

Jerry Jubert Home Inspection

Your Property Inspection Report



12925 Oliver Ave. S, Maple Grove MN, 55312
Inspection prepared for: Dan Johnson
Inspection Date: 4/7/2011 Time: 1:30 pm
Age: built in 1982 Size: 1496 sp ft
Weather: over cast
Unoccupied at the time of inspection.
Water turned off.

Inspector: Jerry Jubert
Certificate # MN2wk09/20/10
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Main Entry Faces, South - 3 bedrooms 1&1/2baths - Sub-Structure, Tuck under Basement Garage,
Attached Building Type, 1 Family Dwelling Occupied,

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.**

Summary of Items of Concern

On this page you will find, in **RED**, 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.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

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. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter. 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.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

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.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Roof

Materials: fiberglass, Some areas of roof are obscured from view.

Observations:

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

2. Chimney

Observations:

- Caulk has deteriorated around metal chimney top.
- Vinyl siding at top of Chimney loose or not installed correctly.



Caulk has deteriorated around metal chimney top.



Vinyl siding at top of Chimney loose or not installed correctly.



Vinyl siding at top of Chimney loose or not installed correctly.

3. Gutters & Grading

4. Drives & Walks

Information: Asphalt driveway, Concrete sidewalk.

Observations:

- Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards. Deteriorated and near the end of it's lifespan.

5. Siding

Information: Composition wood siding, wood frame construction, concrete / block foundation. Vinyl siding, wood frame construction, concrete / block foundation. wood shingle siding.

Observations:

- There are 2 layers of siding the top in Vinyl siding.
- Vinyl siding need to be fixed on back of unit.
- On front - left side of garage bricks broken out at the bottom and on the left side see photos.



Brick are broken



6. Vegetation

Observations:

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

7. Decks & Steps

Observations:

- Clean and Seal Deck: Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.
- Missing Lag Bolts Visible where there is no deck: The deck ledger board is screwed to the house, add lag bolts if deck is extend or added on.
- Missing flashing under patio door. Install flashing or caulk and monitor.



Missing flashing under patio door. Install flashing or caulk and monitor.



Deck door screen is detach.

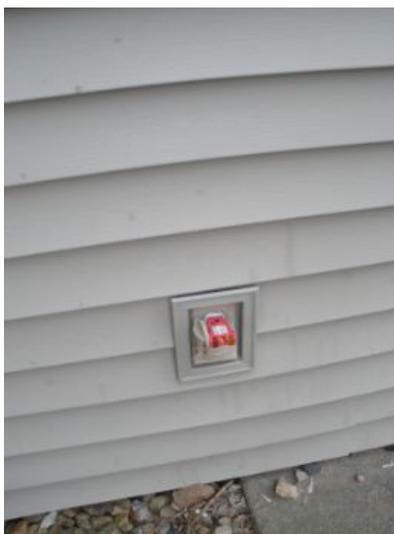


Post loose

8. Electrical, Exterior

Observations:

- Covers or globes recommended over bare light bulbs.
- GFCI trip test failed out side back of house, and in side garage
- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.



GFCI trip test failed out side back of house, in side garage

9. Doors

Observations:

- Basement patio door weather strip missing look like wrong size door was replaced.



Basement patio door weather strip missing look like wrong size door was replaced.

10. Window Condition

Observations:

- Some window screens damaged.

Garage, Basement & Attic

Note that minor settlement or "hairline" cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. 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. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

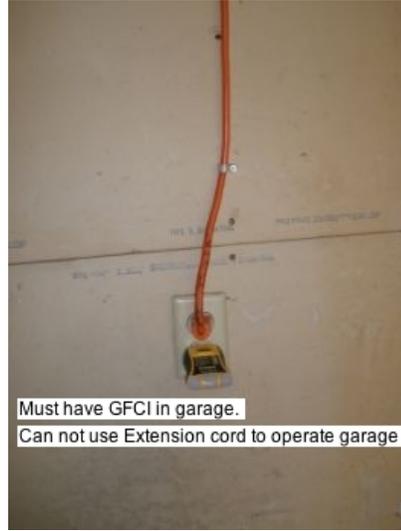
- Concrete spalling at garage wall. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.
- Moderate crack(s) on garage floor. These should be sealed and monitored for expansion.
- Moderate crack(s) on garage wall. Indicates some movement and settling. These should be sealed and monitored for expansion.
- - Fire wall between garage & house not continuous. Hole in fire ceiling where garage door opener go through, and holes in wall next to door going in to house need to be fixed.
- Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.
- Garage vehicle door auto-reverse is inoperable.
- Garage Vehicle door weatherstripping is damaged.
- Garage door right and left sides are damage.
- Garage door opener cannot have extension cord to operate;



Damage on Left side of garage door



Right side of garage



Must have GFCI in garage.
Can not use Extension cord to operate garage



Some movement less than 3/8" watch and maintain



Garage vehicle door panels damaged.



Garage vehicle door panels damaged.

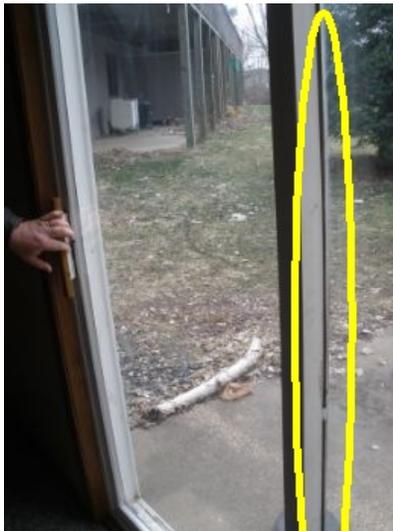


Moderate crack(s) on garage floor. These should be sealed and monitored for expansion.



Bricks have been take out.

2. Basement / Crawlspace



Basement patio door weather stripping missing

3. Attic

Observations:

- At the time of construction the roofers omitted the “H” clips they separate the sheathing for support as they are for proper spacing to allow for expansion and contraction, as well as stiffen up the roof itself.
- Insulation averages about 6-8 inches in depth



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Electric, Heating, Air Con., Water Heater

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.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Water Heater

Information: Copper supply lines; plastic vent, waste & drain lines , Natural Gas water heater (fuel shutoff at meter and in-line), 40 +/- gallons, Rheem, Water Shut off: Adjacent to Water heater, Located in basement, Utility/Laundry Room

Observations:

- Model No. GG4TO6AVG01

MFG DATE 04/2009

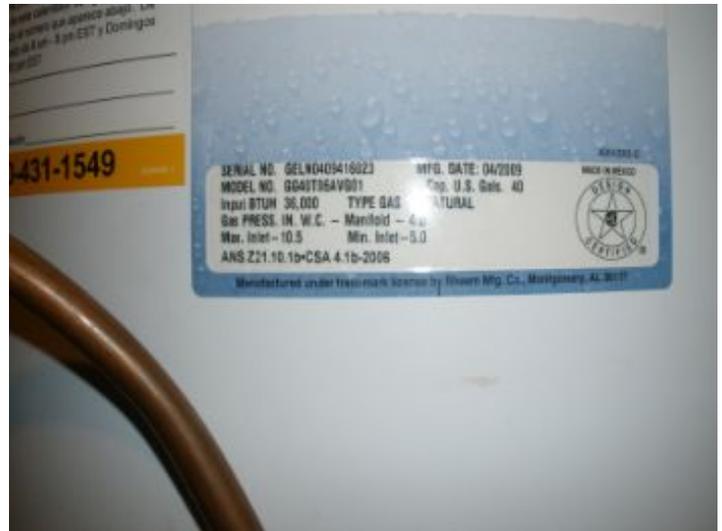
CAP U.S. Gals. 40

Type of Gas - Natural

- - No water, could not test unit. Have seller or representative turn unit on and verify proper operation in time for Buyer's Final Walk-Through, prior to closing.



Water turned off on Meter.



2. Heating

Observations:

- Carrier
- natural gas furnace
- in basement.

3. Condition

Observations:

- - Service shut off; have HVAC tech inspect when utility is restored

4. Air Conditioning

Observations:

- Goodman,
- Model # CK24-18
- 2 ton capacity



5. Condition

Observations:

- - Service shut off; have HVAC tech inspect when utility is restored

6. Elec. Service Panel

Observations:

- Underground Service
- Square D
- 100 Amp Service
- Panel box located in garage



Underground Service

7. Condition

Observations:

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

Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

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. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

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.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

- Backsplash needs minor caulk repair.
- Kitchen Appliances: No stove, refrigerator.
- No GFCI by kitchen sink and counter.
- Dishwasher does not have proper hi, an anti-siphon loop is a pipe with an 'U' shaped must loop above dishwasher in to 'Y' pipe before 'P' trap. The reason as to why he recommended you to install is that it is to prevent any back flow of water between the kitchen sink and dishwasher or visa-versa.
- Dishwasher was not run water was turned off to unit.
- The ceiling light and fan is a worn unit that has reached the end of its useful life.



Dishwasher does not have proper hi, an anti-siphon loop is a pipe with an 'U' shaped must loop above dishwasher in to 'Y' pipe before 'P' trap. The reason as to why he recommended you to install is that it is to prevent any back flow of water between the kitchen sink and dishwasher or visa-versa.

2. Master Bath

3. Bath

Observations:

- LOCATION: Main floor Full, water turned off.
- Water turned off could not check sink, tub or toilet.



Water turned off could not check sink, tub or toilet.

4. Bath #2

Observations:

- LOCATION: Basement Three Quarters, water turned off.



Need GFIC in basement bathroom.

5. Bath (Guest)

6. Bath (Half)

7. Plumbing & Laundry

Observations:

- Laundry sink is has bungee cord wrap around it for support.



Laundry sink is has bungee cord wrap around it for support.

8. Interior Electric

Observations:

- Note: Smoke-carbon monoxide combination detector(s) recommended near utilities.

9. Floors, Ceilings & Walls

Observations:

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

10. Doors

Observations:

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



Door by front door off track.

11. Windows

Observations:

- Some window screens missing and some damaged.

12. Fireplaces & Stoves

Observations:

- Fireplace was blocked off could not inspected. Not functional.



13. Stairways

Observations:

- Hand Rail Components loose at in living room.

14. Bedroom

Observations:

- Location of Bedroom main floor
- 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.
- Closet doors are damaged.
- Some electric outlets are damaged and need to be replaced.
- No CO detector was observed at time of inspection.



Closet doors are damaged.



Out let damage



Closet doors are damaged.

15. Condition

Observations:

- Carpet

16. Bedroom 2

Observations:

- Location of Bedroom main floor.
- The closet door has fallen out of square and drags on the floor.
- 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.
- Screen missing on window.
- No CO detector was observed at time of inspection.



Screen missing on window.



Closet doors are damaged.



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.



Screen missing on window.

17. Condition

18. Bedroom 3

Observations:

- Location of Bedroom Basement.
- Carpet is noted.
- Bedroom door is missing doorknob & hardware.
- The smoke detector(s) were not in the proper position.
- No CO detector was observed at time of inspection.

19. Condition 3

Observations:

- Carpet

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.

General Notes

1. General Notes

Observations:

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. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. We provide this service within the metro area of the Twin Cities for only \$95.

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.

Descriptions—When outside the structure, the terms “front,” “left,” “rear,” and “right” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us; it’s important that you be able to identify the rooms that we discuss in your report.

Cost to repair - There are several places you can go to get approximate costs to repair something. A good online source is www.homeinspectorlocator.com/resources/costtorepair.htm. I recommend getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Done Right! (www.doneright.com), Angie’s List (www.angieslist.com), and the Better Business Bureau (www.bbb.org).

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.