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## Home Inspection Report

Report Especially Prepared For:

Peter Seebach  
1016 Linden St S  
Northfield, MN 55057

Inspected By:

Jonathan Fredrickson  
Premier Property Inspections  
02/28/2025

## Marginal Summary

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

### Exterior

WINDOWS- Most of the windows are the original with home and rated as marginal due to age. Typical deterioration and decay was observed indicative with age of windows.

### Grounds

GRADING- Grading located around the home is near level, recommend re-grading landscape to adequately drain water away from the property.

### Electrical

ELECTRICAL- Active knob and tube wiring was present in the attic space and basement, wiring is obsolete and rated as marginal due to age.

ELECTRICAL- Kitchen countertop receptacles should be GFCI protected for safety.

ELECTRICAL- Approximately 15-20% of the receptacles were testing for false/open grounds, this is likely caused from the original two wire system being converted to a modern three prong/grounded receptacle however no grounding is present.

SMOKE DETECTORS- Detectors should be added to the following areas of the home for safety, all bedrooms, hallways and one per level of home.

CARBON MONOXIDE- Detectors should be installed within 10 feet of the bedroom doors for safety.

### Plumbing

PLUMBING- Water softener has a slow drip behind the head unit.

### Bathroom 3

LOWER BATHROOM- Shower base has water stains indicative with sewer back ups. No issues were found at time of inspection, sewer line may need to be inspected.

### Bedroom 1

INTERIOR- Many of the walls were found to have older wall paper which was peeling and in disrepair. Walls are rated as marginal due to age and condition.

### Bedroom 3

UPPER BEDROOM NORTH- Lower window pane was broken.

### Attic

ATTIC- Insulation in the attic is approximately 3-4 inches in depth which is substandard, a minimum of 12 inches is recommended. It should be noted that before adding insulation in attic, some updates to the electrical system will be required.

ATTIC- Many areas of rodent droppings were present in space which appear to be caused from bats. Activity does appear to be older however this cannot be definitively determined. Recommend a further evaluation by a qualified pest control specialist.

## Defective Summary

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

### Heating

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**FIREPLACES-** A visual inspection was conducted on the wood burning fireplaces. It was observed that many areas of missing and decayed mortar was observed along with non operational dampeners. Fireplaces should not be used due to risk of fire.

## Inspection Agreement

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

I understand 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.

I understand, accept and agree that PPI does not impliedly or expressly, warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property. PPI expresses no opinion of the subject property beyond what is set forth in its 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. PPI does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

In the event that any dispute arises out of or relates to, the Inspection performed or Report 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 PPI 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 three times the amount of the fee charged.

I, The Client, 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 PPI or its agents or representatives.



Date: 02/20/25



Date: 02/28/25

## Definitions

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

S	Satisfactory	Functional with no obvious signs of defect.
M	Marginal	Functional with minor defects present.
D	Defective	Major defects or not functional.
N/A	N/A	
R	See Remarks	See the remarks for this item for further details.

## General Information

Property Address: 1016 Linden St S

City: Northfield State: MN Zip: 55057

### Client Information

Client Name: Peter Seebach

Client Address: 806 East Ridge Drive

City: Northfield State: MN Zip: 55057

Phone: 612-386-8774 Email: seebs@seebs.net

### Inspection Company

Inspector Name Jonathan Fredrickson

Company Name Premier Property Inspections

Address: 2325 Seurer Ct. 55054

City: Elko New Market State: MN Zip: 55054

Phone: 612-849-2221

Email: ppi@southmetro-ppi.com

Amount Due: 450.00 Amount Received: 450.00

### Conditions

Present at Inspection:

☐ Buyer ☐ Buyers Agent ☒ Seller ☐ Tenant ☐ Other

Property Occupied:

☒ Occupied ☐ Vacant ☐ Partly Occupied ☐ New Construction ☐ Utilities Off

Inspection Date: 02/19/2025

Start Time: 12:00 End Time: 3:00

Property Type:

☒ Single Family ☐ Commercial ☐ Multi-Family ☐ Mixed Use

Property Style:

☐ One Story ☒ Two Story ☐ Town House ☐ Cottage/Cabin

☐ Twin Home ☐ Split Foyer/Level ☐ Condo

Property Location:

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

Year Built: 1913 Entrance Faces: East

Approx. Finished Sq. Ft. 2624

Water Source:

## General Information (Continued)

☒ Public ☐ Private Well ☐ Shared Well

Sewage Disposal:

☒ City ☐ Septic

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Weather Conditions:

☒ Clear ☐ Raining ☐ Snow ☐ Partly Cloudy

☐ Overcast ☐ Severe Storms

Temperature: 10

Soil Conditions:

☐ Dry ☒ Frozen ☐ Damp ☒ Snow Covered ☐ Wet



## Exterior

### EXTERIOR WALL COVERING:

☒ Satisfactory ☐ Marginal ☐ Defective ☒ See Remarks

Front: Vinyl      Rear: Vinyl

Left: Vinyl      Right: Vinyl

☒ No Cracks Found ☐ Common Cracks ☐ Major Cracks

Typical deteriorative conditions were noted on exterior of home, overall exterior covering is in good condition for age.



Several areas of the skirting under the screened porch are damaged/missing spindles.

### EXTERIOR DOORS:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks



Screen porch storm door is in disrepair.

### Windows and Skylights:

☐ Satisfactory ☒ Marginal ☐ Defective ☒ See Remarks

*WINDOWS- Most of the windows are the original with home and rated as marginal due to age. Typical deterioration and decay was observed indicative with age of windows.*

### EXTERIOR TRIM:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

☒ Wood ☒ Metal ☐ Stucco ☐ Vinyl

### CHIMNEY:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☒ See Remarks

☒ Brick ☐ Metal ☐ Block ☐ Stucco ☐ Other

Spark Screen: ☒ Present ☐ Not Present

Flue lacks a rain cap.

### GARAGE:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☒ See Remarks

☒ Attached ☐ Detached

## Exterior (Continued)

Door Opener: ☒ Operating ☐ Not Operating ☐ Not Tested

Safety Reverse: ☐ Yes ☒ No

Garage service door to home should be fire rated for safety.

Garage exterior service doors are difficult to secure.

Additional Remarks/Photos:



Image of Garage:





## Roof

### ROOF COVERING TYPE:

☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☐ Rubber Membrane 
 ☒ Asphalt Composition 
 ☐ Clay Tile 
 ☐ Concrete Tile  
☐ Metal 
 ☐ Wood Shingles 
 ☐ Rolled Asphalt

How Observed: Walked

Unable to Fully View Entire Roof Due to Unsafe Access or Possible Damage to the Roofing.

☒ Yes ☐ No

### ROOF LEAKS:

☐ Some Signs 
 ☐ Extensive 
 ☒ None Observed 
 ☐ See Remarks

### CRACKED/BROKEN/MISSING TILES:

☐ Some Signs 
 ☐ Extensive 
 ☒ None Observed 
 ☐ See Remarks

### WORN/MISSING SHINGLES:

☐ Some Signs 
 ☐ Extensive 
 ☒ None Observed 
 ☐ See Remarks

### FLASHING, SOFFITS, AND FASCIAS:

☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Aluminum 
 ☐ Galvanized 
 ☐ Vinyl 
 ☐ Mineral

### GUTTERS, DOWNSPOUTS AND SCUPPERS:

☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☒ Aluminum 
 ☐ Galvanized 
 ☐ Vinyl 
 ☐ Plastic 
 ☐ Copper

### Additional Remarks/Photos:



## Grounds

### GRADING:

#### General Grading:

☐ Satisfactory ☒ Marginal ☐ Defective ☐ See Remarks

\*Snow Cover Limited Our Inspection of the Grounds. Recommend Monitoring When Snow Melts to Ensure Proper Drainage. ☒ Yes ☐ No

GRADING- Grading located around the home is near level, recommend re-grading landscape to adequately drain water away from the property.

### SIDEWALK AND WALKWAY:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

☒ Concrete ☐ Brick ☐ Flagstone/Pavers ☐ Wood ☐ Gravel

☒ Common Cracks ☐ Settlement ☐ Trip Hazard

### DRIVEWAY:

☐ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☒ See Remarks

☐ Concrete ☐ Asphalt ☐ Gravel ☐ Dirt ☐ Brick/Pavers

☐ Common Cracks ☐ Settlement ☐ Trip Hazard

Driveway was not visible due to snow cover.

### WINDOW WELLS:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

☒ Metal ☐ Brick ☐ Concrete ☐ Wood



One window well is needed for the rear basement window.

### RETAINING WALL(S)

☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks

☐ Block ☐ Concrete ☐ Wood ☐ Stone ☐ Brick

☐ Mortared Joints ☐ Dry ☐ Weep Holes

### SPRINKLER SYSTEM:

☐ Operating ☐ Not Operating ☐ Not Tested ☐ N/A ☐ See Remarks

### TREES AND SHRUBS:

☐ Satisfactory ☐ See Remarks ☐ N/A

☐ Monitor Tree Limbs/Vines Near Roof Edge to Extend Roof Life

Vegetation Close to Exterior Surface Blocking Full View: ☐ Yes ☐ No

### FENCING:

## Grounds (Continued)

☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks  
☐ Block ☐ Wood ☐ Vinyl ☐ Metal

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### FRONT PORCH:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks  
☒ Concrete ☐ Wood ☐ Tile/Flagstone ☐ Covered w/Carpet, Limiting Full View

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### PATIO:

☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks  
☐ Concrete ☐ Wood ☐ Brick/Tile ☐ Stone/Flagstone ☐ Other  
☐ Open Design ☐ Enclosed ☐ Covered Roof ☐ Other

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### DECK/BALCONY:

☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks  
☐ Wood ☐ Metal ☐ Composite ☐ Tile ☐ Covered w/Carpet, Limiting Full View  
☐ Open Design ☐ Enclosed ☐ Covered Roof ☐ Other

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Additional Remarks/Photos:

## Electrical

### SERVICE ENTERANCE CABLE:

Capacity: 200 amps

☐ 120 Volts ☒ 240 Volts

Service Line Entrance: Overhead

☐ Aluminum ☐ Copper ☒ Stranded Aluminum ☐ Not Visible ☐ See Remarks



Image of service meter.

### SERVICE GROUNDING:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

### SERVICE DISCONNECT:

Location of Main Service Disconnect: Basement

Capacity of Main Current Disconnect: 200 Amp

### ELECTRICAL PANEL BOXES:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

Location: Basement

Grounded: ☒ Yes ☐ No

☐ Fuses ☒ Circuit Breakers

Subpanel: ☐ Yes ☒ No

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



Image of panel.

### CIRCUIT AND CONDUCTORS:

☒ Satisfactory ☐ Marginal ☐ Defective ☒ See Remarks

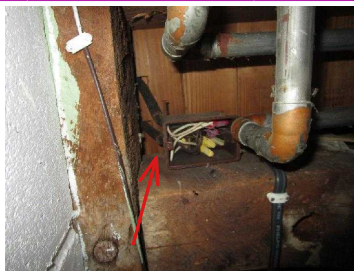
☒ Copper ☐ Aluminum ☒ Stranded Aluminum

GFCI: ☐ Exterior ☐ Garage ☐ Kitchen ☐ Bathroom(s) ☐ Not Present

AFCI: ☐ Operating ☐ Breaker Does Not Trip When Tested ☐ See Remarks

☒ Not Present

## Electrical (Continued)



ELECTRICAL- Active knob and tube wiring was present in the attic space and basement, wiring is obsolete and rated as marginal due to age.



ELECTRICAL- Kitchen countertop receptacles should be GFCI protected for safety.

## OUTLETS, FIXTURES, AND SWITCHES:

☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☒ See Remarks  
☒ Random Testing 
 ☐ Reverse Polarity 
 ☒ Open Ground 
 ☐ Personal Belongings Prevent Testing of All Outlets & Switches



Extension cords are not recommended for permanent use, currently this is present in the garage operating the south garage door.



ELECTRICAL- Approximately 15-20% of the receptacles were testing for false/open grounds, this is likely caused from the original two wire system being converted to a modern three prong/grounded receptacle however no grounding is present.

## SMOKE DETECTOR:

☒ Operating 
 ☐ Not Operating 
 ☐ Inaccessible 
 ☐ N/A 
 ☒ See Remarks

SMOKE DETECTORS- Detectors should be added to the following areas of the home for safety, all bedrooms, hallways and one per level of home.



## Electrical (Continued)

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CARBON MONOXIDE DETECTOR:

☒ Operating ☐ Not Operating ☐ Inaccessible ☐ N/A ☒ See Remarks

CARBON MONOXIDE- Detectors should be installed within 10 feet of the bedroom doors for safety.

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Additional Remarks/Photos:

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

\* All repairs noted should be done by a qualified electrician.

## Plumbing

### WATER SERVICE:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

Main Water Supply Location: Basement

Entrance Pipe: ☒ Copper ☐ Galvanized ☐ Lead ☐ Plastic

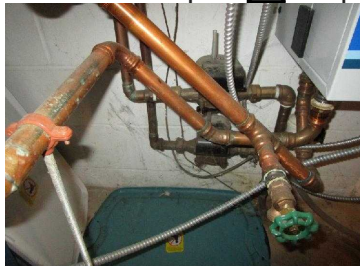


Image of water meter and main shut off.

### FUEL DISTRIBUTION:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

Main Gas Supply Location: Exterior Meter

☒ Copper ☐ Brass ☒ Black Iron ☐ Stainless Steel ☐ CSST



Image of gas meter.

### PIPES:

☒ Satisfactory ☐ Marginal ☐ Defective ☒ See Remarks

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene

☒ Leaks Observed ☐ None Observed

Hosebibs: ☐ Operating ☐ Not Operating ☒ Not Tested ☐ See Remarks



PLUMBING- Water softener has a slow drip behind the head unit.

### DRAIN / WASTE / VENT PIPES:

☒ Plastic ☐ Galvanized ☐ Lead ☒ Cast Iron ☐ Copper

☐ Slow Drain ☐ Leaks ☒ None Observed

## Plumbing (Continued)

## WATER CONDITIONING:



☒ Water Conditioning was Present. PPI Can Not Determine the Effectiveness and Proper Operability of this Equipment.

☐ N/A ☒ Did Not Inspect

## SUMP PUMP(S):

☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks

## WATER HEATER:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

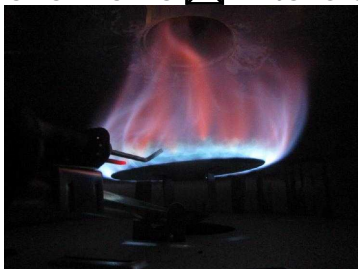
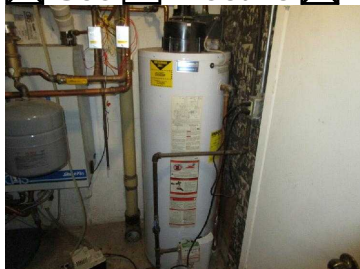
Location: Basement

Make: Kenmoore

Age: 10 Years

Capacity 40 Gal.

☒ Gas ☐ Electric ☒ Relief Valve ☒ Extension ☐ N/A



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

## LAUNDRY PLUMBING:

☐ Gas ☐ Electric (110V) ☒ Electric (220V) ☐ Did Not Inspect ☐ N/A



\* Washer and dryer, a cycle was run through the units however it's difficult to determine the effectiveness of appliances.

Additional Remarks/Photos:

## Heating

## HEATING SYSTEM:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks  
☐ Forced Air Furnace ☐ Heat Pump ☒ Boiler ☐ Baseboard ☐ Radiant Floor

Annual cleaning and inspection is recommended for optimum efficiency.

## HEATING UNIT #1

Capacity: 110,000 BTU    Make: Slant Fin    Estimated Age: 9 Years

Turned on via thermostat: ☒ Yes ☐ No



The average life expectancy for a boiler is 25 years. This unit is approximately 9 years old and was in good working condition at time of inspection.

## HEATING UNIT #2

☒ N/A

Capacity:    Make:    Estimated Age:

## FUEL SUPPLY:

☒ Gas ☐ Electric ☐ Propane ☐ See Remarks

## HEAT EXCHANGER:

☒ Partial Observed ☐ Not Visible, Enclosed Combustion ☐ N/A

## DISTRIBUTION:

☐ Ductwork ☒ Radiator ☐ Baseboard

Heat Source in Each Room: ☒ Yes ☐ No

## FILTER:

☐ Washable ☐ Disposable ☐ Electronic ☐ Electrostatic ☒ N/A

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

## HEAT RECOVERY VENTILATOR:

☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks

## FIREPLACE:

☐ Satisfactory ☐ Marginal ☒ Defective ☐ N/A ☐ See Remarks

☒ Wood Burning ☐ Gas ☐ Enclosed Gas Appliance ☐ Free Standing ☐ See Remarks

Damper Operating: ☐ Yes ☒ No

☒ Flue Liner ☐ Recommend Damper Stop on Fireplace Damper for Safety

## Heating (Continued)

Location: Living Room/Dining Room/Lower Bathroom

\* Fireplace flues should be cleaned prior to use.



**FIREPLACES-** A visual inspection was conducted on the wood burning fireplaces. It was observed that many areas of missing and decayed mortar was observed along with non operational dampeners. Fireplaces should not be used due to risk of fire.

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SUPPLEMENTARY HEATING:

☐ Satisfactory ☐ Marginal ☐ Defective ☒ N/A ☐ See Remarks

Location:      Type:

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Additional Remarks/Photos:



## Cooling

### COOLING SYSTEM:

☐ Satisfactory ☐ Marginal ☐ Defective ☒ See Remarks  
☐ Central Air ☐ Room/Wall Units ☐ Heat Pump ☒ Mini Split  
☒ Evaporate Cooler ☐ Electric Compressor ☒ Duct Work

### COOLING UNIT #1

Make: Daikin Estimated Age: 7 Years

Tested: ☐ Yes ☒ No

Temperature Differential: Not Tested

(Difference Measured from Register to Return.)



The average life expectancy for the air conditioning system and its components is 20 years, this unit is 7 years old. Unit was not able to be tested due to the exterior temperature was below 65 degrees. Industry standards indicate if the exterior temperature is below 65 degrees unit is not able to be tested due to a risk of damaging the compressor. Unit was ducted for the second floor rooms.

### COOLING UNIT #2

☒ N/A

Make: Estimated Age:

Tested: ☐ Yes ☐ No

Temperature Differential:

(Difference Measured from Register to Return.)

Additional Remarks/Photos:

## Bathroom 1

Bathroom Location: Upper

☒ Satisfactory ☐ Marginal ☐ Defective ☒ See Remarks  
☐ Built in Tub ☒ Tub/Shower ☐ Shower Stall ☐ Steam Unit ☐ Spa Tub  
☒ Separations noted in the bathroom tub/shower. Recommend maintenance to ensure water tightness.  
Shower Wall Covering: Tile Floor Covering: Tile  
☒ Toilet ☐ Urinal ☒ Sink ☒ Vanity ☐ Spa Tub/Shower  
Leaks Observed: ☐ Yes ☒ No  
☒ Window ☒ Fan ☐ Bidet

Additional Remarks/Photos:



Tub drains slowly.

Image of Room:



## Bathroom 2

Bathroom Location: Main 1/2

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks  
☐ Built in Tub ☐ Tub/Shower ☐ Shower Stall ☐ Steam Unit ☐ Spa Tub  
☐ Separations noted in the bathroom tub/shower. Recommend maintenance to ensure water tightness.

Shower Wall Covering: N/A Floor Covering: Tile

☒ Toilet ☐ Urinal ☒ Sink ☐ Vanity ☐ Spa Tub/Shower

Leaks Observed: ☐ Yes ☒ No

☐ Window ☐ Fan ☐ Bidet

Additional Remarks/Photos:

Image of Room:



## Bathroom 3

Bathroom Location: Lower

☐ Satisfactory ☒ Marginal ☐ Defective ☒ See Remarks  
☐ Built in Tub ☐ Tub/Shower ☒ Shower Stall ☐ Steam Unit ☐ Spa Tub  
☐ Separations noted in the bathroom tub/shower. Recommend maintenance to ensure water tightness.

Shower Wall Covering: Fiberglass Floor Covering: Concrete

☒ Toilet ☐ Urinal ☒ Sink ☒ Vanity ☐ Spa Tub/ShowerLeaks Observed: ☐ Yes ☒ No☐ Window ☒ Fan ☐ Bidet

Additional Remarks/Photos:



LOWER BATHROOM- Shower base has water stains indicative with sewer back ups. No issues were found at time of inspection, sewer line may need to be inspected.

Image of Room:



## Kitchen

### CABINETS and COUNTERTOPS:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

### SINK:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks

### Plumbing Leaks:

☐ Some Signs ☒ None Observed

Faucet was loose.



Sink was not properly vented, drain gurgles when in use.

### DISHWASHER:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

☒ Operating ☐ Not Operating ☐ See Remarks

☐ Airgap Device ☒ Airgap Device Not Visible ☐ No Airgap Device Present

### RANGE/OVEN

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

☒ Operating ☐ Not Operating ☐ See Remarks

☒ Gas ☐ Electric

### EXHAUST / RECIRCULATING FAN

☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

Microwave fan is venting into the garage, these should terminate to the exterior of home.

### OTHER APPLIANCES:

Disposal: ☐ Operating ☐ Not Operating ☐ See Remarks ☒ N/A

Microwave: ☒ Operating ☐ Not Operating ☐ See Remarks ☐ N/A

Reverse Osmosis: ☒ Operating ☐ Not Operating ☐ See Remarks ☐ N/A

Compactor: ☐ Operating ☐ Not Operating ☐ See Remarks ☒ N/A

Refrigerator: ☒ Operating ☐ Not Operating ☐ See Remarks ☐ N/A



## Kitchen (Continued)

Image of Appliances:



FLOORING:

☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks  
☐ Wood ☐ Carpeting ☐ LVP ☐ Wood Laminate  
☒ Sheetgoods ☐ Tile ☐ Vinyl

Additional Remarks/Photos:



Image of Room:

## Bedroom 1

Bedroom Location Upper SW

### FLOOR COVERINGS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Wood 
 ☐ Carpeting 
 ☐ LVP 
 ☐ Wood Laminate  
☐ Sheetgoods 
 ☐ Tile 
 ☐ Vinyl  
☒ Not Fully Visible 
 ☐ Stains Present

### WALLS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☒ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Masonry 
 ☐ Paneling 
 ☐ Wood  
☒ Common Cracks 
 ☒ Stains Present

**INTERIOR-** Many of the walls were found to have older wall paper which was peeling and in disrepair. Walls are rated as marginal due to age and condition.

### CEILING:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Paneling 
 ☐ Wood 
 ☐ Acoustical Tile  
☒ Common Cracks 
 ☐ Stains Present

### INTERIOR DOORS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Hollow Core 
 ☒ Raised Panel 
 ☒ Solid Core 
 ☐ Bifold/Bypass 
 ☐ Pocket

### WINDOWS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Sliding 
 ☐ Awning 
 ☐ Casement 
 ☐ Fixed  
☐ Single Hung 
 ☒ Double Hung 
 ☒ Single Pane 
 ☐ Double Pane  
☒ Wood 
 ☐ Vinyl 
 ☐ Metal

### Additional Remarks/Photos:



Image of Room:

## Bedroom 2

Bedroom Location Upper NW

### FLOOR COVERINGS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Wood 
 ☐ Carpeting 
 ☐ LVP 
 ☐ Wood Laminate  
☐ Sheetgoods 
 ☐ Tile 
 ☐ Vinyl  
☒ Not Fully Visible 
 ☐ Stains Present

### WALLS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Masonry 
 ☐ Paneling 
 ☐ Wood  
☒ Common Cracks 
 ☐ Stains Present

### CEILING:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☐ Plaster 
 ☒ Drywall 
 ☐ Paneling 
 ☐ Wood 
 ☐ Acoustical Tile  
☒ Common Cracks 
 ☐ Stains Present

### INTERIOR DOORS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Hollow Core 
 ☒ Raised Panel 
 ☒ Solid Core 
 ☐ Bifold/Bypass 
 ☐ Pocket

### WINDOWS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Sliding 
 ☐ Awning 
 ☐ Casement 
 ☐ Fixed  
☐ Single Hung 
 ☒ Double Hung 
 ☒ Single Pane 
 ☐ Double Pane  
☒ Wood 
 ☐ Vinyl 
 ☐ Metal

### Additional Remarks/Photos:



Image of Room:

## Bedroom 3

Bedroom Location Upper N

### FLOOR COVERINGS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Wood 
 ☐ Carpeting 
 ☐ LVP 
 ☐ Wood Laminate  
☐ Sheetgoods 
 ☐ Tile 
 ☐ Vinyl  
☒ Not Fully Visible 
 ☐ Stains Present

### WALLS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Masonry 
 ☐ Paneling 
 ☐ Wood  
☒ Common Cracks 
 ☐ Stains Present

### CEILING:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Paneling 
 ☐ Wood 
 ☐ Acoustical Tile  
☒ Common Cracks 
 ☐ Stains Present

### INTERIOR DOORS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Hollow Core 
 ☒ Raised Panel 
 ☒ Solid Core 
 ☐ Bifold/Bypass 
 ☐ Pocket

### WINDOWS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☒ See Remarks  
☐ Sliding 
 ☐ Awning 
 ☐ Casement 
 ☐ Fixed  
☐ Single Hung 
 ☒ Double Hung 
 ☒ Single Pane 
 ☐ Double Pane  
☒ Wood 
 ☐ Vinyl 
 ☐ Metal



UPPER BEDROOM NORTH- Lower window pane was broken.

### Additional Remarks/Photos:

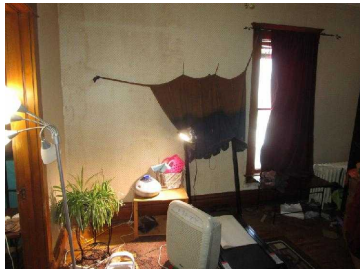


Image of Room:



## Bedroom 4

Bedroom Location Upper NE

### FLOOR COVERINGS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Wood 
 ☐ Carpeting 
 ☐ LVP 
 ☐ Wood Laminate  
☐ Sheetgoods 
 ☐ Tile 
 ☐ Vinyl  
☒ Not Fully Visible 
 ☐ Stains Present

### WALLS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Masonry 
 ☐ Paneling 
 ☐ Wood  
☒ Common Cracks 
 ☐ Stains Present

### CEILING:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Paneling 
 ☐ Wood 
 ☐ Acoustical Tile  
☒ Common Cracks 
 ☐ Stains Present

### INTERIOR DOORS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Hollow Core 
 ☒ Raised Panel 
 ☒ Solid Core 
 ☐ Bifold/Bypass 
 ☐ Pocket

### WINDOWS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Sliding 
 ☐ Awning 
 ☐ Casement 
 ☐ Fixed  
☐ Single Hung 
 ☒ Double Hung 
 ☒ Single Pane 
 ☐ Double Pane  
☒ Wood 
 ☐ Vinyl 
 ☐ Metal

### Additional Remarks/Photos:



Image of Room:



## Bedroom 5

Bedroom Location Upper SE

### FLOOR COVERINGS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☐ Wood 
 ☐ Carpeting 
 ☐ LVP 
 ☐ Wood Laminate  
☐ Sheetgoods 
 ☐ Tile 
 ☐ Vinyl  
☐ Not Fully Visible 
 ☐ Stains Present

### WALLS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Masonry 
 ☐ Paneling 
 ☐ Wood  
☒ Common Cracks 
 ☐ Stains Present

### CEILING:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Paneling 
 ☐ Wood 
 ☐ Acoustical Tile  
☒ Common Cracks 
 ☐ Stains Present

### INTERIOR DOORS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Hollow Core 
 ☒ Raised Panel 
 ☒ Solid Core 
 ☐ Bifold/Bypass 
 ☐ Pocket

### WINDOWS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Sliding 
 ☐ Awning 
 ☐ Casement 
 ☐ Fixed  
☐ Single Hung 
 ☐ Double Hung 
 ☒ Single Pane 
 ☐ Double Pane  
☒ Wood 
 ☐ Vinyl 
 ☐ Metal

### Additional Remarks/Photos:



Image of Room:

## Living Room/Entry

## FLOOR COVERINGS:

- ☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks  
☒ Wood ☐ Carpeting ☐ LVP ☐ Wood Laminate  
☐ Sheetgoods ☐ Tile ☐ Vinyl  
☒ Not Fully Visible ☐ Stains Present

## WALLS:

- ☐ Satisfactory ☒ Marginal ☐ Defective ☐ See Remarks  
☒ Plaster ☐ Drywall ☐ Masonry ☒ Paneling ☐ Wood  
☒ Common Cracks ☐ Stains Present

## CEILING:

- ☒ Satisfactory ☐ Marginal ☐ Defective ☐ See Remarks  
☒ Plaster ☐ Drywall ☐ Paneling ☐ Wood ☐ Acoustical Tile  
☒ Common Cracks ☐ Stains Present

## INTERIOR DOORS:

- ☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks  
☐ Hollow Core ☒ Raised Panel ☐ Solid Core ☐ Bifold/Bypass ☐ Pocket

## WINDOWS:

- ☐ Satisfactory ☒ Marginal ☐ Defective ☐ N/A ☐ See Remarks  
☐ Sliding ☐ Awning ☐ Casement ☐ Fixed  
☐ Single Hung ☒ Double Hung ☒ Single Pane ☐ Double Pane  
☒ Wood ☐ Vinyl ☐ Metal

## STAIRWELL:

- ☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks  
 Handrail Present: ☐ Yes ☒ No

## Additional Remarks/Photos:



Image of Room:

## Dining Room

### FLOOR COVERINGS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☐ Wood 
 ☐ Carpeting 
 ☐ LVP 
 ☐ Wood Laminate  
☒ Sheetgoods 
 ☐ Tile 
 ☐ Vinyl  
☒ Not Fully Visible 
 ☐ Stains Present

### WALLS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Masonry 
 ☐ Paneling 
 ☐ Wood  
☒ Common Cracks 
 ☐ Stains Present

### CEILING:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ See Remarks  
☒ Plaster 
 ☐ Drywall 
 ☐ Paneling 
 ☐ Wood 
 ☐ Acoustical Tile  
☒ Common Cracks 
 ☐ Stains Present

### INTERIOR DOORS:

- ☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Hollow Core 
 ☒ Raised Panel 
 ☒ Solid Core 
 ☐ Bifold/Bypass 
 ☐ Pocket

### WINDOWS:

- ☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Sliding 
 ☐ Awning 
 ☐ Casement 
 ☐ Fixed  
☐ Single Hung 
 ☐ Double Hung 
 ☒ Single Pane 
 ☐ Double Pane  
☒ Wood 
 ☐ Vinyl 
 ☐ Metal

### Additional Remarks/Photos:



Image of Room:

## Attic

### ATTIC ACCESS:

☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Scuttle Hole 
 ☐ Pull Down 
 ☒ Door 
 ☐ No Access

Scuttle Hole Location: Upper Hall

☐ Inspection limited to view from access. Not all areas were completely visible.

### MOISTURE:

☐ Some Signs 
 ☐ Extensive 
 ☒ None Observed 
 ☐ Condensation 
 ☐ See Remarks

### STORAGE:

☒ Heavy 
 ☐ Light 
 ☐ Floored 
 ☐ Not Floored

### INSULATION:

☐ Satisfactory 
 ☒ Marginal 
 ☐ Defective 
 ☒ See Remarks  
☐ Batt 
 ☐ None 
 ☒ Fill 
 ☐ Vermiculite 
 ☐ See Remarks  
☐ Rafters 
 ☒ Floor

Approximate R Rating: 13 Approximate Inches: 3-4

*ATTIC- Insulation in the attic is approximately 3-4 inches in depth which is substandard, a minimum of 12 inches is recommended. It should be noted that before adding insulation in attic, some updates to the electrical system will be required.*

### VENTILATION:

☒ Satisfactory 
 ☐ Marginal 
 ☐ Defective 
 ☐ N/A 
 ☐ See Remarks  
☐ Turbine 
 ☐ Gable End Louvers 
 ☒ Roof Vents 
 ☐ Soffit Vents  
☒ Window(s) 
 ☐ Attic Fan 
 ☐ Whole House Fan 
 ☐ Ridge Vent

### FRAMING:

☒ Cracked/Broken/Sagging Rafters 
 ☐ Satisfactory 
 ☐ See Remarks

### BRACING:

☐ Cracked/Broken/Sagging Bracing 
 ☒ Satisfactory 
 ☐ See Remarks

### Additional Remarks/Photos:



## Attic (Continued)

Additional Remarks/Photos: (continued)



Image of attic space.



ATTIC- Many areas of rodent droppings were present in space which appear to be caused from bats. Activity does appear to be older however this cannot be definitively determined. Recommend a further evaluation by a qualified pest control specialist.

## Structural

### TYPE OF BUILDING:

- ☒ Single Family ☐ Duplex/Triplex/Quad ☐ Townhouse ☐ Condominium  
☒ Wood Frame ☐ Masonry Frame ☐ Metal Frame  
☒ Gable Roof ☐ Mansard Roof ☐ Hip Roof ☐ Flat Roof

### STRUCTURE:

- ☐ Poured Concrete ☐ Sub Floor ☐ Post Tension Slab ☐ Masonry ☒ Block  
☐ Steel ☐ Masonry ☒ Wood ☐ Concrete ☐ Not Visible

Floor Structure: 2x10 Joists

Roof Structure: Wood Framed

Wall Structure: Wood Framed

Prefabricated Trusses: ☐ Yes ☒ No

Minor differential settlement was present throughout the home, this is indicative with the age of property.

Additional Remarks/Photos:



## Basement/Crawlspace

**BASEMENT:**
☒ Full ☐ Partial ☐ Slab on Grade ☐ N/A

☐ Finished ☒ Partitioned

 Dampness: ☐ Some Signs ☐ Extensive ☒ None Observed

Homeowners belongings obstructed full inspection of basement.

**STAIRWELL:**
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

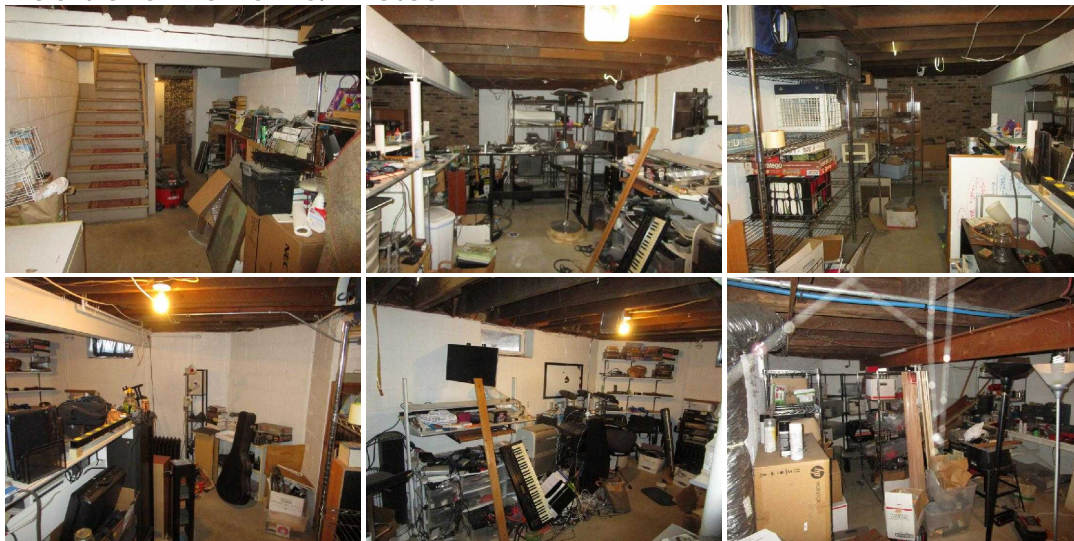
 Handrail Present: ☒ Yes ☐ No
**CEILING:**
☐ Limited Visibility Due to Finish ☒ Limited Visibility Due to Basement Storage
**FLOOR:**
☒ Concrete ☐ Carpeting ☐ Sheetgoods ☐ Tile ☐ LVP
**FLOOR DRAIN:**
☒ Satisfactory ☐ Marginal ☐ Defective ☐ N/A ☐ See Remarks

 Tested: ☐ Yes ☒ No
**CRAWL SPACE:**

Crawl Space Entrance: N/A

☐ Wood to Earth Contact ☐ Vapor Barrier ☐ Insulation ☐ Ventilation ☒ N/A

 Dampness: ☐ Some Signs ☐ Extensive ☐ None Observed

 Floor: ☐ Concrete ☐ Dirt ☐ See Remarks
**Additional Remarks/Photos:**

## Basement/Crawlspace (Continued)

Additional Remarks/Photos: (continued)



Image of basement.