

# Summary



## Structure Tech Home Inspections

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

### Customer

Experienced Home Buyer

### Address

12345 Happy Lane  
Minneapolis MN

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. Exterior

### 3.3 Windows

- ✘ (1) The windows at the back of the house indicated in the photos below were rotted and should be replaced.
- ✘ (2) The window at the back of the house indicated in the photo below was beginning to rot at the bottom corners of the mullion, and should be serviced to help forestall further deterioration.

## 5. Electrical

### 5.1 Interior Panel Components

- ✘ (3) The circuit breaker at space #18, labeled "upstairs bathroom", supplied power to the upper hallway bathroom, the master bathroom, upper hallway lights, upper den (piano room) lights and outlets, and most of the recessed lights at the west basement family room. This circuit is overloaded, and it tripped several times during the inspection. Have an electrician correct the wiring. Because the main panel was filled to capacity, the fix for this condition might require the installation of a subpanel.



# Inspection Report

## Experienced Home Buyer

**Property Address:**  
12345 Happy Lane  
Minneapolis MN



## Structure Tech Home Inspections

**Reuben Saltzman**  
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<b>Date:</b> 8/15/2017	<b>Time:</b> 08:30 AM	<b>Report ID:</b>
<b>Property:</b> 12345 Happy Lane Minneapolis MN	<b>Customer:</b> Experienced Home Buyer	<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.

 **Safety Upgrade** A recommendation for added safety.

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

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

**Style Of Building:**  
Single Family

**Type Of Construction:**  
Wood Frame

**Home Faces:**  
South

**Furnished:**  
Yes

**Occupied:**  
Yes

**Year Built:**  
1975

**Weather:**  
Clear and Dry

**Temperature:**  
70 - 75 Degrees

**Present At Time Of Inspection:**  
Owner

## 1. Roof Covering

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


### Items

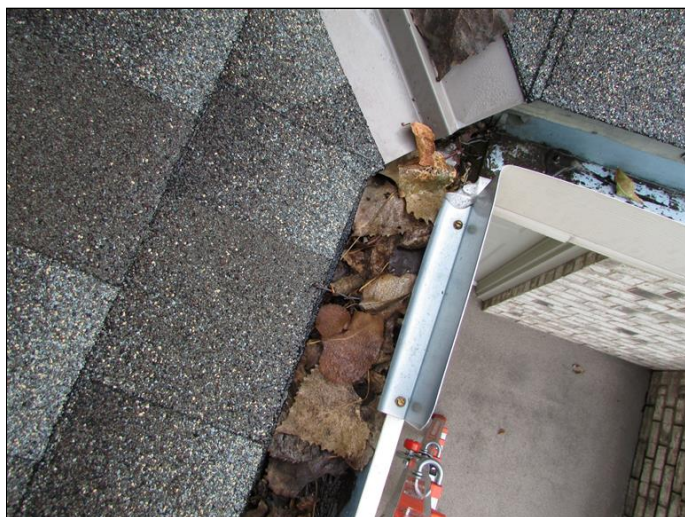
#### 1.0 Sloped Roof

Acceptable

#### 1.1 Gutters

Attention Recommended

 The gutters contained debris that will prevent them from draining properly. Clean the gutters.



#### Roofing Material:

Architectural Shingles

#### Inspection Method:

Walked surface

## 2. Chimney

The inspection of the chimney includes the vent and system components.

### Items

#### 2.0 Chimney Walls

Attention Recommended

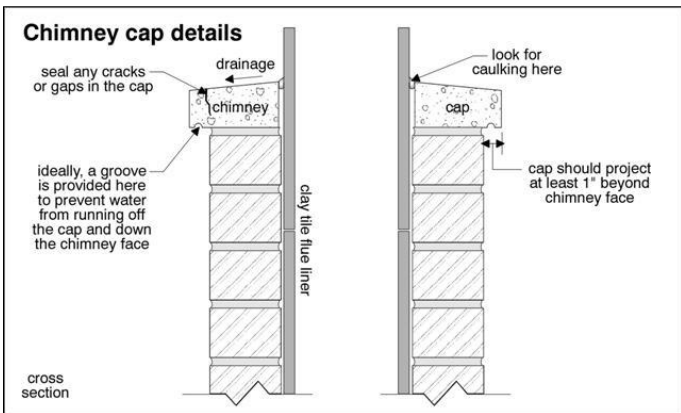
There were cracks in the chimney walls that will allow water into the chimney, leading to deterioration and possibly interior leaks. Have the chimney serviced / repaired by a [CSIA Certified Chimney Sweep](#).



### 2.1 Chimney Crown

Attention Recommended

The chimney crown was cracked. These cracks will allow water into the chimney and should be sealed to help prevent damage to the chimney.



**3. Exterior**

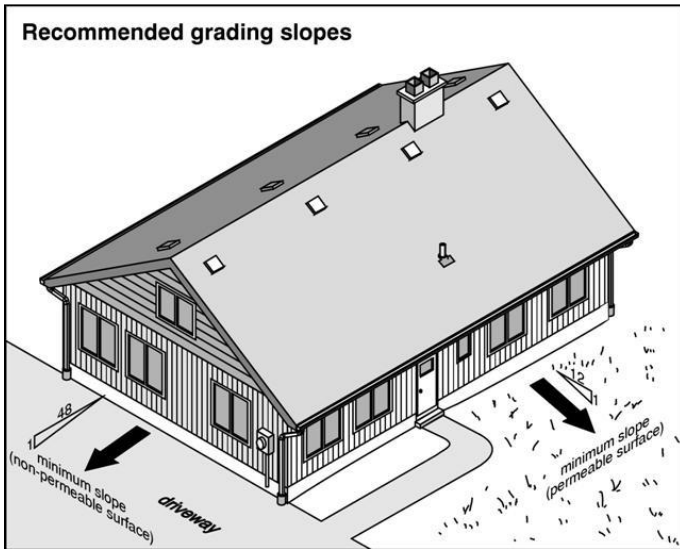
The inspection of the exterior includes the siding, flashing, trim, all exterior doors, decks, balconies, stoops, steps, porches, and guardrails. It includes eaves, soffits, and fascias that are accessible from the ground level. This also includes vegetation, grading, surface drainage, and retaining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

**Items**

**3.0 Drainage & Grading**

Comment

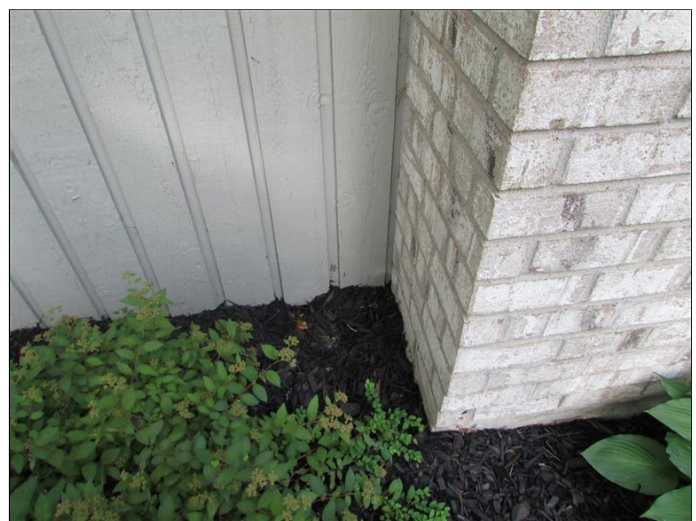
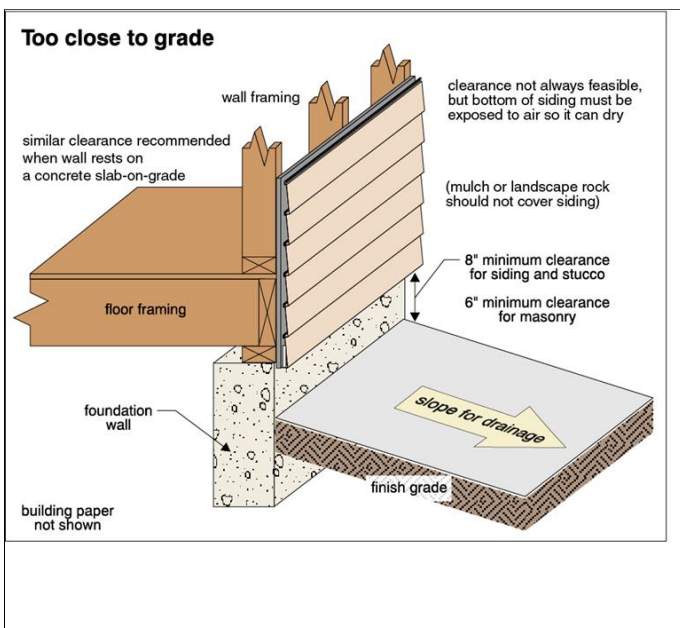
- i The ground was flat next to the building at the front yard, which could allow for water to enter the basement or cause excessive soil pressures against the foundation walls. The soil or the hard surfaces should slope away from the house for at least ten feet if possible, to help prevent basement water intrusion and foundation problems.



**3.1 Wall Surfaces**

Comment

- i The siding was too close to the ground, and water could wick up into the walls and cause damage. The siding should be kept at least six inches above the surround grade. There were no signs of rotting, but the siding should be monitored where it's too close to the ground.



**3.2 Soffits & Fascia**

Attention Recommended

🕒 The soffit vents were dirty and can restrict airflow into the attic. Airflow helps preserve the life of the roof, and may help prevent ice dams. Clean or replace the vent covers.



**3.3 Windows**

Unacceptable

❌ (1) The windows at the back of the house indicated in the photos below were rotted and should be replaced.







⊗ (2) The window at the back of the house indicated in the photo below was beginning to rot at the bottom corners of the mullion, and should be serviced to help forestall further deterioration.



3.4 Doors

Comment


- (1) There was soft and deteriorated wood all around and at the basement patio door. This area appears to have been recently caulked and painted, but a moisture meter indicated high levels of moisture at the wood approximately 12" up. This area will likely need service again in the near future.



- (2) The first floor patio door was starting to rot at the bottom corner of the mullion on the west side. Have this door serviced to help forestall the rotting.




**3.5 Combustion Air Intake**  
Attention Recommended

-  The opening that allows combustion air into the home was [dirty](#). Clean the opening and check on it frequently to make sure that sufficient combustion air is brought into the house.



### 3.6 Caulking


Attention Recommended

-  There was a gap between the dryer vent and the siding that needs to be caulked. This will help to prevent moisture intrusion, pest intrusion, and air leakage.



### 3.7 Exterior Hose Bibbs

Attention Recommended

-  There were no backflow prevention devices at the exterior faucets. These are required to protect the potable (drinking) water supply from contamination. Add vacuum breakers at the exterior faucets. For more information on this topic, click here: [Why do I need a backflow preventer?](#)

#### Siding:

- Brick Veneer
- Wood Panels (Board and Batten)

## 4. Basement / Foundation / Structure

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

**Items**

**4.0 Signs of Moisture**

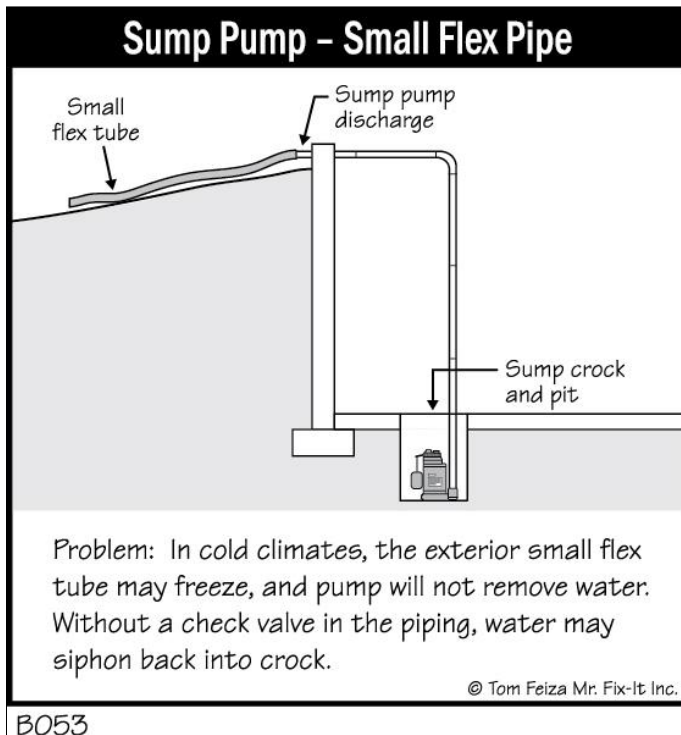
Comment

- There were no visible signs of moisture in the basement.

**4.1 Sump System**

Comment

- (1) The sump pump discharge tube was directed into a corrugated tube that runs across the lawn. This has the potential to fill with ice and prevent the pump from functioning properly during the winter. Remember to disconnect the corrugated extension tubing in the fall. For more info on this topic, click here: [Potential for freezing at sump system discharge](#)



- (2) Consider having a backup sump pump installed to guard against the basement flooding if/when the primary pump fails, or during a power outage. For more info on this topic click here: [Backup sump pumps](#)

**4.2 Limitations**

Comment

- (1) The basement was mostly finished. The concealed components in the finished areas could not be inspected, such as the basement floor, foundation walls, floor structure, etc.
- (2) There were a number of stored items in the basement. This prevented a complete inspection of the basement.

**Wall Structure:**

Wood Studs

**Floor Structure:**

Conventional wood framing

**Ceiling and roof structure:**

Factory built truss system

**Crawl space inspection method:**

No crawl space present

**Foundation:**

Concrete block

**Unfinished basement insulation:**

Foundation walls: not insulated

**5. 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

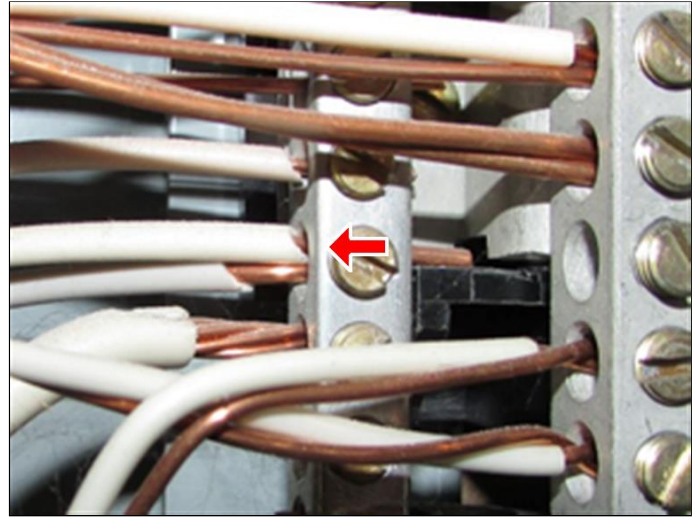
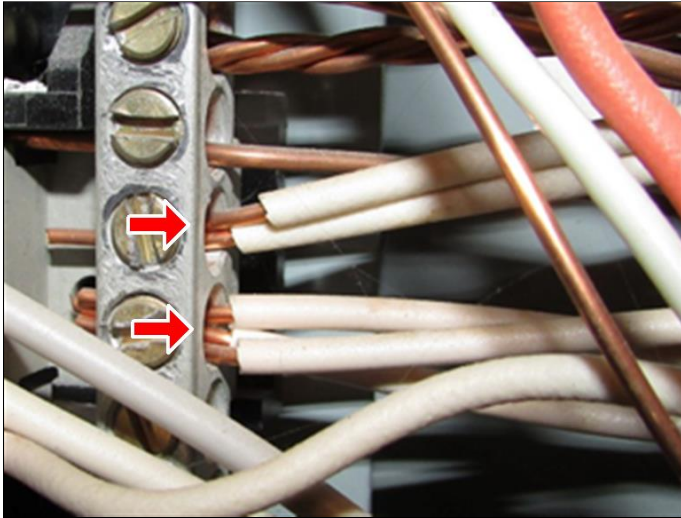
### 5.0 Main Panel

Acceptable

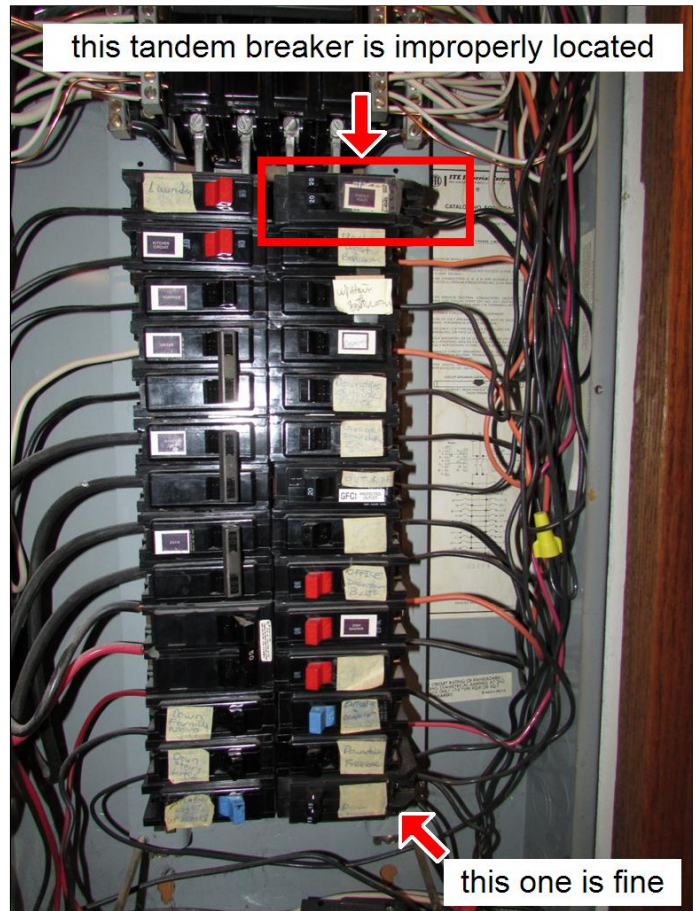
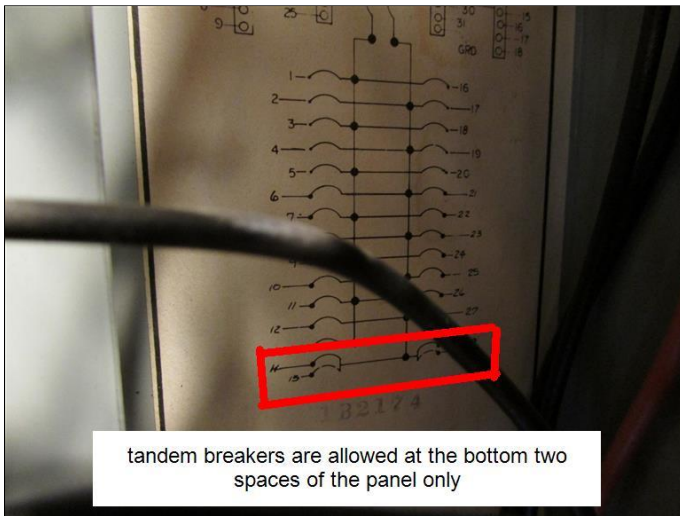
### 5.1 Interior Panel Components

Attention Recommended

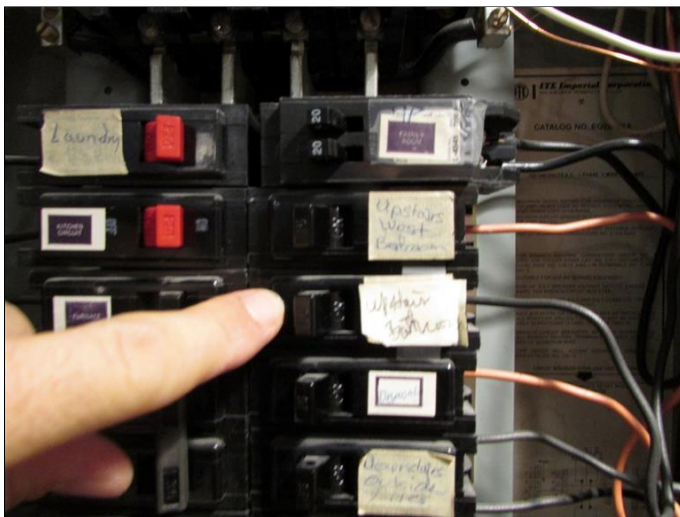
- 🔍 (1) There were several lugs on the neutral/ground bus bar that have [more than one neutral wire](#) feeding to them. Each neutral wire should be attached to a separate lug to ensure a proper physical connection and to make sure that each circuit can be worked on independently. Have this corrected.



- (2) Two tandem circuit breakers were used at the panel; one was properly located, and the other wasn't. The improperly located circuit breaker might not make a proper connection at the panel, which is a potential fire hazard. Have this condition repaired by an electrician. To read more about this specific defect, click the following link: <http://structuretech1.com/2012/02/tandem-circuit-breakers/>



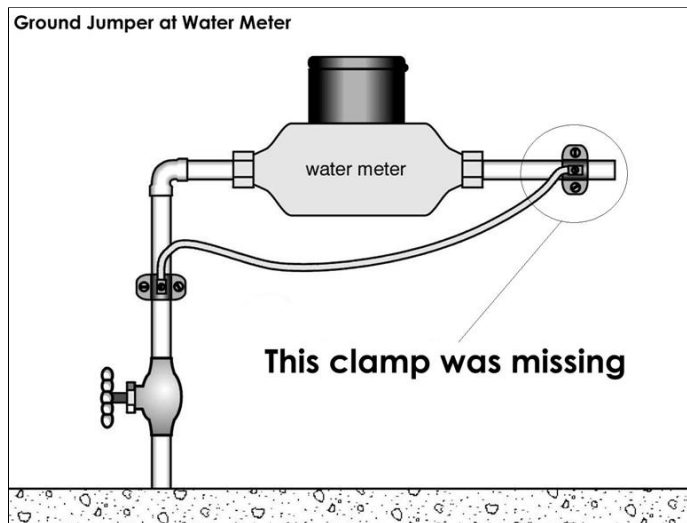
- (3) The circuit breaker at space #18, labeled "upstairs bathroom", supplied power to the upper hallway bathroom, the master bathroom, upper hallway lights, upper den (piano room) lights and outlets, and most of the recessed lights at the west basement family room. This circuit is overloaded, and it tripped several times during the inspection. Have an electrician correct the wiring. Because the main panel was filled to capacity, the fix for this condition might require the installation of a subpanel.



5.2 Service Grounding & Bonding

Attention Recommended

- There was no **bonding clamp** for the ground wire at the house side of the water meter. Without a bonding clamp present, the water pipes and everything metallic that they're in contact with could become energized if a 'hot' wire came in contact with them. Add a bonding clamp.



**5.3 Exterior Electrical**

Attention Recommended

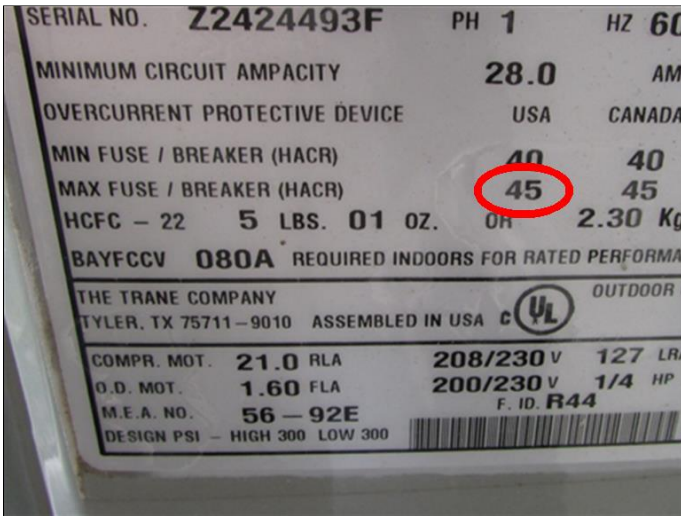
- (1) The three front outlets had missing weatherproof covers, which should be replaced to help prevent damage to the outlets. Today's standards require weatherproof covers that allow a cord to be plugged in while the cover is in the closed position.



- (2) There was broken and disconnected conduit for the front yard outlets. This may allow for the wire to be damaged. Have the conduit repaired.



- (3) The listing for the compressor calls for a maximum fuse or circuit breaker of 45 amps, but the overcurrent protection device provided for the compressor was a 50 amp circuit breaker. Have this corrected to help prevent damage to the unit.

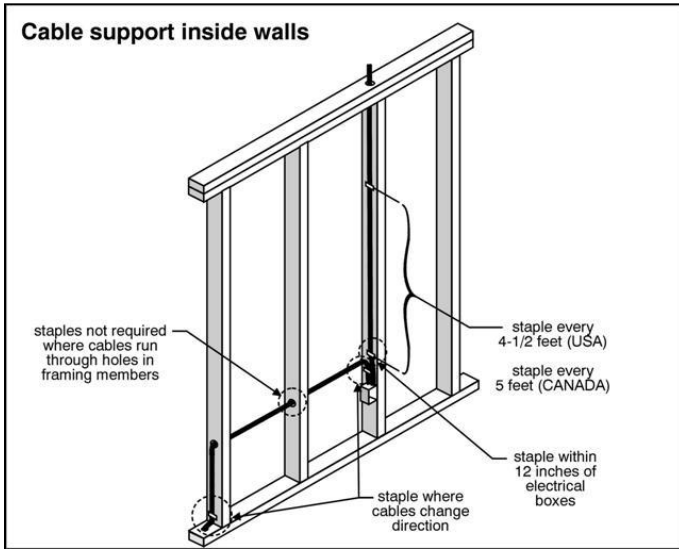


5.4 Unfinished Areas

Attention Recommended



There was loose wiring in the basement. Wires should be stapled / secured within 12" of all panels, junction boxes, switches, outlets, fixtures, and every 4 1/2'. Secure the wires.



### 5.5 Interior Electrical

Attention Recommended

(1) There was improperly terminated electrical wiring underneath the kitchen island countertop, creating a potential shock hazard. Have the wires properly terminated inside an electric box.



- (2) The downdraft fan was plugged into an extension cord, but should be plugged directly into its own outlet for safety. Have an outlet installed if needed.



- (3) The non-metallic cable for the garbage disposer at the kitchen sink should be protected in a flexible metal conduit. This will help prevent damage to the wire from items being moved under the kitchen sink. Have this corrected.

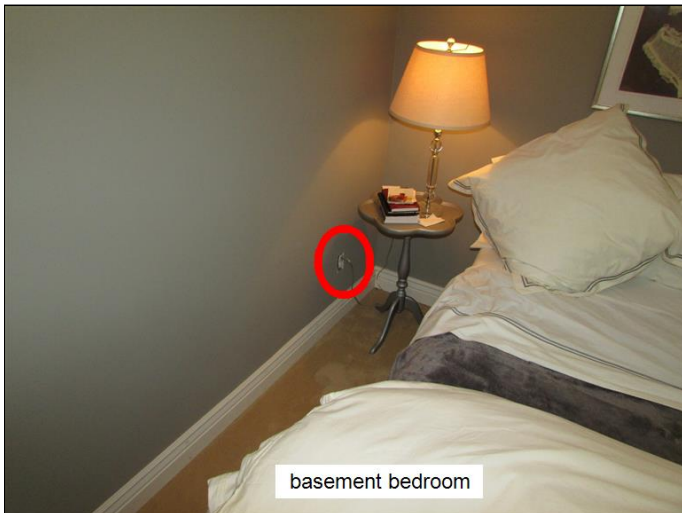


- (4) There were several [ungrounded three prong outlets](#) present, indicated in the photos below. These are potential shock hazards, and can allow equipment that is plugged into these outlets to be damaged. Have the wiring corrected.





(5) There were cover plates missing at several outlets, creating shock hazards. Replace the missing cover plates.




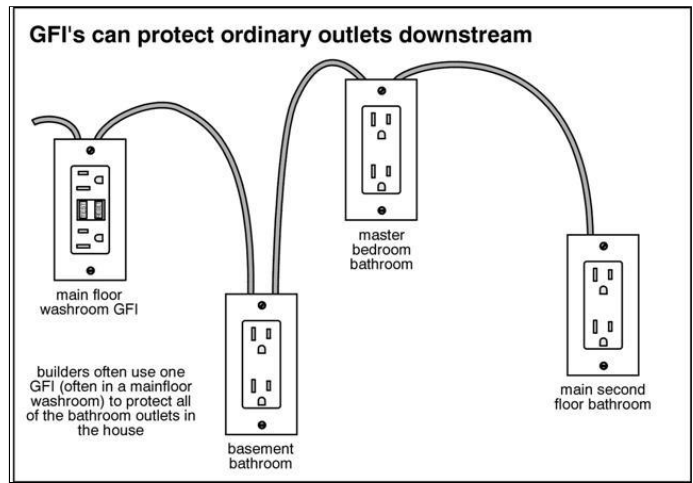
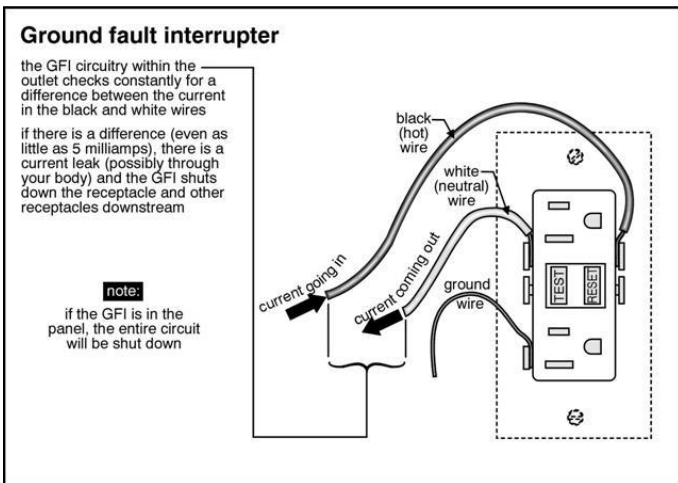
 (6) The ceiling fan in the SW bedroom was not functional, nor was the light.



**5.6 GFCI Devices**

Safety Upgrade

 (1) The unfinished basement, laundry room, garage, and some of the exterior and kitchen outlets were not GFCI protected. The basement bathroom outlet was also not GFCI protected. Add [GFCI](#) protection for these outlets to lower the risk of a lethal shock.



- +** (2) The GFCI outlet at the SW corner of the house at the exterior was defective - it did not trip with the built-in test button. Have this outlet replaced to lower the risk of a lethal shock. Once this is done, verify the other exterior outlets are GFCI protected.



- +** (3) The deck GFCI outlet was improperly wired; the device tripped with the test button, but did not lose current. This will happen if the line and load are reversed on older GFCI outlets. Have the wiring repaired to lower the risk of a lethal shock.



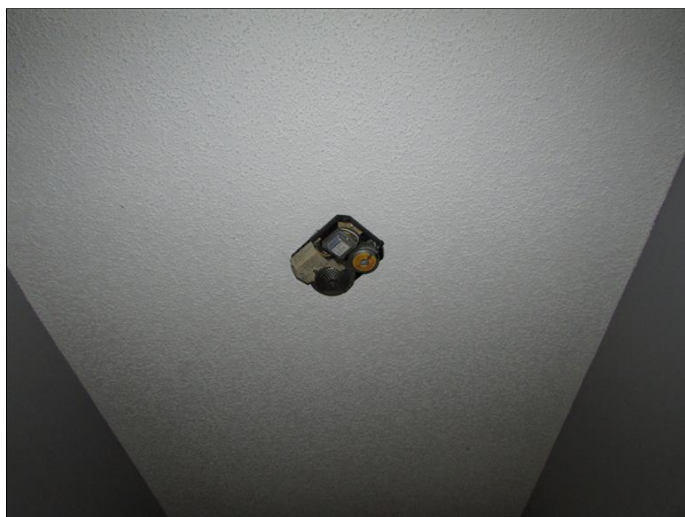
- +** (4) The GFCI outlet in the first floor hallway bathroom was tripped and would not reset. Have the tripped outlet replaced.



**5.7 Smoke Alarms**

Safety Upgrade

- +** The smoke alarms were over ten years old, and should be replaced. Smoke alarms are designed to last only ten years. Install photoelectric smoke alarms. Do not use ionization-only smoke alarms. For more information on this topic, click here: [Photoelectric smoke alarms are all you need.](#)



**5.8 CO Alarms**

Safety Upgrade

- +** There were no carbon monoxide alarms present at the first floor. [CO alarms](#) are required outside, and within 10' of every sleeping room to help prevent carbon monoxide poisoning. Have a CO alarm installed outside the first floor sleeping areas. Also, the CO alarm in the basement was over 10 years old and should be replaced.

**Service Amperage:**

150 amps

**Location of main disconnect(s):**

Basement  
Extra Info : Basement den, north wall

**Location of subpanel(s):**

None

**Predominant Branch Circuit Wiring:**

Non-metallic sheathed cable (Romex)

**Main panel type:**

Circuit Breaker

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](#)

## 6. 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.

### Items

#### 6.0 Water Distribution Piping

Comment

- There was a [saddle valve](#) present to supply water to the whole house humidifier. Saddle valves are not approved for use in Minnesota and are prone to leakage. Try to avoid operating this valve. If it leaks when operated, have it replaced.



#### 6.1 Water Heater

Comment

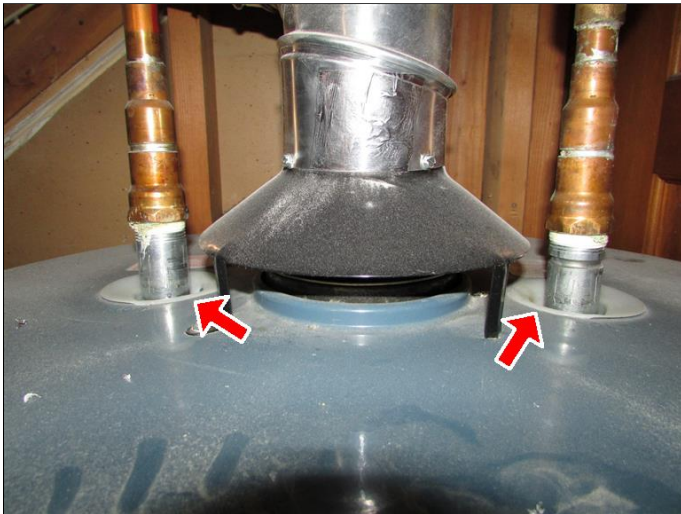
- i** The hot water coming out of the faucets was measured at approximately 130 degrees, which can cause scalding very quickly. The temperature of the water shouldn't be higher than 120 degrees at any of the faucets. To reduce the risk of scalding, turn the temperature down at the water heater. Be aware, however, that this will increase the potential for Legionellae Bacteria growth. To minimize the risk of scalding and bacteria growth, have a tempering valve installed. For more info on this topic, click here: [Water Heater Temperature](#).



## 6.2 Water Heater Vent

Comment

- i** There was some melted plastic at the water lines near the draft hood, which is an indication that the water heater has backdrafted. The water heater drafted properly at the time of the inspection, even with the bath fans, kitchen downdraft, and dryer turned on.



## 6.3 Dryer Duct

Attention Recommended



- There was a bunched up section of [flexible dryer duct](#) material behind the dryer. This compromises the performance of the clothes dryer and creates a fire hazard. Have the dryer transition duct made as short as possible for improved performance and safety.



#### 6.4 Floor Drains


Unacceptable

- The cleanout plug at the floor drain was missing, which will allow hazardous, smelly sewer gases to enter the home. Cleanout plugs are usually removed because of a clogged drain. Install a cleanout plug and have the drain cleaned out. Sometimes the clogs can not be fixed, and the drain may need replacement. For more detailed information on this topic, click here: [Floor Drain Basics](#)



## 6.5 Fuel Lines


Attention Recommended

-  There were two flexible appliance connectors in use for the basement fireplace; flexible appliance connectors are used to connect the appliance to the hard piped gas line, not in place of permanent gas piping. The appliance connectors also shouldn't penetrate the fireplace walls and ceiling. Have this corrected to reduce the potential for a gas leak. Click this link for more information on this topic: [Gas Appliance Connectors](#)



## 6.6 Bathroom Sinks

Comment

-  The mechanical sink stopper in the powder room bathroom did not function and will need to be serviced to work properly.

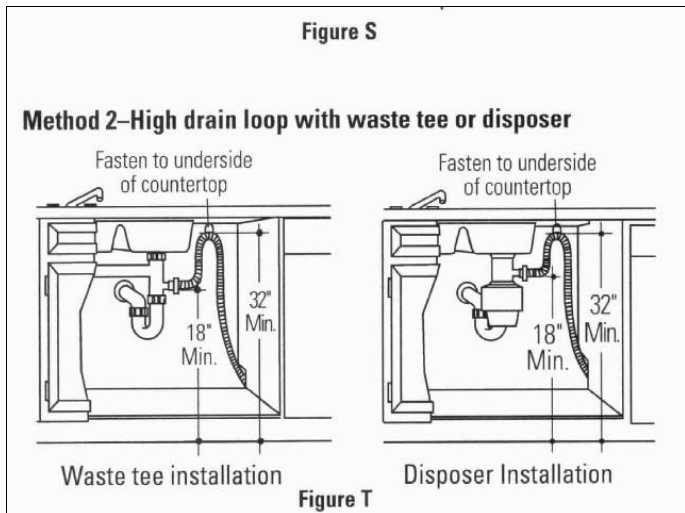


## 6.7 Kitchen Sink

Attention Recommended

The dishwasher drain did not have a proper high loop to prevent water from siphoning back into the dishwasher. This could lead to a cross-connection with the city water supply or a clogged dishwasher drain hose. Raise the dishwasher drain hose to match the diagram below. To read more about this specific issue, click here: [high loop at dishwasher drain](#).

Note: the new Minnesota State Plumbing Code now requires an air gap on new dishwasher installations: <http://structuretech1.com/2016/03/new-minnesota-plumbing-code/#dwairgap>



**6.8 Water Softener**

Comment

The photo below shows a hardness test strip, taken from cold water at the laundry sink. This equates to approximately 7 grains of hardness, which is marginal.



**Water distribution pipes:**  
Copper

**Drain Waste and Vent Pipes:**  
PVC

**Water heater type:**  
Gas - storage tank

**Water heater age:**  
Year  
: : 2009

**Main water shut-off valve location:**  
Furnace room  
Extra Info : NE corner

**Main gas shut-off valve location:**  
Next to furnace

## 7. 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

#### 7.0 Operation / Condition

Acceptable

The furnace responded properly to the thermostat controls and had a low level of carbon monoxide in the flue gas. Have the furnace serviced and inspected annually. For information about why we recommend annual furnace inspections, click here: [Are Annual Furnace Inspections Really Necessary?](#)

#### 7.1 Furnace Filter

Acceptable

#### 7.2 Registers

Comment

- There were no heat registers supplied to the basement bathroom.

#### 7.3 Vent Connector & Vent

Comment

- The furnace vent was touching the roof sheathing, but should be at least 1" away to lower the potential for a fire. This isn't a major concern.



#### 7.4 Combustion Air

Acceptable

#### 7.5 Humidifier

Comment

- We do not test humidifiers for operation and typically don't recommend using them because they often cause moisture problems with buildings. For more information on this topic, click here - [Whole House Humidifier Harm Houses](#).

#### Heating System:

Forced Air

#### Age of heating system:

Year

Extra Info : 2011

## 8. 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

#### 8.0 Operation / Condition

Comment

- i (1) The refrigerant used in this air conditioner is R-22, which is being phased-out and will no longer be produced after 2020. New air conditioners are required to use a more environmentally friendly R-410A refrigerant, which is not compatible with this unit. This change has led to an increase in the cost of R-22 refrigerant. Servicing this unit will likely be expensive, and possibly cost prohibitive. Click the following link for more information on this topic: <http://structuretech1.com/r22-vs-r410a/>
- (2) The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, which is approximately 15-20 degrees.

#### Cooling method:

Forced air split system, electric

#### Cooling age:

Year  
Extra Info : 2001

#### Refrigerant type:

R-22

## 9. 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

#### 9.0 Ceilings

Comment

- i There were moisture stains at the ceiling panels in the laundry room, pictured below. There was rusted ductwork above as well as some drain lines. There was no currently dampness, even after running a lot of water in the plumbing fixtures above. The stains are likely the result of condensation in the ductwork. If the staining re-occurs or continues, consult with an HVAC contractor for ways to prevent condensation in the ductwork at this location.



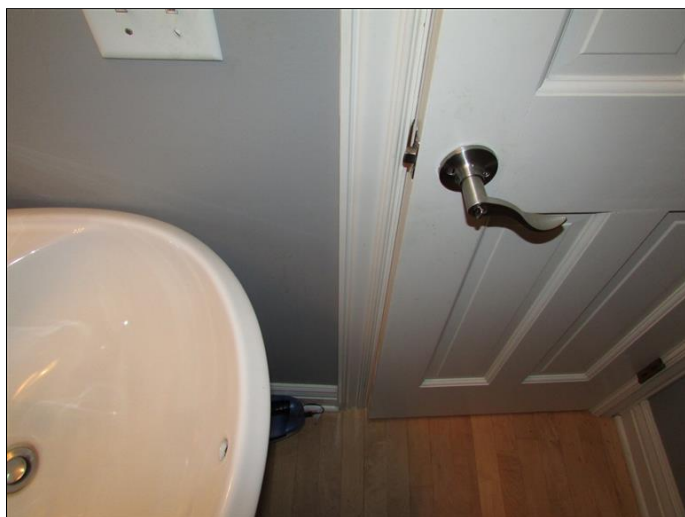
#### 9.1 Floors

Acceptable

9.2 Doors

Attention Recommended

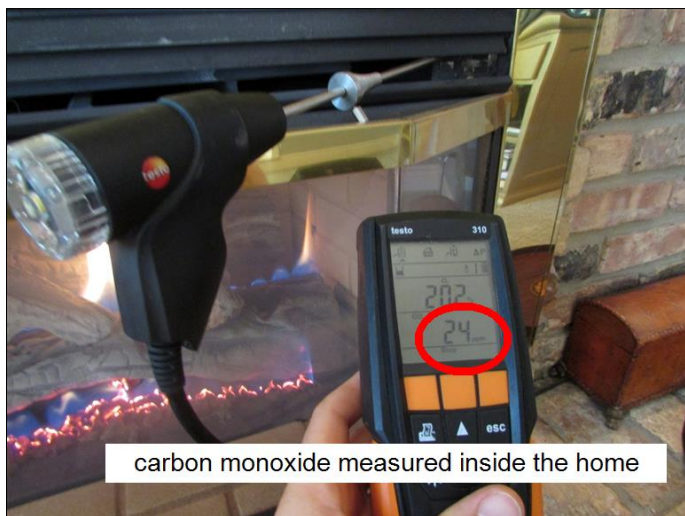
- The power room bathroom door rubs on the jamb, which is a nuisance. Sand or plane the door down to prevent this from happening.



9.3 Fireplaces

Attention Recommended

- There was exhaust gas leaking back into the home at the first floor gas fireplace. This is a safety hazard. Have the gas fireplace repaired before using it.



9.4 Vent Fans

Acceptable

Interior limitations:

Occupied

Fireplace Description:

Masonry fireplaces with gas inserts

10. Attic

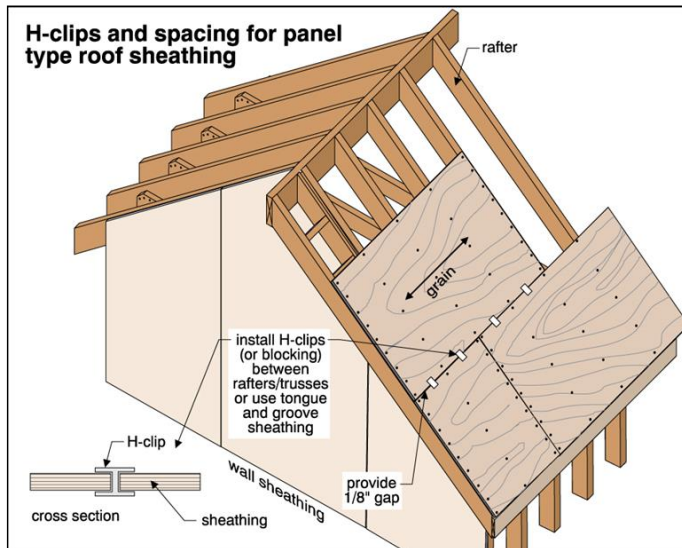
The inspection of the attic(s) includes the insulation, ventilation, and vapor retarders where visible. This includes kitchen, bathroom, laundry and similar exhaust systems, and clothes dryer exhaust systems.

## Items

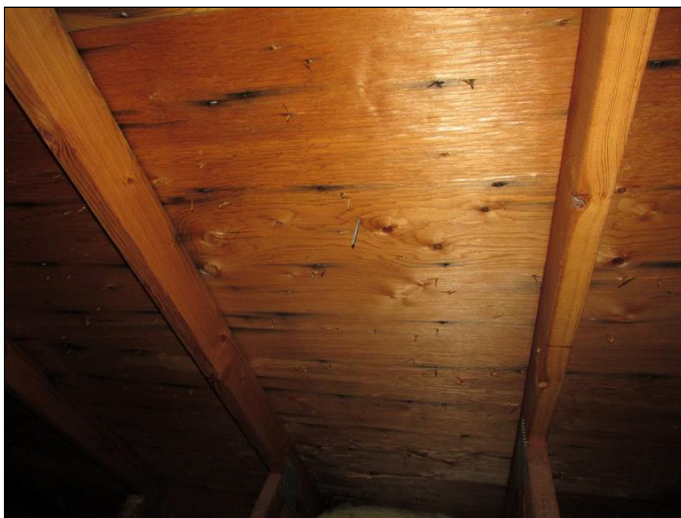
### 10.0 Framing & Sheathing

Comment

- (1) There were no "H" clips at the roof sheathing. These are used today to help prevent the sheathing from sagging. Some of the areas had offsets in the sheathing. There is no required service, however.




- (2) There were light black stains on the roof sheathing around the nail heads. This staining is caused by condensation in the attic. To help reduce condensation in the attic, the humidity levels in the home will need to be reduced, and the passageways for this moisture to get in to the attic need to be sealed; these passageways are called 'attic bypasses'. Simply keeping the whole-house humidifier turned off may be enough to prevent further condensation in the attic.



### 10.1 Exhaust Fans & Ducts


Attention Recommended

-  There was no insulation on the master bath fan exhaust duct. Replace the duct with an insulated duct to reduce heat loss and potential ceiling damage from condensation.



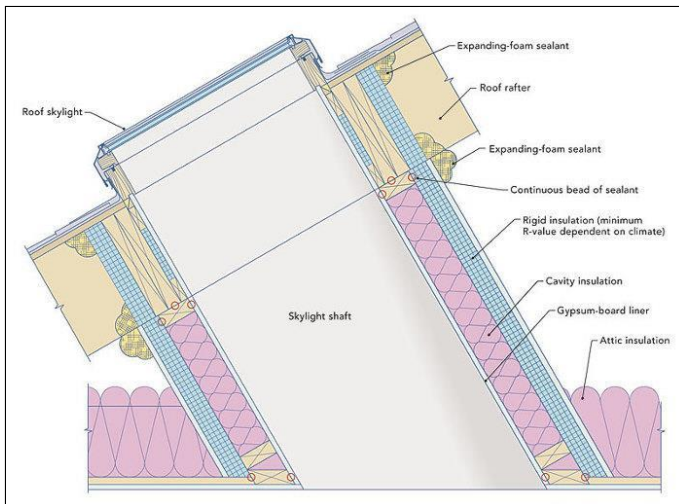
## 10.2 Attic Insulation

### Comment

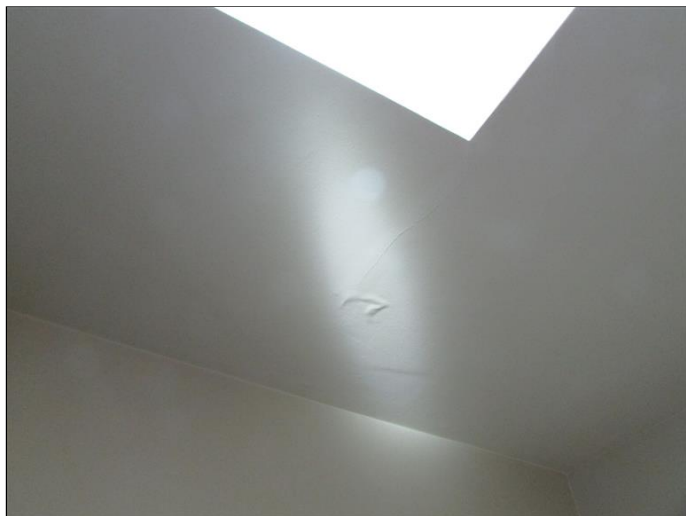
-  (1) The skylight shafts were insulated with fiberglass batts, but there were no air barriers installed on the attic sides of the insulation. This will allow for convective air movement through the insulation, making for cold skylight shaft walls. This increases the potential for condensation, which is often confused with skylight leaks. If condensation and staining occurs around the skylights, the fix would be to re-insulate the skylights with an air-impermeable material, or to enclose the shafts with an air barrier on the attic side. For more information on this topic, click the following link:


<http://www.finehomebuilding.com/2013/11/07/insulated-skylight-shaft>

There were signs of past staining and condensation around both skylights.







 (2) There were a few areas that had matted down / disturbed insulation from people walking around in the attic or doing work in the attic. Have the missing insulation replaced to help cut down on energy loss. For information about the importance of evenly distributed insulation in the attic, click [here](#).

**Attic inspection method:**

Entered attic

**Attic insulation:**

Cellulose  
Extra Info : 6" - 12"

**Vapor barrier:**

None present

**11. Garage**

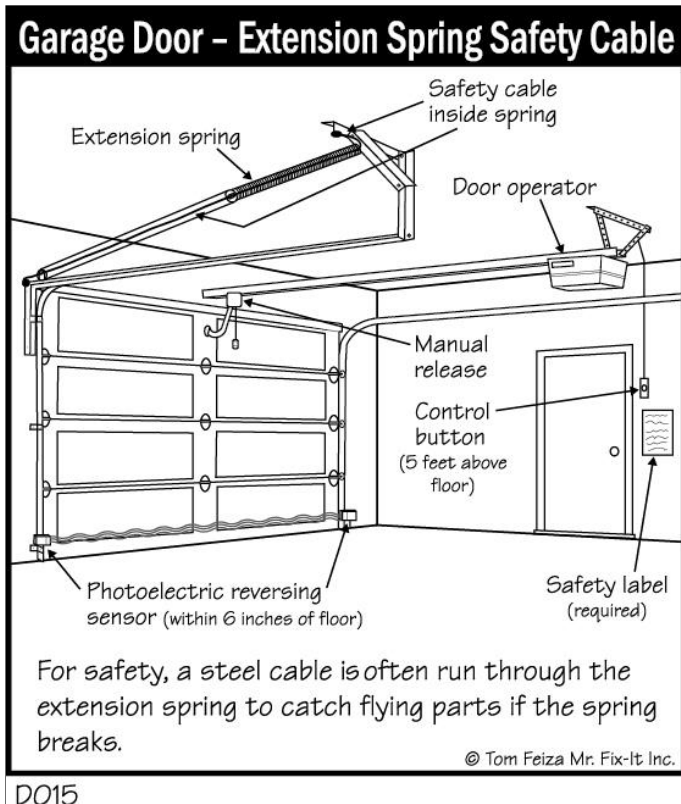
The inspection of the garage includes the garage doors and garage door operators.

**Items**

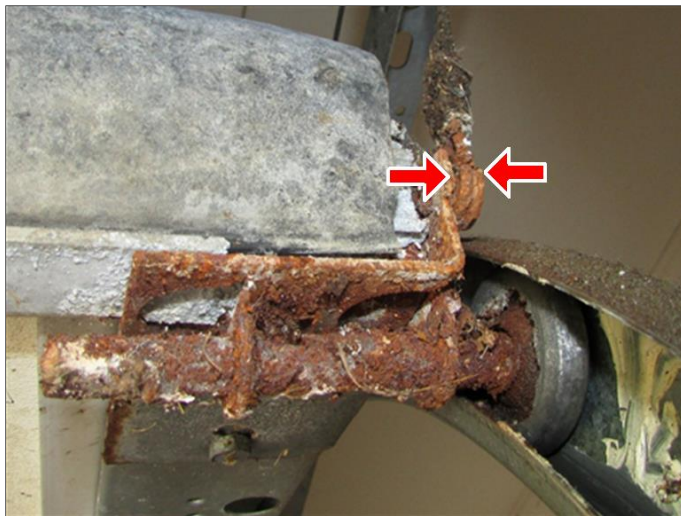
**11.0 Overhead door(s)**

Safety Upgrade

- +** (1) If one of the overhead door springs broke, it could injure someone. Install [safety cables](#) for the springs to traverse along to help prevent a possible injury.



- 🔧** (2) The east overhead garage door had a rusted cable at the bottom of the east end of the door. Have this cable replaced before it breaks.



**11.1 Garage door opener(s)**  
Safety Upgrade

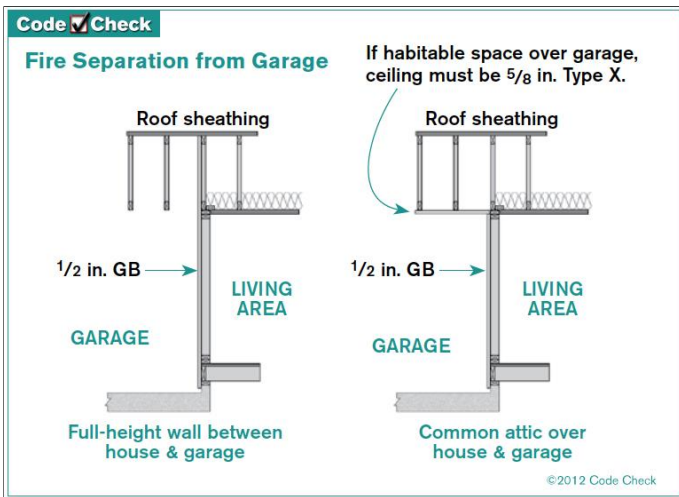
**+** The safety-reverse sensors for the garage door opener were located higher than six inches above the floor, which is the maximum allowable height. This can be a safety hazard should a small child or animal be on the floor under the door. Lower the sensors for safety.



### 11.2 Fire Separation

Attention Recommended

**🔄** There were voids in the garage / house wall that should be repaired, in order to maintain the necessary fire separation between the garage and the living quarters.



Garage door openers should be tested for auto-reverse monthly. This test should be conducted with a 2x4 lying flat on the ground, and allowing the door to close on the 2x4. If the door does not reverse, it should be adjusted or replaced to prevent a child or animal from getting trapped beneath it. Be advised, however, that testing this safety feature may result in damage to the door, opener or both, which is why this test is not completed at the time of inspection. For a short video clip showing how this is done, click the following link: <https://youtu.be/Z31AB1ilygo>

## 12. Environmental

Environmental items included in this section are specifically excluded by our standards of practice as well as our inspection agreement, but may be noted here as a courtesy, or as a convenience if additional testing was conducted at the same time as the home inspection.

### Items

#### 12.0 Radon

Comment

- A short-term radon test was being done at the same time as the home inspection. The results will be sent out once available.

#### 12.1 Vermin

Comment

- There were mouse bait stations or traps present in the attic and basement.

