

Inspection Report



xxxx St Clair Ave
St Paul, MN 55105

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Strickland Home Inspections, LLC

18:37 November 17, 2013

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Strickland sample report.inspx

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

F	Functional	Functional with no obvious signs of defect.
M	Minor Defect	Item is not fully functional and requires repair, service, or maintenance.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
NP	Not Present	Item not present or found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at time of inspection.

General Information

Property Information

Property Address xxxx St Clair Ave
City St Paul State MN Zip 55105
Contact Name Brenda Hardin
Phone 612-876-5671

Client Information

Client Name xxxxxxxxxx
Client Address xxxxxxxxxx
City Minneapolis State MN Zip 55417
Phone xxxxxxxxxx Fax
E-Mail xxxxxxxxxx

Inspection Company

Inspector Name Dan Seeland
Company Name Strickland Home Inspections, LLC
Address 10200 38th Ct N
City Plymouth State MN Zip 55441
Inspection Company Phone 952-807-6594
E-Mail dan@stricklandinspections.com
Amount Received \$350

Conditions

Others Present Buyers Property Occupied Vacant
Estimated Age 1915 Entrance Faces South
Inspection Date 9/7/2013
Start Time 8:00 AM End Time 11:15 AM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 80 F
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Basement

General Information (Continued)

Building Type Single family Garage Detached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service

Lots and Grounds

F M D N P N I

1. Walks: Concrete **Concrete walks are cracked and settled in areas. Uneven surfaces present a trip hazard.**
2. Steps/Stoops: Concrete **Front stoop is cracked. Uneven riser height presents a trip hazard.**



3. Deck: Stained wood **Undersized joists. Undersupported joists. Improper supports. Sagging deck. Uneven surfaces. Baluster openings greater than 4". Failing paint/stain. Recommend additional posts to support middle of deck. Recommend repairs to problem areas.**



Lots and Grounds (Continued)

Deck: (continued)



Lots and Grounds (Continued)

Deck: (continued)



- 4. Balcony: Stained wood **Baluster openings greater than 4" at guardrail.**
- 5. Vegetation: Trees, Shrubs
- 6. Retaining Walls: Block, Stone
- 7. Grading: Flat, Minor slope **Flat to negative slope. Suggest the addition of fill dirt to improve drainage away from house.**
- 8. Window Wells: Corrugated **No ladder at south side egress window. Ladder required for heights greater than 44".**



Lots and Grounds (Continued)

9. Driveway: Concrete **Concrete driveway is cracked and is settled in areas. There is an uneven transition where driveway meets garage.**



10. Fences: Wood **Some sections of wood fence are loose and/or in disrepair.**



Exterior Surface and Components

F M D N F N I

All Exterior Surface

1. Type: Aluminum siding Siding is dented and has been punctured in areas. Seal penetrations. Recommend pulling ivy from NW section of wall to prevent long term damage.



Exterior Surface and Components (Continued)

2. Trim: Metal wrapped Siding to window trim and siding to door trim junctions have not been sealed properly against water penetration. There are no drip caps above doors or windows. Transition has not been caulked. As is, water is able to run down siding and get behind metal wrapped trim. Guaranteed future water issues will result if situation is not corrected.



Exterior Surface and Components (Continued)

Trim: (continued)



- 3. Fascia: Metal wrapped
- 4. Soffits: Metal **Some soffit areas are damaged.**



- 5. Entry Doors: Metal
- 6. Patio Door: Vinyl sliding
- 7. Windows: Vinyl, Double hung
- 8. Window Screens: Vinyl mesh

Exterior Surface and Components (Continued)

9. Basement Windows: Vinyl hopper, Vinyl casement **Basement window at SE is not sealed properly.**



10. Exterior Lighting: Surface mount
11. Exterior Electric Outlets: 110 VAC GFCI
12. Hose Bibs: Gate **No anti-siphon device in place. Recommend the addition of a back-flow preventer to prevent hose water from siphoning back into the main water system. Signs of past or present leakage. Recommend repair or replacement of faucet.**



13. Gas Meter: Exterior surface mount at side of home
14. Main Gas Valve: Located at main line **Main shutoff is located at manifold at left side of furnace.**

Garage

F M D N P N I

Detached Garage

1. Type of Structure: Detached Car Spaces: 1
2. Garage Doors: Aluminum
3. Door Operation: Manual
4. Door Opener:
5. Exterior Surface: Wood Siding lacks proper clearance to grade. Recommend cutting back soil to prevent contact with lower portions of siding and eventual water damage.
6. Roof: Fiberglas shingle
7. Roof Structure: 2x4 Truss
8. Service Doors:
9. Ceiling: Exposed framing
10. Walls: Exposed framing
11. Floor/Foundation: Poured concrete
12. Hose Bibs:
13. Electrical:
14. Smoke Detector:
15. Heating:
16. Windows:
17. Gutters:
18. Downspouts:
19. Leader/Extensions:

Roof

F M D N P N I

All Roof Surface

1. Method of Inspection: On roof, Ground level
2. Unable to Inspect: 20%

Roof (Continued)

3. Material: Fiberglass shingle, Rolled roof material Areas of damage. Roof is nearing the end of its useful life. Recommend qualified roofing contractor to asses and estimate cost of replacement.



Roof (Continued)

Material: (continued)



4. Type: Gable

5. Approximate Age: 15+

6. Flashing: Aluminum, Galvanized **Improper installation of step flashing allows water to penetrate behind flashing leading to eventual water issues.**



Roof (Continued)

Flashing: (continued)



7. Valleys: Preformed metal Valleys are rusted. Roof patch at area of former chimney penetration has fiberglass 3 tab shingle as upper portion of valley and is incorrect installation.



8. Skylights:
9. Vents: Roof, Gable, Soffit

Roof (Continued)

10. Plumbing Vents: Cast Iron Tar flashing shows signs of wear. Recommend new flashing.



11. Mechanical Vents: Bath fan Bath exhaust hood shows excessive caulking, indicating probable previous water intrusion. Recommend resealing to ensure water-tight seal.



12. Electrical Mast: Wall mount mast head
13. Gutters: Aluminum
14. Downspouts: Aluminum

Roof (Continued)

15. Leader/Extension: Aluminum
Downspout drains to cast iron pipe at NW corner of house. Unable to detect where cast iron discharges. Drainage to city sewer system is no longer permissible.



Electrical

F M D N F N I

1. Service Size Amps: 100 Volts: 110/220 VAC
2. Service: Copper **Low service wires. Service wires should have minimum of 10ft clearance over ground surfaces. Recommend correction.**



3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Aluminum Wiring:
6. Conductor Type: Romex
7. Ground: Plumbing ground
8. Smoke Detectors: Hard wired

Electrical (Continued)

Basement Electric Panel

9. Manufacturer: Cutler-Hammer **Install missing knockouts.**



10. Maximum Capacity: 125 Amps

11. Main Breaker Size: 100 Amps

12. Breakers: Copper and Aluminum **Oversized breaker for AC unit. 25 amp rating on 30 amp breaker. Replace with proper sized breaker.**

13. Fuses:

14. AFCI: 110 volt

15. GFCI: At GFCI receptacles only

16. Is the panel bonded? Yes No

Structure

F M D N F N I

1. Structure Type: Wood frame

Structure (Continued)

2. Foundation: Block Exterior portions of foundation show minor cracks. Recommend sealing/ tuck-pointing problem areas. Interior not visible due to finished surfaces.



3. Differential Movement: Not visible
4. Beams: Visible portions appear functional
5. Bearing Walls: Frame
6. Joists/Trusses: 2x10
7. Piers/Posts: Visible portions appear functional
8. Floor/Slab: Poured slab
9. Stairs/Handrails: Wood stairs with wood handrails Uneven riser heights present trip hazard. Low railing to 2nd floor. Missing railing to basement. Recommend installing missing railing.
10. Subfloor: Dimensional wood

Attic

No attic access. Recommend evaluation of permit history to verify inspection of insulation. Also recommend addition of attic access hatch.

F M D N F N I

Basement

F M D N P N I

Main Basement

1. Unable to Inspect: 50% **Unable to inspect structure, foundation, and insulation due to finished surfaces.**
2. Ceiling: Texture paint
3. Walls: Paint
4. Floor: Carpet
5. Floor Drain: Surface drain
6. Doors: Hollow wood
7. Windows: Wood hopper, Vinyl casement
8. Electrical: 110 VAC
9. Smoke Detector: Hard wired
10. HVAC Source: Heating system register
11. Vapor Barrier:
12. Insulation:
13. Ventilation: Windows
14. Sump Pump:
15. Moisture Location: None noted
16. Basement Stairs/Railings: Wood stairs with no handrails **Uneven riser height presents a trip hazard. Recommend installing missing handrail.**

Air Conditioning

F M D N P N I

Main AC System

1. A/C System Operation: Functional
2. Condensate Removal: Plastic tubing
3. Exterior Unit: Pad mounted
4. Manufacturer: Payne
5. Model Number: PA13NA024-B Serial Number: 2312X73848
6. Area Served: Whole house Approximate Age: 2012
7. Fuel Type: 220 VAC Temperature Differential: 16 F
8. Type: Central A/C Capacity: 2 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Low pressure and high pressure
11. Electrical Disconnect: Disconnect at unit

Air Conditioning (Continued)

12. Exposed Ductwork: Metal Ducts are dirty. Recommend professional cleaning.



13. Blower Fan/Filters: Direct drive with disposable filter. Filter is dirty. Recommend replacing filter every 3 months.



14. Thermostats: Programmable

Heating System

F M D N F N I

Basement Heating System

1. Heating System Operation: Adequate
2. Manufacturer: Payne
3. Model Number: PG95AS42060BAAA Serial Number: 4112A44992
4. Type: Forced air Capacity: Unable to read manufacturer's tag
5. Area Served: Whole house Approximate Age: 2012
6. Fuel Type: Natural gas
7. Heat Exchanger: 3 Burner
8. Unable to Inspect: 50%
9. Blower Fan/Filter: Direct drive with disposable filter **Filter is dirty. Recommend replacing filter every 3 months See photo in air conditioning section.**
10. Distribution: Metal duct **Ducts are dirty. Recommend professional cleaning. See photo in air conditioning section.**
11. Flue Pipe: PVC
12. Controls: Limit switch
13. Humidifier:
14. Thermostats: Programmable

Plumbing

F M D N F N I

1. Service Line: Copper
 2. Main Water Shutoff: Basement
 3. Water Lines: PEX
 4. Drain Pipes: PVC
 5. Service Caps: Accessible
 6. Vent Pipes: PVC
 7. Gas Service Lines: Black iron, Copper, Insulflex
- ### Basement Water Heater
8. Water Heater Operation: Adequate
 9. Manufacturer: General Electric
 10. Model Number: GG40T06PVT Serial Number: GELNQ021342478
 11. Type: Natural gas Capacity: 40 Gal.
 12. Approximate Age: 2013 Area Served: Whole house
 13. Flue Pipe: PVC
 14. TPRV and Drain Tube: Copper

Bathroom

F M D N F N I

Basement Bathroom

1. Closet:
2. Ceiling: Texture paint **Low headroom-6'1"**
3. Walls: Paint
4. Floor: Tile
5. Doors: Hollow wood **Low headroom-6'**
6. Windows: Vinyl hopper
7. Electrical: 110 VAC GFCI
8. Counter/Cabinet: Wood, Laminate
9. Sink/Basin: One piece sink/counter tops
10. Faucets/Traps: ORB, PVC trap
11. Tub/Surround: Porcelain tub and ceramic tile surround **Tub to tile transition appears to have grout only. Grout will eventually crack, allowing water to penetrate. Recommend caulking at tub to wall and tub to floor transition.**
12. Toilets: 1.28 gpf
13. HVAC Source: Heating system register
14. Ventilation: Electric ventilation fan and window

2nd floor Bathroom

15. Closet:
16. Ceiling: Texture paint
17. Walls: Paint
18. Floor: Tile
19. Doors: Solid wood
20. Windows:
21. Electrical: 110 VAC GFCI
22. Counter/Cabinet: Solid surface, Wood
23. Sink/Basin: Molded single bowl
24. Faucets/Traps: Chrome, PVC trap
25. Tub/Surround: Porcelain tub and ceramic tile surround **Tub to tile transition appears to have grout only. Grout will eventually crack, allowing water to penetrate. Recommend caulking at tub to wall and tub to floor transition.**
26. Toilets: 1.28 gpf
27. HVAC Source: Heating system register
28. Ventilation: Electric ventilation fan

Kitchen

F M D N P N I

1st Floor Kitchen

1. Cooking Appliances: Frigidaire Burners inoperative. No heat in oven. Recommend servicing.
2. Ventilator: Recirculating at microwave
3. Disposal:
4. Dishwasher: Frigidaire
5. Air Gap Present? Yes No
6. Trash Compactor:
7. Refrigerator: Frigidaire
8. Microwave: Frigidaire
9. Sink: Stainless Steel
10. Electrical: 110 VAC GFCI
11. Plumbing/Fixtures: Chrome
12. Counter Tops: Stone Countertop to backsplash transition appears to have grout only. Grout will eventually crack and allow water penetration. Recommend caulking.
13. Cabinets: Wood, Laminate
14. Pantry:
15. Ceiling: Texture paint
16. Walls: Paint, Tile
17. Floor: Ceramic tile
18. Doors:
19. Windows: Vinyl double hung, Vinyl slider
20. HVAC Source: Heating system register

Interior Rooms

F M D N P N I

All Living Space

1. Closet: Large, Small
2. Ceiling: Texture paint
3. Walls: Paint
4. Floor: Hardwood, Carpet, Tile
5. Doors: Solid wood, Bi-fold North bedroom door and north and west bedroom closet doors do not close properly. Adjustments needed.
6. Windows: Windows boarded over or covered, Vinyl stationary West bedroom needs sash tension adjustment.
7. Electrical: 110 VAC
8. HVAC Source: Heating system register
9. Smoke Detector: Hard wired

Laundry Room/Area

Laundry area located under basement stairs. Plumbing is present but there is no gas or electric for dryer and no dryer vent present, although dryer vent was located at exterior of home at east side. Recommend asking owner if rough in was done for ventilation and whether it has been concealed in wall.

F M D N P N I

Basement Laundry Room/Area

1. Closet:
2. Ceiling: Texture paint
3. Walls: Paint
4. Floor: Carpet
5. Doors:
6. Windows:
7. Electrical: 110 VAC GFCI
8. Floor Drain:
9. Smoke Detector: Hard wired
10. HVAC Source: Heating system register
11. Laundry Tub:
12. Washer:
13. Washer Hose Bib: Ball valves **Valves present but not tested.**
14. Washer Drain: Wall mounted drain
15. Dryer:
16. Dryer Vent:
17. Dryer Gas Line:
18. Washer and Dryer Electrical:

Minor Defect Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete Concrete walks are cracked and settled in areas. Uneven surfaces present a trip hazard.
2. Steps/Stoops: Concrete Front stoop is cracked. Uneven riser height presents a trip hazard.
3. Deck: Stained wood Undersized joists. Undersupported joists. Improper supports. Sagging deck. Uneven surfaces. Baluster openings greater than 4". Failing paint/stain. Recommend additional posts to support middle of deck. Recommend repairs to problem areas.
4. Balcony: Stained wood Baluster openings greater than 4" at guardrail.
5. Grading: Flat, Minor slope Flat to negative slope. Suggest the addition of fill dirt to improve drainage away from house.
6. Window Wells: Corrugated No ladder at south side egress window. Ladder required for heights greater than 44".
7. Driveway: Concrete Concrete driveway is cracked and is settled in areas. There is an uneven transition where driveway meets garage.
8. Fences: Wood Some sections of wood fence are loose and/or in disrepair.

Exterior Surface and Components

9. All Exterior Surface Type: Aluminum siding Siding is dented and has been punctured in areas. Seal penetrations. Recommend pulling ivy from NW section of wall to prevent long term damage.
10. Soffits: Metal Some soffit areas are damaged.
11. Basement Windows: Vinyl hopper, Vinyl casement Basement window at SE is not sealed properly.
12. Hose Bibs: Gate No anti-siphon device in place. Recommend the addition of a back-flow preventer to prevent hose water from siphoning back into the main water system. Signs of past or present leakage. Recommend repair or replacement of faucet.

Garage

13. Detached Garage Exterior Surface: Wood Siding lacks proper clearance to grade. Recommend cutting back soil to prevent contact with lower portions of siding and eventual water damage.

Roof

14. All Roof Surface Material: Fiberglass shingle, Rolled roof material Areas of damage. Roof is nearing the end of its useful life. Recommend qualified roofing contractor to asses and estimate cost of replacement.
15. Valleys: Preformed metal Valleys are rusted. Roof patch at area of former chimney penetration has fiberglass 3 tab shingle as upper portion of valley and is incorrect installation.
16. Plumbing Vents: Cast Iron Tar flashing shows signs of wear. Recommend new flashing.
17. Mechanical Vents: Bath fan Bath exhaust hood shows excessive caulking, indicating probable previous water intrusion. Recommend resealing to ensure water-tight seal.
18. Leader/Extension: Aluminum Downspout drains to cast iron pipe at NW corner of house. Unable to detect where cast iron discharges. Drainage to city sewer system is no longer permissible.

Electrical

19. Service: Copper Low service wires. Service wires should have minimum of 10ft clearance over ground surfaces. Recommend correction.
20. Basement Electric Panel Manufacturer: Cutler-Hammer Install missing knockouts.

Minor Defect Summary (Continued)

Structure

21. Stairs/Handrails: Wood stairs with wood handrails **Uneven riser heights present trip hazard. Low railing to 2nd floor. Missing railing to basement. Recommend installing missing railing.**

Basement

22. Main Basement Basement Stairs/Railings: Wood stairs with no handrails **Uneven riser height presents a trip hazard. Recommend installing missing handrail.**

Air Conditioning

23. Exposed Ductwork: Metal **Ducts are dirty. Recommend professional cleaning.**
24. Blower Fan/Filters: Direct drive with disposable filter **Filter is dirty. Recommend replacing filter every 3 months.**

Heating System

25. Basement Heating System Blower Fan/Filter: Direct drive with disposable filter **Filter is dirty. Recommend replacing filter every 3 months See photo in air conditioning section.**

Bathroom

26. Basement Bathroom Ceiling: Texture paint **Low headroom-6'1"**
27. Basement Bathroom Doors: Hollow wood **Low headroom-6'**
28. Basement Bathroom Tub/Surround: Porcelain tub and ceramic tile surround **Tub to tile transition appears to have grout only. Grout will eventually crack, allowing water to penetrate. Recommend caulking at tub to wall and tub to floor transition.**
29. 2nd floor Bathroom Tub/Surround: Porcelain tub and ceramic tile surround **Tub to tile transition appears to have grout only. Grout will eventually crack, allowing water to penetrate. Recommend caulking at tub to wall and tub to floor transition.**

Kitchen

30. 1st Floor Kitchen Cooking Appliances: Frigidaire **Burners inoperative. No heat in oven. Recommend servicing.**

Interior Rooms

31. All Living Space Doors: Solid wood, Bi-fold **North bedroom door and north and west bedroom closet doors do not close properly. Adjustments needed.**
32. All Living Space Windows: Windows boarded over or covered, Vinyl stationary **West bedroom needs sash tension adjustment.**

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Trim: Metal wrapped Siding to window trim and siding to door trim junctions have not been sealed properly against water penetration. There are no drip caps above doors or windows. Transition has not been caulked. As is, water is able to run down siding and get behind metal wrapped trim. Guaranteed future water issues will result if situation is not corrected.

Roof

2. Flashing: Aluminum, Galvanized Improper installation of step flashing allows water to penetrate behind flashing leading to eventual water issues.

Electrical

3. Basement Electric Panel Breakers: Copper and Aluminum Oversized breaker for AC unit. 25 amp rating on 30 amp breaker. Replace with proper sized breaker.