

MG Home Inspections

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Home Inspection Report

Prepared For:

Mr. & Mrs. Homebuyer

Property Address:

5678 W 9th St.

Sample Town, MN 12345

Inspected on Wed, Jan 1 2020 at 8:00 AM

Table of Contents

Report Summary	4
General	5
Grounds	5
Exterior	7
Gutter System	9
Roof	10
Attic	12
Structure	15
Interior	16
Smoke and CO Detectors	17
Kitchen and Appliances	18
Bathrooms	20
Laundry	24
Garage	25
Electrical	28
Heating System	31
Cooling System	33
Plumbing	34
Water Heater	35
Sump Pump	37
Pests/Critters	37
Radon Gas	38

PLEASE READ BEFORE VIEWING THE REPORT

While reviewing your report, you are being asked to absorb a lot of information in a short amount of time. Realize that no home is perfect and there will typically be numerous, minor items reported that can be later addressed as necessary. It is helpful to ask questions, keep things in perspective and also to not expect the seller to fix everything in the report. Items that you may feel the need to be addressed before closing can be discussed with your real estate agent.

Most of your inspection will consist of the condition of the visible structure and protective material, maintenance recommendations, life expectancies and minor imperfections. Often, an arising issue can be corrected inexpensively before turning into a major issue.

The issues will typically fall into these categories:

- Safety upgrades such as a lack of GFCI-protected receptacles, missing smoke/CO detectors, etc.
- Items that may need replacing soon such as a furnace, air conditioner or water heater.
- Things that may hinder your ability to finance or insure the home.
- Findings that may lead to major defects such as a small water leak that has not yet caused major damage.
- Major defects such as a significant structural issue.

The home inspection is a limited, non-invasive examination of the condition of a home. It is often referred to as a "snapshot in time" of the house. The home inspector describes the condition of the home at the time of inspection, but does not guarantee future condition, efficiency, or life expectancy of systems or components.

The majority of the photos in the report are for visual reference such as the attic and roof view or the location of certain items such as the main water shut-off valve. Other photos will act as a visual aid for a comment such as a leak or damaged item.

It is recommended that specialized repairs are done by a qualified contractor/technician.

Report Summary

Items that are considered of significance or safety concern will be included here in the summary. However, it is important that you read the entire report as other items may be of concern to you.

Roof Condition

1) Comment 6: The shingles are showing signs of their age as they show deterioration/general cracking, are becoming brittle and are at or near the end of their life expectancy. Recommend having a roofing contractor evaluate for life remaining and provide an estimation of replacement cost.

Cooking Ventilation Type

2) Comment 15: A kitchen range vent screen cover has been installed on the roof vent. This should be clear of obstruction for proper exhaust escape. Signs of moisture observed on the plywood sheathing in the attic around the vent connection. Repair to prevent further issues.

Sink(s)

3) Comment 18: Leaking observed at the main floor bathroom sink plug mechanism. Repair.

Sink(s)

4) Comment 21: Leak observed on the bottom connections of the downstairs bathroom vanity faucet. Repair.

GFCI Receptacles

5) Comment 29: The kitchen, garage, downstairs bathroom and outdoor receptacles are not all GFCI protected. It is recommended to install GFCI protection in these "wet location" areas as a safety upgrade.

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under found in the agreement.

Type of Dwelling:	Single Family
House Size (sq. ft.):	2,170
Year Built:	1977
Status:	Vacant
Furnished:	No
People Present:	Client, Buyer's Agent
Weather:	Overcast
Temperature:	30s
Soil Condition:	Snow, Frozen

Grounds

Adequate slope away from the house and a proper gutter system are the two strongest lines of defense for keeping water away from a foundation and out of the basement. A sump pump is sometimes necessary as a third line of defense.

General View:



Walking Surface Types: Walks, Driveway/Pad, Steps

(Grounds continued)



Comment 1:

The driveway cement pad next to the garage has settled causing a 2.5 inch ledge when entering the garage. Enter with caution.



Figure 1-1

Walking Surface Material:

Cement

Vegetation:

Trees

Ground Slope/Grade:

Areas of settled soil/negative slope, Limited view



Comment 2:

Some areas of settled soil/negative slope observed on the east side of the house near the downspout. (see example) Keeping landscape levels higher near the foundation and sloping away will help prevent potential water intrusion to the basement along with minimizing excess wet soil pressure against the foundation.

(Grounds continued)



Figure 2-1

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Exterior Wall Covering :	Vinyl Siding
Exterior Doors:	Inspected
Exterior Windows:	Comment



Comment 3:

Areas of peeling paint observed on some window trims. (see examples)
Prep/paint all necessary areas to prevent further water/wood contact.

(Exterior continued)

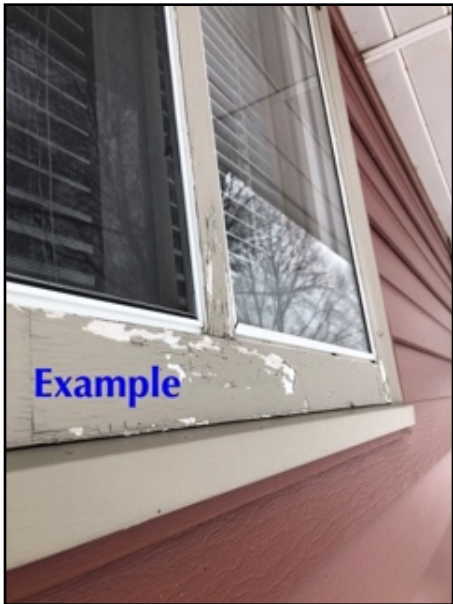


Figure 3-1

Exterior Trim:	Inspected
Exterior Openings/Penetrations:	Inspected
Soffit/Fascia Material:	Metal, Vented Type
Outdoor GFCI Protection?:	Not Present



Comment 4:
The outdoor receptacles are not all GFCI protected. Recommend adding GFCI protection as a safety upgrade.

Water Spigots:	Functional
Decks/Steps/Patios/Porches:	Cement

(Exterior continued)



Comment 5:

Loose fastener bolts observed on the front stairs. Tighten the fasteners.



Figure 5-1

Gutter System

General View:



(Gutter System continued)

Gutter Condition:	Limited view
Material :	Metal material , Debris guards
Brackets/Fasteners:	Inspected
Downspout Discharge:	Inspected
Gutter Maintenance :	Clean gutters on a seasonal basis to keep the system working properly

Roof

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected when allowable. The purpose of the inspection is to determine the general condition, NOT to determine life expectancy. Roofs are not required to be walked on, but will be when able to, regarding safety concerns and weather conditions.

General View:



(Roof continued)



Roof Condition:

Comment

(Roof continued)



Comment 6:

The shingles are showing signs of their age as they show deterioration/general cracking, are becoming brittle and are at or near the end of their life expectancy. Recommend having a roofing contractor evaluate for life remaining and provide an estimation of replacement cost.

Roofing Inspection Method:	Walked on roof
Date Last Roofed :	Undetermined
Age in Years:	Approx. 15-20
Roofing Material:	Architectural asphalt shingles
Life Expectancy:	Approximately 20-30 years
Flashings/Fasteners/Penetrations:	Inspected



Comment 7:

Some exposed nail heads observed on boots, trim, flashing and ridge caps. Common finding. (see examples) It is recommended to seal ANY exposed fasteners or gaps with blackjack or caulk to prevent potential water intrusion.

Attic

The visible condition of the attic is inspected. Focus is on ventilation, insulation and the condition of the roof structure.

(Attic continued)

General View :



(Attic continued)



Bath fan exhausting
into attic



Roof Structure:	2 x 6 Rafter, Plywood Sheeting
Ventilation Type(s):	Ridge and Soffit Venting
Access Location:	Garage
Inspection Method:	Inside the attic
Insulation Type:	Batts
Insulation Depth:	10"
Insulation R-Value :	Adequate , Approximately 35

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. Structures of potential concern will be recommended further evaluation by a qualified contractor or a structural engineer.

:



Foundation Types:	Basement
Foundation Materials:	Concrete Block
Foundation Condition:	Comment



Comment 8:
Limited view of foundation behind finished walls.

Basement Floor:	Inspected
Main Floor Structure:	Wood Joists, 2 x 10
Wall Structure:	Wood Framed
Rim Joist Insulation:	Present

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of accessible windows and doors are operated.

Interior Doors:	Inspected
Interior Windows:	Comment



Comment 9:

Unable to test egress windows function at time of inspection due to snow obstruction.



Figure 9-1



Figure 9-2



Comment 10:

Several glass block cracks observed on the basement window. Repair as necessary.

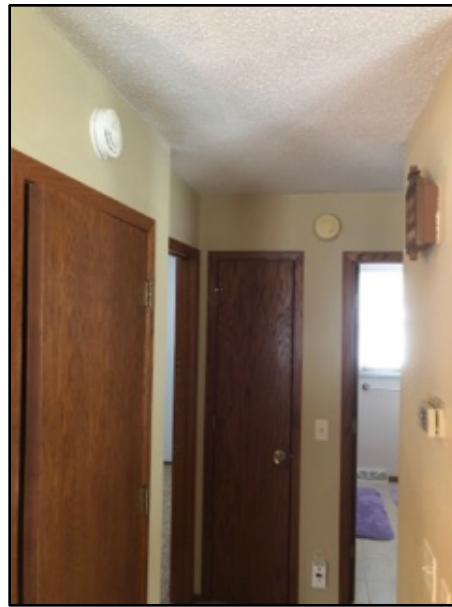
Wall Coverings:	Inspected
Ceiling Coverings:	Some typical cosmetic cracking/blemishes
Steps, Stairways and Railings:	Inspected
Doorbell:	Functions at time of inspection

Smoke and CO Detectors

The presence of smoke and carbon monoxide detectors in proper locations is inspected. Be sure to check the function of all detectors upon moving into the home.

- Test detectors monthly
- Replace batteries every year
- Replace detectors every 10 years

Hallway Detectors:



Hallway Smoke Detector(s): Present
Carbon Monoxide Detector(s) : Present
Bedroom Smoke Detectors: Not Present



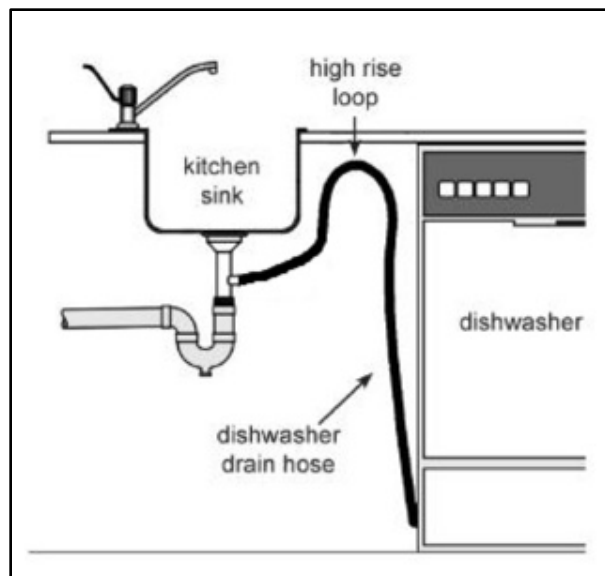
Comment 11:

The bedrooms lack smoke detectors. It is recommended to install smoke detectors in all bedrooms as a safety upgrade.

Kitchen and Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Kitchen View:



Cabinets/Countertops:
Kitchen Sink:

Inspected
Inspected

(Kitchen and Appliances continued)



Comment 12:

FYI It is recommended to create a high-drain loop to prevent potential backflow of draining dishwasher from contaminating the dishwasher. Common finding.

Dishwasher:

Inspected/Cycled



Comment 13:

Note: The switch next to the kitchen sink light switch controls the receptacle below the sink and has to be in the "on position" to use the dishwasher.



Comment 14:

Missing receptacle cover observed below kitchen sink.

Range Energy Type:

Electric

Cooking Ventilation Type:

Ducted exhaust exits house through roof



Comment 15:

A kitchen range vent screen cover has been installed on the roof vent. This should be clear of obstruction for proper exhaust escape. Signs of moisture observed on the plywood sheathing in the attic around the vent connection. Repair to prevent further issues.



Figure 15-1



Figure 15-2

(Kitchen and Appliances continued)

Microwave: Inspected
Kitchen GFCI Protection: Not Present



Comment 16:

The kitchen receptacles are not GFCI protected. It is recommended to install this type within 6 ft. of the kitchen sink as a safety upgrade.

Bathrooms

Main Floor Bathroom

GFCI Protection: Present
Ventilation Type: Window, Exhaust fan exits into attic



Comment 17:

Bath fan exhausts into the attic. It is recommended that it exits the house completely to prevent unwanted moisture in the attic.



Figure 17-1

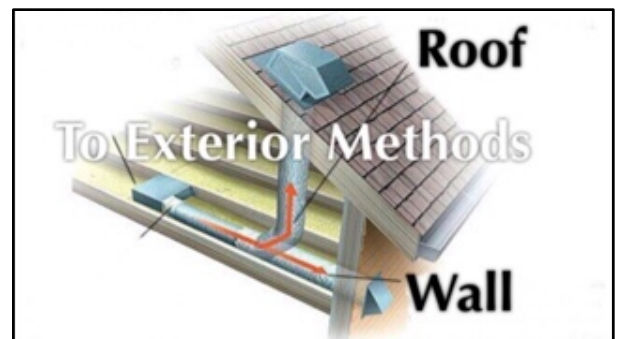


Figure 17-2

Sink(s):

Comment

(Main Floor Bathroom continued)



Comment 18:

Leaking observed at the main floor bathroom sink plug mechanism. Repair.



Figure 18-1

Toilet:

Inspected

Bath Tub/Shower:

Inspected



Comment 19:

Loose fasteners screws observed on the main floor shower handle. Tighten the fasteners.

(Main Floor Bathroom continued)



Figure 19-1

Downstairs Bathroom

GFCI Protection:

Partially Present



Comment 20:

The downstairs bathroom receptacle near the electrical panel is within 3' of the sink and is not GFCI protected. Recommend adding GFCI protection as a safety upgrade.

(Downstairs Bathroom continued)



Figure 20-1

Ventilation Type:

Exhaust fan exits through wall

Sink(s):

Comment



Comment 21:

Leak observed on the bottom connections of the downstairs bathroom vanity faucet. Repair.

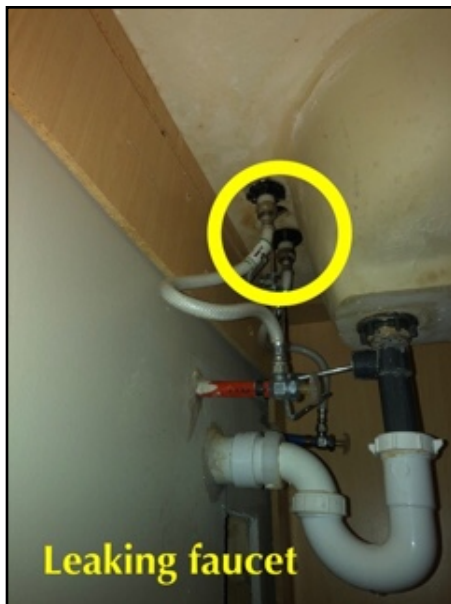


Figure 21-1

(Downstairs Bathroom continued)

Toilet:	Inspected
Bath Tub/Shower:	Inspected



Comment 22:

Typical, minor mildew accumulation on shower caulking. Recommend cleaning/replacing necessary caulk as needed.

Laundry

The laundry area is inspected for proper connections and exhaust venting. The washer and dryer may/may not be operated depending on the presence of clothing.

Laundry View:



Dryer:	Present
Dryer Energy Type:	Electric
Dryer Venting:	To Exterior
Washer:	Present
Washer Connections :	Present (rinse cycled)
Washer Receptacle :	Not GFCI Protected
Laundry Sink:	Inspected

Garage

Outbuildings are not defined in the Standards of Practice. This is a cursory check of the listed garage elements.

Garage Type: Two-car, Attached
Vehicle Door Type: Overhead



Comment 23:

Peeling/chipping paint observed on the overhead garage door. Also, some deterioration observed at the bottom near the seal.



Figure 23-1



Comment 24:

Missing spring containment cable. For safety reasons, it is recommended that a safety wire/cable is ran through the middle of the garage door springs to prevent potential spring-whip if the springs were to break or come unattached.

(Garage continued)



Figure 24-1

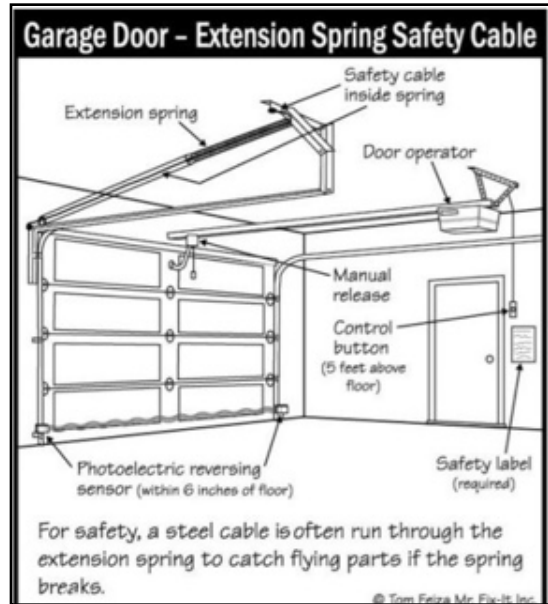


Figure 24-2



Comment 25:

Non-typical method of garage door spring brace wooden splice. Consider adding through-bolts on the splicing board for adequate support. Also, splitting of the board observed where the rail fastener meets wooden brace. Monitor/repair as necessary as a safety upgrade.



Figure 25-1



Figure 25-2

(Garage continued)

Mechanical Opener: Present



Comment 26:

Wires penetrating through sharp material such as steel should have proper protective connectors. Missing connector on the garage door opener receptacle wire.



Figure 26-1

Garage Door Safety Sensors :	Functional
Garage Heat:	Not Present
Fire Wall Barrier :	Present (drywall)
Garage-to-House Door:	Does Not Close Automatically



Comment 27:

It is recommended that the garage-to-house walk door automatically closes to act as a smoke or vehicle exhaust fumes barrier. A proper spring-loaded hinge can be installed as a safety upgrade.

Floor Drain:	Not present , Floor sloped toward overhead doors
Garage GFCI Protection:	Not Present

(Garage continued)



Comment 28:

The garage receptacles are not all GFCI protected. It is recommended to install this type as a safety upgrade.

Garage Attic:

Inspected



Electrical

The inspector cannot inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

(Electrical continued)

Main Electrical Service :



Type of Service:	Underground Main Wires
Service Panel Location:	Basement Bathroom
Most Recent Inspection Date:	2019
Service Panel Manufacturer:	Cutler Hammer
Service Voltage:	120/240 volts
Service Amperage:	200 amps

(Electrical continued)

Service Grounding Method:	To water supply pipe, To ground rod
Over Current Devices:	Breakers
Circuit Wiring Type:	Romex Cable
Devices/Boxes/Covers:	Inspected
GFCI Receptacles:	Not in all recommended locations



Comment 29:

The kitchen, garage, downstairs bathroom and outdoor receptacles are not all GFCI protected. It is recommended to install GFCI protection in these "wet location" areas as a safety upgrade.

What is a GFCI receptacle?:

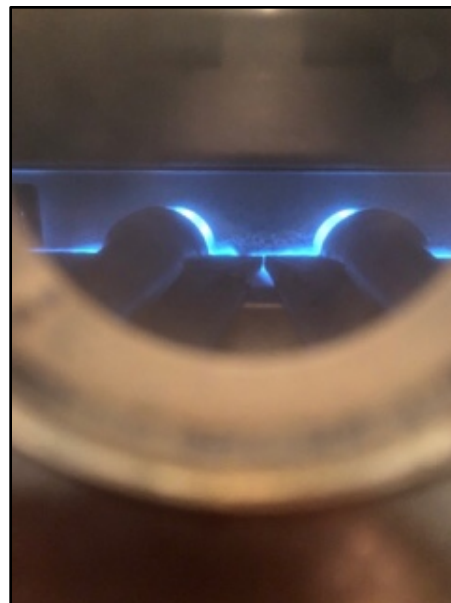


GFCI (ground fault circuit interrupter) receptacles are designed to be more sensitive for breaking electrical current to prevent electrical shock. These are meant for areas near water such as the kitchen, bathrooms, garage, sinks and outdoors. Since the 1970s, electrical code has added more GFCI requirements. Regarding this report, they are considered recommended safety upgrades.

Heating System

The heating system is inspected visually and operated by normal controls to determine general condition, NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. Some components are not visible/accessible without specialized tools and training. Therefore, servicing from a licensed HVAC technician should be considered.

Heating Unit:



(Heating System continued)



Type of Equipment:	Forced Air Furnace
Manufacturer :	York
Manufacturer Date:	2002
Age in Years:	18
Life Expectancy :	Approximately 25-30 years
Type of Distribution:	Metal Ducting
Thermostat Location:	Hallway

(Heating System continued)

Heat Energy Source:	Gas
Furnace Exhaust:	Inspected (exits side of house)
Furnace Operation:	Operational at time of inspection
Furnace Maintenance :	Continue to service/maintain the furnace and change filters on a scheduled basis to extend the lifetime of the furnace.



Comment 30:

Although this unit appears to be operating properly from controls, there are areas which cannot be seen (the heat exchanger is a common item) without specialized equipment and training. Since it is more than 10 years old, consider having the unit serviced by a certified HVAC technician.

Cooling System

The cooling system is inspected by operation of the equipment by normal controls to determine general condition, NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Cooling Unit:



Type of Equipment:	Central Air Conditioner
Manufacturer:	Likely York

(Cooling System continued)

Manufacturer Date:	Undetermined
Age in Years:	Undetermined
Life Expectancy:	Approximately 20-30 years
Type of Distribution:	Forced Air/Ducting
Cooling Energy Source:	Electric
AC Unit Operation :	Unable to operate due to cold temperatures



Comment 31:

Unable to test air conditioning unit due to low outdoor temperatures. Attempting to run during temperatures lower than 60 degrees could potentially damage the unit.



Comment 32:

Unable to view the air conditioner due to a seasonal cover.

Air Conditioner Maintenance :	Continue to service/maintain the outdoor unit as necessary keeping the air fins clean/clear of obstruction to extend the life of the unit
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Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

(Plumbing continued)

Water Source:

Public Water Supply



Location of Main Water Shut-off:	Basement Bathroom
Main Supply Pipe :	Copper Main
Distribution Lines:	Copper
Waste Pipe Main:	PVC Main
Waste Pipe Lines:	PVC
Waste Pipe Venting:	PVC and exits the roof
Floor Drain:	Inspected

Water Heater

(Water Heater continued)

Water Heater:



Water Heater Energy Type:	Electric
Water Heater Manufacturer :	Reliance
Manufacturer Date:	2015
Age in Years:	5
Life Expectancy:	Average life expectancy of a water heater is 15 years depending on water quality.
Water Heater Capacity:	50 gal

**Comment 33:**

Foul odor observed while running hot water. This is common when plumbing has not been used for a while causing the water in the water heater to become stagnant. If usage doesn't remedy the issue, having the tank flushed is also a remedy option.

Proper Relief Discharge Pipe:	Present
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Sump Pump

The sump pump system is inspected visually and by operating the pump, when accessible.

Sump Pump View:



Sump Pump Operation:	Operational at time of inspection
Sump Pump Discharge Location:	Exits side of the house
Sump Pump Receptacle :	Not GFCI protected
Drainage Tile?:	Not Observed
Check Valve:	Present

Pests/Critters

Observations:	None Observed
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Radon Gas

Radon gas levels vary from home to home depending on several factors including weather, season, living conditions, occupancy patterns, soil types and foundation types.

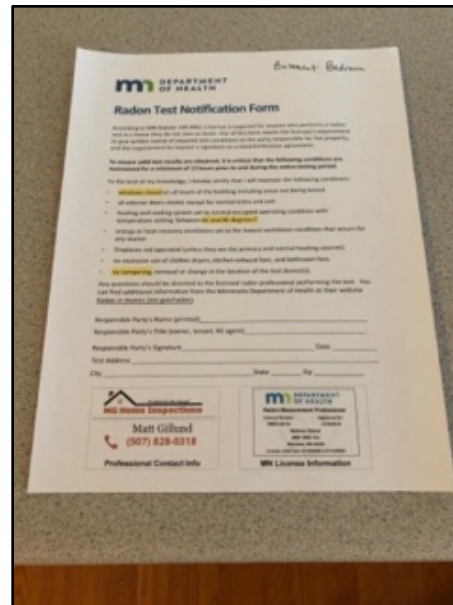
The EPA recommends for homes with radon levels at or above 4 pCi/L that a mitigation system be installed to reduce the radon level. Recommend doing your own research on risk levels to make an informed decision.

Visit <https://www.health.state.mn.us/radon>

It is recommended that radon levels be tested every several years whether there is a mitigation system installed or not.

Radon Testing:

Separate 48-hour report



Comment 34:

License radon testers are required to do "tester crosschecks" on a scheduled basis. This is why there are two devices next to each other at this house.

Testing Location(s):

Basement Bedroom

Mitigation System?:

Not Present

(Radon Gas continued)

:

