible portions of the chimney exterior and interior. You should contact a qualified chimney inspector to obtain a Level II inspection.

Brick Chimney

Functional Components and Conditions

- * A brick chimney is located in the plane of the roof.

Informational Conditions

- ☐ The top of each flue of the brick chimney should have a cap and screen. This will help to prevent moisture, animals, and birds from entering the flue and possibly clogging or damaging it.



Metal Chimney

Other Conditions

- * The metal chimney liner in masonry chimney does not have a storm collar. This leaves the top of the masonry chimney open and may allow water to enter and cause deterioration in the chimney or elsewhere in the structure. Adding a storm collar to protect the masonry chimney is recommended.

Grounds

General Information

Functional Components and Conditions

- * It is important to remember that the ground surrounding the building should slope away at a rate of approximately one inch per foot for 4 to 6 feet, to carry surface water away from the foundation. Similarly, downspouts should extend approximately 4 to 6 feet from the building to carry roof water away. Water that is not directed away from the foundation is frequently the cause of wet basements.

However, you should keep the ground approximately 6 inches below the top of the foundation. Ground which is too high will promote wood rot and provide easy access for wood destroying insects.

Also, you should not allow trees, shrubs or vines to touch or hang over the building. Doing so traps moisture against the building, which may cause damage, promote the growth of moss, fungus and rot or attract insects.

Driveways

Functional Components and Conditions

- * There is an asphalt driveway. See Article 1S.02 for more information.

Informational Conditions

- * The driveway is deteriorated. This will allow moisture into the surface and may limit its function and cause further damage. Repairs are needed to restore the driveway to its original condition.

Walkways

Functional Components and Conditions

- * There are concrete walks.

Components and Conditions Needing Service

- ☐ A walk and/or patio drains toward the building. This will allow water runoff to accumulate next to the building or penetrate into the below grade spaces of the structure. This may also allow water to pool and cause icing in the winter, creating a slip hazard. Repair or replacement recommended.



Grading & Surface Drainage

Components and Conditions Needing Service

- ❖ The grading slopes toward the building. This will allow water runoff to accumulate next to the building and possibly run into the below grade areas of the building. The soil should be sloped away from the building.

Outdoor Equipment Shed

Functional Components and Conditions

- * The tool/yard equipment shed and its contents were not inspected.

Plumbing

Supply System

Access

Components and Conditions Needing Service

- * The water was turned off to the building at the time of inspection. This limited my ability to test the plumbing system. The information contained in this report reflects only those plumbing components that are readily visible and does not reflect whether any component is functional.



Source

Functional Components and Conditions

- * The water supply is reported to be public and provided by a municipal system. The owner's responsibilities for such a system are usually limited to paying a periodic fee to the supplier. You should verify the source of the water supply.

Main Water Shut-Off Valve

Functional Components and Conditions

- * The main water shut-off valve is located in the basement.

Materials

Functional Components and Conditions

- * The service line to the building appears to be copper.
- * The supply lines in the building are a combination of copper and galvanized. In some cases connecting galvanized and copper pipes can cause a reaction between the metals which leads to corrosion and could cause leaking. These dissimilar metal connections should be monitored for corrosion and leaks.

Informational Conditions

- There is corrosion on the water supply piping and fittings in several locations. There is also evidence of amateur workmanship in the supply system. Improper fittings are used in the supply piping. At least one section of pipe appears to be rusted through or broken. This may result in leakage. Repairs and possible pipe replacement are needed in the plumbing supply system.



Dissimilar metal corrosion _ - *Continued*



Other Conditions

- * There is one or more saddle type supply valves in the house. These valves are prone to leakage.

Hose Bibs

Functional Components and Conditions

- * The hose bibs on this building are the conventional type. They should have a shut off valve inside the building to turn off the water during freezing weather. Each fall, you should turn the inside valve off, disconnect the hose from the outside and open the outside valve. If the inside valve has a bleeder, you should open it to assist in draining the water from the pipe between the inside and outside valves. We do not test exterior hose bibs in the winter months and therefore will not detect a ruptured pipe. You should check these hose bibs carefully in the spring to be sure they were not damaged over the winter. We may not have located and tested every hose bib on the property due to shrubbery or other obstructions.

Drain Waste & Vent System

Waste System

Functional Components and Conditions

- * The property is reported to be served by a public sewerage system. Such systems require no regular maintenance by the owner unless tree roots invade and block the sewer line. You should verify that the property is served by a public sewerage system.

Materials

Functional Components and Conditions

- * The drainpipes are a combination of cast iron, plastic and galvanized.

Informational Conditions

- ☐ The drain pipe that serves the bath tub appears to be improperly pitched. This may cause blockage to occur. Repairs recommended.



- ☐ There is an open waste line in the basement near the laundry tub. This could allow sewer gases into the building interior. This should be repaired.



- * The fixtures at the kitchen and bath lav. do not appear to be vented. This could cause slow drainage and siphoning of the trap water.
- * There are stains on the waste pipes in the basement. This may indicate a current or prior leak up stream in the system. I recommend that you monitor the area and have a leaks repaired as needed.

Water Heating Equipment

General Information

Functional Components and Conditions

- * All homes have duplicate water systems for cold and hot water that is provided to nearly all sinks and water-consuming appliances such as clothes washing machines and dishwashers. To provide the hot water, homes are equipped with some means of heating water. There are a number of alternative systems to heat water. These include both "tankless" and free-standing water heaters. There are also several types of fuel used to heat the water including electric, oil, and gas.

Water temperatures over 125 degrees F can cause severe burns or death from scalds. Children, disabled and elderly persons are at highest risk of being scalded. You should check the temperature of the hot water at the

faucets and adjust the thermostat on your water heater if necessary.

Electric Water Heater

Functional Components and Conditions

- * Hot water is provided by a 25 year old, 50 gallon electric water heater. There are a wide variety of residential electric water heaters that range in capacity from 15 to 100 gallons. Since their recovery rate is lower than gas or oil-fired water heaters, 50 gallons is the smallest size recommended for use in a typical home. They usually have two electric heating elements; one near the top of the tank and one near the bottom. The bottom element does most of the work of heating water and will usually burn out before the top element, which is used instead of the bottom element during periods of high demand. One indication that the bottom element has burned out is that you will run out of hot water quicker than normal. Water heaters can be expected to last approximately 8 to 12 years, depending on water quality and pressure. Many will eventually leak, so it is wise to have them installed over a drain pan to avoid damaging finished surfaces. They can be dangerous if they are not equipped with a properly sized and installed temperature/pressure relief valve and discharge pipe.

Informational Conditions

- The water heater is rust and deteriorated, there is an improper TPR extension pipe connection and there appears to be disconnected or missing electrical components. Due to the age and condition of the water heater, it is unlikely that it will function safely. Replacement is recommended.



Electrical

Service Entrance System

General Information

Functional Components and Conditions

- * The service entrance system consists of the wiring and equipment which receives electric power from the utility company and delivers it to the building's distribution system. If the electric utilities are overhead, a customer-owned service entrance cable connects to the utility company's overhead service drop from the utility pole and runs into the customer's meter box. If the electric utilities are underground, the utility company's underground service lateral connects directly into the customer's meter box. The utility company's meter is installed in the customer's meter box, and the meter box is sealed by the utility company. From the meter box, which is usually located outside the building, a service entrance cable runs to the service equipment, which is usually located inside the building. The service equipment contains the main service disconnect and main service grounding. The main service disconnect is usually a single fuse block or circuit breaker, but may consist of up to six fuses or circuit breakers. Regardless of the number of fuses or circuit breakers, they provide overcurrent protection for the service entrance conductors as well as a way to disconnect all power entering the building.

The main service grounding electrode conductor connects the main service equipment to an earth ground, which is usually a metal rod driven into the ground or a metal water pipe which enters the building underground. Power from the main service disconnect is delivered to one or more distribution panels. In many cases, the main service disconnect and main distribution panel are located in the same enclosure. Overcurrent devices, which may be fuses or circuit breakers, in the distribution panels supply power to individual branch circuits which carry power to the appliances, lights and outlets in the building.

Access

Components and Conditions Needing Service

- * The main was turned off at the time of inspection and due to possible safety hazard due to lack of grounding, the system could not be activated and tested. Observations about the electrical system and components is limited to that which was readily visible at the time of inspection and does not reflect whether any component is functional.

Overhead Service Entrance

Functional Components and Conditions

- * The building is served by a 100 amp 120/240 volt overhead electric service.

Components and Conditions Needing Service

- * The overhead conductors from the pole to the building are too low. There is less than 10 feet clearance over the entry stoop. For safety, these wires should be at least 3 feet above a sloped roof, 10 feet above walking surfaces (including decks and flat roofs) and 12 feet above a driveway.

Service Entrance Conductors

Functional Components and Conditions

- * The service entrance conductors are copper.

Service Grounding

Components and Conditions Needing Service

- ❖ The service ground for the electrical system appears to be connected to the plumbing only on the building side of the water meter. The is grounding jumper at the water meter (which is removed) and there is no ground rod visible. This is a safety hazard. Proper service grounding should be verified or installed by a licensed electrician.

Main Service Disconnect

Functional Components and Conditions

- * The main disconnect is located in the main distribution panel.

Main Distribution Panel

Functional Components and Conditions

- * The main distribution panel is located in the basement.
- * Overcurrent protection is provided by circuit breakers.

Branch Circuit Wiring System

General Information

Functional Components and Conditions

- * The branch circuit wiring system delivers power from the overcurrent devices in the distribution panel to the major appliance, general lighting and outlet circuits in the building. Major appliances, such as electric ranges, water heaters, clothes dryers, etc., are usually supplied by dedicated circuits, which serve no other loads. Lighting and general purpose outlets are usually grouped together into a few circuits throughout the building. The wires that carry power throughout the building must be large enough to carry the intended load and must be run so that they will not be subject to damage. In homes with older wiring, you should have a qualified electrician check the adequacy of the branch circuit wiring system. Wires run outside the building must be approved for exterior use. Extension cords should never be used as permanent wiring.

Conductors

Functional Components and Conditions

- * Wiring for major appliances is a combination of stranded aluminum and copper.
- * Wiring for general lighting is copper.

Wiring Methods

Functional Components and Conditions

- * Non-metallic ("Romex") wiring is used in the building.

- * Flexible armored cable ("BX/Greenfield") is used in the building.

Informational Conditions

- * Some of the electrical cables are not properly routed, supported or protected. Improperly supported cables can become damaged and may be an indication of amateur workmanship.



- * Junction box covers or knockouts are missing. Fully enclosed junction boxes are required for fire and mechanical protection. Adding covers is recommended.



Wiring Devices

Receptacles

Functional Components and Conditions

- * Receptacles are a combination of 3-hole grounding and 2-hole non-grounding types. Two hole receptacles are not suitable for use with some modern devices which require grounding.

Ground Fault Circuit Interrupters

Functional Components and Conditions

- * Ground Fault Circuit Interrupters are safety devices designed to help prevent injury to people caused by electric shock. They are currently required to be used in all wet and damp locations such as kitchens, bathrooms, unfinished basements, crawl spaces, garages, laundry and outside. Older buildings, built before these

requirements took effect, may not have this protection in all of these locations. It is relatively inexpensive to add this protection.

Components and Conditions Needing Service

- * Ground fault protection is not present at all recommended outlets. I recommend that you have a qualified electrician add this protection for increased safety.

Smoke Detectors

Components and Conditions Needing Service

- ❖ Smoke detectors are missing at one or more recommended locations. Smoke detectors are required in every bedroom, in hallways adjacent to bedrooms within 10 feet and at least one on each floor of the house.

Carbon Monoxide Detectors

Components and Conditions Needing Service

- ❖ Carbon monoxide detectors are missing at one or more recommended locations. CO detectors are required within 10 feet of all sleeping areas.

Door Bell

Functional Components and Conditions

- * There is no doorbell.

Informational Conditions

- * There are no house numbers visible from the street on the home.

Heating & Cooling

Gas Furnace with Central Cooling

General Information

Functional Components and Conditions

- * Furnace air filters should be cleaned or replaced monthly to maintain optimum efficiency. Gas fired furnaces should be professionally cleaned and serviced every 2 to 3 years. Service contracts are available from heating contractors or utility companies.

Inspection of the furnace heat exchanger is beyond the scope of this inspection. A cracked or leaking heat exchanger is a safety hazard, which may allow deadly carbon monoxide to enter the living space. Furnaces that are more than 10 years old should have their heat exchangers tested by a specialist before the end of your inspection contingency period and regularly thereafter.

Description and Comments

Functional Components and Conditions

- * There is a 48,000 BTU natural gas-fired furnace that is approximately 22 years old.

Informational Conditions

- ❖ There is rust on the furnace and there are missing components and loose electrical wires. Due to the age of the unit and physical condition, it is likely that the furnace can not be made safely operational. Replacement of the furnace is needed.

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Distribution System

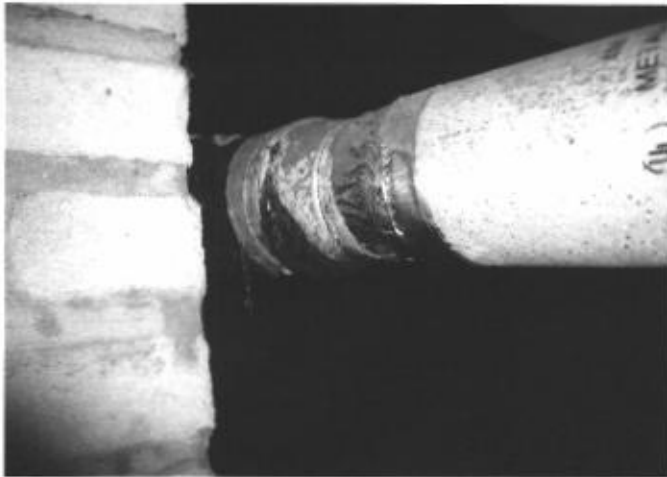
Functional Components and Conditions

- * Heating is distributed primarily through metal ducts.

Vent System

Components and Conditions Needing Service

- ❖ The vent piping for the furnace is rusted through. This could allow hazardous exhaust products to enter the building. The pipe should be repaired or replaced.



Fuel Storage and Distribution

Access

Components and Conditions Needing Service

- * The gas was turned off to the building at the time of inspection. This limited my ability to test any piping or components connected to this system. The information contained in this report reflects only those components that are readily visible and does not reflect whether any component is functional.

Natural Gas

Functional Components and Conditions

- * The main gas shutoff is located outside at the meter.

Informational Conditions

- ❖ There is an uncapped gas line in the utility room in the basement. This line should be capped to prevent future gas leaks.



Interior

Walls

General Information

Functional Components and Conditions

- * Walls provide perhaps the most visible interior surface. The wall finishes provide decorative surfaces that conceal the structural, mechanical and electrical systems that are contained within the walls. Walls should be plumb and straight and may be finished with wood paneling, wood planks, as well as smooth or textured coatings, including paint and/or paper, over plaster or plasterboard.

Informational Conditions

- * The interior of the home is in a generally distressed condition. Most or all of the finished surfaces are in poor cosmetic condition and several areas are damaged and will require repairs or replacement to serve their intended function.
- ❖ There is extensive water damage in several areas in the home that appears to be related to water leakage from the exterior and high interior moisture possibly due to improperly vented gas appliances. The damaged areas may also conceal damage to the underlying materials. These areas are likely to require more extensive repairs. There is rot, staining, mold/mildew and evidence of high moisture conditions generally associated with mold or other biological growth. Specific identification of harmful biological growth such as mold is beyond the scope of the inspection. The advice and services of a mold remediation specialist is recommended.



Incomplete Remodel - Continued



Paneling

Functional Components and Conditions

- * Most or all of the interior walls are covered with paneling. Little or no gypsum board or plaster was noted.

Ceilings

General Information

Functional Components and Conditions

- * Ceilings and their construction are similar to walls and, most often, the ceilings are comprised of the same material as the walls. The ceilings should be level and should not exhibit signs of sagging or other deformities. The most common cosmetic problem with ceilings is water stains caused by a leak in the plumbing system or incursion of rainwater through the roof.

Paneling

Functional Components and Conditions

- * Some or all of the interior ceilings are paneled.

Acoustic Tile

Functional Components and Conditions

- * Some or all of the ceilings have been covered with acoustic tile. These are typically made of fiberboard.

Floors

General Information

Functional Components and Conditions

- * Floors provide support for furniture and a durable surface for foot traffic. Good floors are level, have an even surface, are attractive, and last for many years with little maintenance. Flooring materials and finish are frequently an architectural feature of the building. Different flooring materials and finishes have varying properties in terms of water resistance, comfort, maintenance requirements, noise level, and longevity.

Wood

Functional Components and Conditions

- * The building has wood flooring.

Vinyl Squares and Sheet Vinyl

Functional Components and Conditions

- * Some of the floors are covered with a resilient flooring material. These coverings include solid vinyl, vinyl faced, rubber, cork, asphalt and linoleum, installed in sheets or tiles.

Stairways

General Information

Functional Components and Conditions

- * All steps in a stairway should be uniformly spaced without any dimensional variation. Stairways that are regularly used should have a width of about 36 inches. All stairways should have handrails and solid risers. Stairways which are not enclosed by walls on both sides should have child-safe balusters below the handrail.

Handrails

Components and Conditions Needing Service

- ☐ There is no handrail at the attic stairway.
- ☐ The sides of the basement stairway are open. There are no hand or guard rails. This is a safety hazard. Installation of hand and guard rails is recommended.



Risers

Informational Conditions

- * The basement steps have open risers. This is a safety hazard. Small children playing on the steps could fall through the opening.

Head Height

Functional Components and Conditions

- * There is less than 80" clear space over the stairs and/or landings, the stairs are steeper and narrower than current practice allows. This makes the stairs more difficult to navigate. This is a common condition in older homes, however it may prevent moving large items in and out as well as being an obstacle finishing of upper or lower level spaces.

Interior Doors

Doors

Informational Conditions

- * Some of the interior doors do not close properly. You should have a qualified contractor make repairs as needed.
- * One or more of the interior doors is missing a doorknob and/or a closing and locking mechanism. You should have a qualified contractor make repairs as needed.

Windows

General Information

Functional Components and Conditions

- * Windows provide the building with ventilation and light. However, windows allow more heat to escape than an insulated wall. They also allow air leakage and can allow water leakage if not properly installed and maintained. Windows should be as airtight as possible, and they should open and close easily. Storm windows are often used to reduce heat transfer if the windows have single pane glass.

Single or Double Hung Windows

Functional Components and Conditions

- * There are wood framed single pane windows in the building.
- * There are wood framed double pane windows in the building.

Informational Conditions

- * The double pane windows on the West side are clouded between the panes. This usually indicates that the seal between the panes has been compromised.
- Several of the windows have inoperative or missing locks. This may be a security or safety concern. Repair or replacement recommended.
- * Some of the windows are covered with plastic, making it impossible to inspect them.

Components and Conditions Needing Service

- The window on the south side of attic one basement window have broken panes. This is a safety hazard. Repair or replacement needed.



Storm Windows

Functional Components and Conditions

- * There are storm windows on some or all of the windows. You should verify that weep holes are present and open to allow water to drain from the sill area between the storm window and the building window.

Attic

General Information

Functional Components and Conditions

- * Most buildings have an attic area below the roof and above the living space. Attics are sometimes accessible through a flight of stairs but in most cases the attic is accessible through a "scuttle" located in a closet or through a set of "pull down" stairs or in rare cases through a roof hatch. The amount of useful space in the attic depends upon the type of roof construction. Roofs that are constructed with rafters may provide significant areas of open storage. But, roofs that are supported by pre-fabricated trusses offer little, if any usable space. Your primary interest in the attic should be in the ceiling insulation and in the means of ventilating the attic.

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Access

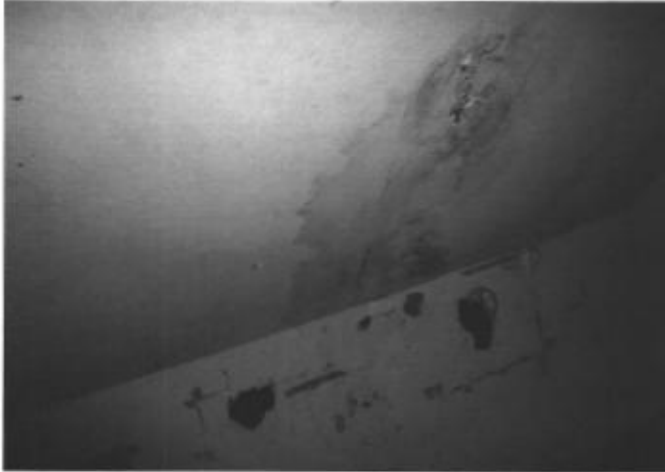
Functional Components and Conditions

- * The attic was entered and inspected.

Moisture Evidence

Components and Conditions Needing Service

- ☐ There is evidence of active water leakage in the attic. This appears to be from the roof and the North window.



Basement

General Information

Functional Components and Conditions

- * All basements are susceptible to moisture infiltration at some time or under certain circumstances. Most basement water problems are the result of poor water control measures at the exterior of the building. Refer to the exterior portion of this report for more information. You should operate a dehumidifier.

Access

Functional Components and Conditions

- * The basement was entered and inspected.

Moisture Evidence

Informational Conditions

- The following indications of moisture were noted in the basement: efflorescence, swelled or rotted material, peeling paint, stains, biogrowth, odor, damp walls, damp floors. These are indications that there has been water infiltration and it may recur.



Below Grade Drainage

General Information

Functional Components and Conditions

- * Depending upon soil conditions and terrain, homes may be constructed with some type of below grade drainage provisions. These may include floor drains, perimeter drains and/or sump pumps.

Floor Drain

Functional Components and Conditions

- * There is a below grade floor drain. In the event of an emergency, floor drains are very helpful. However, water can also back up through floor drains. It is beyond the scope of this inspection to determine the effectiveness or terminus of the drain.

Kitchen, Bath and Laundry

Bathrooms

Toilets

Informational Conditions

- * The toilet shows signs of leaking in the bathroom. There are stains and indications of rotting sub floor.

Detached Garage

Structure

Access

Informational Conditions

- * The garage interior was not accessible for inspection. Inspection of the garage was limited to the exterior of the building only.

Exterior

Wall Covering

Functional Components and Conditions

- * The exterior wall surface is wood board siding.
- * There are areas where the siding has minor damage, deterioration.



- ☐ The paint coating on the garage walls and trim is deteriorated. Paint and other coatings are a barrier on surfaces to protect the substrate from deterioration due to sunlight and weather elements. See house exterior comments for recommendations.

Trim

Functional Components and Conditions

** Informational Conditions*

- ☐ The trim is rotted, damaged or missing in some areas on the garage. The damaged area may allow entry of moisture and/or insects which could lead to more extensive damage. This trim should be repaired or replaced.

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Doors

Functional Components and Conditions

- * There is an overhead garage door.

Informational Conditions

- ☐ The garage door is deteriorated. The door may not be able to support its own weight when open. Repair or replacement of the door is needed for use of the garage.



Roof

Functional Components and Conditions

- ☐ The materials and age of the roof covering on the garage or out building are similar in age and composition and condition to the main structure. Leaks are likely. Due to age and condition, replacement of the garage roof is needed.



REPORT CONCLUSION

588 Ferndale St N, Maplewood, MN 55119

Thank you for allowing us to perform your inspection. We trust that you will be happy with the quality of our work. 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 have not tested every outlet, opened every window and door, or identified every minor defect. Also because we are not specialists and because our inspection is essentially visual, latent defects could exist. As an owner, you should expect problems to occur. For example, 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.

Thank you for taking the time to read this report. We strive to provide high quality services while continuing to adhere to the highest ethical standards of our profession.

As our client, you are welcome to call at any time for advice or consultation regarding this property. We appreciate the trust you have placed in us and hope that you will feel confident in referring your family and friends to us when inspection services are needed.