

Jerry Jubert Home Inspection

Your Property Inspection Report



621 Maple Street North, Your Town, MN 52314
Inspection prepared for: Bob Smith 3
Real Estate Agent: Bob Best - Best Realty Company LLC

Date of Inspection: 3/14/2013
Age of Home: Built in 1939 Size: 1,956 sq. ft.
Weather: Sunny
Front of home faces south.

Inspector: Jerry Jubert
Certificate # MN2wk09/20/010
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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

* For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

* A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

* A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

* A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

* A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

* An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Summary of Items of Concern

*On this page you will find, a brief summary of any critical concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

*For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

*Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Garage, & Attic		
Page 8 Item: 1	Garage	Structure has been compromised the joist has been cut out to make room of the garage door opener. See electrical
Utility's		
Page 10 Item: 7	Elec. Service Panel	• 60 Amp Service - will need to update to 100 Amp service for FHA and to get insurance for home.
Page 11 Item: 8	Condition	<ul style="list-style-type: none"> • Electrical Service Drop: can be touched from deck. Electrical wires must be 10 feet from deck, or walkway. • Have Licensed Electrician evaluate and repair/replace as necessary. • Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an Electrician.
Page 12 Item: 9	Exterior Condition Electrical	<ul style="list-style-type: none"> • GFCI are required, in garage, and all outdoor outlets. • GFCI trip test failed. Have Licensed Electrician evaluate and repair/replace as necessary.
Page 13 Item: 10	Interior Electric	<ul style="list-style-type: none"> • Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices. • GFCI are required - Within 6 feet of all wet area bathroom, kitchen outlets for countertop use, garage, outdoor outlets.
Page 14 Item: 12	Plumbing Comments	• Unprofessional repairs/upgrades noted to supply lines at one or more locations observed. Recommend review and proper repairs by a qualified Plumber.
Page 17 Item: 15	Detector	<ul style="list-style-type: none"> • Some smoke detectors inoperable, others missing in bedrooms. Install or replace. • Install Smoke detectors, one on every floor and in all bedrooms. • Carbon monoxide alarm. Minnesota law requires homes to have a UL-listed carbon monoxide alarm within 10 feet of each bedroom. • Smoke and carbon monoxide detectors improperly installed in bedrooms, recommend to reinstalling; must be at least one foot from corner of room, best to mount on ceiling.
Interior Features		

Page 19 Item: 1	Kitchen	• See electrical.
Page 19 Item: 2	Bath	• See electrical.
Page 21 Item: 10	Stairways	• Hand Rail Components missing at top and bottom of stairs.

Exterior Areas

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures.

Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.

1. Roof Materials

Good	Fair	Poor	N/A	None
X				

- Observations:
- Asphalt shingles noted.
 - One layers of shingles.

2. Roof Condition

Good	Fair	Poor	N/A	None
X				

- Observations:
- No major system safety or function concerns noted at time of inspection.
 - A “guesstimate” at best there are 10 years of life left on the roof. There are many factors that can contribute to the condition of a roof: color, type, style, installation methods, exposure, maintenance, factory defects etc.

3. Chimney

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.
 - Chimney Bricks shows sign of deterioration. Recommend having repaired as necessary.



Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.



Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.

4. Gutter & Grading

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum Gutters

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Siding

Good	Fair	Poor	N/A	None
X				

Observations:

- Stucco siding wood frame construction, concrete block foundation.

6. Siding Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

7. Condition of Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

8. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some window screens are damaged.



Some window screens are damaged.

9. Drive & Walks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Concrete driveway
- Concrete sidewalk

10. Drive & Walks Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Extensive cracks in driveway. Repair and/or monitor for expansion and development of trip hazards.
- Moderate cracks in sidewalk. Repair and/or monitor for expansion and development of trip hazards.



Extensive cracks in driveway. Repair and/or monitor for expansion and development of trip hazards.



Extensive cracks in driveway. Repair and/or monitor for expansion and development of trip hazards.

11. Outside Steps & Rails

Good	Fair	Poor	N/A	None
	X			

12. Steps & Rails Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Steps have carpet - carpet may be hiding damage concrete steps.



Steps have carpet - carpet may be hiding damage concrete steps.

13. Decks/Patios/Porches

Good	Fair	Poor	N/A	None
				X

14. Decks/Patios/Porches Condition

Good	Fair	Poor	N/A	None
				X

15. Vegetation

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Garage, & Attic

We recommend that all attic hatches have a batt of fiberglass insulation installed over them. This will keep warm moist air from entering the attic, which may cause condensation or even mold.

Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client.

If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry.

1. Garage

Good	Fair	Poor	N/A	None
		X		

Observations: Structure has been compromised the joist has been cut out to make room of the garage door opener.
See electrical



Structure has been compromised the joist has been cut out to make room of the garage door opener.

2. Garage Roof

Good	Fair	Poor	N/A	None
X				

Observations:
• Asphalt shingles noted.

3. Condition Garage Roof

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

4. Attic

Good	Fair	Poor	N/A	None
		X		

Observations:
• Maintenance Tip: Keep attic hatch sealed/caulked to minimize warm moist air escaping to attic, which could promote conditions conducive to mold growth.
• Cellulose Insulation
• Recommend a Home Energy Audit – contact your local gas or electrical supplier for more information.
• Insulation averages about 4-6 inches in depth; Recommend adding more.



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Utility's

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets, which are protected, by a GFCI outlet in a remote area (garage, another bath, etc.).
Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) are the climate control system for the structure. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year.

Plumbing: is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems.

1. Air Conditioning

Good	Fair	Poor	N/A	None
X				

Observations:
 • Lennox Air Conditioner

2. Condition 2

Good	Fair	Poor	N/A	None
			X	

Observations: Air temp below 65 degrees Fahrenheit: Unable to test system - operation could cause damage.. * Recommend that HVAC Professional complete check the air conditioning unit system be for using this spring. This can be accomplished at the same time as the annual furnace inspection.

3. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
 • Lennox furnace
 • Natural gas furnace
 • Located in basement.

4. Condition 1

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.
 • *Recommend that HVAC Professional complete check the furnace unit system. This can be accomplished at the same time as the annual air conditioning unit is inspection.

5. Water Heater

Good	Fair	Poor	N/A	None
X				

Observations:
 • Kenmore hot water heater.
 • 40 gallon hot water heater.

6. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

7. Elec. Service Panel

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Overhead Service
 • Main panel box located in basement.
 • 60 Amp Service - will need to update to 100 Amp service for FHA and to get insurance for home.



60 Amp Service - will need to update to 100 Amp service for FHA and to get insurance for home.

8. Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

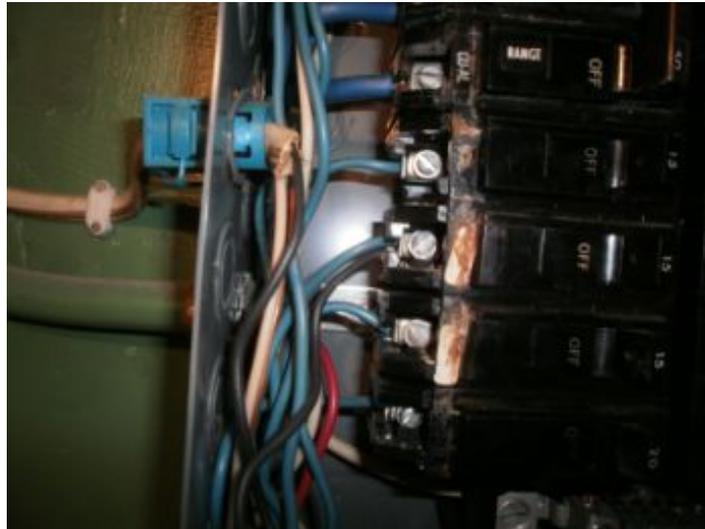
- Electrical Service Drop: can be touched from deck. Electrical wires must be 10 feet from deck, or walkway.
- Have Licensed Electrician evaluate and repair/replace as necessary.
- Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an Electrician.



Electrical Service Drop: can be touched from deck. Electrical wires must be 10 feet from deck, or walkway.



Have Licensed Electrician evaluate and repair/replace as necessary.



Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an Electrician.

9. Exterior Condition Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI trip test failed. Have Licensed Electrician evaluate and repair/replace as necessary.
- Ground Fault Circuit Interrupter (GFCI) - sense a fault to ground (this is a unintended ground path- shock) and cuts off power within 1/4th of a second. This means it's off within 3-5 milliamps, which is before the average person would be seriously injured. They are required in all new construction for exterior, garage, unfinished basements, crawlspaces, bathrooms and kitchens. They can and should be retrofitted into all existing homes.
- GFCI are required, in garage, and all outdoor outlets.
- GFCI trip test failed. Have Licensed Electrician evaluate and repair/replace as necessary.



GFCI are required, in garage, and all outdoor outlets.



GFCI are required, in garage, and all outdoor outlets.

10. Interior Electric

Good	Fair	Poor	N/A	None
		X		

Observations:

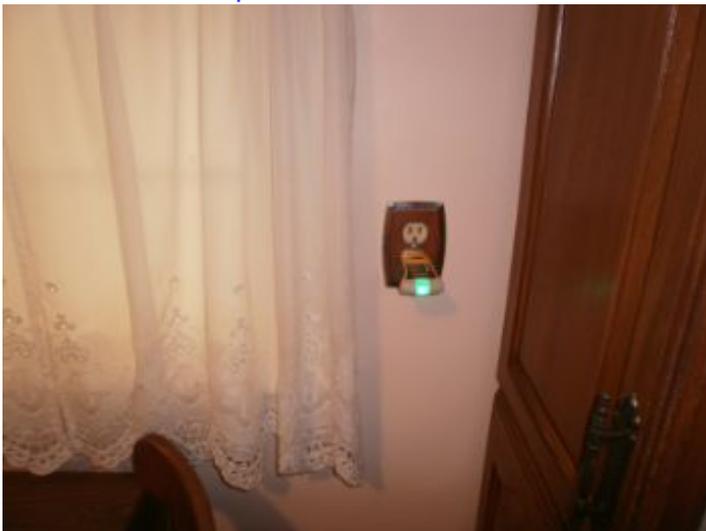
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- Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.
- GFCI are required - Within 6 feet of all wet area bathroom, kitchen outlets for countertop use, garage, outdoor outlets.



Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.



GFCI are required - Within 6 feet of all wet area bathroom, kitchen outlets for countertop use, garage, outdoor outlets.



GFCI trip test failed. Have Licensed Electrician evaluate and repair/replace as necessary.



GFCI are required - Within 6 feet of all wet area bathroom, kitchen outlets for countertop use, garage, outdoor outlets.

11. Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations:

- Location of Main Disconnect in basement.
- Main Supply: Galvanized/Copper- 3/4 inch water line coming into house.



Location of Main Disconnect in basement.

12. Plumbing Comments

Good	Fair	Poor	N/A	None
	X			

Observations:

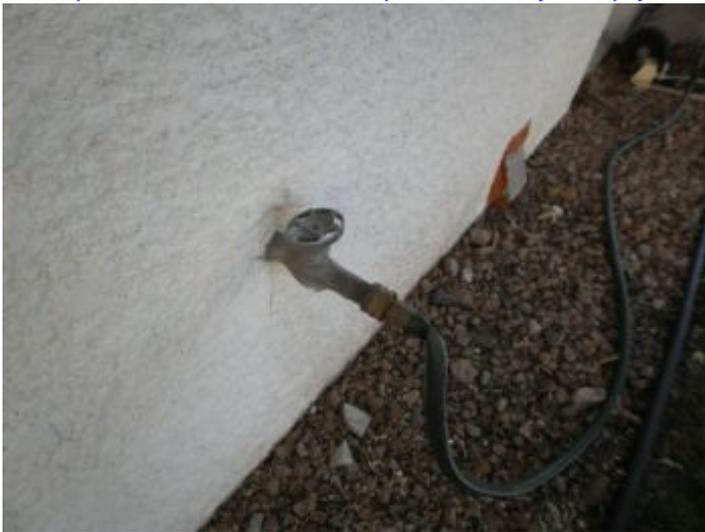
- Missing Anti-siphon faucets - utilize a device called a vacuum breaker on the faucet spout to prevent water from being siphoned back into the municipal water supply. This helps keep the city water supply free from chemicals, dirt or other objects that might be inadvertently siphoned back up through a garden hose or other watering device connected to the faucet. A leaking anti-siphon faucet can be replaced fairly simply.
- Old style "Drum Trap" noted at one or more tub drains. This type of drain is considered a poor design and is known for clogging and rusting out at the bottom, recommend review by a qualified Plumber and upgrading before issues arise.
- Unprofessional repairs/upgrades noted to supply lines at one or more locations observed. Recommend review and proper repairs by a qualified Plumber.



Missing Anti-siphon faucets - utilize a device called a vacuum breaker on the faucet spout to prevent water from being siphoned back into the municipal water supply. This helps keep the city water supply free from chemicals, dirt or other objects that might be inadvertently siphoned back up through a garden hose or other watering device connected to the faucet. A leaking anti-siphon faucet can be replaced fairly simply.



Anti-siphon faucets



Missing Anti-siphon faucets - utilize a device called a vacuum breaker on the faucet spout to prevent water from being siphoned back into the municipal water supply. This helps keep the city water supply free from chemicals, dirt or other objects that might be inadvertently siphoned back up through a garden hose or other watering device connected to the faucet. A leaking anti-siphon faucet can be replaced fairly simply.



Old style "Drum Trap" noted at one or more tub drains. This type of drain is considered a poor design and is known for clogging and rusting out at the bottom, recommend review by a qualified Plumber and upgrading before issues arise.



Unprofessional repairs/upgrades noted to supply lines at one or more locations observed. Recommend review and proper repairs by a qualified Plumber.

13. Sump

Good	Fair	Poor	N/A	None
			X	

Observations:
• Sump noted.



14. Sump Comments

Good	Fair	Poor	N/A	None
			X	

Observations:
• Sump pump noted not run at time of inspection.

15. Detector

Good	Fair	Poor	N/A	None
		X		

Observations:

- For your information - How Long will my Smoke Alarm Last? Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement.
- For your information. - How long does a Carbon Monoxide Alarm last? - First Alert alarms are warranted for 5 years, then it should be replaced with a new CO Alarm. SensorPack Modules and batteries should be replaced as needed for those alarms requiring them.
- Some smoke detectors inoperable, others missing in bedrooms. Install or replace.
- Install Smoke detectors, one on every floor and in all bedrooms.
- Carbon monoxide alarm. Minnesota law requires homes to have a UL-listed carbon monoxide alarm within 10 feet of each bedroom.
- Smoke and carbon monoxide detectors improperly installed in bedrooms, recommend to reinstalling; must be at least one foot from corner of room, best to mount on ceiling.



For your information - How Long will my Smoke Alarm Last? Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement.

Some smoke detectors inoperable, others missing in bedrooms. Install or replace.



Install Smoke detectors, one on every floor and in all bedrooms.



Smoke and carbon monoxide detectors improperly installed in bedrooms, recommend to reinstalling; must be at least one foot from corner of room, best to mount on ceiling.

Interior Features

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation.

Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Kitchen

Good	Fair	Poor	N/A	None
	X			

Observations:

- ****KITCHEN SINK / SUPPLY**
- No concerns noted at time of inspection.
- ****DRAINS:****
- No concerns noted at time of inspection.
- ****SURFACES:****
- No concerns noted at time of inspection.
- ****REFRIGERATOR**
- No concerns noted at time of inspection.
- ****RANGE**
- No concerns noted at time of inspection.
- ****DISHWASHER**
- No concerns noted at time of inspection.
- [See electrical.](#)

2. Bath

Good	Fair	Poor	N/A	None
	X			

Observations:

- Replace caulk around tub.
- ****VANITY****
- No concerns noted at time of inspection.
- ****TOILET****
- Toilet loose and may need re-anchoring.
- ****SUPPLY****
- No concerns noted at time of inspection.
- ****DRAINS****
- No concerns noted at time of inspection.
- No concerns noted at time of inspection.
- ****FAN****
- No concerns noted at time of inspection.
- ****SHOWER**
- No concerns noted at time of inspection.
- [See electrical.](#)



Replace caulk around tub.

3. Bedroom

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Living Room

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Dining Room

Good	Fair	Poor	N/A	None
X				

Observations:

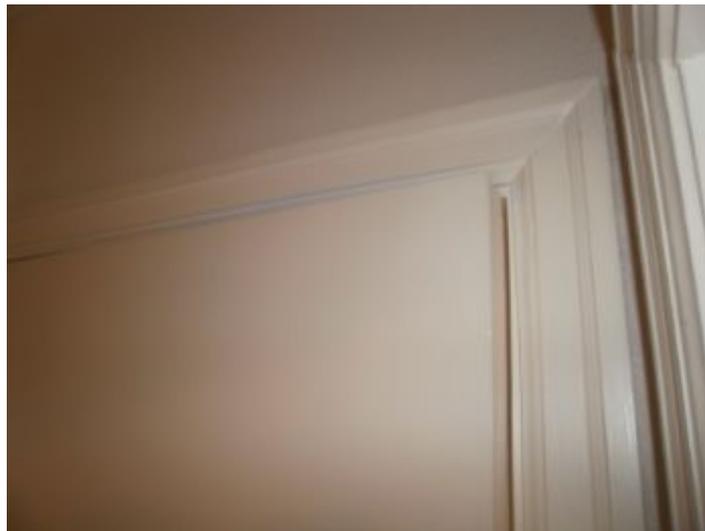
- No major system safety or function concerns noted at time of inspection.

6. Condition of Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door binds on top.



Door binds on top.

7. Ceilings

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

8. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Floors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

10. Stairways

Good	Fair	Poor	N/A	None
		X		

Observations:

- Install new graspable hand rail on steps 32" to 34" off the nose of the stair tread see - This Old House video "How to Instal a Stair Handrail" <http://www.thisoldhouse.com/toh/video/0,,1631514,00.html>
- Hand Rail Components missing at top and bottom of stairs.



Hand Rail Components missing at top and bottom of stairs.

11. Laundry

Good	Fair	Poor	N/A	None
	X			

Observations:

- Laundry tub cracked and leaking water.
- Sink supply line leaks.
- Stains from presumed past leaks noted.
- Washing Machine is performing its intended function. Installation and condition are appropriate for its age and use.
- Dryer is performing its intended function. Installation and condition are appropriate for its age and use.



Sink supply line leaks.



Stains from presumed past leaks noted.



Laundry tub cracked and leaking water.

12. Fireplaces & Stoves

Good	Fair	Poor	N/A	None
				X

13. Basement / Crawlspace

Good	Fair	Poor	N/A	None
X				

Observations:

- ****BASEMENT**
- No major system safety or function concerns noted at time of inspection.
- According to the Federal Trade Commission, at least 98% of all basements will leak at some point in their life.
- Basement leakage is one of the most common problems found in houses.

General Notes

Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing.

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

*Fire and carbon monoxide protection –By today’s standards: The installation of one smoke alarm(s) is required inside of all bedrooms and one on each floor.

*Carbon monoxide alarm. Minnesota law requires homes to have a UL-listed carbon monoxide alarm within 10 feet of each bedroom.

*The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly.

*This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

*Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

1. General Notes

Good	Fair	Poor	N/A	None
<input type="checkbox"/>				

Photos



