

# Summary



Structure Tech Home Inspections

4205 Raleigh Avenue South  
Saint Louis Park, MN 55416  
www.StructureTech1.com  
612-205-5600

Customer

Address

This Summary Report includes the items that were, in my opinion, the most important items to bring to your attention. This is not by any means a substitute for the full report. **Please read the entire report.**

## 3. Basement / Foundation / Structure

### Unacceptable

#### 3.0 Sump System

There was a floor drain at the bottom of the sump basket, and there was no sump pump installed. This means that the storm water collected by the drain tile system will be directed to the city's sanitary sewer system, which is not allowed. The drain at the bottom of the sump basket should be capped off by a licensed plumber, and a proper sump pump installed with drain piping that is continuous to the exterior.

## 4. Electrical

### Further Inspection

#### 4.0 Main Panel

The main panel was not accessible because a wall was built in front of it. Have the panel made accessible and inspected by a qualified person.



# Inspection Report

Property Address:

**Structure Tech Home Inspections**

**Reuben Saltzman  
4205 Raleigh Avenue South  
Saint Louis Park, MN 55416  
www.StructureTech1.com  
612-205-5600**

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# Structure Tech Home Inspections

|                        |                  |                                  |
|------------------------|------------------|----------------------------------|
| <b>Date:</b> 3/12/2016 | <b>Time:</b>     | <b>Report ID:</b>                |
| <b>Property:</b>       | <b>Customer:</b> | <b>Real Estate Professional:</b> |

The service recommendations that we make in this report should be completed by licensed, qualified, competent specialists, who may well identify additional defects or recommend some upgrades that could affect your valuation of the property. This inspection was conducted in accordance with the ASHI Standards of Practice, which can be viewed online at <http://www.structuretech1.com/ASHI-SOP.pdf>

This report is the exclusive property of Structure Tech Home Inspections and the Client whose name appears within, and its use by any unauthorized persons is prohibited.

## Comment Key

**Acceptable** - The item, system or component was functional.

**Comment** - Information that may include links, suggestions for improvement, or maintenance reminders.

**Attention Recommended** - Service, maintenance, repair, or replacement is recommended.

**Unacceptable** - The item, system or component is not functioning properly or is unsafe. Have this serviced ASAP.

**Further Inspection** - The item, system or component could not be fully inspected. Further inspection is recommended by a professional in a related field.

**Style Of Building:**

**Number of Stories:**

**Type Of Construction:**

**Home Faces:**

**Furnished:**

**Occupied:**

**Year Built:**

**Square Feet:**

**Weather:**

**Temperature:**

**Present At Time Of Inspection:**

## 1. Roof Covering

The inspection of the roof includes the roofing materials, the roof drainage systems, the flashings, skylights, chimneys, and roof penetrations.

### Items

#### 1.0 Sloped Roof



The composition shingle roof was in acceptable condition.

Roofing Material:

Inspection Method:

## 2. Exterior

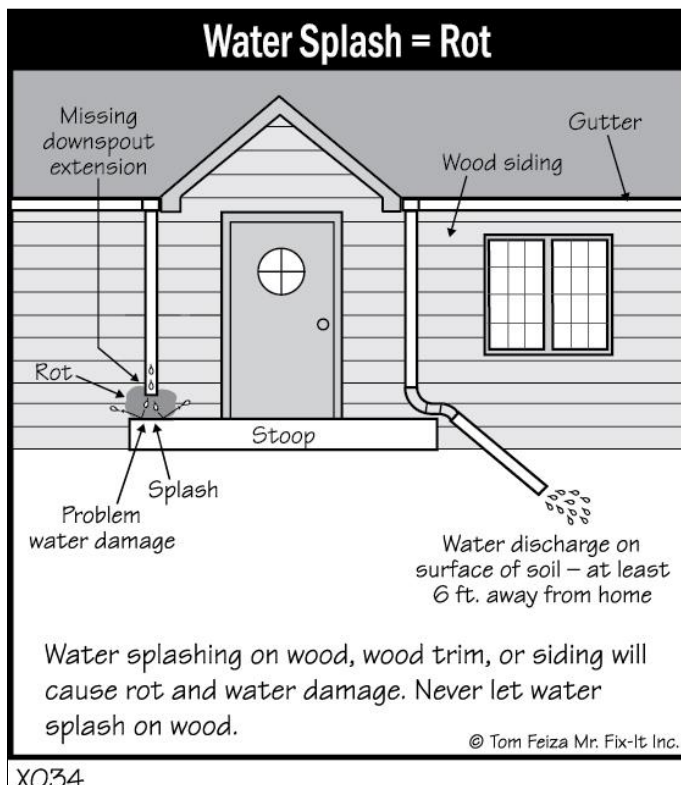
The inspection of the exterior includes the siding, flashing, trim, all exterior doors, decks, balconies, stoops, steps, porches, and guardrails. It includes eaves, soffits, and fascias that are accessible from the ground level. This also includes vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. This also includes adjacent entryway walkways, patios, and driveways.

### Items

#### 2.0 Wall Surfaces




Water can splash against the house at the front stoop. This greatly increases the potential for water intrusion and rotting. Take the needed steps to help prevent this from happening, which will typically consist of adding gutters or downspout extensions.



#### 2.1 Combustion Air Intake

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 The combustion air intake should be checked regularly and cleaned if necessary for proper operation of the combustion appliances. The intake was clean at the time of the inspection. Click here for more information about [cleaning the combustion air intake](#).


Siding:

## 3. Basement / Foundation / Structure

The inspection of the structural components includes the foundation and framing.

### Items

#### 3.0 Sump System

 There was a floor drain at the bottom of the sump basket, and there was no sump pump installed. This means that the storm water collected by the drain tile system will be directed to the city's sanitary sewer system, which is not allowed. The drain at the bottom of the sump basket should be capped off by a licensed plumber, and a proper sump pump installed with drain piping that is continuous to the exterior.

Wall Structure:

Floor Structure:

Ceiling and roof structure:

Crawl space inspection method:

Foundation:


Unfinished basement insulation:

## 4. Electrical

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

### Items

#### 4.0 Main Panel

 The main panel was not accessible because a wall was built in front of it. Have the panel made accessible and inspected by a qualified person.

Service Amperage:

Location of main disconnect(s):

Location of subpanel(s):

Predominant Branch Circuit Wiring:

Main panel type:

Note: we do not test the operation of smoke and carbon monoxide alarms. These devices should be tested *monthly* by the occupants of the home by pressing the built-in test buttons on the devices.

AFCI devices are tested by using the internal test buttons on AFCI devices at vacant buildings only. Click the following link for more information on this topic: [AFCI devices](#)

## 5. Plumbing

The inspection of the plumbing system includes the following: the water supply and distribution system, including all fixtures and faucets; the drain, waste and vent systems including all fixtures; the water heating equipment and hot water supply system; vent systems, flues, and chimneys; fuel storage and fuel distribution systems; drainage sumps, sump pumps, and related piping. We DO NOT operate water supply / shut-off valves.

For the washing machine and dryer, we perform only a cursory test for the basic operation of the appliances. For instance, we'll check to make sure the dryer turns on with normal controls and listen to make sure it sounds like the tumbler is turning, but we do not check the accuracy of the dryer thermostat, moisture sensor, timers, or do any type of testing on similar features.

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## Items

### 5.0 Water Heater

Water distribution pipes:

Drain Waste and Vent Pipes:

Water heater type:

Water heater age:

Main water shut-off valve location:

Main gas shut-off valve location:

## 6. Heating

The inspection of the heating system includes any installed heating equipment and their vent systems, flues, and chimneys. Any readily openable access panels are also opened.

## Items

### 6.0 Operation / Condition

Heating System:

Age of heating system:

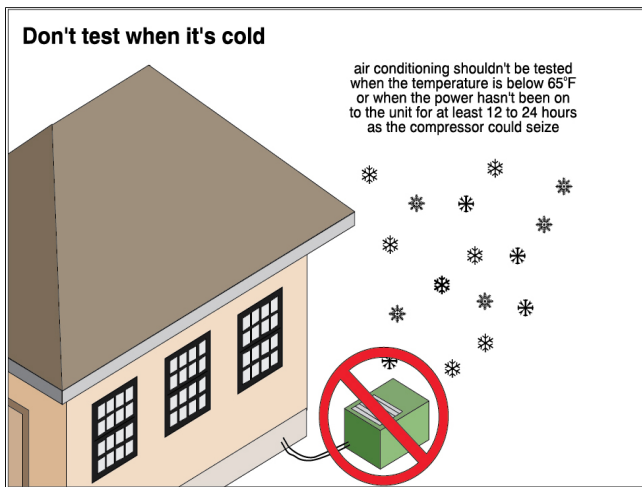
## 7. Cooling

The inspection of the air conditioning consists of the central and through-wall equipment (but not window units), as well as the distribution systems. Any readily openable access panels are also opened.

## Items

### 7.0 Operation / Condition

The air-conditioning system could not be tested because the outside temperature was too low.



Cooling method:

Cooling age:

## 8. Interior

The inspection of the interior includes the following: walls, ceilings, and floors; steps, stairways, and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows. Installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders are inspected by using normal operating controls to activate the primary function.

### Items

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**Interior limitations:**

**Fireplace Description:**

## 9. Attic

The inspection of the attic(s) includes the insulation, ventilation, and vapor retarders where visible. This includes kitchen, bathroom, laundry and similar exhaust systems, and clothes dryer exhaust systems.

### Items

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#### 9.0 Framing & Sheathing

#### 9.1 Attic Insulation

**Attic inspection method:**

**Attic insulation:**

**Vapor barrier:**

## 10. Garage

The inspection of the garage includes the garage doors and garage door operators.

### Items

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#### 10.0 Overhead door(s)

#### 10.1 Garage door opener(s)