

## PROPERTY ADDRESS

10508 Lee Drive  
Eden Prairie, MN

## CLIENT

## DATE/TIME

9/7/13 10:00 AM

## CLIENT UNDERSTANDING & EXPECTATIONS

This inspection has been conducted in accordance with the nationally recognized American Society of Home Inspector (ASHI) standards. A copy of these standards can be found at [www.ashi.com](http://www.ashi.com). These standards identify which items are typically included in a home inspection, and which are not. **The primary purpose of this inspection is to identify MAJOR deficiencies that might affect your decision to purchase this property.** Minor items may be noted, but this report does not attempt to list them all. **This inspection will not discover each and every defect.** This is not a "code inspection". Building codes are not enforced retroactively. Older homes usually contain some items that do not conform to current building codes and sellers are not required to bring them "up to code". Many areas or items may not be visible or accessible due to weather, furnishings, or stored items. This inspection covers only items readily visible at the time of the inspection.

We DO NOT:

- Probe into interior or exterior walls.
- Determine the presence of mold, mildew, lead paint, or asbestos.
- Determine the presence of, or damage caused by, wood destroying insects, ants mice, or any other pests.
- Identify or discover code violations.
- Evaluate security systems, lawn sprinkler systems, swimming pools, wells, or septic systems.

You are getting the inspectors best, unbiased, objective opinion of the property. This report is not a warranty or a guarantee. **Owning a home involves risk. While this inspection reduces the risk of purchasing property, it does not completely eliminate or assume that risk. Considerable efforts are made to thoroughly inspect this property. However, even with experience, it is possible that items could be inadvertently overlooked. The client specifically agrees that the total maximum liability of Kirwin Group, and/or its inspector providing the inspection services, for all inspection related claims is limited to the inspection fee paid.** Warranty programs are available; ask your inspector if this coverage is desired.

Client Signature \_\_\_\_\_

Date \_\_\_\_\_

## The Kirwin Group

11730 54<sup>th</sup> Ave. North Plymouth, MN. 55442  
612-991-1546

- S = SATISFACTORY** Indicates the component is functionally consistent with its original purpose with no visible evidence of substantial defects.
- F = FAIR** Functional at the time of inspection, but beyond the average age or condition limits, capable of being used for a limited amount of time.
- P = POOR** Indicates component will need repair or replacement now or in the very near future.
- NV = Not Visible** Component or area not visible at the time of the inspection.
- SH = SAFETY HAZARD** A condition that is unsafe and in need of prompt attention.

## ***Exterior Components***

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Main Roofing Type: *Asphalt Shingles* Estimated Age : 25 Years  
 Estimated Life Expectancy: 20 to 25 years Observed by: Walked On: X From Ground : X  
 Additional Roofing Type: Siding Type: *Cedar, Masonite and Brick*  
 Predominant Window Type: *Casements*

Main Roof Cover	<u>P</u>	<i>Very worn roofing will need to be replaced soon, will likely get called by the appraiser. Suggest investigating all options for roof replacement.</i>
Roofing #2	<u>   </u>	
Gutters	<u>S</u>	<i>Extra drip edge and more ventilation should be installed next time. Around</i>
Downspouts	<u>S</u>	<i>\$7,000 +/-.</i>
Chimney Exterior*	<u>F</u>	<i>Low quality vinyl gutters across the front of the house.</i>
Siding	<u>S</u>	<i>The chimney needs about \$1000 worth of brick and mortar repairs.</i>
Fascia/Soffits	<u>F</u>	
Porch/ Deck	<u>S</u>	
Stair/Stoop	<u>S</u>	<i>Trim back tree branches away from the house and roof.</i>
Doors	<u>S</u>	
Windows	<u>S</u>	<i>Some mice traps/ bait boxes noted at the exterior of the home.</i>
Foundation	<u>S</u>	
Retaining Walls	<u>S</u>	

- Recommend installing a screened chimney cap.
- X Masonite siding requires extra diligent painting and caulking to prevent moisture damage.
- Flat or low sloped roofing tends to leak much more frequently than roofs with higher slopes.
- Recommend installing more gutters to help carry roof run-off away from the foundation.
- X Keep gutters clean, make sure all extensions are maintained to drain water away from the foundation to help reduce the chance of moisture penetration into the basement.
- X Trim tree branches away from the roof and siding.

**\* Note:** Chimney evaluations are based on external conditions only, the drafting ability or condition of the flue liner is beyond the scope of this inspection. Chimney sweeps or fireplace/chimney contactors are available for a more in-depth analysis of the fireplace operation.

## ***Garage***

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Overall Structure   S    
Roofing       S        
Siding       S       *Imperfect fire barrier, some holes in the drywall should be patched.*  
Floor       S        
Doors       P       *Worn overhead door, worn Masonite. About \$1000 +/- to replace.*  
Opener/s       S        
Electrical       S      

     Suggest adjusting opener for maximum auto-reverse sensitivity for greatest level of protection for children and pets.

     Some areas are not visible due to stored items.

## ***Site Elements***

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Fence       S        
Walks       S        
Driveway       F       *Worn asphalt driveway about normal wear for 29 years.*  
Grade at Home       S        
Property Grading   S  

  X   Maintain all grading and paving around the building to promote water drainage away from the foundation to reduce the chance of moisture penetration into the basement.

     The lawn sprinkler system performance was not evaluated.

## ***Attic Area***

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Type of Insulation: *Loose*      Amount: *16 Inches*      Vapor Barrier: *No*  
     Evidence of past seepage        X   Some areas not visible        X   Some areas not accessible

Framing       S        
Sheathing       S       *Suggest adding more ventilation to the attic when the roof is replaced.*  
Ventilation       S      

*Some stains around the skylight shaft, this skylight is in the bathroom, this staining is caused by humidity seeping out of this shaft, not roof leakage.*

## ***Interior Components***

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Ceilings	<u>S</u>
Walls	<u>S</u>
Floors	<u>S</u>
Stairs	<u>S</u>
Windows	<u>S</u>
Doors	<u>S</u>
Fireplace(s)	<u>S</u>

*The interior face of the deck sliding glass door has condensation staining from the blinds and screen door trapping a little moisture against the wood door.*

*A few older original windows that have not been replaced yet, these are harder to operate than the newer windows. One of the windows at the Sw basement bedroom does not open at all, spongy wood sill, eventually it would be nice to have all newer windows.*

*The fireplace damper is a little tricky to operate, needs some adjusting for proper operation.*

*SW basement bedroom bedroom door binds slightly.*

## ***Kitchen***

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Plumbing/Sink	<u>S</u>
Flooring	<u>S</u>
Range/Oven	<u>S</u>
Dishwasher	<u>S</u>
Disposal	<u>S</u>
Range Hood	<u>S</u>
Cabinet Exterior	<u>S</u>
Countertop	<u>S</u>
Refrigerator	<u>S</u>

# ***Baths***

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## **BATHROOM #1 ( Upper Bathroom )**

Fixtures              S    
Tilework              F      *Some worn tile and grout at the tub surround.*

## **BATHROOM #2 ( Lower Bathroom )**

Fixtures              S    
Tilework              S  

## **BATHROOM #3 (     )**

Fixtures              S    
Tilework              S  

## **BATHROOM #4 (     )**

Fixtures              S    
Tilework              S  

## **BATHROOM #5 (     )**

Fixtures              S    
Tilework              S

## ***Basement***

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Water Penetration:            Damp: *No*                    Wet: *No*                    at the time of the inspection  
Evidence of prior penetration: *No*                    X    Some areas not visible due to finishes/vapor barrier  
Foundation Walls:    *Concrete Block*

Foundation Walls S  
Columns                    S    *A bunch of mouse traps and bait boxes noted.*  
Framing                    S  
Main Beams                S    *The sump pit is completely dry at this time.*  
Stairs                      S  
Floor                        S

X                            Monitor the activity of the sump pit.

## ***Electrical***

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Size of Service: *100 Amps*                    Panel Location: *Basement*                    Panel Type: *Circuit Breakers*  
Service Cables: *Underground Copper*                    Household Wiring: *Copper*

Main Panel                S  
Wiring Devices            S

- \_\_\_                    Suggest installing new smoke detectors at each level and in each bedroom.
- \_\_\_                    Suggest installing new GFI outlets at wet locations like near kitchen and bathroom sinks.
- \_\_\_                    The security system was not evaluated.

*Note: We do not evaluate the operation of telephone jacks, inter-com systems, computer or television cabling.*

## ***Plumbing***

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Water Supply Piping: *Copper*

Waste Pipe Material: *Plastic*

Main water shutoff valve location: *Basement*

Main gas shutoff location: *Basement*

Water Piping       S  

Waste Pipe         S  

Fixture Drainage   S  

Gas Piping         S  

Softener               

Washer/Dryer      S  

*Tiny seepage at the pressure reducing valve near the water meter, needs repairs.*

       The water softener/filter operation or performance was not evaluated.

       Well or septic system evaluations are not included in this inspection.

## ***Water Heater***

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Manufacturer: *Kenmore*

Type: *Gas*

Estimated Age: *4 Years*     Size: *40 Gallons*

Estimated life expectancy: *10 to 15 years*

Unit               S  

Venting           S  

*Some rust at the draft hood.*

  X   Suggest checking with the utility company to see what the gas and electric bills have been for the home.

  X   The water heater should have 5-10 gallons of water drained two times a year for maximum efficiency and longer service life.

  X   Suggest testing the Temperature Pressure Relief (TPR) valve two times a year to verify its properly functioning.

## Heating System

Manufacturer: *Goodman* Type: *Gas Furnace*  
Estimated Age: *2 years* Estimated Life Expectancy: *20 to 25 years.*

Furnace   S    
Boiler         
Burner   S    
Blower   S    
Venting   S    
Humidifier   S    
HRV

*Be sure to change the evaporator panel at the humidifier annually.*

- Change the air filter at the furnace when dirty for maximum efficiency.
- Periodically drain the water from the expansion tank and bleed the air from the radiators. Maintain boiler pressure at about 15-20 PSI.
- Electronic air cleaner or humidifier performances are not evaluated as part of this inspection.
- Suggest installing carbon monoxide detectors near the heating plant and bedrooms.**

**Note: Furnace heat exchangers are not fully visible without furnace dismantling; only those areas readily visible are evaluated.**

## Cooling System

Manufacturer: *Goodman* Type: *Central Electric*  
Estimated Age: *2 years* Estimated Life Expectancy: *12 to 15 years.*

Compressor   S  

- The air conditioner was not tested due to cool/cold weather. Central air conditioners cannot be safely operated or evaluated when exterior temperatures are less than 65 degrees for a period of 24 hours.

### **RECEIPT**

\$ 325.00

was paid by : *Check*

From :

for the inspection at: *10508 Lee Drive, Eden Prairie , MN*

Signed:

*Dave Kirwin*

Date:   9-7-13  

Inspector name (printed):   Dave Kirwin  

Phone:   612-991-1546