



# YOUR INSPECTION REPORT

*The best home inspection experience available.*

**PREPARED BY:**

Justin Donnell



**FOR THE PROPERTY AT:**

123 Hudson St. NE  
St. Michael , MN

**PREPARED FOR:**

JOHN DOE

**INSPECTION DATE:**

Tuesday, June 28, 2016



JJ Inspection Services, LLC  
70th st NE  
Otsego, MN 55362

763-222-7374

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)  
[justin@jjinspectionsservices.com](mailto:justin@jjinspectionsservices.com)



December 5, 2016

Dear John Doe,

RE: Report No. 1001, v.3  
123 Hudson St. NE  
St. Michael , MN

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, which is included at the end of the report for your perusal, 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. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Justin Donnell  
on behalf of  
JJ Inspection Services, LLC

JJ Inspection Services, LLC  
70th st NE  
Otsego, MN 55362  
763-222-7374  
[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)  
[justin@jjinspectionsservices.com](mailto:justin@jjinspectionsservices.com)



## INVOICE

December 5, 2016

Client: John Doe

Report No. 1001, v.3

For inspection at:

123 Hudson St. NE

St. Michael , MN

on: Tuesday, June 28, 2016

Home inspection	\$280.00
-----------------	----------

	\$0.00
--	--------

Radon Test	\$130.00
------------	----------

Total	<u>\$410.00</u>
-------	-----------------

PAID IN FULL - THANK YOU!

JJ Inspection Services, LLC  
70th st NE  
Otsego, MN 55362  
763-222-7374  
[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)  
[justin@jjinspectionsservices.com](mailto:justin@jjinspectionsservices.com)

# SUMMARY

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Note:** For the purpose of this report the building is considered to be facing **North**.

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.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Granule loss](#)

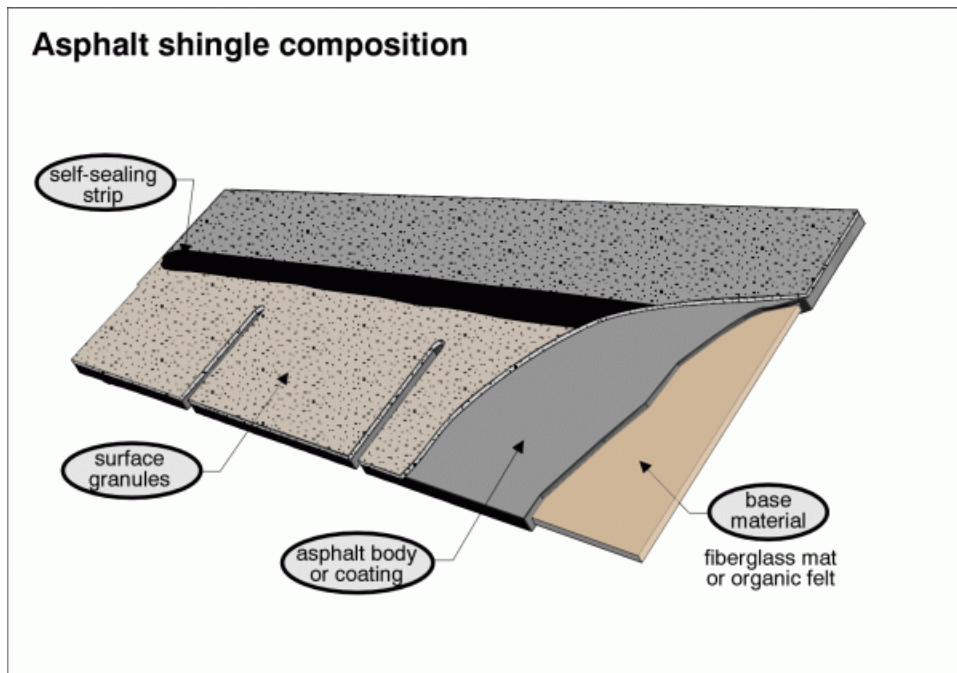
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South

**Task:** Replace

**Time:** Less than 1 year

### Asphalt shingle composition





# SUMMARY

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



1.

## Exterior

### ROOF DRAINAGE \ Downspouts

**Condition:** • [Downspouts end too close to building](#)

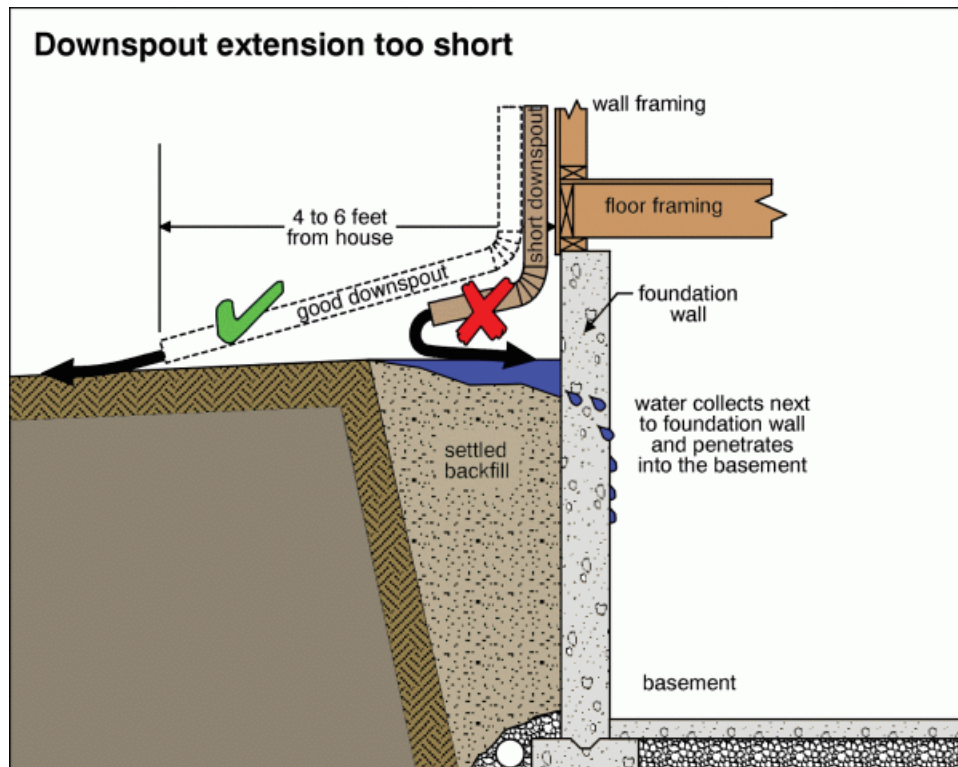
Down spouts does not extend past building, currently water flows towards the house foundation

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

**Location:** Rear Left

**Task:** Improve

**Time:** Immediate



# SUMMARY

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionservices.com](http://www.jjinspectionservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



2. Down spout too close to house

## **WALLS \ Wood siding**

**Condition:** • [Too close to grade](#)

Wood Siding is too close to grade.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

**Location:** West Exterior

**Task:** Correct

**Time:** Less than 1 year

# SUMMARY

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

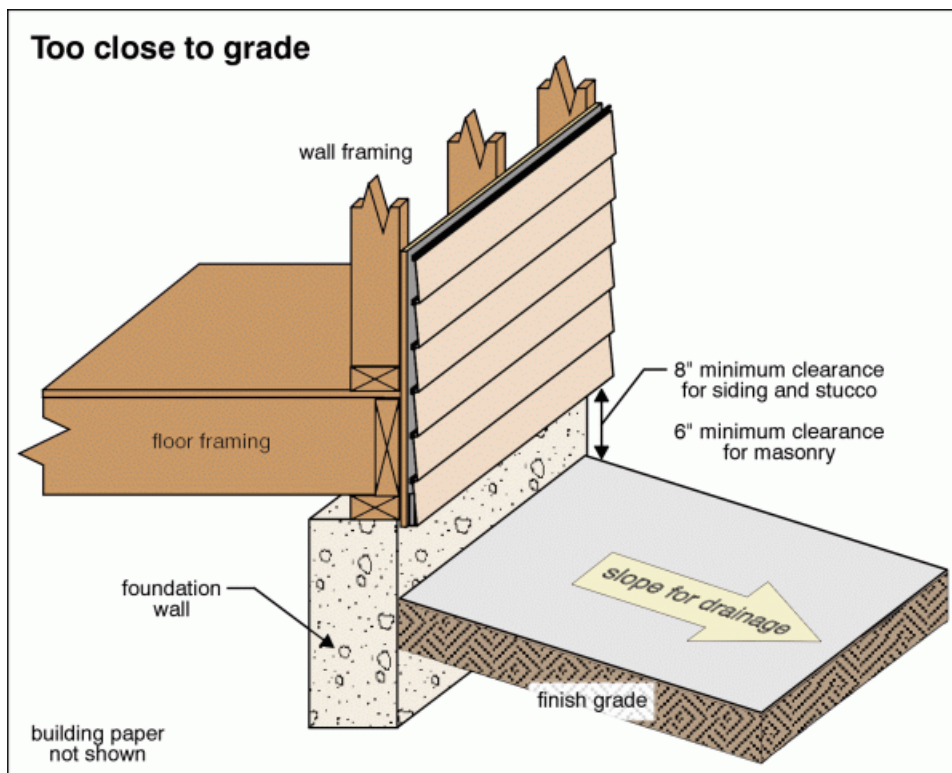
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



3.

## WALLS \ Vinyl siding

**Condition:** • [Mechanical damage](#)

Hail damage to the siding on the North and West side

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

**Location:** Northwest First Floor

**Task:** Repair

**Time:** Immediate

**Cost:** \$300 - \$500



# SUMMARY

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



4. Mechanical damage

## DOORS \ Doors and frames

**Condition:** • [Loose or poor fit](#)

Kitchen door seal it not able to properly seal as the door frame is not level. As see in the pictures cold air is entering the house.

**Implication(s):** Chance of damage to finishes and structure

**Location:** First Floor Kitchen

**Task:** Repair- Level door frame so door may seal correctly.

**Time:** Immediate

**Cost:** \$100 - \$200



5. Loose or poor fit

## LANDSCAPING \ Lot grading

**Condition:** • [Improper slope](#)

Yard slopes towards foundation

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

**Location:** Front

**Task:** Improve



# SUMMARY

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Recommended grading slopes



6.

## Structure

### FOUNDATIONS \ Foundation

**Condition:** • [Cracked horizontally](#)

Large horizontal crack in foundation on the south side

**Implication(s):** Chance of structural movement

**Location:** South

**Task:** Repair

# SUMMARY

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

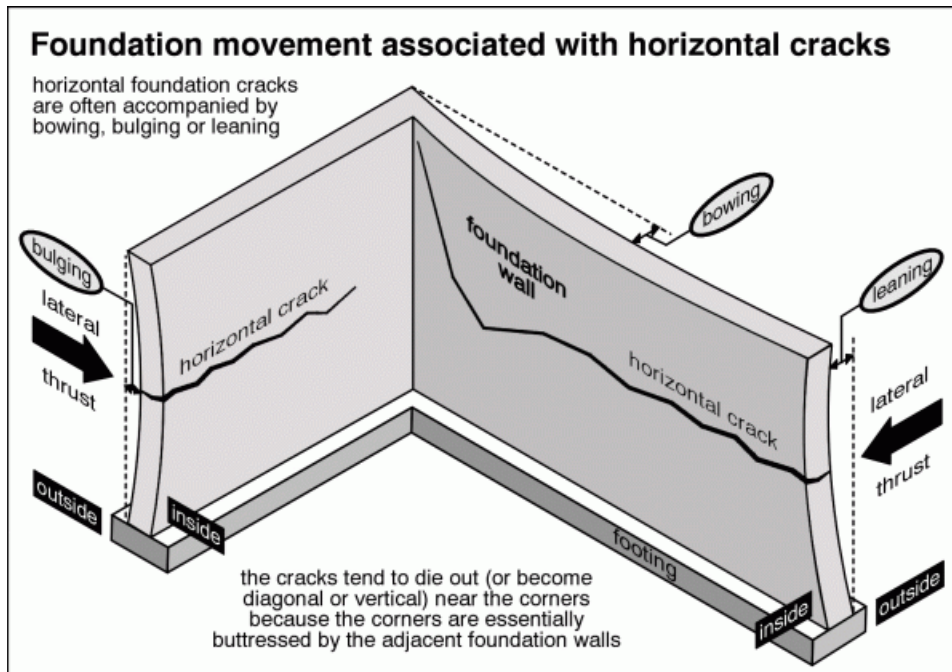
INSULATION

PLUMBING

INTERIOR

**Time:** Immediate

**Cost:** \$1,500 - and up



7. Cracked horizontally

## Electrical

### SERVICE BOX, GROUNDING AND PANEL \ System grounding

**Condition:** • [No jumper for meters and valves](#)

Jumper cable missing on meter

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Cost:** \$100 - \$200

# SUMMARY

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

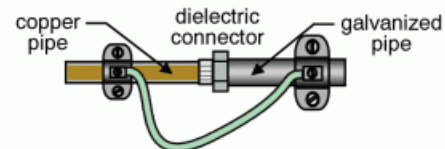
COOLING

INSULATION

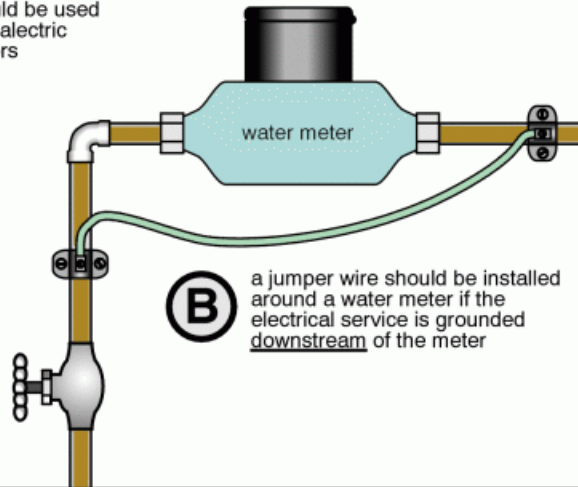
PLUMBING

INTERIOR

## Jumper wires



**(A)** a jumper wire should be used to bridge around dielectric plumbing connectors



**(B)** a jumper wire should be installed around a water meter if the electrical service is grounded downstream of the meter



8. No jumper for meters and valves

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Basement Bathroom

**Task:** Replace

**Time:** Immediate

**Cost:** Minor



# SUMMARY

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

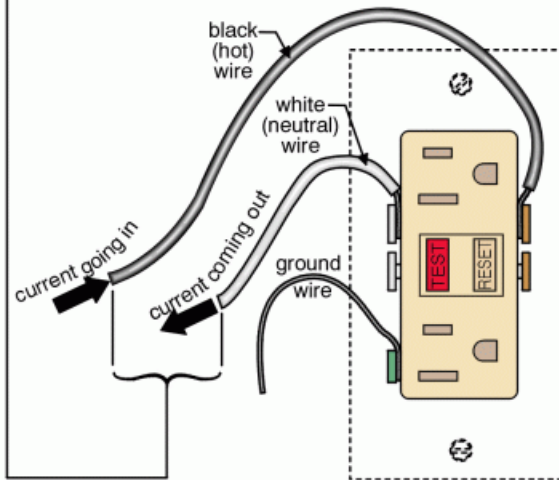
## Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

### note:

if the GFI is in the panel, the entire circuit will be shut down



9. No GFCI (Ground Fault Circuit Interrupter)

## DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

**Condition:** • None

No Co detectors were noted

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Provide at a minimum of one CO detector withing of 10' of every bedroom

**Time:** Immediate



# SUMMARY

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Cost:** Minor

## Heating

### General

- Recommend servicing A/C and Furnace by a licensed company.

Furnace is dirty and should be serviced to maximize efficiency and longevity.

**Location:** Basement

**Task:** Clean

**Time:** Immediate

**Cost:** Less than \$100

### GAS FURNACE \ Mechanical air filter

**Condition:** • [Dirty](#)

was located in the furnace cabinet and filter. System will need mold remediation immediately.

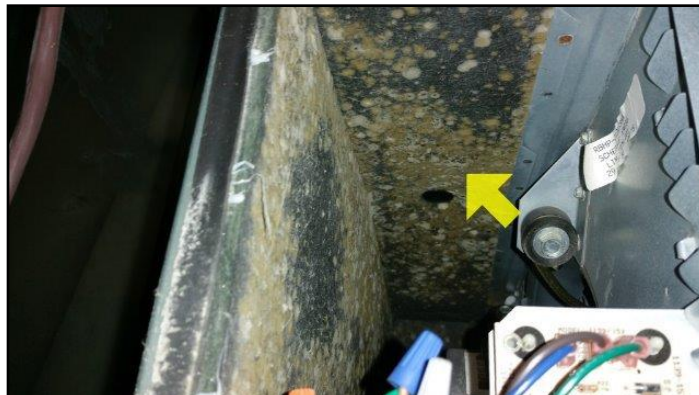
**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Basement

**Task:** Clean

**Time:** Immediate

**Cost:** \$300 - \$700



10. Dirty

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Amount less than current standards](#)

The attic does not have an adequate amount of insulation. With the current level of 7 inches or an R-Value of only 28. 2015 energy code requires a minimum of an R-Value of 49. Currently at risk for ice dams and condensation.

**Implication(s):** Increased heating and cooling costs

**Location:** Throughout Attic

**Task:** Improve

**Time:** Immediate

**Cost:** \$1,500 - \$2,000

# SUMMARY

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



11. Amount less than current standards

## Interior

### STAIRS \ Handrails

**Condition:** • [Missing](#)

Handrail missing on stairwell to basement.

**Implication(s):** Fall hazard

**Location:** Basement

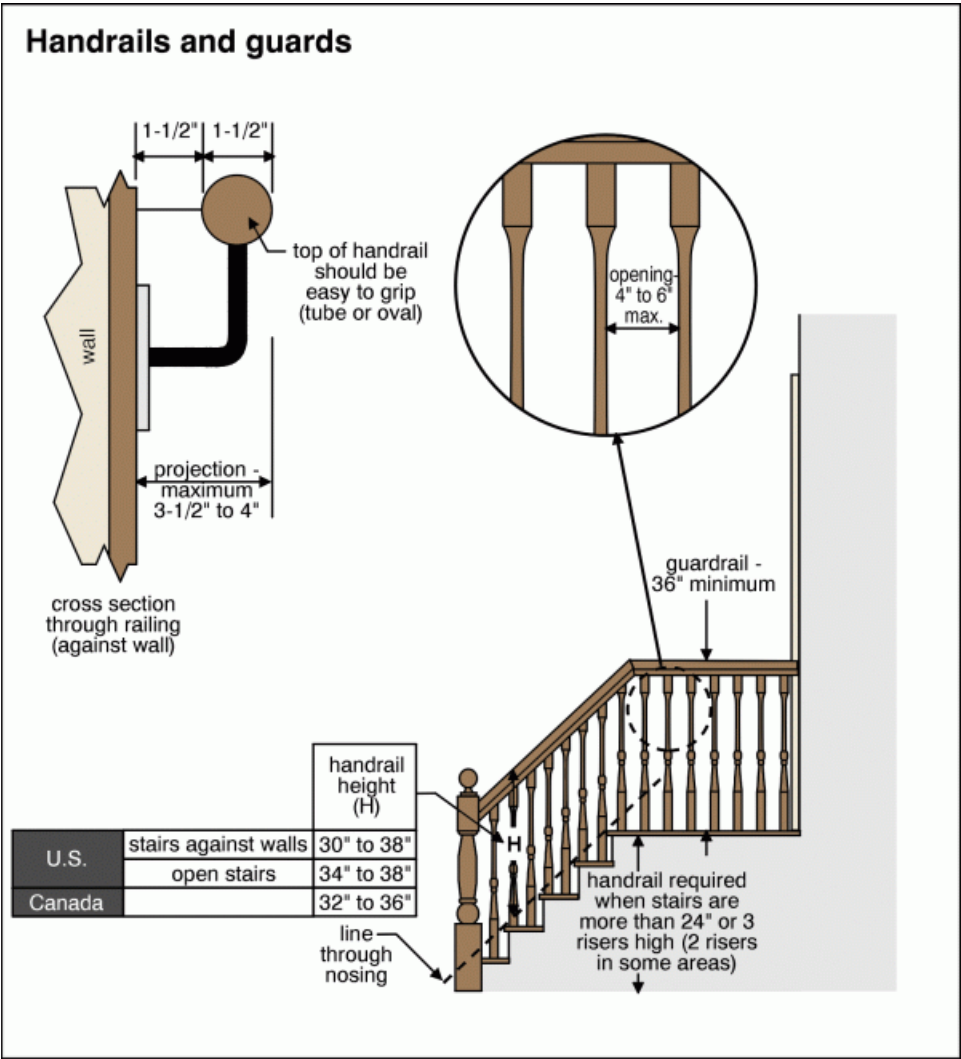
**Task:** Provide

**Time:** Immediate

**Cost:** Less than \$100

SUMMARY

123 Hudson St. NE, St. Michael , MN    June 28, 2016



12. Missing

This concludes the Summary section.

# SUMMARY

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Sloped roofing material:** • [Asphalt shingles](#)

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Low

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • [Granule loss](#)

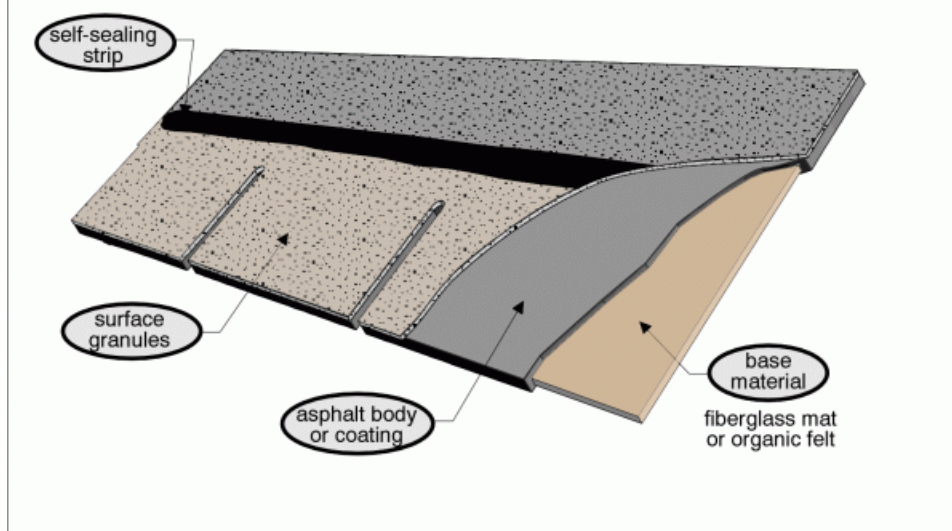
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** South

**Task:** Replace

**Time:** Less than 1 year

### Asphalt shingle composition



# ROOFING

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



13.

# EXTERIOR

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

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

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

**Lot slope:** • [Towards building](#)

**Wall surfaces - wood:** • [Boards](#)

**Wall surfaces - masonry:** • [Brick](#)

**Wall surfaces and trim:** • [Vinyl siding](#)

**Driveway:** • Asphalt

**Walkway:** • Pavers

**Exterior steps:** • Wood

## Limitations

**Inspection limited/prevented by:** • Poor access under steps, deck, porch

**Exterior inspected from:** • Ground level

## Recommendations

### ROOF DRAINAGE \ Downspouts

**2. Condition:** • [Downspouts end too close to building](#)

Down spouts does not extend past building, currently water flows towards the house foundation

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

**Location:** Rear Left

**Task:** Improve

**Time:** Immediate

# EXTERIOR

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

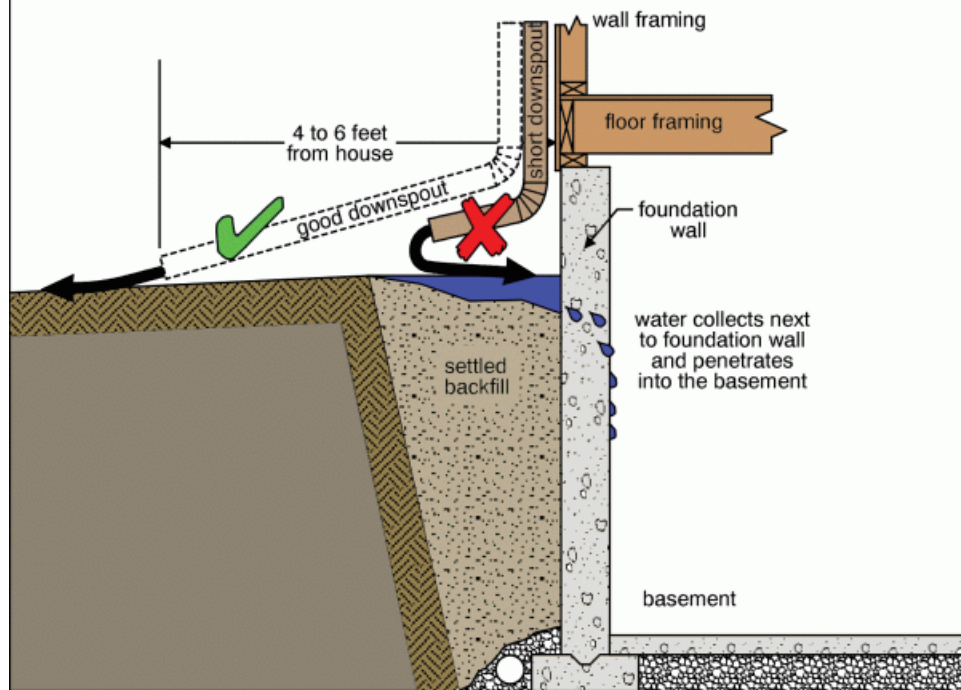
COOLING

INSULATION

PLUMBING

INTERIOR

## Downspout extension too short



14. Down spout too close to house

### WALLS \ Wood siding

#### 3. Condition: • [Too close to grade](#)

Wood Siding is too close to grade.

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect



# EXTERIOR

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

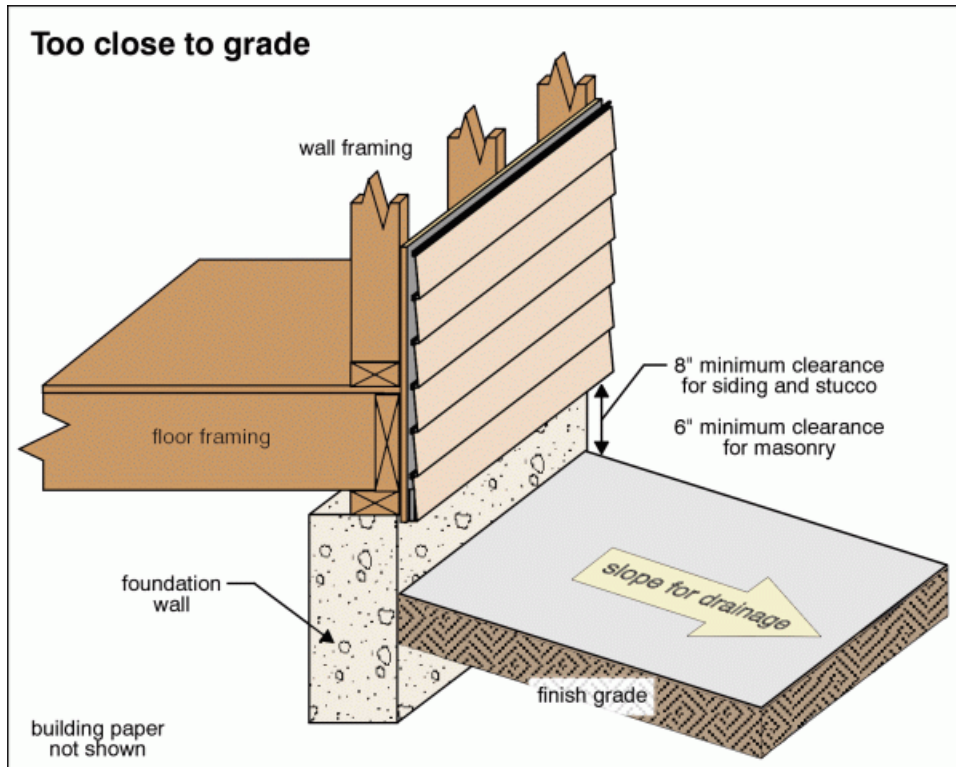
INTERIOR

damage

**Location:** West Exterior

**Task:** Correct

**Time:** Less than 1 year



15.

## WALLS \ Vinyl siding

### 4. Condition: • [Mechanical damage](#)

Hail damage to the siding on the North and West side

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

**Location:** Northwest First Floor

# EXTERIOR

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

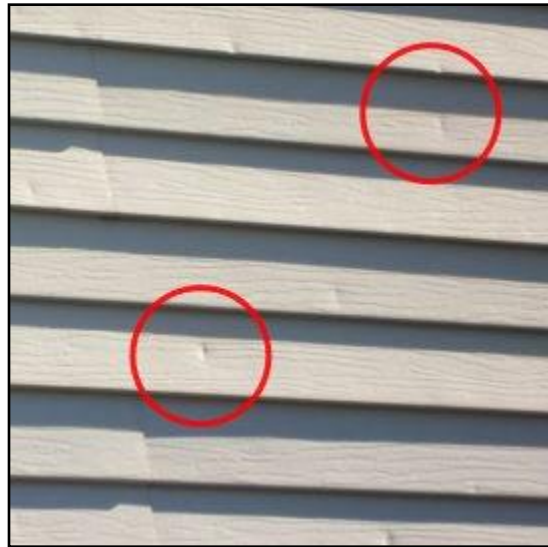
PLUMBING

INTERIOR

**Task:** Repair

**Time:** Immediate

**Cost:** \$300 - \$500



16. Mechanical damage

## DOORS \ Doors and frames

**5. Condition:** • [Loose or poor fit](#)

Kitchen door seal it not able to properly seal as the door frame is not level. As see in the pictures cold air is entering the house.

**Implication(s):** Chance of damage to finishes and structure

**Location:** First Floor Kitchen

**Task:** Repair- Level door frame so door may seal correctly.

**Time:** Immediate

**Cost:** \$100 - \$200



17. Loose or poor fit

## LANDSCAPING \ Lot grading

**6. Condition:** • [Improper slope](#)

Yard slopes towards foundation

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

**Location:** Front

# EXTERIOR

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

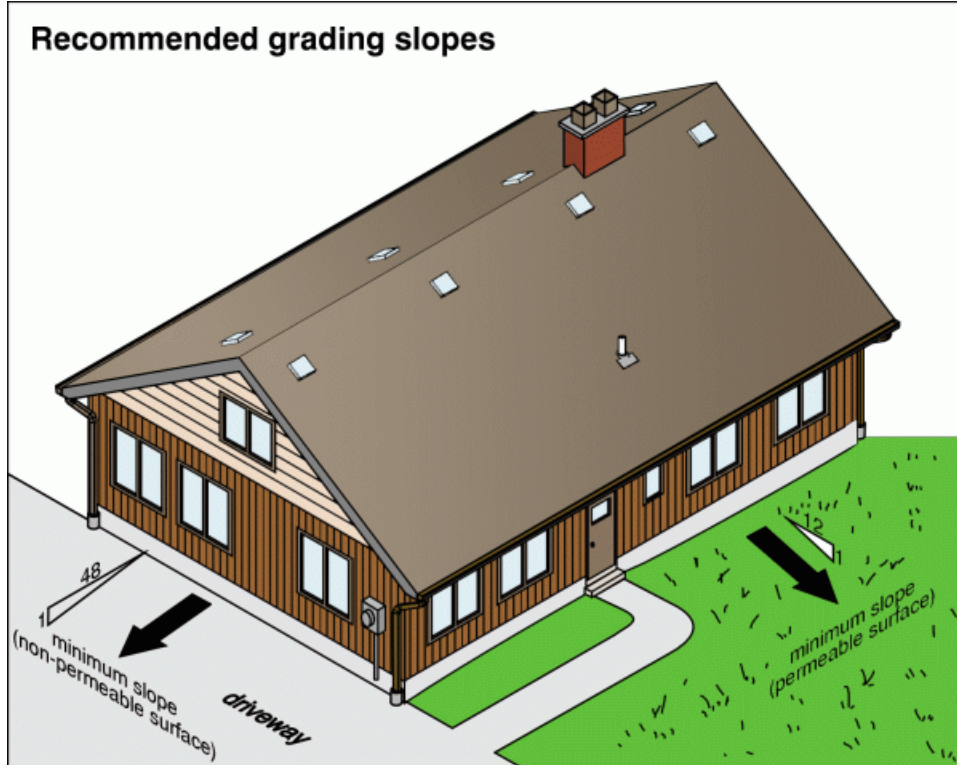
COOLING

INSULATION

PLUMBING

INTERIOR

**Task:** Improve



18.

## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#)

## Recommendations

### FOUNDATIONS \ Foundation

**7. Condition:** • [Cracked horizontally](#)

Large horizontal crack in foundation on the south side

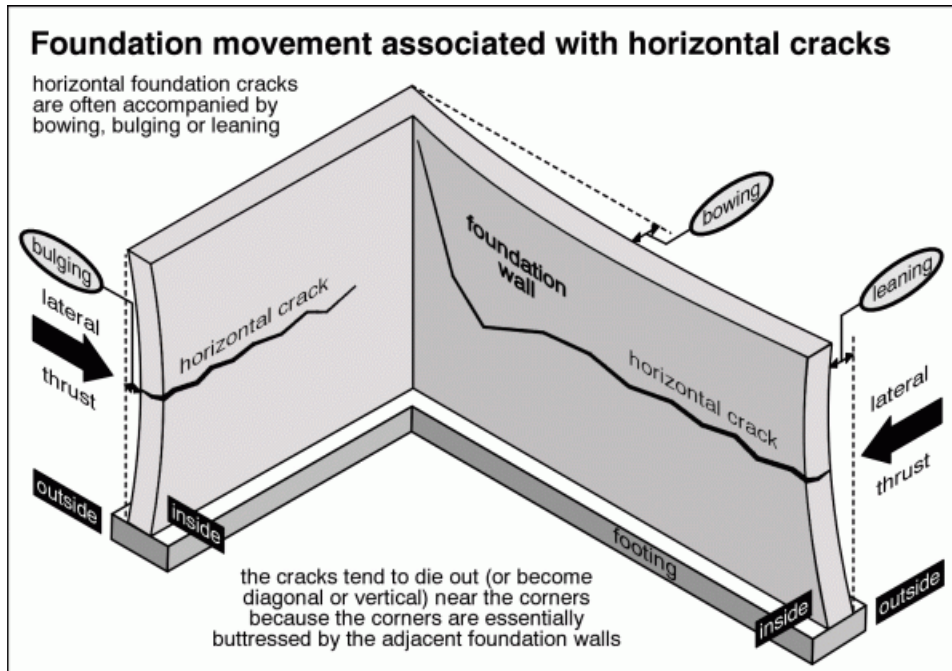
**Implication(s):** Chance of structural movement

**Location:** South

**Task:** Repair

**Time:** Immediate

**Cost:** \$1,500 - and up





# STRUCTURE

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



19. Cracked horizontally

## Description

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

Service size: • [150 Amps \(240 Volts\)](#)

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

Main disconnect/service box type and location: • [Breakers - basement](#)

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

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): • [GFCI - bathroom](#)

Smoke detectors: • [Present](#)

## Recommendations

### **SERVICE BOX, GROUNDING AND PANEL \ System grounding**

8. Condition: • [No jumper for meters and valves](#)

Jumper cable missing on meter

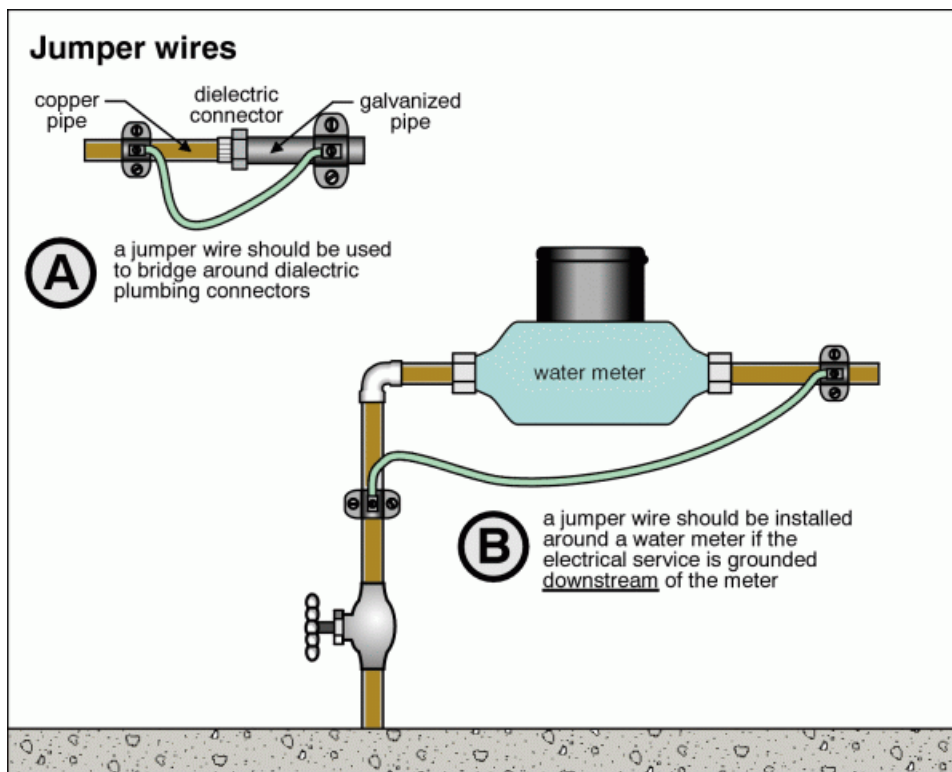
Implication(s): Electric shock

Location: Basement

Task: Provide

Time: Immediate

Cost: \$100 - \$200





20. No jumper for meters and valves

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

9. Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Basement Bathroom

Task: Replace

Time: Immediate

Cost: Minor

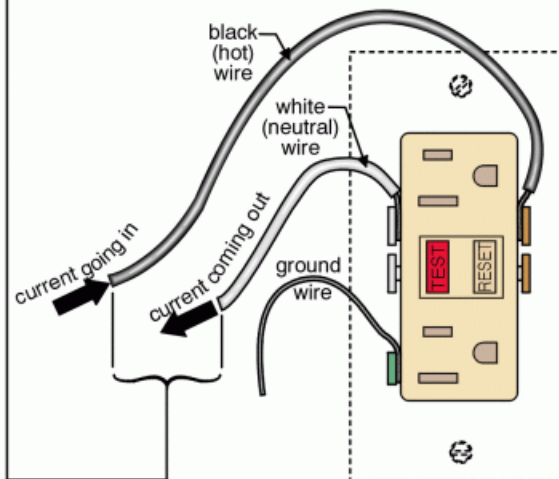
### Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down





21. No GFCI (Ground Fault Circuit Interrupter)

## **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

**10. Condition:** • None

No Co detectors were noted

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Provide at a minimum of one CO detector withing of 10' of every bedroom

**Time:** Immediate

**Cost:** Minor



# HEATING

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

**Furnace manufacturer:** • Goodman

**Heat distribution:** • [Ducts and registers](#)

**Efficiency:** • [High-efficiency](#)

**Exhaust venting method:** • [Natural draft](#)

**Approximate age:** • [7 years](#)

**Main fuel shut off at:** • Basement

**Failure probability:** • [Low](#)

**Fireplace:** • [Wood-burning fireplace](#)

**Chimney/vent:** • [Metal](#)

**Chimney liner:** • B-vent (double-wall metal liner)

**Combustion air source:** • Interior of building

## Recommendations

### General

**11.** • Recommend servicing A/C and Furnace by a licensed company.

Furnace is dirty and should be serviced to maximize efficiency and longevity.

**Location:** Basement

**Task:** Clean

**Time:** Immediate

**Cost:** Less than \$100

### GAS FURNACE \ Mechanical air filter

**12. Condition:** • [Dirty](#)

was located in the furnace cabinet and filter. System will need mold remediation immediately.

**Implication(s):** Increased heating costs | Reduced comfort

**Location:** Basement

**Task:** Clean

**Time:** Immediate

**Cost:** \$300 - \$700

# HEATING

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

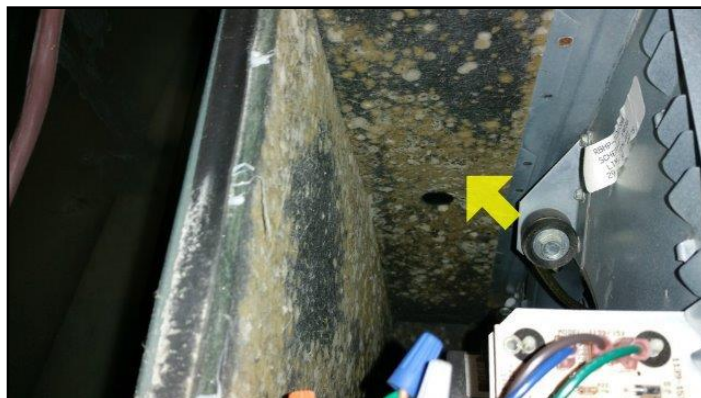
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



22. Dirty

# COOLING & HEAT PUMP

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Air conditioning type:** • [Air cooled](#)

**Manufacturer:** • Goodman

**Compressor approximate age:** • 7 years

**Failure probability:** • [Low](#)

**Supply temperature:** • 45°

**Return temperature:** • 65°

**Temperature difference:** • 20° • This suggests good performance.

# INSULATION AND VENTILATION

123 Hudson St. NE, St. Michael, MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

Attic/roof insulation material: • [Mineral wool](#)

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

Attic/roof air/vapor barrier: • [Plastic](#)

## Recommendations

### ATTIC/ROOF \ Insulation

**13. Condition:** • [Amount less than current standards](#)

The attic does not have an adequate amount of insulation. With the current level of 7 inches or an R-Value of only 28. 2015 energy code requires a minimum of an R-Value of 49. Currently at risk for ice dams and condensation.

**Implication(s):** Increased heating and cooling costs

**Location:** Throughout Attic

**Task:** Improve

**Time:** Immediate

**Cost:** \$1,500 - \$2,000



**23.** Amount less than current standards



# PLUMBING

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Water supply source:** • Public

**Service piping into building:** • [Copper](#)

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:** • West • Basement

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

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

**Water heater type:** • [Conventional](#)

**Water heater manufacturer:** • Bradford White

**Tank capacity:** • [40 gallons](#)

**Water heater approximate age:** • 7 years

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

**Waste and vent piping in building:** • [Cast Iron](#)

# INTERIOR

123 Hudson St. NE, St. Michael , MN June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

## Description

**Major floor finishes:** • [Carpet](#)

**Windows:** • [Single/double hung](#)

**Exterior doors - type/material:** • Hinged • Garage door - metal

**Oven type:** • Conventional

**Appliances:** • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven

**Laundry facilities:** • Washer • Dryer • 120-Volt outlet

**Kitchen ventilation:** • Exhaust fan • Discharges to exterior

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

## Recommendations

### STAIRS \ Handrails

**14. Condition:** • [Missing](#)

Handrail missing on stairwell to basement.

**Implication(s):** Fall hazard

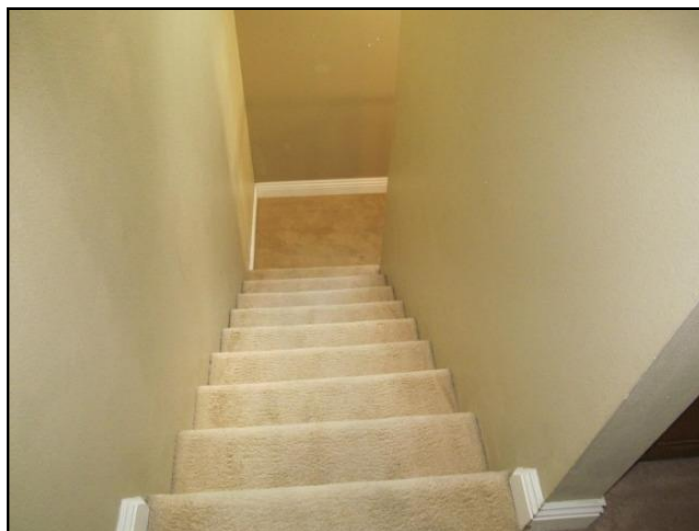
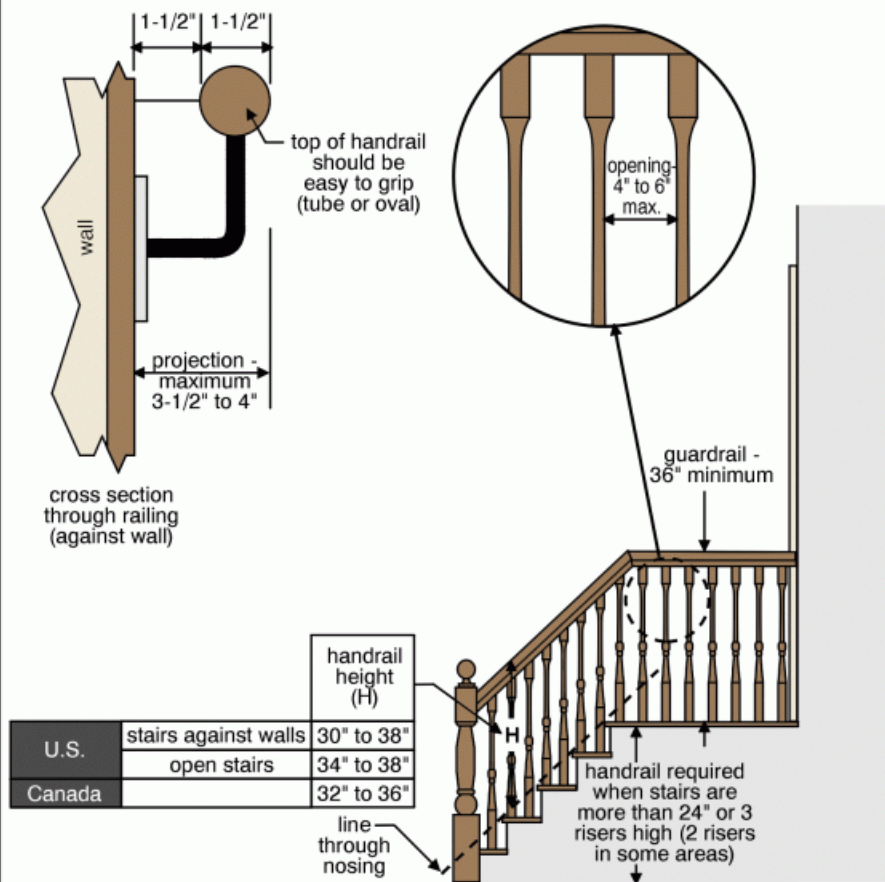
**Location:** Basement

**Task:** Provide

**Time:** Immediate

**Cost:** Less than \$100

## Handrails and guards



24. Missing

# INTERIOR

123 Hudson St. NE, St. Michael , MN    June 28, 2016

Report No. 1001, v.3

[www.jjinspectionsservices.com](http://www.jjinspectionsservices.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**END OF REPORT**