



Inspection Report

XXXXXXXXXXXX XXXXXXXXXXXX

Property Address:
XXXXXXXXXX
XXXXXXXXXX MN XXXXX



Strickland Home Inspections

Dan Seeland
10200 38th Ct N
Plymouth, MN 55441
www.stricklandinspections.com
952-807-6594

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Date: 7/25/2015	Time:	Report ID:
Property: XXXXXXXXXX XXXXXXXXXX MN XXXXX	Customer: XXXXXXXXXXXX XXXXXXXXXXXX	Real Estate Professional:

Comment Key

The following definitions refer to inspected items and are the inspector's opinion of the item, component, or unit at the time of the inspection.

Acceptable (A) = The item, component, or unit was visually observed and, if no other comments were made, it appears to be functioning as intended allowing for normal wear and tear.

Attention Recommended (AR) = The item, component, or unit was visually inspected and found to need routine repair, service, or maintenance.

Unacceptable (U) = The item, component, or unit was visually inspected and was found to be unable to perform its intended function. Major repair or replacement is needed.

Comment (C) = Further comments related to the item, component, or unit that the inspector felt should be noted.

In Attendance:
Buyers, Agent

Type of building:
Single Family

Number of Stories:
Two

Year Built:
1966

Home Faces:
East

Occupied:
No

Temperature:
85 F

Weather:
Sunny

Ground/Soil surface condition:
Damp

1. Roofing

The roof inspection includes: roofing materials; flashings; gutter system; and roof penetrations, including plumbing, gas and roof vents, skylights, and chimneys.

Styles & Materials

Roofing Material:

Architectural shingles

Inspection Method:

Ladder at eaves

Walked roof

		A	AR	U	C
1.0	Roof Covering	•			
1.1	Flashings	•			
1.2	Gutter System		•		
1.3	Roof Vents	•			
1.4	Plumbing Vents		•		
1.5	Gas Vents	•			
1.6	Chimneys	•			

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Comments:

1.2 Down spout extensions should run 6 feet from the building perimeter to ensure all water drains away from the foundation. Add the proper length extension.



1.4 Lead cap at galvanized plumbing boot needs adjustment to prevent water from leaking along vent pipe top house interior.



2. Exterior

The exterior inspection includes siding, flashing and trim; all exterior doors; window exteriors; attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings; eaves, soffits, and fascias where accessible from the ground level; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building; and adjacent or entryway walkways, patios, and driveways.

Styles & Materials

Siding Material:

Cement-Fiber

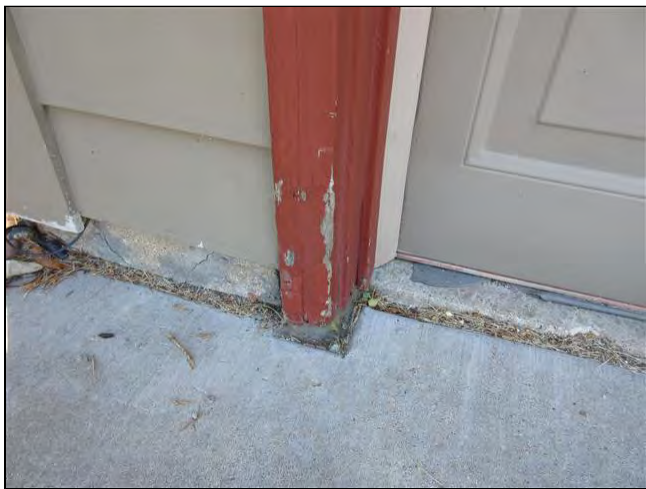
		A	AR	U	C
2.0	Wall Covering, Flashing, and Trim		•		
2.1	Foundation Walls	•			
2.2	Soffits and Fascia	•			
2.3	Doors		•		
2.4	Windows		•		
2.5	Steps/Stoops	•			
2.6	Driveways, Walkways, and Patios	•			
2.7	Grading		•		
2.8	Vegetation		•		

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AARUC

Comments:

2.0 (1) Peeling paint at trim. Recommend prep, prime, and paint of problem areas.



2.0 (2) Some decayed trim noted. Repair any soft wood as needed. Overall condition of the trim is good.



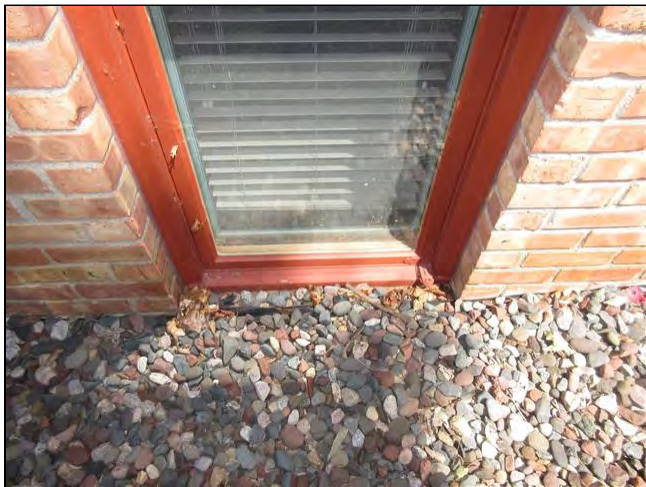
2.3 Peeling paint. Recommend prep, prime, and paint of problem units.



2.4 (1) Peeling paint at multiple units. See comments on windows in Interior section of the report.



2.4 (2) Noted some basement widows have sills sitting right at grade level. This is problematic over time because the wood soaks up moisture from the ground it is in contact with. Keep good paint coverage to preserve the life of the wood. Also see comments in Grading section.



2.7 Some windows sit right at grade level which will lead to decay of the wood components. Make improvements to grading at these areas to prevent contact with the windows.



2.8 Tree branches need to be cut back to prevent damage to roofing materials and trim.



3. Garage

The inspection of the garage includes garage doors, garage door openers, access doors, and garage slab.

		A	AR	U	C
3.0	Exterior	•			
3.1	Ceilings	•			
3.2	Walls (including Firewall Separation)	•			
3.3	Overhead Doors	•			
3.4	Garage Door Openers	•			
3.5	Occupant Door (from garage to inside of home)		•		
3.6	Service Door		•		
3.7	Windows	•			
A= Acceptable, AR= Attention Recommended, U= Unacceptable, C= Comment		A	AR	U	C

		A	AR	U	C
3.8	Garage Slab				•
A= Acceptable, AR= Attention Recommended, U= Unacceptable, C= Comment		A	AR	U	C

Comments:

3.5 Damaged screen needs replacement.



3.6 (1) Loose threshold needs to be secured.



3.6 (2) Noted that if the front service door is opened all the way it can interfere with operation of the overhead door. and may damage either the service door or the overhead door. Ensure service door is closed when operating the overhead door.



3.8 Cracked slab. Condition is consistent with the age of the structure. No action recommended.



4. Structural Components

The inspection of the homes structural components includes the the foundation and framing. Unfinished basement areas are also included in this section.

Styles & Materials

Method Used to Inspect Attic: From the access	Method used to Inspect Crawlspace: No crawlspace	Foundation: Block
Floor Structure: 2 X 10	Wall Structure: 2 X 4 Wood	Ceiling Structure: Not visible
Roof Structure: Engineered wood trusses		

		A	AR	U	C
4.0	Foundation	•			
4.1	Evidence of Moisture				•
A= Acceptable, AR= Attention Recommended, U= Unacceptable, C= Comment		A	AR	U	C

		A	AR	U	C
4.2	Sump System				•
4.3	Basement Floor	•			
4.4	Walls	•			
4.5	Columns or Piers	•			
4.6	Ceilings	•			
4.7	Visible Framing	•			
4.8	Roof Framing and Sheathing	•			
4.9	Limitations				•

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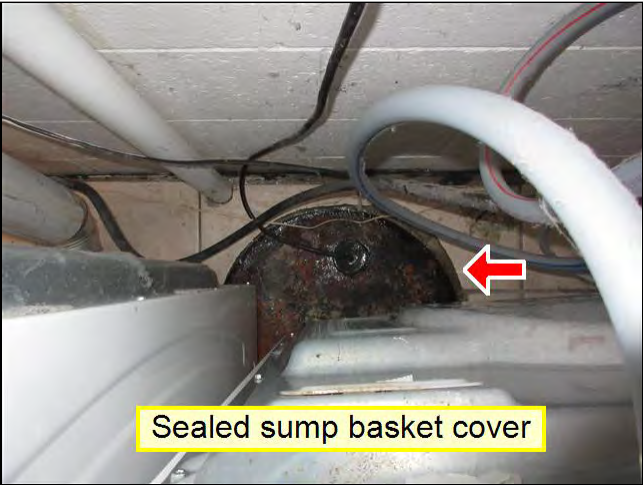
A AR U C

Comments:

4.1 Noted some slight staining and efflorescence at the wall behind the radon mitigation pipe.



4.2 Basket is sealed as part of the radon mitigation measures, Unable to test pump. Because the basket is sealed, this pump should have a float bypass cord so that the pump can be tested periodically without having to open the basket. Recommend installing a bypass.



4.9 Limited view of structural components due to finished surfaces.

5. Plumbing System

The inspection of the home's plumbing includes: interior water supply and distribution systems including all fixtures and faucets; drain, waste, and vent systems including all fixtures; water heating equipment and hot water supply system; vent systems, flues, and chimneys; fuel storage and fuel distribution systems; and drainage sumps, sump pumps, and related piping.

Styles & Materials

Plumbing Supply Pipes:
Copper

Drain Waste and Vent Pipes:
PVC
ABS

Water Heater Type:
Gas

Water Heater Capacity:
40 Gallon

Water Heater Age:
1998
2008

Location of Main Water Shut Off Valve:
Basement

Location of Main Gas Shut Off Valve:
Basement

		A	AR	U	C
5.0	Water Supply Piping and Fixtures		•		
5.1	Drain, Waste and Vent Pipes	•			
5.2	Water Heater				•
5.3	Water Heater Venting	•			
5.4	Fuel Lines	•			
5.5	Bathroom Sinks	•			
5.6	Bath Tubs/showers	•			
5.7	Toilets	•			
5.8	Kitchen Sink	•			
5.9	Laundry Tub	•			
5.10	Washer/Dryer	•			

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Comments:

5.0 (1) Leak at laundry tub faucet handle. Repair to faucet needed.



5.0 (2) Non-functioning stopper at upper bathroom sink. Servicing required.



5.2 Two water heaters are in service. One unit was manufactured in 1998 and is in service beyond its design life. The newer unit was manufactured in 2008. Average service life of water heaters is 10-15 years.

6. Electrical System

The inspection of the home's electrical system includes: the service drop; service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub panels; conductors; overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; ground fault circuit interrupters; and arc fault circuit interrupters.

Styles & Materials

Service Amps: 200 amps	Main Panel Type: Circuit breakers	Location of Main Disconnect(s): Basement
Location of Subpanel(s): None	Aluminum Branch Circuit Wiring: No	Predominant Wiring Method: Metallic sheathed cable

		A	AR	U	C
6.0	Service Entrance Conductors	•			
6.1	Main Panel	•			

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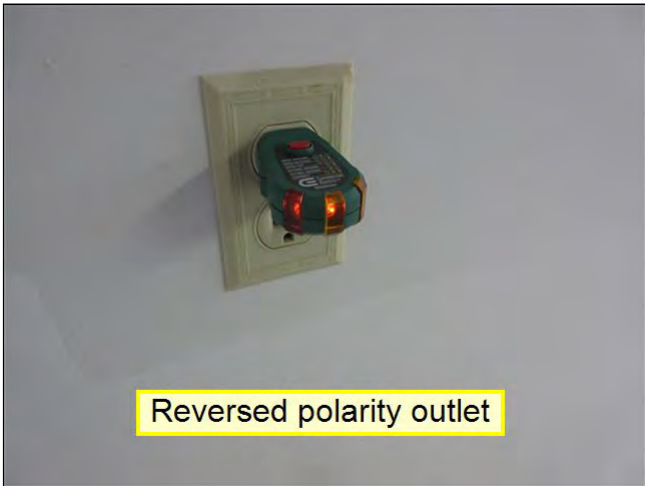
		A	AR	U	C
6.2	Interior Panel Components	•			
6.3	Exterior Electrical	•			
6.4	Interior Electrical		•		
6.5	GFCI Breakers and Receptacles	•			
6.6	Smoke Alarms				•
6.7	Carbon Monoxide Alarms				•

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A AR U C

Comments:

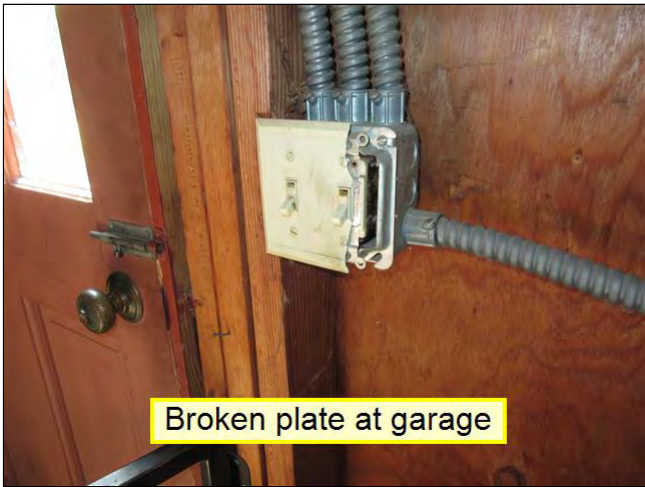
6.4 (1) Reversed polarity outlet at laundry room. Recommend correction by a licensed electrician.



6.4 (2) Noted no power to outlet at basement bathroom. Right hand outlet has power. No power at left outlet. Recommend correction by a licensed electrician.



6.4 (3) Replace damaged cover plates and install missing cover plates where needed.



6.4 (4) Wiring at kitchen cabinet lights has been poorly installed. The wires are not supported. Also noted wiring in pantry cabinet is extension cord wiring. All wires should be properly supported as a safety measure.



6.6 Recommend smoke alarms on each level of the home. Alarms should be located in the hallways, near the sleeping areas.

6.7 Recommend CO alarms within 10 feet of all bedrooms. Alarms should be located in the hallways or in the approach areas to the bedrooms.

7. Heating System

The inspection of the home's heating system includes: installed heating equipment; and vent systems, flues, and chimneys. Only readily openable access panels are opened as part of the inspection.

Styles & Materials

Type:		Age:		Fuel:	
Forced Air		1997		Natural gas	
		A	AR	U	C
7.0	Installation	•			
7.1	Condition				•
7.2	Operation	•			
7.3	Humidifier				•
A= Acceptable, AR= Attention Recommended, U= Unacceptable, C= Comment		A	AR	U	C

Comments:

7.1 Average service life of forced air furnaces is in the 20-25 year range. This equipment is nearing the end of its service life. Anticipate replacement need in the near future.

7.3 Change water pad at the start of each heating season. Ensure control is turned off and damper turned to summer position during the cooling season. Monitor humidity levels during winter time and dial down the setting if condensation appears on windows.

8. Cooling System

The inspection of the home's cooling system includes central and through wall equipment and their distribution systems. Only readily opened access panels are removed.

Styles & Materials

Type:Central air conditioning

Age:1998

		A	AR	U	C
8.0	Installation	•			
8.1	Condition		•		
8.2	Operation	•			

A= Acceptable, AR= Attention Recommended, U= Unacceptable, C= Comment

AARUC

Comments:

8.1 (1) Cooling fins need to be cleaned.



8.1 (2) Average service life of AC units is 20-25 years. This unit is nearing the end of its design life. Anticipate replacement need int he near future.

9. Insulation and Ventilation

The inspection of the home's insulation and ventilation includes: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; and mechanical ventilation systems, including kitchen, bathroom, and laundry vents.

Styles & Materials

Attic Insulation:Mixed

Insulation Depth:14 inches

Unfinished Basement Insulation:None

Vapor Retarders:None visible

		A	AR	U	C
9.0	Attic Insulation	•			

A= Acceptable, AR= Attention Recommended, U= Unacceptable, C= Comment

AARUC

		A	AR	U	C
9.1	Basement Insulation (unfinished areas)				•
9.2	Basement/Crawl Space Vapor Retarders				•
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Bath, and Laundry)	•			

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AARUC

Comments:

9.1 None.

9.2 None visible.

10. Interior

The inspection of the home's interior includes: walls, ceiling, and floors; steps, stairways, balconies, and railings; countertops and a representative number of installed cabinets; and a representative number of doors and windows.

Styles & Materials

Fireplace Type:

Gas

		A	AR	U	C
10.0	Ceilings	•			
10.1	Walls	•			
10.2	Floors	•			
10.3	Steps, Stairways, Balconies and Railings				•
10.4	Countertops and Cabinets		•		
10.5	Doors		•		
10.6	Windows		•		
10.7	Fireplaces	•			

A= Acceptable, AR= Attention Recommended, U= Unacceptable, C= Comment

AARUC

Comments:

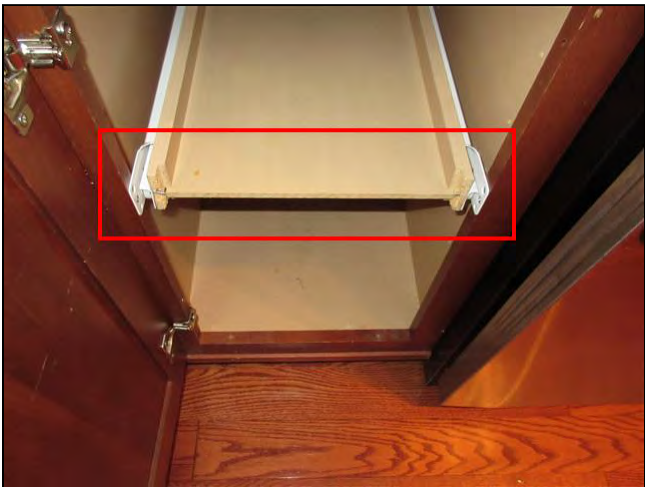
10.3 (1) Tighten loose handrail at garage stairs.



10.3 (2) Noted that spaces between spindles at the guardrails exceed 4 inches which is the present code. For you information only. No action required.



10.4 (1) Missing front rail at kitchen cabinet drawer. Drawer needs repair.



10.4 (2) Loose trim at kitchen wall cabinet needs repair.



10.5 Door t basement utility area hangs up on floor. Sanding the bottom door edge will improve operation.



10.6 (1) Damaged seals at two windows at 2nd floor east. These windows should be replaced.



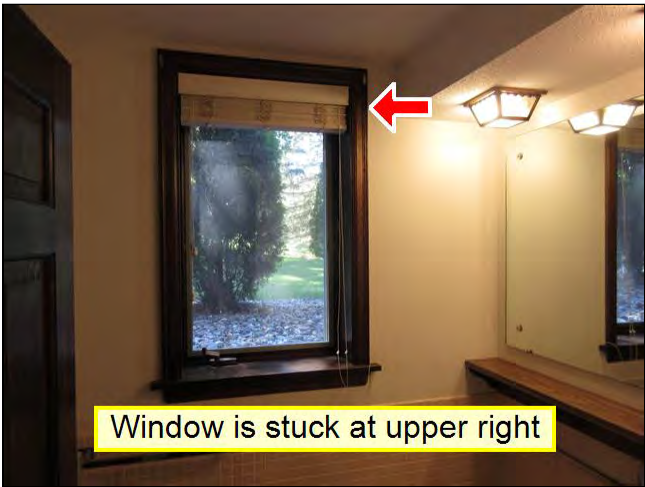
10.6 (2) Extreme decay at one living room and one basement window. Recommend window replacement.



10.6 (3) All original windows in the house are in poor condition. These windows need major service work or replacement. Given the age and condition of the windows and the fact that about 1/3 of the windows have already been replaced, window replacement is the better option at this point.



10.6 (4) Window at basement bathroom is stuck at the top and not operational. Servicing required.



10.6 (5) Loose cranks at 2nd floor northwest bedroom need to be tightened.



11. Kitchen Appliances

The inspection of kitchen appliances includes: permanently installed dishwashers; ranges, cook tops, and ovens; ventilation equipment, and disposals. Appliances are inspected by operating normal controls and checking for basic function.

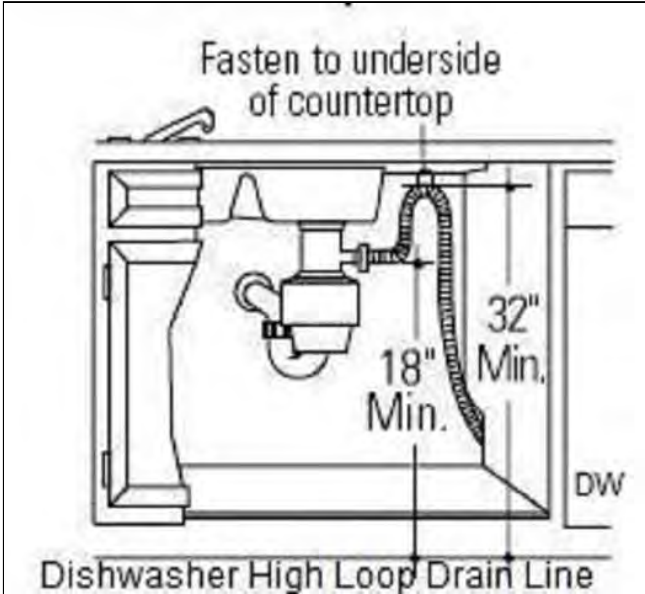
		A	AR	U	C
11.0	Ranges/Ovens/Cooktops	•			
11.1	Refrigerator	•			
11.2	Dishwasher		•		
11.3	Microwave	•			
11.4	Ventilator	•			
11.5	Disposal	•			

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A AR U C

Comments:

11.2 Dishwasher discharge hose has no high rise loop. The hose should be looped with the top of the loop fastened in the cabinet at a point that is higher than the bottom of the sink basin. The present loop is not high enough.



General Summary



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Plymouth, MN 55441
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Customer
XXXXXXXXXXXX XXXXXXXXXXXX

Address
XXXXXXXXXXXX
XXXXXXXXXXXX MN XXXXX

1. Roofing

- 1.2 Gutter System
- Down spout extensions should run 6 feet from the building perimeter to ensure all water drains away from the foundation. Add the proper length extension.
- 1.4 Plumbing Vents
- Lead cap at galvanized plumbing boot needs adjustment to prevent water from leaking along vent pipe top house interior.

2. Exterior

- 2.0 Wall Covering, Flashing, and Trim
- (1) Peeling paint at trim. Recommend prep, prime, and paint of problem areas.
(2) Some decayed trim noted. Repair any soft wood as needed. Overall condition of the trim is good.
- 2.4 Windows
- (2) Noted some basement widows have sills sitting right at grade level. This is problematical over time because the wood soaks up moisture from the ground it is in contact with. Keep good paint coverage to preserve the life of the wood. Also see comments in Grading section.

3. Garage

- 3.5 Occupant Door (from garage to inside of home)
- Damaged screen needs replacement.
- 3.6 Service Door

3. Garage

- (1) Loose threshold needs to be secured.
- (2) Noted that if the front service door is opened all the way it can interfere with operation of the overhead door. and may damage either the service door or the overhead door. Ensure service door is closed when operating the overhead door.

4. Structural Components

4.2 Sump System

Basket is sealed as part of the radon mitigation measures, Unable to test pump. Because the basket is sealed, this pump should have a float bypass cord so that the pump can be tested periodically without having to open the basket. Recommend installing a bypass.

5. Plumbing System

5.0 Water Supply Piping and Fixtures

- (1) Leak at laundry tub faucet handle. Repair to faucet needed.
- (2) Non-functioning stopper at upper bathroom sink. Servicing required.

6. Electrical System

6.4 Interior Electrical

- (1) Reversed polarity outlet at laundry room. Recommend correction by a licensed electrician.
- (2) Noted no power to outlet at basement bathroom. Right hand outlet has power. No power at left outlet. Recommend correction by a licensed electrician.
- (3) Replace damaged cover plates and install missing cover plates where needed.
- (4) Wiring at kitchen cabinet lights has been poorly installed. The wires are not supported. Also noted wiring in pantry cabinet is extension cord wiring. All wires should be properly supported as a safety measure.

8. Cooling System

8.1 Condition

- (1) Cooling fins need to be cleaned.
- (2) Average service life of AC units is 20-25 years. This unit is nearing the end of its design life. Anticipate replacement need in the near future.

10. Interior

10.3 Steps, Stairways, Balconies and Railings

- (1) Tighten loose handrail at garage stairs.

10.4 Countertops and Cabinets

- (1) Missing front rail at kitchen cabinet drawer. Drawer needs repair.
- (2) Loose trim at kitchen wall cabinet needs repair.

10.5 Doors

Door to basement utility area hangs up on floor. Sanding the bottom door edge will improve operation.

10.6 Windows

- (1) Damaged seals at two windows at 2nd floor east. These windows should be replaced.
- (2) Extreme decay at one living room and one basement window. Recommend window replacement.

10. Interior

(3) All original windows in the house are in poor condition. These windows need major service work or replacement. Given the age and condition of the windows and the fact that about 1/3 of the windows have already been replaced, window replacement is the better option at this point.

(4) Window at basement bathroom is stuck at the top and not operational. Servicing required.

(5) Loose cranks at 2nd floor northwest bedroom need to be tightened.

11. Kitchen Appliances**11.2 Dishwasher**

Dishwasher discharge hose has no high rise loop. The hose should be looped with the top of the loop fastened in the cabinet at a point that is higher than the bottom of the sink basin. The present loop is not high enough.

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