Report Especially Prepared For:	Inspected By:
Pre Inspection 809 Linden St Northfield , MN 55057	Premier Property Inspections 2325 Seurer Ct Elko New Market, MN 55054 Phone: 612-849-2221 ppi@southmetro-ppi.com www.southmetro-ppi.com

Date of Inspection: 2/18/2022

Premier Property Inspections
2325 Seurer Ct, Elko New Market, MN 55054
Phone: 612-849-2221
www.southmetro-ppi.com ppi@southmetro-ppi.com

Address of Inspection: 809 Linden St , Northfield , MN 55057

Client: Pre Inspection

Date: 2/18/2022

General Information

Seller's Agent:	Jesse Steed
Company:	Edina Realty
Phone:	( )- -
Email:	
Buyer's Agent:	
Company:	
Phone:	( )- -
Email:	
Weather Conditions:	Sunny 25 ° Fahrenheit
Property Status:	☐ Occupied
	■ Vacant
	☐ Partly Occupied
	☐ Utilities Off
	☐ Incomplete
Approximate Square Feet:	1074
Approximate Year Built:	1920

Invoice

Report Number:	20220218-JKF-2
Inspection Type:	Visual
Total Fee:	$350.00
Paid By:	Check (#Not Paid)

Inspection Agreement:

I the Client, Pre Inspection , have read and agree to all of the following:

The client understands that this Home Inspection is only a visual review of readily accessible areas. The Standards of Practice used meet those prescribed by the American Society of Home Inspectors (A.S.H.I.). No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

PPI encourages the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Home Inspection Report. This report is intended for use only by the party contracting for the service. It is not intended to benefit any third party.

The client understands, accepts and agrees that Premier Property Inspections does not impliedly or expressly, warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection issued under this agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to Premier Property Inspections within one (1) year of the Home Inspection. The arbitration shall be conducted pursuant to the "Rules and Procedures for the Expedited Arbitration of Home Inspection Disputes" administered by Construction Arbitration Services, Inc. In the event that a dispute is submitted to arbitration pursuant to this paragraph, the decision of the arbitrator shall be final and binding on the parties and judgement on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

Premier Property Inspections expresses no opinion of the subject property beyond what is set forth in its Home Inspection Report. The client may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that are not addressed in the Home Inspection Report. Premier Property Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

I, The Client, Pre Inspection acknowledge that by signing this I agree to, and understand all of the terms and conditions stated above and in this report, and waive any claims against The Company, The Company's agents or representatives.
Address of Inspection: 809 Linden St , Northfield , MN 55057

no signature captured

Client's Signature Date: 2/18/2022 **Inspector's Signature Date: 2/18/2022**

Property Analysis Report

Premier Property Inspections
2325 Seurer Ct, Elko New Market, MN 55054

Date / Time: 2/18/2022 12:00 Weather Conditions: Sunny 25 ° Fahrenheit

Property:

- ☐ Occupied
- ☒ Vacant
- ☐ Partly Occupied
- ☐ Utilities Off
- ☐ Incomplete

Present at inspection:

- ☐ Owner
- ☒ Buyer's Agent
- ☒ Buyer
- ☐ Seller's Agent
- ☐ Tenant
- ☐ Builder's Representative

Property Type:

- ☒ Residential
- ☐ Commercial
- ☐ Apartment Building

Property Style:

- ☐ One Story
- ☒ Two Story
- ☐ Three Story
- ☐ Split Foyer / Level
- ☐ Contemporary
- ☐ Cape Cod
- ☐ Duplex / Multiplex
- ☐ Townhouse / Row
- ☐ Condominium
- ☐ Historic
- ☐ Modular
- ☐ Chalet
- ☐ Tudor / Victorian / Colonial
- ☐ Cottage / Log Cabin

Property Location:

- ☒ Inland
- ☐ Waterfront
- ☐ Top of Hill
- ☐ High Wind Area
- ☐ Flood Plane
- ☐ Earthquake Prone

SUMMARY OF INSPECTION

The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

Defective Items

- PLUMBING- Kitchen sink faucet has a slow drip/broken sprayer and the drain inside the base cabinet has a leak at a compression fitting when in use, repairs are needed. (See Figure #35) (See Figure #36)
- HEATING- The heat duct for the upper east bedroom was not functional at time of inspection. Ducting is suspected to have been altered/removed when the newer larger patio door was installed, evidence of this was found in the basement. (See Figure #42) (See Figure #43)
- BATHROOM- Handle for the shower lever was broken/damaged, shower can be operated using a pliers to lift valve. (See Figure #47)

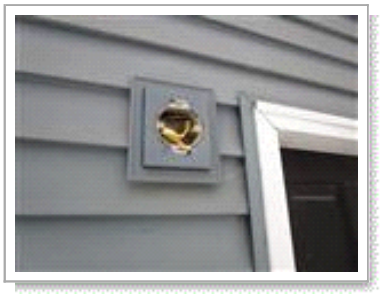
Marginal Items

- GUTTER- Down spout located on the SE corner of home was off/disconnected and laying in the snow. (See Figure #19)
- TREES- Recommend trimming tree limbs located around the electrical service drop. (See Figure #20)
- DECK- The deck is rated as marginal due to age of wood, some deterioration and decay was present, no structural deficiencies were observed. (See Figure #21) (See Figure #22)
- CARBON MONOXIDE- Detectors should be installed within 10 feet of the bedroom doors for safety.
- SMOKE DETECTORS- All bedrooms lack detector's, recommend installing for safety.
- ELECTRICAL- Kitchen countertop receptacles should be ground fault protected (G.F.C.I.) for safety.
- HEATING- The average life expectancy for a furnace is 20-25 years, this unit is 8 years old. Unit is rated as marginal due to a slightly high level of carbon monoxide testing at the exhaust flue located on the rear exterior of home approximately 43 ppm. Recommend a further evaluation by a qualified HVAC technician to ensure safe operation of appliance. (See Figure #37)
- BASEMENT- Stairwell lacks a hand/guard rail. (See Figure #77)

Exterior

Exterior Doors	■ Satisfactory ■ See Remarks
Windows and Skylights	■ Satisfactory ■ See Remarks
Exterior Wall Covering	Location* Front: Vinyl Siding ■ Satisfactory Left: Vinyl Siding ■ Satisfactory Right: Vinyl Siding ■ Satisfactory Rear: Vinyl Siding ■ Satisfactory ■ No Cracks Found ☐ Common Cracks ☐ Major Cracks *Location of exterior walls as viewed from the street towards the property
Exterior Trim	☐ Wood ■ Metal ☐ Stucco ■ Satisfactory
Chimney	☐ Brick ☐ Metal ☐ Block ☐ Satisfactory ■ N/A Spark Screen: ☐ Present ☐ Not Present
Garage and Carport	■ Garage ☐ Carport ■ Attached ☐ Detached ☐ N/A ■ Satisfactory Door Operator: ■ Operating ☐ Not Operating ■ Safety Reverse ☐ N/A
Remarks	• Typical deteriorative conditions were noted on siding, overall siding is in good condition for age. • Light fixture located in the rear of home was missing. (See Figure #1) • Some of the windows located on the main floor and garage are older and showing some signs of age via deterioration. (See Figure #2) • Basement windows located on the north side of home were insulated with foam board on the exterior of home. (See Figure #3) • Walls that are shared with the home and garage should be covered in 5/8 drywall and taped, this is for fire and carbon monoxide protection. (See Figure #4) • Image of garage. (See Figure #5) (See Figure #6) (See Figure #7) • Image of structure. (See Figure #8) (See Figure #9) (See Figure #10) (See Figure #11)

Figure Number 1



Light fixture located in the rear of home was missing.

Figure Number 2

Some of the windows located on the main floor and garage are older and showing some signs of age via deterioration.

Figure Number 3

Basement windows located on the north side of home were insulated with foam board on the exterior of home.

Figure Number 4

Walls that are shared with the home and garage should be covered in 5/8 drywall and taped, this is for fire and carbon monoxide protection.

Figure Number 5

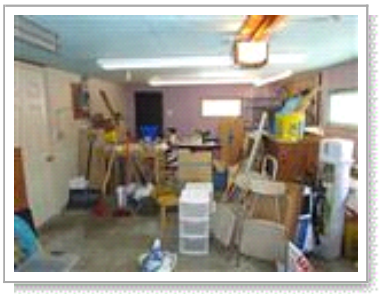


Image of garage.

Figure Number 6

Image of garage.

Figure Number 7

Image of garage.

Figure Number 8

Image of structure.

Figure Number 9

Image of structure.

Figure Number 10

Image of structure.

Figure Number 11

Image of structure.

Roof

Roof Covering Type	☐ Concrete Tile ☐ Clay Tile ☑ Asphalt Composition ☐ Rolled Asphalt ☑ Satisfactory ☐ Wood Shingles ☐ Built Up ☑ Rubber Membrane How Observed: Walked on Roof ☑ Unable to fully view entire roof due to unsafe access or possible damage to the roofing
Roof Leaks	☐ Some Signs ☐ Extensive ☑ None Observed
Cracked/Broken/Missing Tiles	☐ Some Signs ☐ Extensive ☑ None Observed ☐ N/A
Worn/Missing Shingles	☐ Some Signs ☐ Extensive ☑ None Observed ☐ N/A
Flashing, Soffits and Fascias	☑ Aluminum ☑ Galvanized ☐ Vinyl ☐ Mineral ☑ Satisfactory ☐ N/A
Gutters, Downspouts and Scuppers	☑ Aluminum ☐ Galvanized ☐ Vinyl ☐ Plastic ☑ Marginal ☐ N/A
Remarks	• Roofing material is approximately 16 years old and was in acceptable condition overall related age. (See Figure #12) • Image of roofing. (See Figure #13) (See Figure #14) (See Figure #15) (See Figure #16) • Evidence of newer repairs were found on rear of roof via newer shingles. Moreover some of the rubber membrane was loose at corners needing to be re-secured with adhesive. (See Figure #17) (See Figure #18) • GUTTER- Down spout located on the SE corner of home was off/disconnected and laying in the snow. (See Figure #19) • See Summary Remarks

Figure Number 12

Roofing material is approximately 16 years old and was in acceptable condition overall related age.

Figure Number 13

Image of roofing.

Figure Number 14

Image of roofing.

Figure Number 15

Image of roofing.

Figure Number 16

Image of roofing.

Figure Number 17

Evidence of newer repairs were found on rear of roof via newer shingles. Moreover some of the rubber membrane was loose at corners needing to be re-secured with adhesive.

Figure Number 18

Evidence of newer repairs were found on rear of roof via newer shingles. Moreover some of the rubber membrane was loose at corners needing to be re-secured with adhesive.

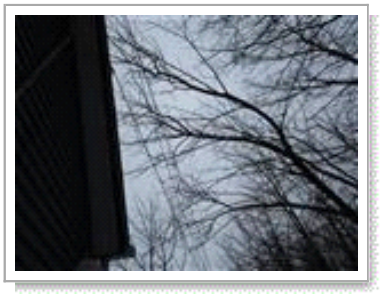
Figure Number 19

GUTTER- Down spout located on the SE corner of home was off/disconnected and laying in the snow.

Grounds 1

Grading	General Grading: ■Satisfactory ■See Remarks
Sidewalk and Walkway	■Concrete ☐Brick ■Common Cracks ■Satisfactory ☐N/A
Driveway	■Concrete ☐Asphalt ☐Common Cracks ■Gravel ■Satisfactory ☐N/A
Window Wells	■Metal ☐Brick ☐Concrete ■Satisfactory ☐N/A
Retaining Wall (s)	☐Block ☐Brick ☐Stone ☐Concrete ☐Satisfactory ■N/A ☐Mortared Joints ☐Dry ☐Weep Holes
Sprinkler System	☐Operating ☐Not Operating ☐Random Testing ☐Not Tested ☐Satisfactory ■N/A Type: ☐Manual ☐Automatic Location: ☐Front ☐Rear
Trees and Shrubs	■Monitor tree limbs/vines near roof edge to extend roof life ■Marginal ☐N/A ☐Vegetation close to exterior surface blocking full view
Remarks	l TREES- Recommend trimming tree limbs located around the electrical service drop. (See Figure #20) l Heavy snow cover limited inspection of grounds, recommend inspecting landscaping when snow melts to ensure proper drainage around the home. l See Summary Remarks

Figure Number 20



TREES- Recommend trimming tree limbs located around the electrical service drop.

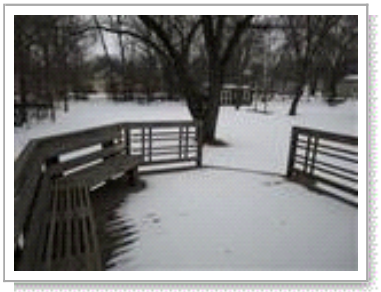
Grounds 2

Fencing	☐ Satisfactory ☑ N/A ☐ Block ☐ Wood ☐ Metal ☐ Stucco Facing ☐ Concrete Interlock
Front Porch	☑ Satisfactory ☐ N/A Floor: ☐ Concrete ☑ Wood
Patio #1	☐ Satisfactory ☑ N/A Floor: ☐ Concrete ☐ Wood ☐ Brick ☐ Stone Cover: ☐ Open Design ☐ Enclosed ☐ Covered Roof Barbeque: ☐ Natural Gas ☐ Propane ☐ Fired ☐ Not Fired
Patio #2	☐ Satisfactory ☑ N/A Floor: ☐ Concrete ☐ Wood ☐ Brick ☐ Stone Cover: ☐ Open Design ☐ Enclosed ☐ Covered Roof Barbeque: ☐ Natural Gas ☐ Propane ☐ Fired ☐ Not Fired
Deck / Balcony	☑ Marginal ☐ N/A Floor: ☑ Wood ☐ Metal ☐ Concrete Cover: ☑ Open Design ☐ Enclosed ☐ Covered Roof
Remarks	I DECK- The deck is rated as marginal due to age of wood, some deterioration and decay was present, no structural deficiencies were observed. (See Figure #21) (See Figure #22) I See Summary Remarks

Figure Number 21

DECK- The deck is rated as marginal due to age of wood, some deterioration and decay was present, no structural deficiencies were observed.

Figure Number 22



DECK- The deck is rated as marginal due to age of wood, some deterioration and decay was present, no structural deficiencies were observed.

Electrical

Service Entrance Cable	Capacity: 100 amps ☑ 120 Volts ☑ 240 Volts ☑ Satisfactory Service Line Entrance: ☑ Overhead ☐ Underground Conductor Material: ☐ Aluminum ☐ Copper ☑ Stranded Aluminum ☐ Not Visible
Service Grounding	☑ Satisfactory ☐ See Remarks
Service Disconnect	Location of the main service disconnect: Electric Panel
Electrical Panel Boxes	Location: Basement ☑ Grounded ☑ Satisfactory ☐ Fuses ☑ Circuit Breakers ☑ Subpanel Location: Basement Capacity of main current disconnect: 100 amps
Circuit and Conductors	Wiring: ☑ Copper ☐ Aluminum ☑ Stranded Aluminum ☑ Satisfactory GFCI: ☐ Exterior ☐ Garage ☐ Kitchen ☑ Bathroom(s) ☐ Basement ☐ N/A AFCI: ☐ Operating ☐ Breaker does not trip when tested ☑ N/A
Outlets, Fixtures, and Switches	☑ Random Testing ☐ Reverse Polarity ☐ Open Ground ☑ Satisfactory ☑ Personal belongings prevent testing of all outlets and switches
Smoke Detector	☑ Operating ☐ Not Operating ☐ Inaccessible ☑ See Remarks
Carbon Monoxide Detector	☑ Operating ☐ Not Operating ☐ Inaccessible ☑ See Remarks
Remarks	I Testing of the circuit breakers and load calculations is outside the scope of this inspection. (See Figure #23) I Low voltage wiring I.E. cable, phone, I.T. systems are outside the scope of this inspection. (See Figure #24) I Image of service meter. (See Figure #25) I Image of panel. (See Figure #26) I ELECTRICAL- Kitchen countertop receptacles should be ground fault protected (G.F.C.I.) for safety. I SMOKE DETECTORS- All bedrooms lack detector's, recommend installing for safety. I CARBON MONOXIDE- Detectors should be installed within 10 feet of the bedroom doors for safety. I Image of the sub-panel. (See Figure #27) I See Summary Remarks

Figure Number 23

Testing of the circuit breakers and load calculations is outside the scope of this inspection.

Figure Number 24

Low voltage wiring I.E. cable, phone, I.T. systems are outside the scope of this inspection.

Figure Number 25

Image of service meter.

Figure Number 26

Image of panel.

Figure Number 27

Image of the sub-panel.

Plumbing

Water Service	☑ Public ☐ Private ☑ Satisfactory
Entrance Pipe	☑ Copper ☐ Galvanized ☐ Brass ☐ Plastic ☐ PVC ☐ Unknown
Shut Off Devices	The location of main water supply shutoff device: Water Meter The location of main gas supply shutoff device: Left Exterior Wall
Pipes	☑ Copper ☑ Galvanized ☐ Plastic ☐ Polybutylene ☑ Satisfactory Water Pressure: 65 psi ☑ Tested at Interior ☐ Tested at Exterior ☑ Satisfactory Leaks: ☑ Leaks Observed ☐ None Observed Hosebibs: ☐ Operating ☐ Not Operating ☑ Not Tested
Drain / Waste / Vent Pipes	☑ Plastic ☐ Copper ☑ Galvanized ☐ Lead ☑ Cast Iron ☐ Slow Drain ☑ Leaks ☐ None Observed Waste Disposal: ☑ Public ☐ Private Septic System
Fuel Distribution	☑ Copper ☐ Brass ☑ Black Iron ☐ Stainless Steel ☐ CSST ☐ Not visible Main Fuel Shut-off Location: Basement
Sump Pumps	☐ Satistfactory ☐ See Remarks ☑ N/A
Water Heater	Location: Basement Capacity: 40 gallon ☑ Satisfactory Make: Kenmore Age: 8 years S/N: 1438A001013 ☐ N/A ☑ Gas ☐ Electric ☑ Relief Valve ☑ Extension
Recirculation Pump	☐ Operating ☐ Not Operating ☐ Not Tested ☑ N/A
Water Conditioning	☑ Water conditioning equipment was present. We cannot determine the effectiveness or proper operability of this equipment within the time and testing parameters of this inspection. ☐ N/A ☑ Did Not Inspect
Laundry Plumbing	Type of energy supply for Dryer: ☐ Gas ☐ Electric (110V) ☑ Electric (220V) ☐ Did Not Inspect
Remarks	I Water softeners are outside the scope of this inspection. (See Figure #28) I The average life expectancy for the hot water heater is 10-15 years, this unit is 8 year(s) old. (See Figure #29) I Image of water heater burner. (See Figure #30) I Image of main gas shut off in basement. (See Figure #31) I Image of gas meter. (See Figure #32) I Image of water meter and main shut off. (See Figure #33) I Image of the washer and dryer, a cycle was ran through the units however its difficult to determine the effectiveness of appliances. (See Figure #34) I PLUMBING- Kitchen sink faucet has a slow drip/broken sprayer and the drain inside the base cabinet has a leak at a compression fitting when in use, repairs are needed. (See Figure #35) (See Figure #36) I See Summary Remarks

Figure Number 28

Water softeners are outside the scope of this inspection.

Figure Number 29

The average life expectancy for the hot water heater is 10-15 years, this unit is 8 year(s) old.

Figure Number 30

Image of water heater burner.

Figure Number 31

Image of main gas shut off in basement.

Figure Number 32

Image of gas meter.

Figure Number 33

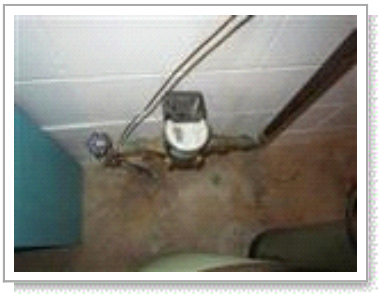


Image of water meter and main shut off.

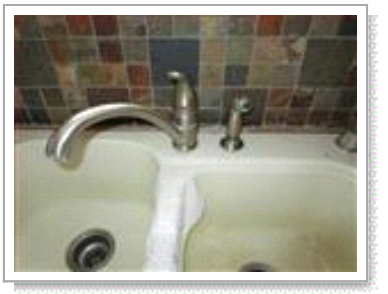
Figure Number 34

Image of the washer and dryer, a cycle was ran through the units however its difficult to determine the effectiveness of appliances.

Figure Number 35

PLUMBING- Kitchen sink faucet has a slow drip/broken sprayer and the drain inside the base cabinet has a leak at a compression fitting when in use, repairs are needed.

Figure Number 36



PLUMBING- Kitchen sink faucet has a slow drip/broken sprayer and the drain inside the base cabinet has a leak at a compression fitting when in use, repairs are needed.

Heating

Heating System	☑ Marginal ☐ N/A ☑ Forced Air Furnace ☐ Heat Pump ☐ Baseboard
Heating Unit #1	Capacity: 60000 BTU Make: International Comfort S/N: A141149988 When turned on by thermostat: ☑ Fired ☐ Did Not Fire
Fuel Supply	☑ Gas ☐ Electric ☐ Propane
Heat Exchanger	☐ Partially Observed ☑ Not Visible; Enclosed Combustion ☐ N/A
Distribution	☑ Ductwork ☐ Radiator Heat source in each room: ☐ Yes ☑ No
Filter	☐ Washable ☑ Disposable ☐ Electronic ☐ Electrostatic ☐ N/A
Fireplace	☐ Satisfactory ☑ N/A ☐ Wood Burning ☐ Gas ☐ Enclosed Gas Appliances ☐ Free-Standing ☐ Flue Liner Damper: ☐ Operating ☐ Not Operating ☐ Recommend a damper stop on fireplace damper for safety Location: n/a Location: n/a Location: n/a Location: n/a
Remarks	l HEATING- The average life expectancy for a furnace is 20-25 years, this unit is 8 years old. Unit is rated as marginal due to a slightly high level of carbon monoxide testing at the exhaust flue located on the rear exterior of home approximately 43 ppm. Recommend a further evaluation by a qualified HVAC technician to ensure safe operation of appliance. (See Figure #37) l A carbon monoxide test was performed at random registers throughout the home and zero PPM (parts per million) was detected. It should be noted that cracks and broken welds in the heat exchanger may not always be detected. (See Figure #38) l Image of furnace burners. (See Figure #39) l Annual cleaning and inspection is recommended for optimum efficiency. (See Figure #40) l PPI recommends that filters should be checked monthly and replaced as necessary. (See Figure #41) l HEATING- The heat duct for the upper east bedroom was not functional at time of inspection. Ducting is suspected to have been altered/removed when the newer larger patio door was installed, evidence of this was found in the basement. (See Figure #42) (See Figure #43) l It should be noted that thin insulation around ductwork in basement likely contains asbestos, do not disturb this material without testing. (See Figure #44) l See Summary Remarks

Figure Number 37

HEATING- The average life expectancy for a furnace is 20-25 years, this unit is 8 years old. Unit is rated as marginal due to a slightly high level of carbon monoxide testing at the exhaust flue located on the rear exterior of home approximately 43 ppm. Recommend a further evaluation by a qualified HVAC technician to ensure safe operation of appliance.

Figure Number 38

A carbon monoxide test was performed at random registers throughout the home and zero PPM (parts per million) was detected. It should be noted that cracks and broken welds in the heat exchanger may not always be detected.

Figure Number 39

Image of furnace burners.

Figure Number 40

Annual cleaning and inspection is recommended for optimum efficiency.

Figure Number 41

PPI recommends that filters should be checked monthly and replaced as necessary.

Figure Number 42

HEATING- The heat duct for the upper east bedroom was not functional at time of inspection. Ducting is suspected to have been altered/removed when the newer larger patio door was installed, evidence of this was found in the basement.

Figure Number 43

HEATING- The heat duct for the upper east bedroom was not functional at time of inspection. Ducting is suspected to have been altered/removed when the newer larger patio door was installed, evidence of this was found in the basement.

Figure Number 44

It should be noted that thin insulation around ductwork in basement likely contains asbestos, do not disturb this material without testing.

Cooling

Cooling System	☑ Satisfactory ☐ N/A ☑ Central Air ☐ Room Units ☐ Heatpump ☑ Evaporate Cooler ☑ Electric Compressor ☑ Ductwork
Cooling Unit #1	Capacity: Make: Lennox S/N: 5806H27907 ☐ Tested ☑ Not Tested Temperature Differential: No 1: Not Tested No 2: (Temperature differential measured from register to return)
Remarks	l The average life expectancy for the air conditioning system and its components is 20-25 years, this unit is approximately 16 year(s) old. Industry standards indicate if the ambient temperature is below 65 degrees the a/c system can not be tested. This is due to the viscosity of the oil in the compressor may cause damage to the unit, a visual inspection was performed. (See Figure #45)

Figure Number 45

The average life expectancy for the air conditioning system and its components is 20-25 years, this unit is approximately 16 year(s) old. Industry standards indicate if the ambient temperature is below 65 degrees the a/c system can not be tested. This is due to the viscosity of the oil in the compressor may cause damage to the unit, a visual inspection was performed.

Master Bathroom

	☐ Built in Tub ☒ Tub/Shower ☐ Stall Shower ☐ Spa Tub ☐ Urinal ☒ Toilet ☒ Sink ☒ Vanity ☒ Window ☒ Fan ☐ Bidet Shower Wall Covering: Tile ☐ Steam Unit Floor: Tile ☐ Spa Tub/Shower ☐ Separations noted in grout in the bathroom tub/shower. Recommend maintenance to ensure water tightness. Leaks: ☐ Some Signs ☒ None Observed
Remarks	I Image of room. (See Figure #46) I BATHROOM- Handle for the shower lever was broken/damaged, shower can be operated using a pliers to lift valve. (See Figure #47) I See Summary Remarks

Figure Number 46

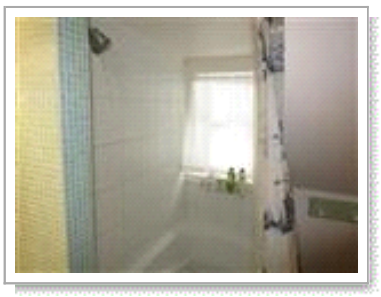


Image of room.

Figure Number 47

BATHROOM- Handle for the shower lever was broken/damaged, shower can be operated using a pliers to lift valve.

Kitchen

Cabinets and Countertops	☑ Satisfactory ☐ See Remarks
Sink	Plumbing Leaks: ☑ Some Signs ☐ None Observed ☑ Defective
Dishwasher	☑ Operating ☐ Not Operating ☑ Satisfactory ☐ N/A ☑ Airgap Device ☐ Airgap Device Not Visible ☐ No Airgap Method Provided ☐ Rusted racks noted inside dishwasher
Range/Oven	☑ Operating ☐ Not Operating ☐ Gas ☑ Electric ☑ Satisfactory ☐ N/A
Exhaust/Recirculating Fan	☑ Operating ☐ Not Operating ☑ Satisfactory ☐ N/A
Other Appliances	Disposal: ☐ Operating ☐ Not Operating ☐ Satisfactory ☑ N/A Microwave: ☑ Operating ☐ Not Operating ☑ Satisfactory ☐ N/A Compactor: ☐ Operating ☐ Not Operating ☐ Satisfactory ☑ N/A Reverse Osmosis: ☑ Operating ☐ Not Operating ☑ Satisfactory ☐ N/A Instant Hot Water: ☐ Operating ☐ Not Operating ☐ Satisfactory ☑ N/A
Floor	☐ Sheetgoods ☑ Tile ☐ Wood ☑ Satisfactory
Remarks	I Image of kitchen appliances. (See Figure #48) (See Figure #49) (See Figure #50) (See Figure #51) I Image of kitchen. (See Figure #52) (See Figure #53) I See electrical section for details.

Figure Number 48

Image of kitchen appliances.

Figure Number 49

Image of kitchen appliances.

Figure Number 50

Image of kitchen appliances.

Figure Number 51

Image of kitchen appliances.

Figure Number 52

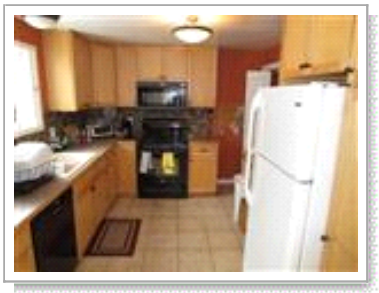


Image of kitchen.

Figure Number 53

Image of kitchen.

Master Bedroom

Floor Coverings	☐ Tile ☐ Sheetgoods ☐ Wood ☑ Wall to Wall Carpet ☑ Satisfactory ☑ Not Fully Visible
Walls	☐ Plaster ☑ Drywall ☐ Masonry ☐ Common Cracks ☑ Satisfactory
Ceilings	☐ Plaster ☑ Drywall ☐ Wood ☐ Acoustical Tile ☐ Common Cracks ☑ Satisfactory
Interior Doors	☑ Hollow Core ☐ Raised Panel ☐ Solid Core ☐ ByPass ☐ BiFold ☐ Pocket ☐ See Remarks
Windows	☐ Sliding ☐ Single Hung ☑ Double Hung ☐ Single Pane ☑ Dual Paned ☐ Fixed ☐ Casement ☐ Metal ☑ Wood ☐ Vinyl Security Bars: ☐ Present ☑ Not Present ☐ Safety Releases ☐ Become familiar with operation of safety releases on security bars
Remarks	I Image of room. (See Figure #54) (See Figure #55) (See Figure #56)

Figure Number 54

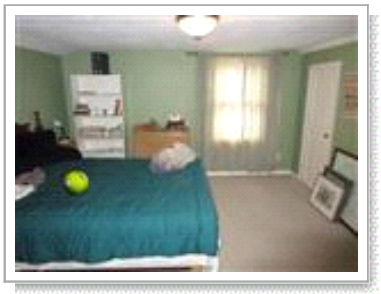


Image of room.

Figure Number 55

Image of room.

Figure Number 56

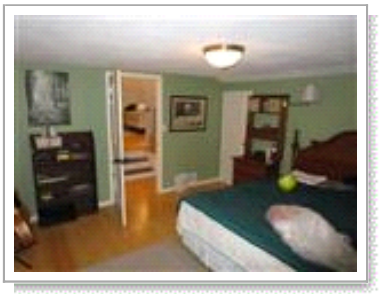


Image of room.

Bedroom #2 E

Floor Coverings	☐Tile ☐Sheetgoods ☐Wood ☐Wall to Wall Carpet ☒Wood Laminate ☒Satisfactory ☒Not Fully Visible
Walls	☐Plaster ☒Drywall ☐Masonry ☐Common Cracks ☒Satisfactory
Ceilings	☐Plaster ☒Drywall ☐Wood ☐Acoustical Tile ☐Common Cracks ☒Satisfactory
Interior Doors	☐Hollow Core ☒Raised Panel ☒Solid Core ☐ByPass ☐BiFold ☐Pocket ☐See Remarks
Windows	☐Sliding ☐Single Hung ☒Double Hung ☐Single Pane ☒Dual Paned ☐Fixed ☐Casement ☐Metal ☒Wood ☐Vinyl Security Bars: ☐Present ☒Not Present ☐Safety Releases ☐Become familiar with operation of safety releases on security bars
Remarks	l Image of room. (See Figure #57) (See Figure #58) (See Figure #59) l Rear window did not clasp shut when operated. (See Figure #60) l See heating section for room details.

Figure Number 57

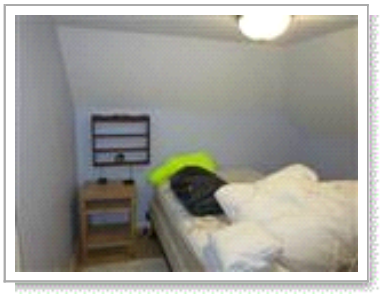


Image of room.

Figure Number 58

Image of room.

Figure Number 59

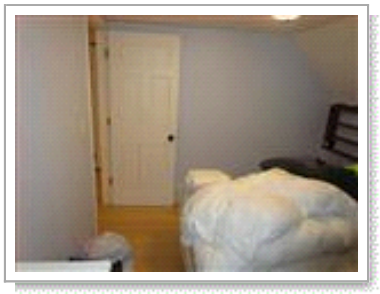


Image of room.

Figure Number 60

Rear window did not clasp shut when operated.

Bedroom #3 NW	
Floor Coverings	☐Tile ☐Sheetgoods ☐Wood ☐Wall to Wall Carpet ☒Wood Laminate ☒Satisfactory ☒Not Fully Visible
Walls	☐Plaster ☒Drywall ☐Masonry ☐Common Cracks ☒Satisfactory
Ceilings	☐Plaster ☒Drywall ☐Wood ☐Acoustical Tile ☐Common Cracks ☒Satisfactory
Interior Doors	☐Hollow Core ☒Raised Panel ☒Solid Core ☐ByPass ☐BiFold ☐Pocket ☐See Remarks
Windows	☐Sliding ☐Single Hung ☒Double Hung ☐Single Pane ☒Dual Paned ☐Fixed ☐Casement ☐Metal ☒Wood ☐Vinyl Security Bars: ☐Present ☒Not Present ☐Safety Releases ☐Become familiar with operation of safety releases on security bars
Remarks	• Image of room. (See Figure #61) (See Figure #62)

Figure Number 61

Image of room.

Figure Number 62

Image of room.

Living Room/Entry

Floor Coverings	☐ Tile ☐ Sheetgoods ☒ Wood ☐ Wall to Wall Carpet ☒ Satisfactory ☒ Not Fully Visible
Walls	☐ Plaster ☒ Drywall ☐ Masonry ☐ Common Cracks ☒ Satisfactory
Ceilings	☐ Plaster ☒ Drywall ☐ Wood ☐ Acoustical Tile ☐ Common Cracks ☒ Satisfactory
Stairs/Railings	☒ Satisfactory ☐ N/A
Interior Doors	☒ Hollow Core ☐ Raised Panel ☐ Solid Core ☐ ByPass ☐ BiFold ☐ Pocket ☐ See Remarks
Windows	☐ Sliding ☐ Single Hung ☒ Double Hung ☒ Single Pane ☐ Dual Paned ☒ Fixed ☐ Casement ☐ Metal ☒ Wood ☐ Vinyl Security Bars: ☐ Present ☒ Not Present ☐ Safety Releases ☐ Become familiar with operation of safety releases on security bars
Remarks	I Image of room. (See Figure #63) (See Figure #64) (See Figure #65)

Figure Number 63

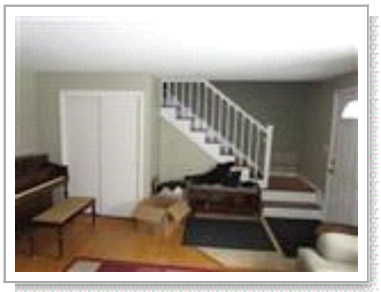


Image of room.

Figure Number 64

Image of room.

Figure Number 65

Image of room.

Interior (Copy)

Floor Coverings	☐ Tile ☐ Sheetgoods ☒ Wood ☐ Wall to Wall Carpet ☒ Satisfactory ☒ Not Fully Visible
Walls	☐ Plaster ☒ Drywall ☐ Masonry ☐ Common Cracks ☒ Satisfactory
Ceilings	☐ Plaster ☒ Drywall ☐ Wood ☐ Acoustical Tile ☐ Common Cracks ☒ Satisfactory
Interior Doors	☒ Hollow Core ☐ Raised Panel ☐ Solid Core ☐ ByPass ☐ BiFold ☐ Pocket ☐ See Remarks
Windows/Doors	☒ Sliding ☐ Single Hung ☐ Double Hung ☐ Single Pane ☒ Dual Paned ☐ Fixed ☐ Casement ☐ Metal ☒ Wood ☐ Vinyl Security Bars: ☐ Present ☒ Not Present ☐ Safety Releases ☐ Become familiar with operation of safety releases on security bars
Remarks	I Image of room. (See Figure #66) (See Figure #67)

Figure Number 66

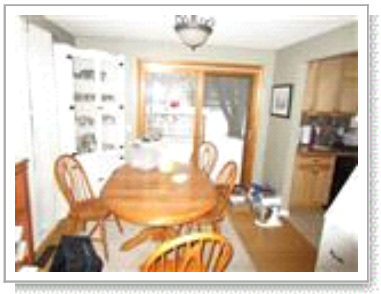


Image of room.

Figure Number 67

Image of room.

Attic

Attic Access	☑ Satisfactory ☐ N/A How Observed: From Service Platform ☐ Not Observed ☐ Scuttle Hole ☐ Pull Down ☑ Door ☐ No Access Scuttle Hole Location: N/A ☑ Inspection limited to view from access. Not all areas were completely visible.
Attic Access Location(s)	☐ Garage ☑ Master Closet ☐ Pantry ☐ Laundry Room ☐ Hallway
Moisture	☐ Some Signs ☐ Extensive ☑ None Observed ☐ Condensation
Storage	☑ Heavy ☐ Light ☐ Floored ☐ Not Floored
Insulation	☐ None ☑ Batts ☐ Fill ☑ Satisfactory ☐ N/A Installed in: ☐ Rafters ☐ Floor Approximate R Rating: 11 Approximate Inches: 3-4
Ventilation	☐ Window(s) ☐ Attic Fan ☐ Whole House Fan ☑ Satisfactory ☐ N/A ☐ Ridge Vent ☐ Soffit Vent ☐ Turbine ☐ Gable End Louvers ☑ Roof Vents
Framing	☐ Cracked/Broken/Sagging Rafters ☑ Satisfactory
Bracing	☐ Cracked/Broken/Sagging Bracing ☑ Satisfactory
Remarks	I Ceiling light needs a cage around fixture. (See Figure #68) I Image of attic space. (See Figure #69) (See Figure #70)

Figure Number 68

Ceiling light needs a cage around fixture.

Figure Number 69

Image of attic space.

Figure Number 70

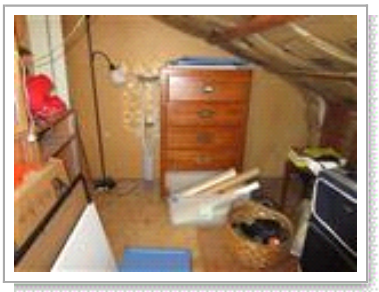


Image of attic space.

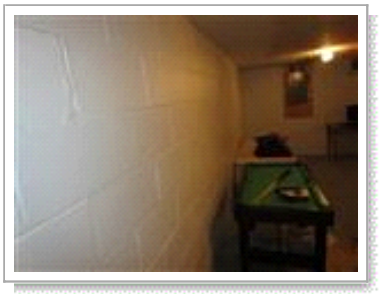
Structural

Type of Building	☑ Single Family ☐ Duplex/Patio Home ☐ Townhouse ☐ Condominum ☑ Wood Frame ☐ Masonry Frame ☐ Metal Frame ☑ Gable Roof ☐ Mansard Roof ☐ Hip Roof ☐ Flat Roof
Structure	Foundation: ☐ Poured Concrete Slab ☐ Sub Floor ☑ Block Post Columns: ☐ Steel ☐ Masonry ☑ Wood ☐ Concrete ☐ None ☐ Not Visible Floor Structure: 2x10 Floor Joist & Masonry Footing Wall Structure: Wood Frame Roof Structure: Asphalt Shingles ☐ Prefabricated Trusses
Remarks	I The west foundation wall has evidence of minor inward bowing. This appears to have been caused from the earth applying hydrostatic pressure against the foundation subsequently causing it to move. At this point movement appears to be older and cracks have been filled and painted. Recommend monitoring for further movement, if cracking or movement persists contact a qualified building contractor for repairs. (See Figure #71) (See Figure #72)

Figure Number 71

The west foundation wall has evidence of minor inward bowing. This appears to have been caused from the earth applying hydrostatic pressure against the foundation subsequently causing it to move. At this point movement appears to be older and cracks have been filled and painted. Recommend monitoring for further movement, if cracking or movement persists contact a qualified building contractor for repairs.

Figure Number 72



The west foundation wall has evidence of minor inward bowing. This appears to have been caused from the earth applying hydrostatic pressure against the foundation subsequently causing it to move. At this point movement appears to be older and cracks have been filled and painted. Recommend monitoring for further movement, if cracking or movement persists contact a qualified building contractor for repairs.

Basement / Crawlspace

Basement	■Full ☐Partial ☐None ☐Slab on Grade ☐N/A Walls: ☐Finished ■Partitioned Ceiling: Drywall ■Limited visibility due to basement storage
Floor	■Concrete ☐Carpeting ☐Sheetgoods ■Satisfactory
Floor Drain	■Tested ☐Not Tested ■Satisfactory ☐N/A
Crawl Space	■N/A ☐Wood to earth contact How Observed: Floor: ☐Concrete ☐Dirt Dampness: ☐Some Signs ☐Extensive ☐None Observed ☐Vapor Barrier ☐Insulation ☐Ventilation
Remarks	I Image of basement. (See Figure #73) (See Figure #74) (See Figure #75) (See Figure #76) I BASEMENT- Stairwell lacks a hand/guard rail. (See Figure #77) I See Summary Remarks

Figure Number 73

Image of basement.

Figure Number 74

Image of basement.

Figure Number 75

Image of basement.

Figure Number 76

Image of basement.

Figure Number 77

BASEMENT- Stairwell lacks a hand/guard rail.