



## Inspection Report

**Ms. Susan Smith**  
**Mr. Sam Smith**

**Property Address:**  
9999 James Avenue  
Minneapolis MN 55555



**Branch Property Investigations**

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A handwritten signature in blue ink that reads "Thomas C. Geoffroy".

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<b>Date:</b> 6/1/2015	<b>Time:</b> 11:44 AM	<b>Report ID:</b> 15SAMP
<b>Property:</b> 9999 James Avenue Minneapolis MN 55555	<b>Customer:</b> Ms. Susan Smith Mr. Sam Smith	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Age Of Home:**  
Under 10 Years

**Client Is Present:**  
Yes

**Radon Test:**  
Yes

**Weather:**  
Clear

**Temperature:**  
Over 65

**Rain in last 3 days:**  
Yes

## 1. Roof

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

## Items

### 1.0 Roof Covering Comments:

Inspected

Asphalt shingles that were installed when house was built (2007) show wear and cracking consistent with nearly 10 year old shingles.



1.0 Item 1(Picture) Roof Condition



1.0 Item 2(Picture) Above Front Bedrooms



1.0 Item 3(Picture) Above Garage Roof

### 1.1 Gutters and Downspouts

**Comments:** Inspected Gutters were clear.

### 1.2 Flashing Comments: Inspected

Flashing appears installed correctly, as much as could be seen (under vinyl siding above roof).

### 1.3 Vents, Skylights, Chimney, and other roof penetrations

**Comments:** Inspected  
Vent rubber boots intact.



1.3 Item 1(Picture) Vent rubber boot

**1.4 Roof Structure and Attic Comments:**

Inspected

Attic Framing made of reinforced trusses. Decking is clear and there is no water staining from condensation or leaks.



1.4 Item 1(Picture) Attic End Wall



1.4 Item 2(Picture) Attic Framing Structure



1.4 Item 3(Picture) Attic along ridge

**Styles & Materials**

**Roof Covering type:** Architectural  
Asphalt/Fiberglass

**Viewed roof covering from:**  
Walked roof

**Sky Light(s):**  
None

**Chimney (exterior):** Metal  
Flue Pipe

**Roof Structure:**  
Engineered wood trusses

**Roof-Type:**  
Gable

**Method used to observe attic:** From  
entry

**Attic info:** Scuttle  
hole

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

## Items

### 2.0 Wall Covering, Flashing and Trim Comments:

Inspected **2.1 All Exterior Doors Comments:**

Inspected **2.2 Adjacent Walkways and**

**Driveways Comments:** Inspected **2.3 Stairs,**

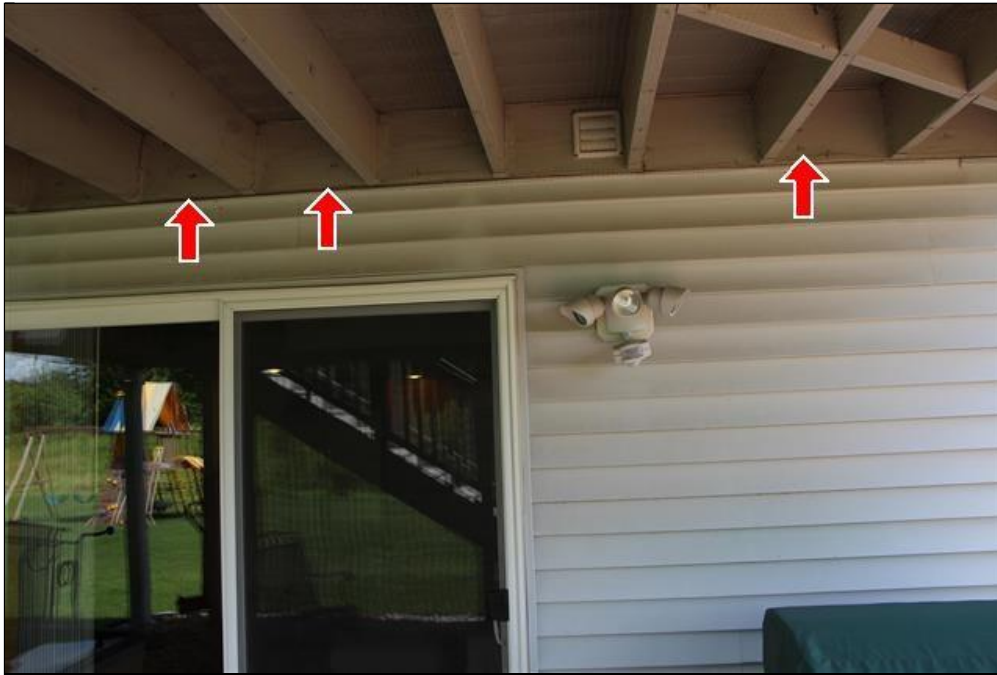
**Steps, Stoops, Stairways and Ramps**

**Comments:** Inspected **2.4 Porches, Patios,**

**Decks, Balconies and Carports Comments:**

Inspected

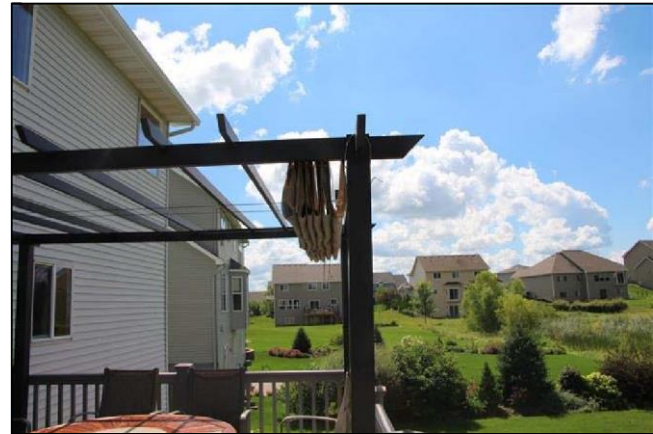
Deck appears to be attached with lag screws to the house rim joist at each joist bay. The joists are installed with the appropriate hangers. The above deck shade structure is not secured to the deck and pretty loose--removal is recommended. The play structure in the back has some deterioration in the canopy. If the structure will be used after purchase, I recommended careful inspection of all the connecting places due to its uncertain age.



2.4 Item 1(Picture) Deck Attachment to Framing: Lag Screws



2.4 Item 2(Picture) Above Deck Shade Structure



2.4 Item 3(Picture) Above Deck Shade Structure



2.4 Item 4(Picture) Back yard play structure--Canopy torn

### 2.5 Railings, Guards and Handrails Comments:

Inspected, Repair or Replace

The deck railings are made of PVC, which provides a low maintenance solution for the railings. The gate to the deck stairs from the deck won't close without adjustment. Recommended adjusting gate closing mechanism so gate automatically closes for safety. The deck stringer paint is failing and repainting is recommended, this season if possible.



2.5 Item 1(Picture) Railing gate won't close



2.5 Item 2(Picture) Deck stringer paint failing

## 2.6 Eaves Soffits and Fascia Comments:

Inspected **2.7 Windows (a representative number) Comments:**

Inspected

Repair/replace dented screen in bottom back window, furthest left when looking from back yard.



2.7 Item 1(Picture) Dented screen.

## 2.8 Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion Comments: Inspected, Repair or Replace

Landscaping issues warrant further investigation. The brick border along the back portion of the brick patio and the black border on the other end of the house both impede water flow away from the house. The seller stated that water ponding in the backyard has not been an issue, so this is an advisory that it could be a concern in the future. The backyard retaining wall may not have sufficient strength based on the keystone block construction. I was unable to determine the footing or method of reinforcement, so there may be an issue if improperly installed.





2.8 Item 1(Picture) Drainage concern--brick border



2.8 Item 2(Picture) Drainage concern--rubber border



2.8 Item 3(Picture) Drainage diverted around block



2.8 Item 4(Picture) Backyard keystone block wall used to retain dirt

## Styles & Materials

**Siding Style:** Lap

**Siding Material:**

Vinyl

**Exterior Entry Doors:**

Steel

**Appurtenance:** Covered porch

**Driveway:** Asphalt

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Basement, Foundation, Crawlspace and Structure

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

## Items

**3.0 Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) Comments:** Inspected  
**3.1 Walls (Structural) Comments:** Not Inspected **3.2**

**Columns or Piers****Comments:** Not Inspected**3.3 Floors (Structural) Comments:**Inspected **3.4 Ceilings****(structural) Comments:**

Inspected

All observed framing structures appear in good condition and properly connected. There are pre-manufactured floor joists in the first floor framing.



3.4 Item 1(Picture) Floor Joists

**Styles & Materials**

**Foundation:** Masonry  
block  
Poured concrete

**Method used to observe Crawlspace:** No  
crawlspace

**Floor Structure:**  
Engineered floor trusses

**Wall Structure:** 2  
X 4 Wood

**Columns or Piers:** Unknown

**Ceiling Structure:**  
2X10

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4. Heating and Cooling**

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

**Items****4.0 Heating System Comments:** Inspected

Lennox Heating & Cooling System original to house, 2007.



4.0 Item 1(Picture) Lennox Heating & Cooling System

**4.1 Normal Operating Controls Comments:**

Inspected

Thermostat in living room worked for both heating and cooling.

**4.2 Automatic Safety Controls Comments:** Inspected

Furnace shut-off switch activated (on wall to R of furnace) and worked properly.

**4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) Comments:** Inspected

16" X 25" x 1" disposable filter.



4.3 Item 1(Picture) Disposable Filter

**4.4 Presence of installed heat source in each room**

**Comments:** Inspected

Heat system responds promptly to thermostat changes. Infrared images taken of each floor register.



4.4 Item 1(Picture) Infrared image is white (hot) showing floor register is distributing heat.

**4.5 Chimneys, Flues and vents (for gas water heaters or heat systems) Comments:**

Inspected **4.6 Cooling System Comments:** Inspected Condenser located on on L side of house



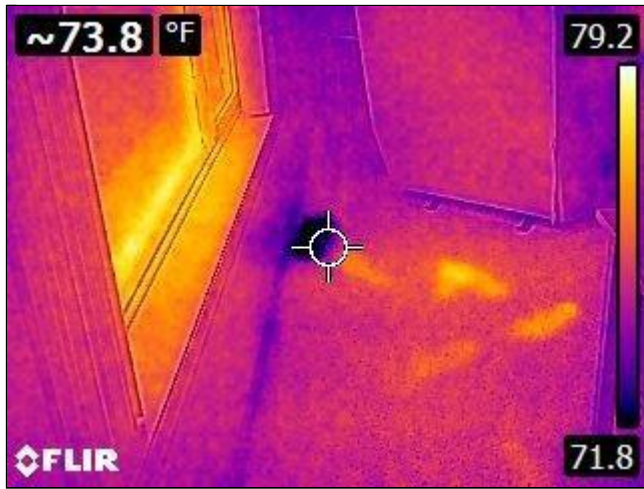
4.6 Item 1(Picture) Lennox Condenser

**4.7 Normal Operating Controls Comments:**

Inspected **4.8 Presence of installed cooling source in each room**

**Comments:** Inspected

Each register was checked with an infrared camera and was providing cool air to the room.



4.8 Item 1(Picture) Infrared showing cool (dark) floor register

## Styles & Materials

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heating System Manufacturer:</b> LENNOX	<b>Ductwork:</b> Non-insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 16x25	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> LENNOX	<b>Number of AC Only Units:</b> One	

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

## Items

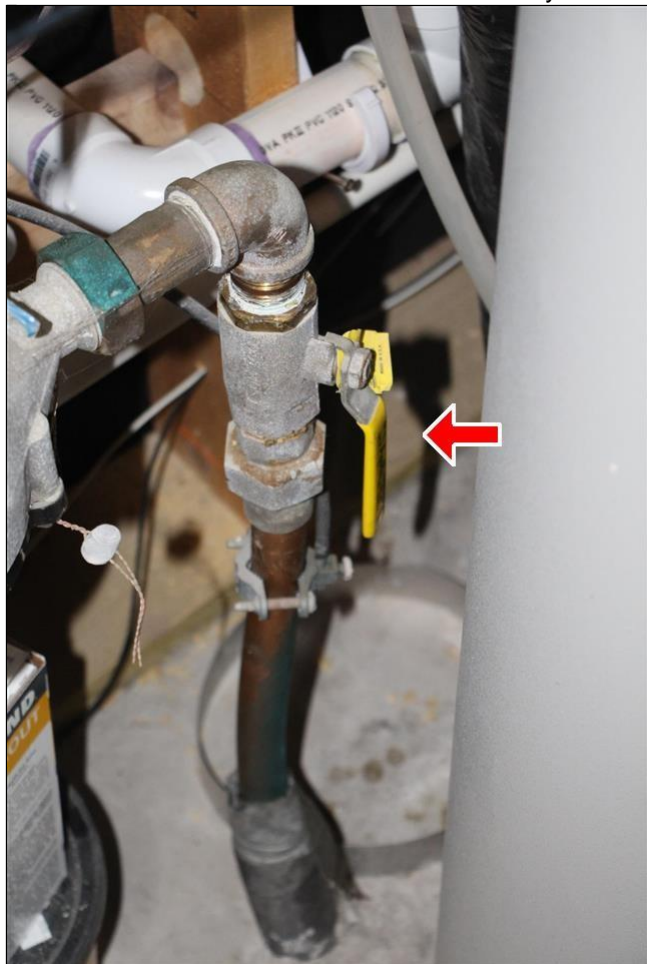
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### 5.0

#### Main Water supply shut-off valve (Describe location)

**Comments:** Inspected

Yellow shut-off valve located in basement utility room behind water softener.



5.0 Item 1(Picture) Water shut-off valve

### 5.1 Main Fuel Supply shut-off valve (Describe Location)

**Comments:** Inspected

Main gas shut-off valve in basement utility room in front of furnace ducting.



5.1 Item 1(Picture) Gas shut-off valve

**5.2 Water Heating Equipment, Controls, Chimneys, Flues and Vents Comments:**

Inspected

All working properly; no leaks observed.



5.2 Item 1(Picture) Water Heater Venting uses mechanical assist

**5.3 Interior Water Supply, Fixtures, Faucets and Systems****Comments:** Inspected

All working properly; no leaks observed.

**5.4 Drainage, Waste and Vent System Comments:**

Inspected

All working properly; no leaks observed.

**5.5 Interior Fuel Storage, Piping, Venting, Supports, Leaks****Comments:** Not Present **5.6 Sump Pumps with accessible float****Comments:** Not Inspected

Sump pump cover was sealed closed. The sump pump did discharge during the inspection.



5.6 Item 1(Picture) Sealed sump pump cover

**Styles & Materials****Water Source:** Public**Water Filters:**

Whole house conditioner

**Plumbing Water Supply (into home):**

Copper

CPVC

**Plumbing Water Distribution (inside home):** CPVC **Washer Drain Size:**

1 1/2" Diameter (undersized)

**Plumbing Waste:** PVC**Water Heater Power Source:** Gas  
(quick recovery)**Water Heater Capacity:** 50  
Gallon (2-3 people)**Manufacturer:**  
RHEEM**Water Heater Location:**  
Closet downstairs

### Utility Room

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Electrical

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

## Items

### 6.0 Service Entrance Conductors, Service Drop Comments:

Inspected

Underground service entrance.



6.0 Item 1(Picture) Service Entrance

### 6.1 Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding Comments:

Inspected **6.2 Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage**

**Comments:** Inspected

All circuit breakers are Square D. Wiring appears properly done.





6.2 Item 1(Picture) Main Panel



6.2 Item 2(Picture) Distribution Panel

**6.3 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number) Comments:**

Inspected **6.4 Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure** Comments: Inspected

Every plug tested had proper polarity and GFCI protection.

**6.5 All Ground Fault Circuit Interrupter Receptacles**

Comments: Inspected

GFCI receptacles were activated in the bathrooms, kitchen, basement kitchenette, garage, and exterior outlets. All worked properly. Two of the outside receptacles (front and L side) appear to be controlled at the panel through an improperly labelled breaker. Recommend investigation to confirm how they are reset.

**6.6 Location of Main and Distribution panels Comments:**

Inspected

Main and Distribution panel are in basement closet at end of hall. Both panels shut-off by main breaker.



6.6 Item 1(Picture) Main panel



6.6 Item 2(Picture) 150 Amp service panel



6.6 Item 3(Picture) 2nd panel to R of main

**6.7 Smoke Detectors Comments:**

Inspected **6.8 Carbon**

**Monoxide Detector**

**Comments:** Repair or Replace

Test button on Carbon monoxide detector in living room did not activate sensor. Confirm sensor is operational or replace.

**Styles & Materials**

**Electrical Service Conductors:**

Below ground

**Electric Panel Manufacturer:** SQUARE

D

**Panel capacity:** 150

AMP

**Branch wire 15 and 20 AMP:**

Copper

**Panel Type:** Circuit

breakers

**Wiring Methods:**

Romex

Conduit

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Fireplace

**The inspector shall inspect:** The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

## Items

### 7.0 Gas/LP Firelogs and Fireplaces Comments: Inspected

Fireplace is controlled by switch near entry to room (looks like light switch).



7.0 Item 1(Picture) Gas Fireplace

### 7.1 Solid Fuel Heating Devices (Fireplaces, Woodstove) Comments: Inspected 7.2 Chimneys Flues and Vents (for fireplaces) Comments: Inspected

Fireplace flue is through wall of siding.



7.2 Item 1(Picture) Fireplace flue through wall

## Styles & Materials

**Types of Fireplaces:**

Vented gas logs

**Operable Fireplaces:**

One

**Number of Woodstoves:**

None

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

## 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

## Items

**8.0 Insulation in Attic Comments: Inspected**

14-15" of blown-in insulation, which is right at the R-44 rating desired.



8.0 Item 1(Picture)

**8.1 Insulation Under Floor System Comments:**

Not Inspected **8.2 Vapor Retarders (on ground in crawlspace or basement)**

**Comments:** Not Inspected **8.3 Ventilation of Attic and Foundation Areas Comments:**

Inspected **8.4 Venting systems (Kitchens, Baths and Laundry) Comments:** Inspected

All operating fans were tested and appeared to be working.

**8.5 Ventilation Fans and Thermostatic Controls (in Attic)**

**Comments:** Not Present

Passive roof vents in attic.

## Styles & Materials

**Attic Insulation:** Blown

**Ventilation:**

Soffit Vents  
Passive

**Exhaust Fans:** Fan  
only

**Dryer Power Source:**

220 Electric

**Dryer Vent:** Metal

**Floor System Insulation:**

Unable to access

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

## Items

### 9.0 Ceilings

**Comments:** Inspected, Repair or Replace

Ceiling in back basement closet behind office had missing sheetrock. According to seller, a pipe froze and burst above this and has been left open to allow to dry out. Repair insulation to prevent pipe freezing (consider spray foam in this area), ensure pipes are shut-off and cleared prior to winter, and repair ceiling sheetrock, painting, and insulation.



9.0 Item 1(Picture) Water staining & discoloration on ceiling framing.



9.0 Item 2(Picture) Water staining on drywall

**9.1 Walls Comments:** Inspected **9.2 Floors Comments:** Inspected **9.3 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails Comments:** Inspected **9.4 Counters and Cabinets (representative number)**

**Comments:** Repair or Replace

Master Bathroom tub access panel has discoloration and water staining. This needs to be repaired or replaced to eliminate possible health hazard in home.



9.4 Item 1(Picture) Master Bathroom Tub



9.4 Item 2(Picture) Tub access area



9.4 Item 3(Picture) Black staining, water stains on tub access panel

**9.5 Doors (representative number) Comments:**

Inspected  
Doors functioned properly, including closet doors.

**9.6 Windows (representative number) Comments:**

Inspected  
All windows tested operated normally. All locked and had intact screens. **Styles**

**& Materials**

**Ceiling Materials:** Drywall

**Wall Material:**  
Drywall

**Floor Covering(s):**  
Carpet  
Laminated T&G  
Tile

**Interior Doors:** Wood

**Window Types:**  
Thermal/Insulated  
Double-hung  
Casement  
Sliders

**Window Manufacturer:**  
UNKNOWN

**Cabinetry:** Wood

**Countertop:**  
Granite

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Garage**

**Items**

**10.0 Garage Ceiling Comments:**

Inspected **10.1 Garage Walls**

**(Including Firewall Separation) Comments:**

Inspected **10.2 Garage Floor**

**Comments:** Inspected **10.3**

**Garage Door (s) Comments:**

Inspected  
Metal garage door.



10.3 Item 1(Picture) Single Garage Door

**10.4 Occupant Door from Garage to inside of home**

**Comments:** Inspected **10.5 Garage Door Operators**  
**(Report whether or not doors will reverse when met with resistance)** **Comments:** Inspected

Both doors were tested both to confirm auto-reverse when meeting resistance and to confirm photo-electric eye safety features. Both doors worked properly.

**Styles & Materials**

**Garage Door Type:** Two automatic

**Garage Door Material:** Metal

**Auto-opener Manufacturer:**  
CHAMBERLAIN  
1/2 HORSEPOWER

**11. Built-In Kitchen Appliances**

**Items**

**11.0 Dishwasher** **Comments:** Inspected **11.1**

**Ranges/Ovens/Cooktops** **Comments:** Inspected

Tested operation of gas range; all four burners and oven operated.



11.1 Item 1(Picture) Gas burners work

**11.2 Range hood**

**Comments:** Not Inspected

I did not test the range hood.

**11.3 Trash Compactor** **Comments:**

Not Present **11.4 Food Waste**

**Disposer** **Comments:** Inspected

**11.5 Microwave Cooking**

**Equipment** **Comments:**

Inspected

**Styles & Materials**

**Dishwasher Brand:** BOSCH

**Disposer Brand:**  
EMERSON

**Exhaust/Range hood:**  
UNKNOWN BRAND

**Range/Oven:**  
KITCHEN AIDE

**Built in Microwave:**  
NONE

**Trash Compactors:**  
NONE

**Summary**





### Branch Property Investigations

11109 Rhode Island Ave S  
Bloomington, MN 55438  
612 269-4461  
tom@branchinvestigations.com

#### Customer

Ms. Susan Smith Mr.  
Sam Smith

#### Address

9999 James Avenue  
Minneapolis MN 55555

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 2. Exterior

### General Summary

#### 2.5 Railings, Guards and Handrails Inspected, Repair or Replace

The deck railings are made of PVC, which provides a low maintenance solution for the railings. The gate to the deck stairs from the deck won't close without adjustment. Recommended adjusting gate closing mechanism so gate automatically closes for safety. The deck stringer paint is failing and repainting is recommended, this season if possible.



2.5 Item 1(Picture) Railing gate won't close



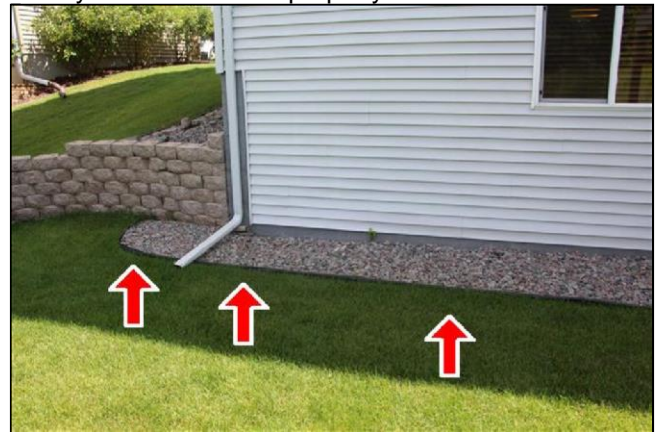
2.5 Item 2(Picture) Deck stringer paint failing

**2.8 Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion Inspected, Repair or Replace**

Landscaping issues warrant further investigation. The brick border along the back portion of the brick patio and the black border on the other end of the house both impede water flow away from the house. The seller stated that water ponding in the backyard has not been an issue, so this is an advisory that it could be a concern in the future. The backyard retaining wall may not have sufficient strength based on the keystone block construction. I was unable to determine the footing or method of reinforcement, so there may be an issue if improperly installed.



2.8 Item 1(Picture) Drainage concern--brick border



2.8 Item 2(Picture) Drainage concern--rubber border



2.8 Item 3(Picture) Drainage diverted around block



2.8 Item 4(Picture) Backyard keystone block wall used to retain dirt

**6. Electrical**

## General Summary

### 6.8 Carbon Monoxide Detector Repair or Replace

Test button on Carbon monoxide detector in living room did not activate sensor. Confirm sensor is operational or replace.

## 9. Interior

## General Summary

### 9.0 Ceilings Inspected, Repair or Replace

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9.0 Item 2(Picture) Water staining on drywall

### 9.4 Counters and Cabinets (representative number)

**Repair or Replace**

Master Bathroom tub access panel has discoloration and water staining. This needs to be repaired or replaced to eliminate possible health hazard in home.



9.4 Item 1(Picture) Master Bathroom Tub



9.4 Item 2(Picture) Tub access area



9.4 Item 3(Picture) Black staining, water stains on tub access panel

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.