



YOUR INSPECTION REPORT

The best home inspection experience available.

PREPARED BY:

Mike Horvath



FOR THE PROPERTY AT:

XXXXXXXXXX Rd

Duluth, MN 55803

PREPARED FOR:

A XXXX XXXXXX

INSPECTION DATE:

Tuesday, April 9, 2019

Northern Home Inspections LLC
26 East 6th Street
Duluth, MN 55805

218 391-9920

www.northernhomeinspect.com
mike@northernhomeinspect.com

May 2, 2019

Dear A XXXX XXXXXX,

RE: Report No. 1142, v.3
XXXXXXXXXX Rd
Duluth, MN
55803

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Mike Horvath
on behalf of
Northern Home Inspections LLC

Northern Home Inspections LLC
26 East 6th Street
Duluth, MN 55805
218 391-9920
www.northernhomeinspect.com
mike@northernhomeinspect.com

INVOICE

May 2, 2019

Client: A XXXX XXXXXX

Report No. 1142, v.3

For inspection at:

XXXXXXXXXX Rd

Duluth, MN

55803

on: Tuesday, April 9, 2019

Home inspection under 3,000 sq. ft.

\$350.00

Radon test with Home inspection

\$150.00

Total

\$500.00

Northern Home Inspections LLC
26 East 6th Street
Duluth, MN 55805
218 391-9920
www.northernhomeinspect.com
mike@northernhomeinspect.com

AGREEMENT

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

PARTIES TO THE AGREEMENT

Company

Northern Home Inspections LLC
26 East 6th Street
Duluth, MN 55805

Client

A XXXX XXXXXX

This is an agreement between A XXXX XXXXXX and Northern Home Inspections LLC.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

AGREEMENT

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, A XXXX XXXXXX (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

****Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).****

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Please remember to test all smoke and CO2 alarms before taking occupancy of your new home.

The inspection began at 1:30 on Tuesday, April 9th, 2019. The weather was windy and misting. The house is on a hillside and has a private well and septic. The following issues will need attention in the near future.

- 1) The house is on a heated slab on grade foundation that has foam and Durock exposed throughout the perimeter of the building. Recommend stucco or sealant to deter rodent destruction of foam insulation.
- 2) The house has an attached garage with an access man door to the home and one to the attic of the garage. There is no self closer on the doors and the door to the attic is not fire proof. Recommend providing door self closers to eliminate the possibility of CO2 contamination.
- 3) There are no hand railing on the two interior staircases and the exterior staircase towards the lake. Recommend installing handrails for safety.

[Priority Maintenance Items](#)

SUMMARY

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Throughout Rear First Floor Second Floor Exterior Deck

Task: Provide

Time: Immediate

GARAGE \ Door into garage / Man-door

Condition: • [No self-closer](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: First Floor Garage

Task: Provide

Time: Immediate

Cost: Minor

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Multi-wire circuit on same bus](#)

Various neutral and ground wires sharing same ports. Contact licensed electrical contractor for further evaluation.

Implication(s): Electric shock | Fire hazard

Location: First Floor Panel

Task: Correct

Time: Immediate

Cost: Minor

Interior

STAIRS \ Handrails and guards

Condition: • [Missing](#)

Missing handrails on both stair cases. Recommend installing rails on both staircases. Contact qualified contractor for further evaluation.

Implication(s): Fall hazard

Location: First Floor Second Floor Staircase

SUMMARY

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Further evaluation Provide

Time: Immediate

STAIRS \ Spindles or balusters

Condition: • [Too far apart](#)

Spindles on catwalk railing are too far apart. Recommend installing spindles that are 4" apart. Contact qualified contractor for further evaluation.

Implication(s): Fall hazard

Location: Second Floor Bedroom Master Bedroom Hall

Task: Improve

Time: Immediate

GARAGE \ Walls and ceilings

Condition: • [Not gastight](#)

Adjoining walls between garage and house are not gaslight. Possible C02 contamination. Recommend sealing with foam or plaster. Contact qualified contractor for further evaluation.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate

Cost: Minor

GARAGE \ Door between garage and living space

Condition: • [No self closer](#)

Man doors to the garage and the garage attic do not have self closers to protect from C02 contamination. Attic to garage door is not fire proof. Contact qualified contractor for further evaluation.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair or replace

Time: Immediate

GARAGE \ Vehicle door operators

Condition: • Sensors poorly located

Sensors too high in garage. Correct. Contact qualified contractor for further evaluation.

Implication(s): Physical injury

Location: Garage

Task: Correct

Time: Immediate

Cost: Minor

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Mold

Musty smell in bathroom. Possible mold. Did not test tub because the panels were removed. Contact qualified contractor for further evaluation.

Implication(s): Health hazard

Location: Second Floor Bathroom

SUMMARY

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Further evaluation

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

General: • Extra roof photos



1. Extra roof photos



2. Extra roof photos



3. Extra roof photos



4. Extra roof photos

The home is considered to face : • South

Sloped roofing material:

• [Asphalt shingles](#)

ROOFING

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



5. Asphalt shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Approximate age: • 1 year

Typical life expectancy: • 25-30 years

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • By walking on roof • With a drone

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys

EXTERIOR

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#) • [Hillside](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#) • [Metal](#)

Wall surfaces and trim: • [Wood](#)

Driveway: • Gravel

Walkway: • Wood

Deck: • Raised • Wood

Porch: • Wood

Exterior steps: • Wood

Garage: • Attached

Limitations

Inspection limited/prevented by: • Poor access under steps, deck, porch • Vines/shrubs/trees against wall • Snow / ice / frost

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Geological and soil conditions • Outbuildings other than garages and carports

Recommendations

ROOF DRAINAGE \ Downspouts

1. Condition: • [Should discharge 6 feet from building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: Minor

EXTERIOR

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

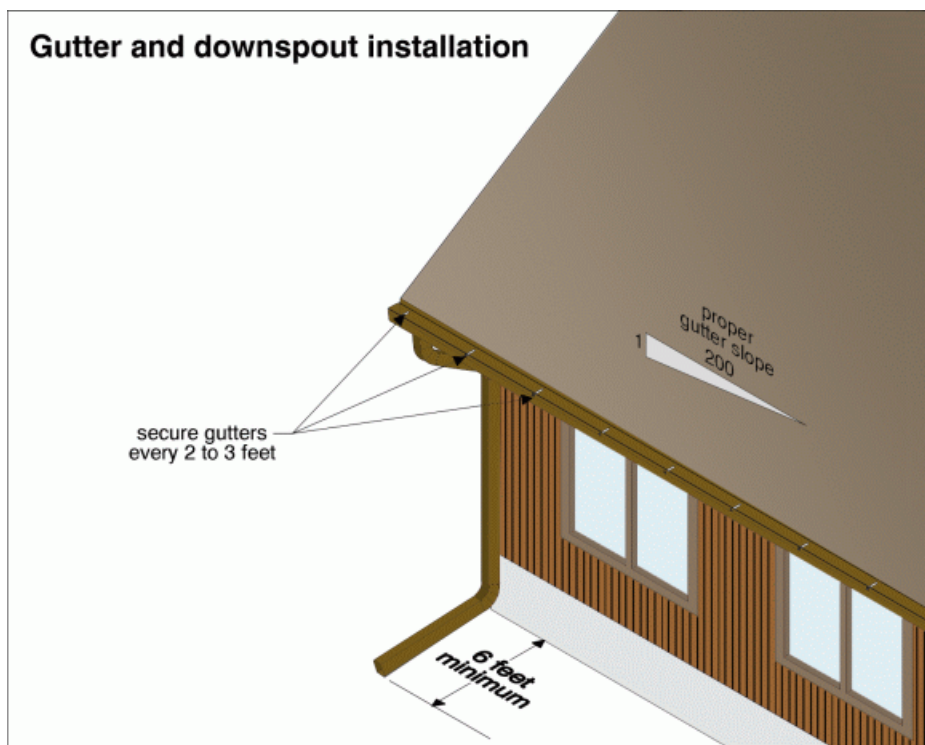
INSULATION

PLUMBING

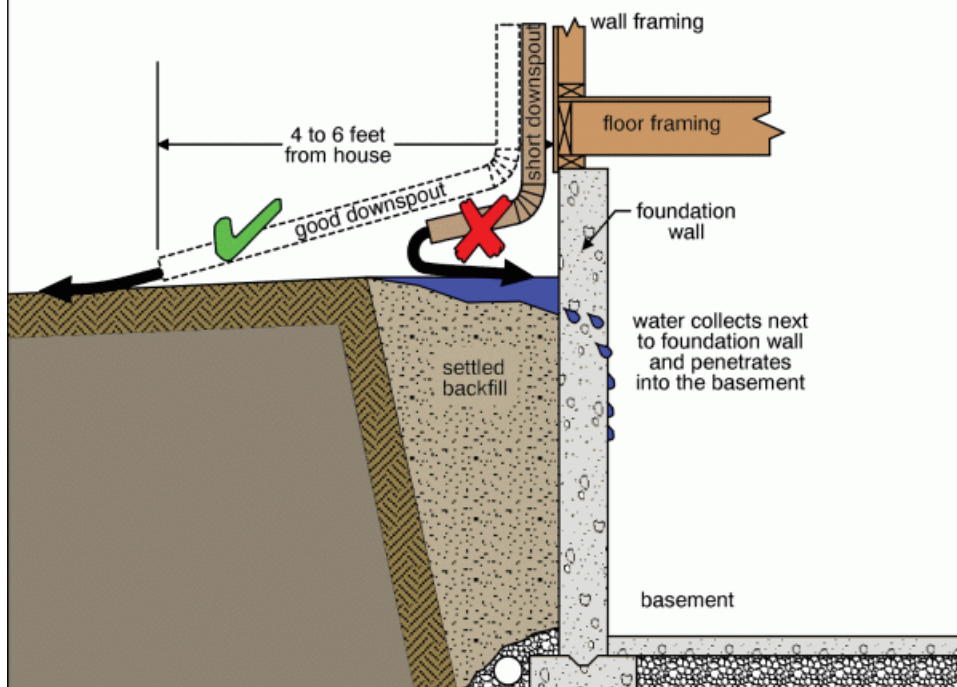
INTERIOR

REFERENCE

Gutter and downspout installation



Downspout extension too short



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

2. Condition: • [Missing](#)

EXTERIOR

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

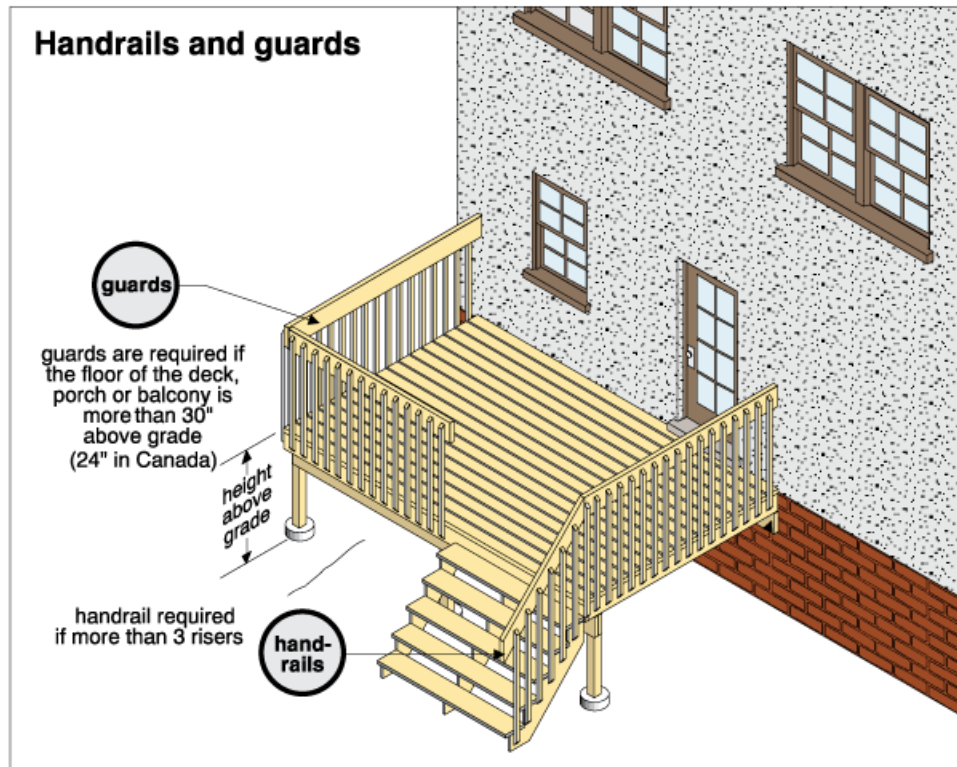
REFERENCE

Implication(s): Fall hazard

Location: Throughout Rear First Floor Second Floor Exterior Deck

Task: Provide

Time: Immediate



6. Missing

GARAGE \ Door into garage / Man-door

3. Condition: • [No self-closer](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

EXTERIOR

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: First Floor Garage

Task: Provide

Time: Immediate

Cost: Minor

Description

Configuration: • [Slab-on-grade](#)
Foundation material: • [Poured concrete](#)
Floor construction: • [Concrete](#) • [Trusses](#)
Exterior wall construction: • [Wood frame](#)
Roof and ceiling framing:
• [Trusses](#)



7. Trusses



8. Trusses / Rafters

Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Description

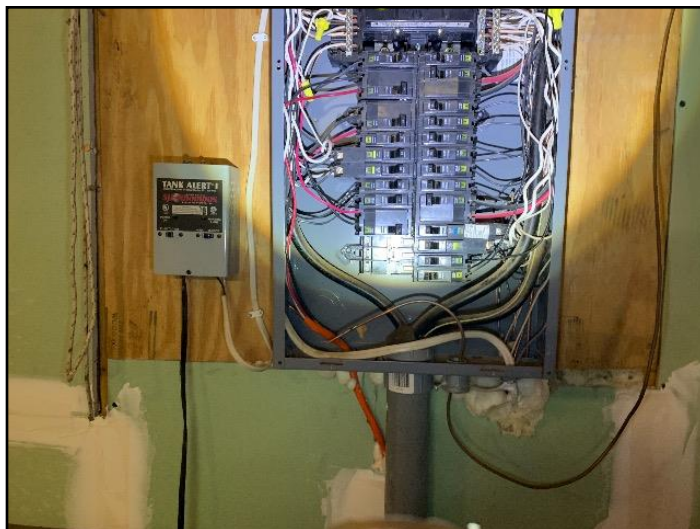
Service entrance cable and location: • [Underground aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

• [Breakers - garage](#)



9. Breakers - garage

System grounding material and type: • [Copper - Ufer](#)

Distribution panel rating: • [200 Amps](#)

Electrical panel manufacturers: • Square D

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • [GFCI - panel](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Fire Extinguishers: • Present

Limitations

Inspection limited/prevented by: • Restricted access

System ground: • Continuity not verified

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

4. Condition: • [Multi-wire circuit on same bus](#)

Various neutral and ground wires sharing same ports. Contact licensed electrical contractor for further evaluation.

Implication(s): Electric shock | Fire hazard

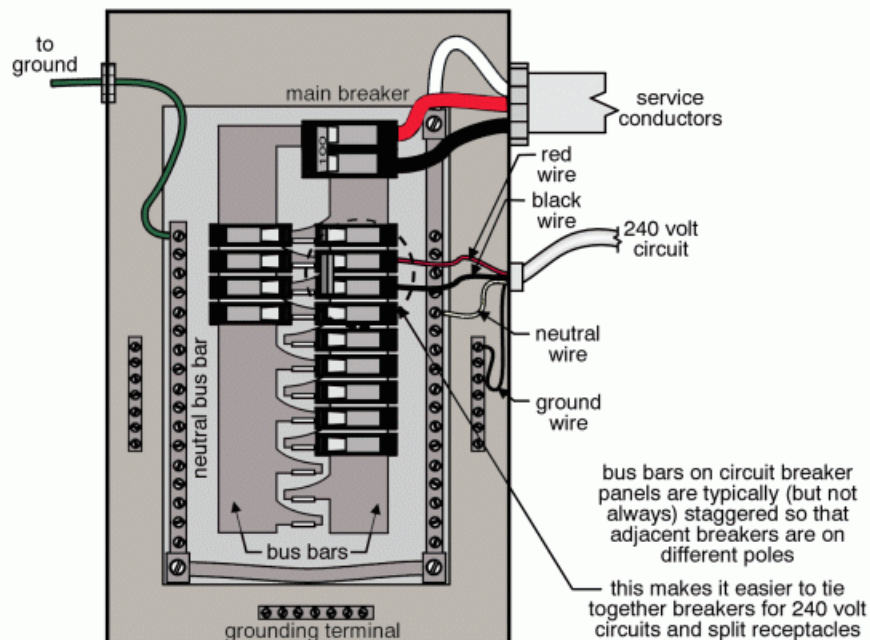
Location: First Floor Panel

Task: Correct

Time: Immediate

Cost: Minor

Staggered bus bars on circuit breaker panels



ELECTRICAL

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

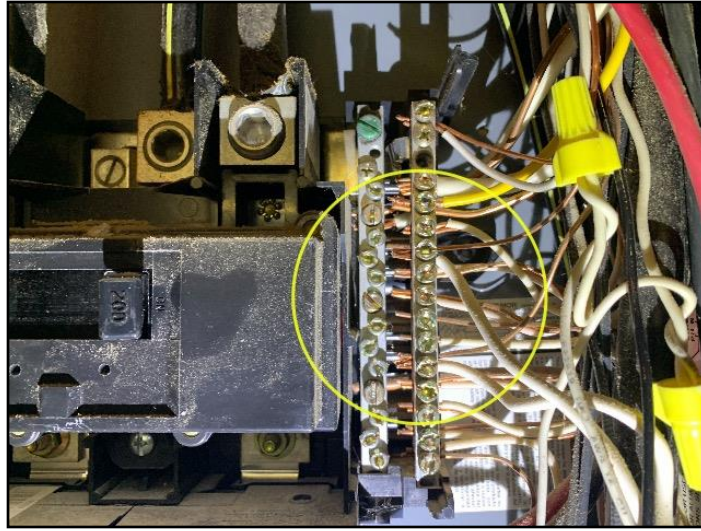
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. *Multi-wire circuit on same bus*

HEATING

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

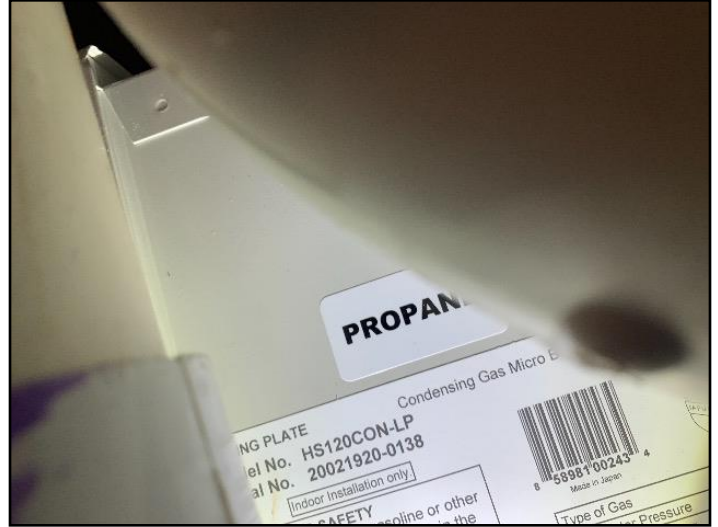
System type:

- [Boiler](#)



11. Boiler

- [Fireplace](#)

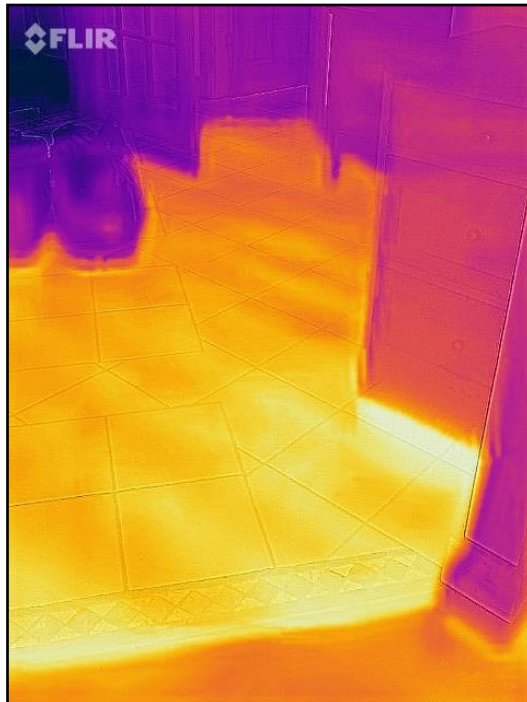


12. Boiler

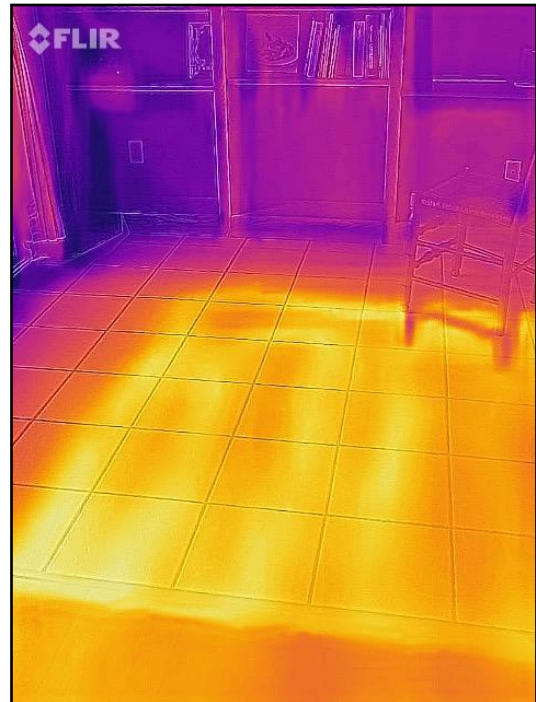
Fuel/energy source: • [Gas](#)

Heat distribution:

- [Hot water radiant piping](#)



13. Hot water radiant piping



14. Hot water radiant piping

HEATING

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Outside - sealed combustion

Approximate age: • [17 years](#)

Typical life expectancy: • Boiler (high-efficiency condensing) - 10 to 15 years

Main fuel shut off at: • Utility room

Supply temperature: • 120°

Fireplace/stove: • [Wood-burning fireplace](#) • [Gas fireplace](#)

Chimney liner: • [Not visible](#)

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

Safety devices: • Not tested as part of a building inspection

Zone, boiler and radiator valves: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Not visible

Not included as part of a building inspection: • Heat exchangers • Fireplace screens and doors • Fireplace seals and gaskets

COOLING & HEAT PUMP

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

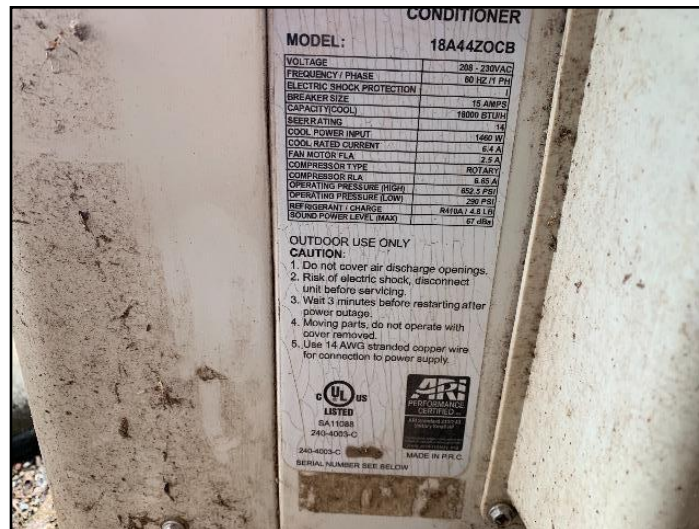
INTERIOR

REFERENCE

Description

Air conditioning type:

- [Air cooled](#)



15. Air cooled

Heat pump type: • [Air source](#) • [Ductless \(Mini split\) system](#)

Cooling capacity: • [18,000 BTU/hr](#)

Compressor approximate age: • Not determined

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Refrigerant type: • R-410A

Limitations

Inspection limited/prevented by: • Low outdoor temperature

INSULATION AND VENTILATION

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • [Plastic/foam board](#)

Attic/roof insulation amount/value: • [Not visible](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof and soffit vents](#) • [Ridge vent](#)

Wall insulation material: • Not visible

Foundation wall insulation material: • [Plastic/foam board](#)

Mechanical ventilation system for home: • Principal exhaust fan • Bathroom exhaust fan

Limitations

Inspection prevented by no access to: • Roof space

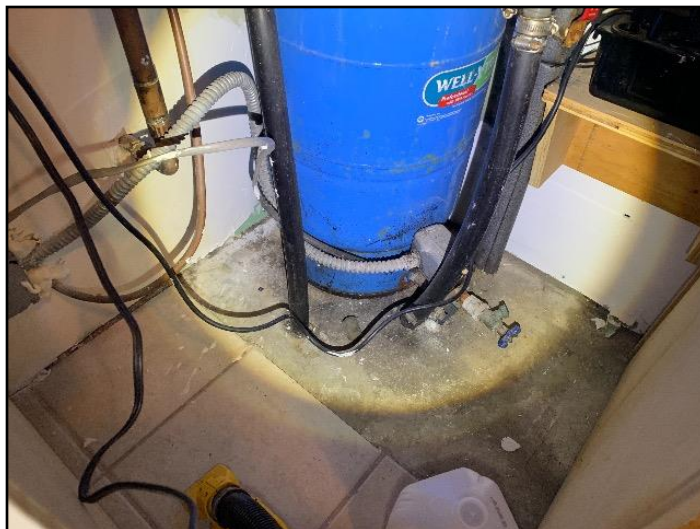
Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Description

Water supply source:

- Private



16. Private

Service piping into building: • [Plastic](#)

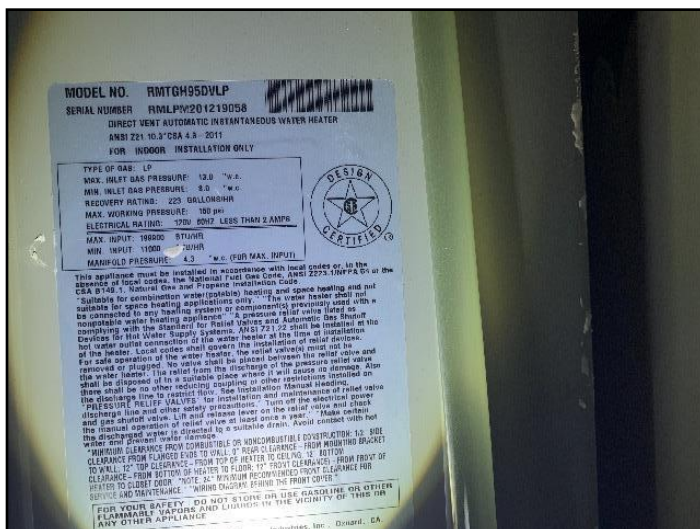
Supply piping in building: • [Plastic](#)

Main water shut off valve at the: • Utility room

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type:

- Tankless/On demand



17. Tankless/On demand

PLUMBING

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Water heater location: • Mechanical room

Water heater fuel/energy source: • [Gas](#) • Propane

Water heater approximate age: • 7 years

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [Low](#)

Hot water temperature (Generally accepted safe temp. is 120° F): • 120° F

Waste and vent piping in building: • [Plastic](#)

Gas piping: • Steel

Main fuel shut off valve at the: • Utility room

Limitations

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

Items excluded from a building inspection: • Water quality • Septic system • Concealed plumbing

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Septic systems

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#) • [Paneling](#)

Windows: • [Casement](#) • Wood • Metal

Exterior doors - type/material: • Hinged • [French](#) • [Sliding glass](#) • [Wood](#) • Metal-clad • Garage door - metal

Doors: • Inspected

Oven type: • Convection

Oven fuel: • Electricity

Cooktop fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Microwave oven

Laundry facilities: • Laundry tub • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Washer/dryer combo

Bathroom ventilation: • Exhaust fan • Window

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum

Cosmetics: • No comment offered on cosmetic finishes

Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos.

Recommendations

STAIRS \ Handrails and guards

5. Condition: • [Missing](#)

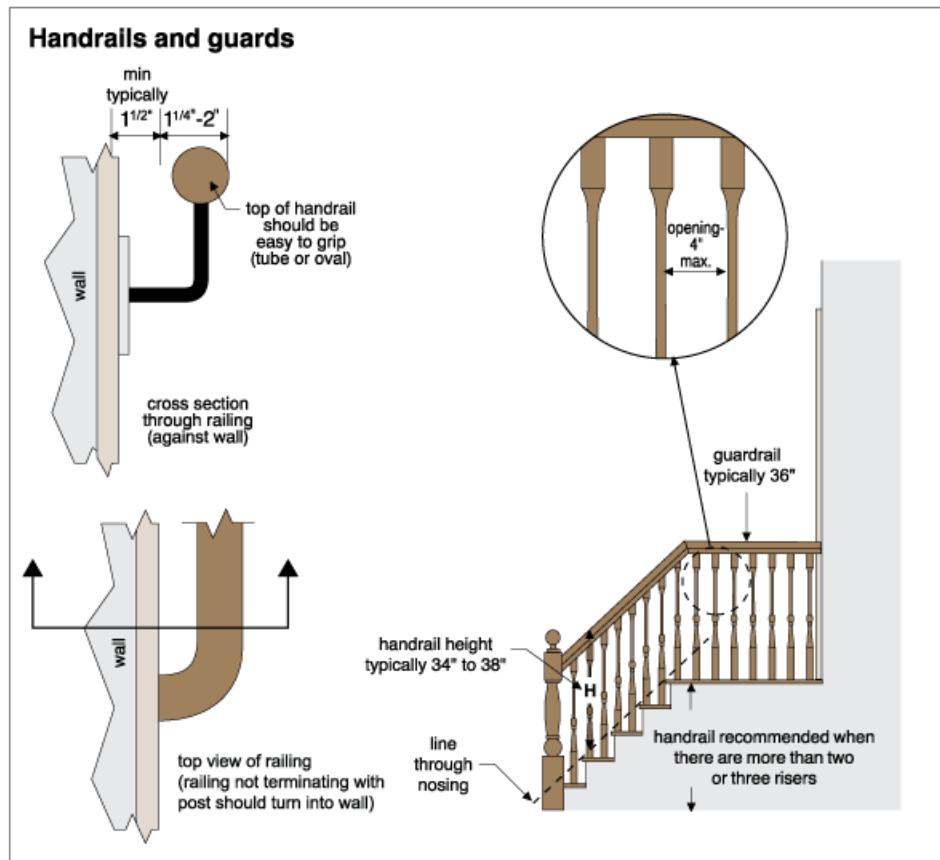
Missing handrails on both stair cases. Recommend installing rails on both staircases. Contact qualified contractor for further evaluation.

Implication(s): Fall hazard

Location: First Floor Second Floor Staircase

Task: Further evaluation Provide

Time: Immediate



18. Missing



19. Missing

STAIRS \ Spindles or balusters

6. Condition: • [Too far apart](#)

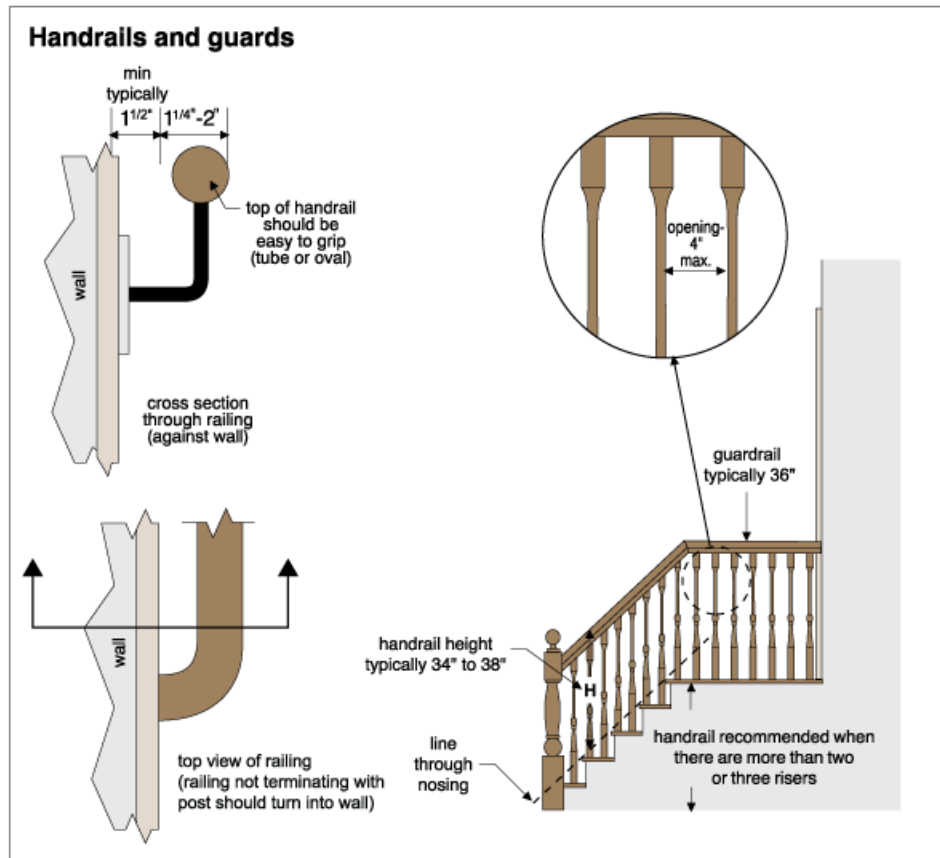
Spindles on catwalk railing are too far apart. Recommend installing spindles that are 4" apart. Contact qualified contractor for further evaluation.

Implication(s): Fall hazard

Location: Second Floor Bedroom Master Bedroom Hall

Task: Improve

Time: Immediate



GARAGE \ Floor

7. Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: Garage

Task: Monitor

GARAGE \ Walls and ceilings

8. Condition: • [Not gastight](#)

Adjoining walls between garage and house are not gaslight. Possible C02 contamination. Recommend sealing with foam or plaster. Contact qualified contractor for further evaluation.

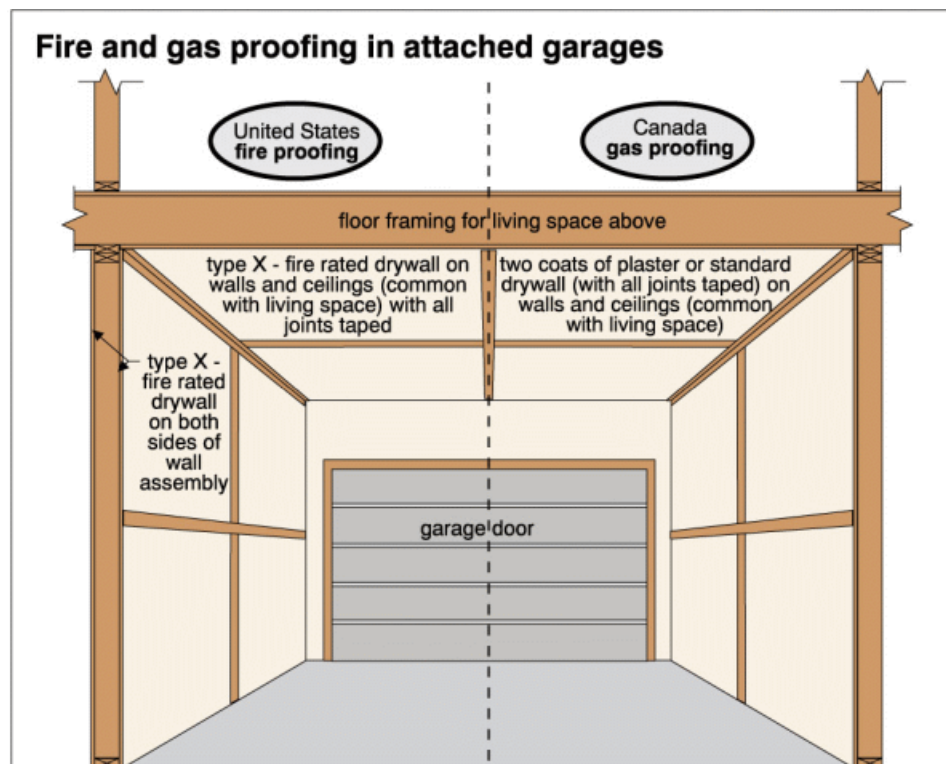
Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate

Cost: Minor



GARAGE \ Door between garage and living space

9. Condition: • [Door not fire rated or exterior type](#)

Implication(s): Increased fire hazard

INTERIOR

XXXXXXXXXX Rd, Duluth, MN April 9, 2019

Report No. 1142, v.3

www.northernhomeinspect.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

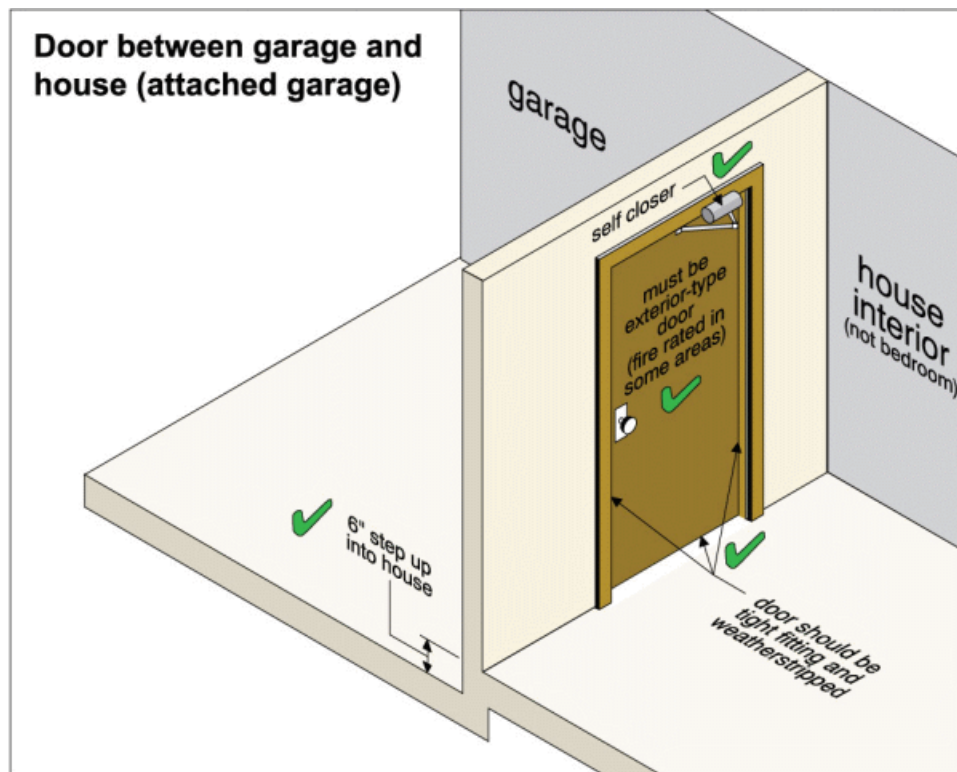
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



10. Condition: • [No self closer](#)

Man doors to the garage and the garage attic do not have self closers to protect from CO2 contamination. Attic to garage door is not fire proof. Contact qualified contractor for further evaluation.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair or replace

Time: Immediate



20. No self closer

GARAGE \ Vehicle door operators

11. Condition: • Sensors poorly located

Sensors too high in garage. Correct. Contact qualified contractor for further evaluation.

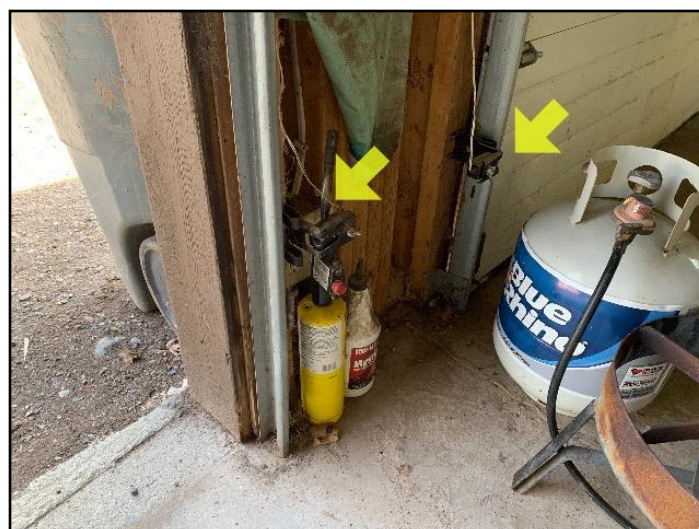
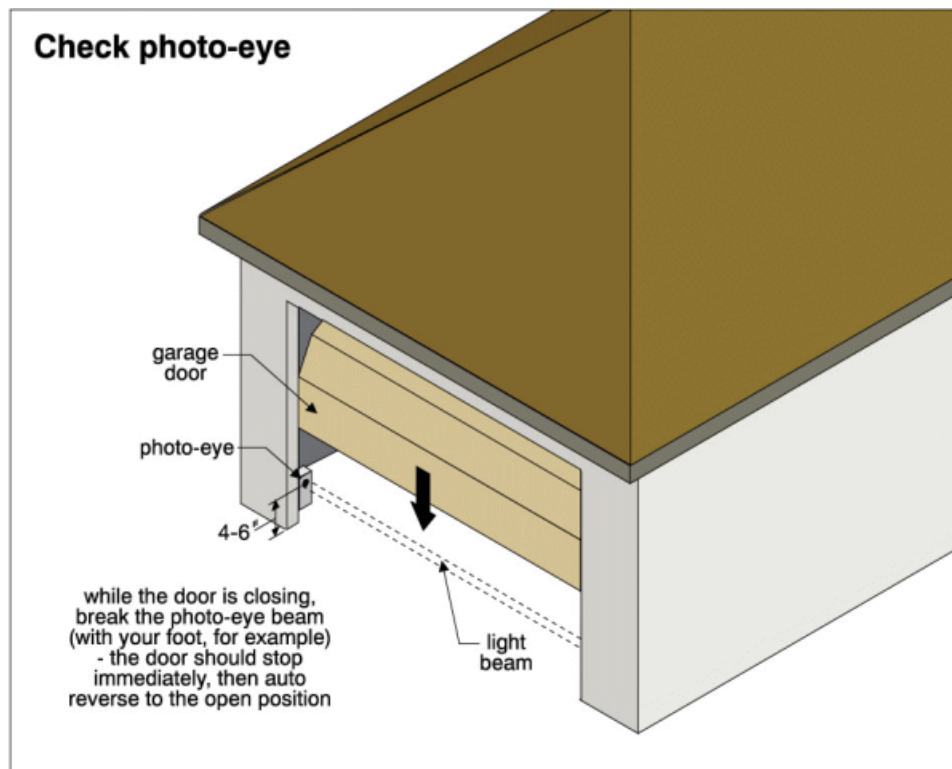
Implication(s): Physical injury

Location: Garage

Task: Correct

Time: Immediate

Cost: Minor



21. Sensors poorly located

POTENTIALLY HAZARDOUS MATERIALS \ General

12. Condition: • Mold

Musty smell in bathroom. Possible mold. Did not test tub because the panels were removed. Contact qualified contractor for further evaluation.

Implication(s): Health hazard

Location: Second Floor Bathroom

Task: Further evaluation

Time: Immediate



22. Mold



23. Mold

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS