

INSPECTION REPORT

Report Number
14213

Property Information



**3929 Arthur St. NE
Columbia Heights, Minnesota
55421**

Client Information

Client Name **XXXXXXXXXXXXXX**
3929 Arthur St. NE
Columbia Heights, Minnesota
55421

Inspected on

Inspection Date **Thursday, February 1, 2007**
Inspection Time 3:00 PM

Inspection Conducted By



Reassurance Home Inspection LLC
3929 Arthur St. NE
Columbia Heights, Minnesota
55421

Phone: (763) 782-1086
FAX: (763) 782-1086
E'Mail: reassurancehomeinspection@comcast.net
Web: www.reassurancehomeinspection.com

Inspected by:
Dave Taurinskas

RESIDENCE

The residence of 3929 Arthur St. NE, Columbia Heights, was inspected on Thursday, February 1, 2007 at approximately 3:00 PM.

The style of this home is: ranch residence.

The approximate age of this home in years is: 34

Stories above grade: 1

AMBIENT CONDITIONS

20 to 30 Degrees F

Cloudy

Snowing

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

This Report is provided as information to the contracted party(s): xxxxxxxxxxxxxx

In attendance at the inspection were:

Client: xxxxxxxxxxxxxx

METHOD AND EXTENT OF INSPECTION

A visual inspection of readily accessible systems and components was conducted with the objective of reporting the overall condition of the home and identifying those systems and components that are significantly deficient or are near the end of their service life. The inspection as undertaken by this inspection firm is performed in accordance with guidelines provided by current home inspection standards of practice.

Deficiencies as observed in the course of inspection are noted in the attached Deficiencies Report. In interpreting results from this home inspection, this report should be taken in context of the full report.

The following systems were inspected, with the full report describing the characteristics of these systems:

- Roof System
- Exterior Elements
- Structural System
- Interior Elements
- Insulation and Ventilation Systems
- Heating and Cooling Systems
- Plumbing System
- Electrical System

LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion of the condition of the property at the date and time of inspection. This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property. The client is advised that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may become apparent in the future. The report is limited to the components of the property which were visible to the inspector during the process of inspecting the property. Note that this inspection and report does not constitute a Code or Bylaw inspection, and that further interpretation from the appropriate authority/agency may be required. The recipient of this Report should also review the Contract for this inspection and the Standards of Practice, if included, as information and advisement to the nature and extent of the property inspection.

TERMINOLOGY

Terms used in the Deficiency Report section provide details of observations made in the course of the home inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet an aspect of acceptable or intended performance.

LOCATION: The physical location of the noted condition as reported by the inspector.

CONDITION: A description of the observation, phrased to reflect a statement of deficiency.

EXPLANATION: A description of the nature of the deficiency.

IMPACT OR CONSEQUENCES: A description of impact of the condition to the homeowner based on the system or component not meeting its intended function. Where applicable, a description of consequence for not taking action to resolve the deficiency may be provided, and may provide information on the affect to the homeowner in terms of damage, or the affect to the home's occupants in terms of health or safety.

RECOMMENDED ACTION: The inspectors opinion for action by the homeowner. Action statements may include:

Repair: the noted item or system should be repaired to restore it to its intended function or condition

Replace: the noted item is deficient to a degree that actions for achieving intended performance will likely best be accomplished by removing and replacing the affected item.

Review: the item should be reviewed by the homeowner, possibly with input from other experts, and where the condition applies to a new home, may require review with the builder. The need for repair may be of a subjective nature requiring considerations of a scope broader than merely replacing or fixing the item.

Monitor: the item should be monitored on a periodic basis, with action as appropriate to the degree of change over time.

Service: the noted item has an aspect of functionality that can be improved by servicing the item, with the intended result being to restore the item to its expected level of operation and functionality.

Install: the noted item is not installed in a manner to achieve a required function or operation.

Adjust: the noted item requires an adjustment to achieve its intended operation and function.

Complete: the noted item is partially completed in terms of installation, with further work required to achieve completion.

Remove: an item requires removal as it constitutes an aspect not required.

Consult Specialist: the nature of an observation is such that the services or opinion of a specialist is required to ascertain cause, effect, and/or remedial action for the specific condition. The inspector defers opinions of the condition to that of an expert or specialist with appropriate qualifications, training, and knowledge of the noted condition to provide advise to the client.

FUNCTION

The primary purpose of the roofing system is to protect the interior of the home from the elements, including sun, wind, rain, and snow. The design and selection of materials including the roof structural elements, sheathing, roof coverings, flashings, ventilation, and protruding components affect the performance and durability of the system as a whole. As the roof system is intended to provide a weather tight covering over the home, it is critical that this system be periodically checked; a thorough review twice a year is recommended, and any deficiencies noted should be immediately corrected.

INSPECTION PROCESS

As documented by this Report, the inspection of the roofing system included the examination of: the roof covering(s); the roof drainage system; the flashings; and penetrations through the roof surface including skylights, chimneys, roof vents, etc. Reported below are the description of the roof system and the methods used to inspect this system. Items excluded from this examination, if present, include: antennae; interiors of flues or chimneys which are not readily accessible; and installed accessories such as solar panels, lightning arrestors, etc.

As a primary function of the roof system is to protect against water infiltration, it should be noted that there may be leaks in the roof system that may only become apparent under specific weather conditions that were not encountered at the time of the inspection. Also note that although the inspector may provide a statement estimating the apparent age of roof cover, this is expressed as an opinion only. The actual age may vary considerably from this stated estimate. Factors such as manufactured shingle quality, installation methods, weather, roof system ventilation, orientation of roof surface, etc. affect the life expectancy of the roof cover, and as such accurate statements on age can often not be provided.

SYSTEM CHARACTERISTICS:

LOCATION	ROOF COVER	SLOPE	AGE	INSPECTION METHOD
Main/Upper	Asphalt Shingle	Medium	0-5 Years	Visual: From Ground
Garage	Asphalt Shingle	Medium	0-5 Years	Visual: From Ground

ROOF PENETRATIONS

ROOF VENTS: Roof Vents Observed
 PLUMBING STACK: Plumbing Stack(s) Observed
 CHIMNEYS: Metal
 SKYLIGHTS: None Observed
 ELECTRICAL MAST: Mast Penetrates Roof

ROOF DRAINAGE

SOFFITS: Wood
 FASCIA: Wood
 GUTTERS: Plastic
 DOWNSPOUTS: Plastic

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
 Visual Restriction: Snow/Ice Cover Prevents Access and/or Viewing

ROOF SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the roof system, no major concerns were noted.

DEFICIENCY SUMMARY:

No reported deficiencies were identified in the inspection of this system and its principal components.

OBSERVATIONS & SUGGESTIONS:

Your upper roof should be checked after winter storms and major snowfall to ensure upper roof vents are not snow covered. Blocked vents can lead to condensation problems in attic areas. If clearing vents cannot be done safely, contract a roof specialist for snow removal.

Periodic roof examinations are suggested, with attention to monitoring for missing or damaged shingles, and deterioration over time. A visual examination of all roof surfaces should be done as part of your twice-yearly exterior maintenance activities.

PURPOSE

The primary purpose of the exterior elements of the home is to provide a weatherproof "envelope" to the house and its interior, with protection from the adverse affects of rain, wind, snow and sun, as well as to secure against entry by intruders.

INSPECTION PROCESS

As documented by this Report, the inspection of the exterior elements included examination of: the exterior wall coverings, flashings, and trims; exterior doors; attached decks, balconies, steps, porches, and their associated railings; the eaves, soffits, and fascias; the vegetation, grading, surface drainage, and retaining walls on the property where these are likely to adversely affect the building; and walkways, patios, and driveways leading to the home's entrances. Also examined are windows, window wells, and the interior of the garage. Garage door openers with permanently installed controls will be operated to verify auto-reverse and safety mechanism operation. Reported below are the characteristics of the exterior elements examined, as well as other appropriate information noted during the course of inspection. The mode of examination was primarily visual, although aids such as binoculars, ladders, and selective nondestructive probing may have been employed to ascertain the condition of specific components or elements.

Note that the exterior inspection does not normally include and report on: storm doors, storm windows, screens, shutters, awnings or similar seasonal accessories; presence of safety glazing in doors and windows; remote operators for automatic garage door openers; fences; geological, geotechnical, or hydrological conditions; soil conditions; recreational facilities such as swimming pools, spas, saunas, playground equipment, tennis courts, etc.; barns, sheds or other outbuildings or structures; buried fuel storage tanks; and erosion control or earth stabilization measures. The home inspector is not required to move stored items, equipment, furniture, vegetation, soil, snow, ice, debris, or other items that obstruct access or visibility. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe.

SYSTEM CHARACTERISTICS:

WALL CLADDING(s)

EXTERIOR WALL FINISHES: Brick Masonry
EXTERIOR WALL TRIMS: Wood
CHIMNEYS: Metal

ROOF EDGE ELEMENTS AND DRAINAGE

SOFFITS: Wood
FASCIA: Wood
GUTTERS: Plastic
DOWNSPOUTS: Plastic
DOWNSPOUT DISCHARGE: Above Grade

GARAGE & DRIVEWAY

GARAGE STYLE: Fully Detached
GARAGE DOORS: Entry Door to House; Vehicle Door
GARAGE DOOR OPERATORS: Auto Door Opener
DRIVEWAY: Concrete

LOT GRADING & DRAINAGE

LOT GRADING: Settlement at Foundation - Isolated; Generally Slopes
Away From House
LOT DRAINAGE: Swales Between Houses

PORCHES, DECKS, STAIRS, & PATIOS

PORCHES AND DECKS: Back
EXTERIOR STAIRS: Wood
EXTERIOR STAIR/DECK RAILINGS: Wood
PATIOS: N/A
WALKWAYS: Concrete
RETAINING WALLS: Masonry

DOORS & WINDOWS

WINDOW STYLES: Casement; Sliding; Single/Double Hung
WINDOW SASH MATERIAL: Wood
WINDOW GLAZE FEATURES: Double Glazed
EXTERIOR DOOR STYLES: Single; Sliding
EXTERIOR DOOR MATERIALS: Metal

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
No Restrictions

EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the exterior elements of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

1



LOCATION: Deck

CONDITION: Handrails are generally unsafe. (Multiple deficiencies)

EXPLANATION: · Handrails are required on at least one side of all stairs with four (4) or more risers.

- Handrails must be mounted between 34 and 38 inches above the nosing of the stair treads.
- Handrails must extend from a point directly above the bottom riser to a point directly above the top riser.
- Handrails must be continuous for the entire length of a flight of stairs.
- The ends of handrails must be returned to the wall or terminate in a newel post.
- Handrails adjacent to a wall must have a space of not less than 1 ½ inches between the handrail and the wall.
- Handrails must be designed to support a 200 lb load applied in any direction at any point along the top of the rail.

Handrails must meet the following grip size requirements:

1. The handrail must have a circular cross section of 1¼ inches to 2 5/8 inches.
2. Other handrail shapes that provide an equivalent grasping surface are permissible.
3. Edges of handrails shall have a minimum radius of 1/8 inch.
4. The use of a 2X4 or other dimension lumber placed either on edge or flat is not an acceptable handrail.

IMPACT/CONSEQUENCES: The primary function of handrailings is to assist people in traversing the stairs and reduce the potential of fall injuries on stairs. There is indication of poor design, construction, or maintenance, such that the handrailings do not appear to be in a condition that meets its intended function of protecting people from the risk of injury. Failure to correct handrailing deficiencies is a safety issue, and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions on the stairs.

RECOMMENDED ACTION: Safety Concern | Repair or Replace

2

**LOCATION:** Exterior right side of house section**CONDITION:** Soffit is deteriorated**EXPLANATION:** The soffit is observed to be in a deteriorated condition. Repairs are required to restore the soffits.**IMPACT/CONSEQUENCES:** The soffit areas at roof edges are vulnerable to water infiltration and pest intrusion if not adequately sealed. Adding/restoring soffits in the noted area is recommended.**RECOMMENDED ACTION:** Repair

3

**LOCATION:** Exterior right side of house section**CONDITION:** Fascia requires painting**EXPLANATION:** The paint on the fascia's is observed to be deteriorated. Paint is required to preserve the fascia's from weather damage.**IMPACT/CONSEQUENCES:** Deteriorated paint on wood fascia's will result in rot and damage to the wood. Failure to provide periodic painting as part of normal preventative maintenance actions will result in deterioration of the fascia.**RECOMMENDED ACTION:** Repair

OBSERVATIONS & SUGGESTIONS:

Exterior elements should be inspected at least twice a year (spring and fall) to assess for items requiring repair or maintenance. This includes all exterior surface finishes; trims and flashings; eavestrough and downspouts; soffits and fascias; porches, decks and stairs; sidewalks and driveways; doors and windows; and roofs. Be particularly vigilant for conditions that may result in pest or water infiltration.

PURPOSE

The primary purpose of the your home's structural system is to support the loads placed in and on the house. The structure of the house includes elements that form the home's "skeleton", specifically the footings, foundation, walls, floors, and roof. Sound structural design resists site and external factors that could result in undesired physical changes to the structure as a whole, such as settlement, effects of both static loads (such as the weight of the structure and its contents) and dynamic loads (such as snow loads, and number and movement of people in the house), effects of strong winds and major temperature variation on the structure, and deterioration or failure of specific structural elements.

INSPECTION PROCESS

As documented by this Report, the inspection of the structural system includes examination of the structural components and framing of the home, and may include probing a representative number of structural components where deterioration is suspected or where there is a clear indication that possible deterioration exists. Probing is NOT performed where probing would damage any finished surface or where no deterioration is visible. Elements of the structural system that are examined and reported include: the foundation, the floor structure, the wall structure, the ceiling structure, and the roof structure. Also reported are signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Methods used to inspect the underfloor crawl space and attic, if present and accessible, are reported. The primary mode of structural examination is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination.

Note that the inspection may have restrictions to examination due to design and access. For example, attic areas containing loose-fill insulation are most commonly viewed at the hatch, and physical entry into the attic is not undertaken as it may result in disturbing insulation as installed and may present risk to the physical safety of the inspector. Also note that there may be leaks from the exterior into or through the structural components, such as walls, roof structure, ceilings, and foundation, that may only become apparent under specific weather conditions that were not encountered at the time of inspection. It should be further noted that moisture, condensation, and water infiltration conditions may exist at the time of inspection but are not apparent due to factors that conceal the direct observation of the condition(s). This may include coverings, furnishings, belongings, restricted access, etc., or are visible under specific lighting conditions or viewing positions.

The inspector does not normally provide any engineering or architectural services, or offer an opinion on the adequacy of any structural system or component.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Bedroom Closet	Attic Examined From Ladder at Hatch	None present

SYSTEM CHARACTERISTICS:

GRADE LEVEL/SUB-GRADE ELEMENTS

FOUNDATION WALLS: Concrete Block
 BASEMENT FLOOR: Concrete Floor
 CRAWL SPACES: None present
 COLD STORAGE: No cold storage area present

ROOF STRUCTURE

ROOF STRUCTURE: Wood Truss
 ROOF SHEATHING: Plywood

WALL AND FLOOR STRUCTURE

EXTERIOR WALLS: Wood Frame, Exterior Cladding
 FLOOR JOISTS: Solid Wood
 FLOOR SHEATHING: Plywood
 BEAMS: Wood
 BEAM SUPPORT: Foundation Wall; Columns
 COLUMNS: Wood

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
 Foundation, Interior: Finishes

Foundation, Interior: Thermal Insulation
Foundation, Interior: Storage/Obstructions

STRUCTURAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the structural elements of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

- 1 **LOCATION:** Basement
CONDITION: Foundation wall has been modified; potential for structural issues
EXPLANATION: Sections of the foundation wall are observed to have been modified. In conjunction with this observation, other aspects of the structure review indicate that adverse structural conditions may currently exist or could possibly occur. Qualifying the suitability of the modification cannot be determined by a home inspection.
IMPACT/CONSEQUENCES: The nature of conditions noted for the foundation and structure of this home is such that these conditions should be reviewed by a foundation or structural specialist. Periodic monitoring is recommended to ascertain whether adverse effects are occurring or changing.
RECOMMENDED ACTION: Monitor

OBSERVATIONS & SUGGESTIONS:

Foundation cracks are noted. Minor cracks are a typical result of settlement. Monitor closely for indication of water infiltration, as well as change in size and extent over time. Note that further investigation and action by a foundation specialist may be required.

The foundation appears to have been repaired or modified. The scope of this inspection does not include evaluation for effectiveness of this repair or modification. Monitor closely; further investigation by a foundation specialist may be required should moisture penetration occur or if there is a change from the current conditions.

The condition of the foundation should be checked twice a year (spring and fall) for indication of change, movement, or deterioration. In addition, look for evidence of moisture infiltration, dampness, and mold.

Visible wood structure elements should be checked at least twice a year for indications of deterioration or change. Items to check include visible areas of the floor structure (such as viewed from the basement), and an attic examination for the condition of the roof structure. Checks should include observing for water damage, pest infiltration, and deterioration.

PURPOSE

The primary purpose of your home's interior elements is to serve the living and space requirements of its occupants. Defining elements include walls, ceilings, floors, doors, windows, and storage needs. In addition, the heating, cooling, ventilation, plumbing, and electrical systems are arranged to meet the needs of each room and space.

INSPECTION PROCESS

As documented by this report, the focus of the home inspection is to the functional rather than appearance aspects of your home's interior elements. The inspection of the interior elements includes examination of walls ceilings and floors; steps, stairways, and railings; balconies; countertops and a representative number of installed cabinets, and a representative number of doors and windows. This inspection does not normally include examination of surface finishes such as paint, wallpaper, or other forms of finish treatment, or installed elements such as carpeting, window treatments, central vacuums, household appliances, and recreational facilities (pools, spas, etc.).

The primary mode of examination of interior elements is visual in nature; surfaces, coverings, and obstructions are not disturbed in the course of examination. If observed, the inspector will report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. This examination does not normally include assessment for air quality, moisture problems that may result in visible or concealed mold growth, presence of toxic or hazardous materials, presence of radon gas, and contaminants either present from construction or past use of the property. A qualified environmental service or expert should be consulted should there be concerns on any of these issues.

SYSTEM CHARACTERISTICS:

INTERIOR FINISHES

INTERIOR WALL FINISHES: Drywall; Paneling; Wall Paper
CEILING FINISHES: Drywall
FLOOR FINISHES: Carpet; Laminate
FLOOR SHEATHING: Plywood
PARTY WALLS: Wood Frame

FIREPLACES

FIREPLACE STYLE: Not Applicable
FIREPLACES: None Installed
METHOD OF FUME VENTING: Not Applicable

DOORS AND WINDOWS

INTERIOR DOOR STYLES: Regular Hinged; Bi-fold; Pocket
WINDOW STYLES: Casement; Sliding; Single/Double Hung
WINDOW SASH MATERIALS: Wood
WINDOW GLAZE: Double Glazed

INTERIOR STAIRS

STAIRS: Basement

OTHER INTERIOR ELEMENTS

CABINETS AND COUNTERTOPS: Kitchen; Bathrooms; Laundry

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Items not inspected include:

Cable Systems, Telephone Systems

Limited visual inspection of interior elements is due to restrictions including:

Surfaces Under Rugs, Storage, Furnishings

INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the interior elements of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

No reported deficiencies were identified in the inspection of this system and its principal components.

OBSERVATIONS & SUGGESTIONS:

Periodic inspection of your attic is suggested, to examine for evidence of water infiltration, as evidenced by water stains, rot, or mold. Examination after heavy rainstorms is suggested as the best opportunity to view current issues.

A review of your home should be conducted at least twice a year. Items to include in this review include: checking all doors and windows for safe operation and protection against forced entry; checking smoke, fire, and carbon monoxide detectors, and fire extinguishers; practicing routines for fire safety and emergency situations; checking stair and railings for safety; etc.

PURPOSE

The primary purpose of the home's insulation system is to reduce heat loss in the winter and heat gain in the summer. This system is comprised of the insulation material which provides a thermal blanket, as well as other system elements that may include an air barrier, a vapor retarder, and ventilation to control the flow of air and moisture. The primary purpose of the home's ventilation systems are to remove excess heat and moisture from the home; the absence of adequate ventilation can cause detrimental effects to the home structure, its contents, and its occupants.

INSPECTION PROCESS

As documented by this report, the inspection of the insulation and ventilation systems includes examination of: the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems for controlling indoor air quality. Reported below are the descriptions of the insulation and vapor retarder systems in unfinished areas, including any reported absences of insulation in unfinished spaces at conditioned surfaces. The inspection process is such that the inspector is not required to disturb the insulation and vapor retarders. The inspector at his/her discretion is not required to enter confined spaces where such entry is in the opinion of the inspector not safe or could result in damage to property. The inspector may provide below an estimate of the thermal resistance value as a courtesy, and if provided, is expressed as an opinion; the determination of the actual thermal value(s) is outside the scope of a home inspection and would normally require independent testing. The composition of insulation may vary from that stated below, as in some cases more than one type of insulation may be installed but this may not be apparent without probing and sampling. The inspector is also not required to determine indoor air quality, as this is outside the scope of inspection.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH LOCATION(S)	EXAMINATION METHOD	CRAWL SPACES
Bedroom Closet	Attic Examined From Ladder at Hatch	None present

SYSTEM CHARACTERISTICS:

INSULATED SPACES

ATTIC INSULATION: Fiberglass Batt; Cellulose
 ATTIC EST. NOMINAL INSULATION VALUE [RSI]: R-32
 ATTIC VAPOR RETARDER: Not Determined
 FOUNDATION WALL INSULATION: Not Visible; None Observed
 FOUNDATION WALL EST. NOMINAL INSULATION VALUE [RSI]: N/A
 FOUNDATION WALL VAPOR RETARDER: N/A
 CRAWL SPACE INSULATION: No crawl spaces present

VENTILATION

ATTIC VENTILATION: Soffit Vents; Passive Roof Vent(s); Turbine Vent(s)
 INTERIOR VENTILATION SYSTEMS: Kitchen Exhaust Fan; Main Bathroom Exhaust Fan
 EXTERIOR AIR MAKE-UP: None Observed

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

- Foundation Insulation System: Examination restricted due to finished surfaces
- Attic storage restricts full evaluation
- Foundation Insulation System: Examination restricted due to storage/obstructions

INSULATION AND VENTILATION SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the insulation and ventilation elements of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.

DEFICIENCY SUMMARY:

-
- 1 **LOCATION:** Exterior - Soffits at various locations
CONDITION: Soffit vents blocked by insulation or debris.
EXPLANATION: Soffit vents are observed to be obstructed, such that air flow into the roof space is affected.
IMPACT/CONSEQUENCES: Proper venting of a roof space requires that air flow be distributed at the lower periphery of the roof space, to assure proper natural airflow ventilation. Proper cooling of the attic space may not be achieved in hot weather, where the total intended ventilation is not provided, with damage to both the sheathing and the roof cover as possible consequences. In cold weather, failure to achieve uniform ventilation may result in condensation in areas of the roof structure that are not properly vented, with wood rot and mold formation as possible consequences.
RECOMMENDED ACTION: Repair

OBSERVATIONS & SUGGESTIONS:

To ensure moisture from dryer exhaust is safely vented to the exterior, clean your dryer filter every time the dryer is used. Check the dryer duct and exterior exhaust cover at least twice a year for blockages and lint build-up.

Be conscious of air quality: molds need moisture to grow. Any signs of water leaks to the interior should be immediately addressed. Monitor indoor humidity; keeping relative humidity below 50% is suggested.

PURPOSE

The primary function of the heating and cooling systems of the home is to provide an indoor environment that is comfortable in terms of temperature. The heating system in your home converts energy from one source (such as natural gas, propane, oil, wood, solar, or electricity) into heat. Heating may be from either or both of a forced air system (characterized by heat distribution through heating ducts) or a radiant heating system (for example electric baseboards heaters or water/steam radiators). Air conditioning, when used, removes heat and moisture from the home, and generally uses electricity as the source of energy for the cooling process. The most common form of air conditioning is with an air conditioning unit attached to the central duct system. In centrally controlled ducted systems, a thermostat generally located on the main floor is used to set and control the heating and cooling conditions.

INSPECTION PROCESS

As documented by this report, the inspection of the heating and cooling systems includes examination of installed heating equipment and installed central and through-wall cooling equipment. The inspector will open readily-opened access panels provided by the manufacturer for typical homeowner maintenance. Ambient conditions permitting, the inspector will operate the system(s) using normal operating controls. Reported below are the characteristics of the heating and cooling systems, including the energy source(s) as well as the distinguishing characteristics of the heating and cooling methods. Note that the inspection does not normally include and report on: aspects of the heating system that are not readily accessible, such as the heat exchanger and the interiors of chimneys and flues; attached or supplemental equipment to the heating and/or cooling systems, such as humidifiers, dehumidifiers, electronic air filters, etc.; and solar space heating systems. The nature of the inspection is primarily visual, and is such that this examination is not intended to determine the adequacy of the system as a whole or the heating or cooling distribution balance. The services of a heating and air conditioning specialist is normally required for these determinations and adjustments. The services of an air quality specialist should be considered where either air quality or excessive moisture conditions are encountered and cannot be resolved by the home owner.

Where fireplaces and solid fuel-burning appliances are installed, the inspection includes examination of the system components, including the vent systems, flues, and chimneys. Reported below are the characteristics of the installed fireplaces and fuel-burning appliances, and chimneys. Note that the inspection does not normally include the examination of: the interiors of flues or chimneys; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; the combustion make-up air devices; and heat distribution assists whether fan assisted or gravity controlled. The inspector will not normally ignite or extinguish fires, determine draft characteristics, or move fireplace inserts or stoves or fireplace contents. The services of a certified technician is normally required to assess, correct, or make recommendations to wood-burning fireplaces and stoves.

SYSTEM CHARACTERISTICS:

HEATING ENERGY SOURCE

HEATING SYSTEM FUEL TYPE(S): Natural Gas
GAS METER OR FUEL FILLER LOCATION: Exterior Front

HEATING SYSTEM DETAILS

HEATING SYSTEM TYPE: Central Forced Air
HEATING UNIT NAME PLATE DATA:
MANUFACTURER: Payne
MODEL NUMBER: PG8MAA036070
SERIAL NUMBER: 0505 A26051
UNIT CAPACITY: 54,000 BTU/Hr
ENERGY EFFICIENCY: Mid-efficiency
HEATING UNIT FRESH AIR SUPPLY: No Ducted Fresh Air Supply
HEATING UNIT RETURN AIR FILTER LOCATION: Filter Channel Outside Blower Compartment
HEATING UNIT EXHAUST: Chimney Vented
HEATING SYSTEM AGE (EST.): 0-1 years

COOLING SYSTEM DETAILS

COOLING SYSTEM TYPE: Air Cooled, Central

COOLING SYSTEM ENERGY SOURCE: Electricity

COOLING UNIT NAME PLATE DATA: MANUFACTURER: York MODEL NUMBER: AYO24MA322 SERIAL NUMBER: N/A CAPACITY: 2
Ton

COOLING UNIT AGE (EST.): 0-1 years

SYSTEM ASSOCIATED EQUIPMENT

OTHER INSTALLED EQUIPMENT: N/A

FIREPLACES & FUEL-BURNING STOVES: None Installed FIREPLACE/STOVE STYLE: Not Applicable EXHAUST FUME VENTING: Not
Applicable

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Heating System:

System Observed Operational

Limited Visibility of Heat Exchanger Interior

Cooling System:

System Off - Winter Seasonal

HEATING AND COOLING SYSTEMS ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the heating/cooling systems of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

No reported deficiencies were identified in the inspection of this system and its principal components.

OBSERVATIONS & SUGGESTIONS:

Filters that are part of your heating/cooling system should be checked periodically, and cleaned or replaced when required.

PURPOSE

The primary purpose of the plumbing system is to provide a supply of water for domestic usage for the home's occupants, and to manage the safe discharge of waste water. Water supply may be from a well located on this property if the home has a private supply, or from the municipal water mains running beneath streets and roadways if the water is provided by the municipality. Drainage of wastewater is to either a septic system for private systems or to the municipal sewer system where this system is provided by the municipality.

INSPECTION PROCESS

As documented by this report, the inspection of the plumbing system includes the examination of: the interior supply and distribution systems including all fixtures and faucets; the drain, waste and vent systems including traps, piping, and piping support; the water heating equipment including the associated vent systems, flues and chimneys; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping. Reported below are the characteristics of the plumbing elements examined, including a description of the supply, drain, waste, and vent piping materials, the water heating equipment including its energy source, and the location of the main water and main fuel shut-off valves, as well as other appropriate information noted during the course of inspection.

Note that the plumbing systems inspection does not normally include and report on: the clothes washing machine connections; the interiors of flues or chimneys that are not readily accessible; wells, well pumps, or water storage related equipment; spas; swimming pools; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; water supply quantity and quality; and private waste disposal systems. The inspection process does not normally involve the operation of safety valves or shut-off valves. Also note that there may exist leaks in the plumbing system that are not apparent at the time of inspection, or which may only become apparent under specific plumbing fixture/component operating conditions. For example, if a minor leak exists below a fixture, the leak may only become apparent when the fixture is frequently used, in which case the limited operation of the fixture would not have detected this condition during the inspection process.

SYSTEM CHARACTERISTICS:

WATER SUPPLY SYSTEM

WATER SUPPLY SERVICE TYPE: Public
WATER METER PICK-UP: Exterior Front Wall
WATER METER LOCATION: Basement - Front
WATER SHUT-OFF VALVE LOCATION: Basement - Front
WATER SUPPLY PIPE MATERIAL: Copper

WATER DISTRIBUTION SYSTEM

FACILITIES SERVICED INCLUDE: Kitchen; Main Bathroom; Laundry
Taps and Tub; Basement Bathroom
WATER DISTRIBUTION PIPING MATERIALS: Copper; Plastic;
Galvanized Steel

WATER HEATING

HOT WATER HEATER SYSTEM TYPE: Hot water tank
HOT WATER HEATER ENERGY SOURCE: Natural Gas
HOT WATER HEATER ENERGY SOURCE SHUT-OFF: Valve At Water
Heater
HOT WATER HEATER CAPACITY: 40 Gallon
HOT WATER HEATER VENTING: Convection Vented, Chimney

DRAINAGE AND VENTING SYSTEM

SANITARY / STORM DRAINAGE CONNECTIONS: Public Sanitary
Drain
DRAINAGE & VENTING SYSTEM PIPING MATERIALS: Cast Iron;
Plastic
DRAINAGE PROVISIONS: Floor Drain
PLUMBING STACKS: Plumbing Stack(s) Observed

RESTRICTIONS:




At the time of inspection, the following restrictions applied to the examination of this system:
Water shut-off valves not operated

Bath tub & basin overflows not tested

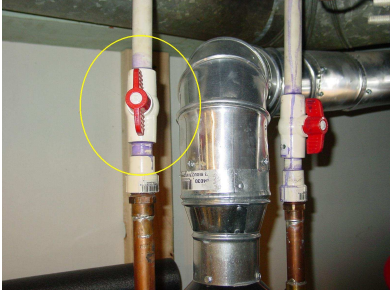
PLUMBING SYSTEMS ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the plumbing system of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

-
- 1  **LOCATION:** Utility Room
CONDITION: Water pipes not adequately supported
EXPLANATION: Proper support of water distribution piping is required to reduce the risk of damage. Piping should be sufficiently supported to carry the weight of both the pipe and its water load, and to minimize stress on fittings.
IMPACT/CONSEQUENCES: Pipes that are not properly supported are susceptible to damage. Failure to properly support pipes may lead to pipe or joint rupture.
RECOMMENDED ACTION: Repair
-
- 2  **LOCATION:** Exterior
CONDITION: Gas meter not adequately supported
EXPLANATION: Gas meter should be adequately supported to prevent placing stress on fittings and connectors. The intent of support is to carry the weight of the meter, so not to rigidly constrain the pipe, such that undo stress is not placed on joints and connectors.
IMPACT/CONSEQUENCES: Gas meters not properly supported will place strain on fittings and connectors, which can result in gas leaks. Providing adequate support should be considered a safety issue requiring immediate attention.
RECOMMENDED ACTION: Repair
-
- 3  **LOCATION:** Basement
CONDITION: Cast iron piping is observed in the drainage system
EXPLANATION: Cast iron drainage piping should be closely monitored for damage and deterioration. Systems with horizontal sections of cast iron pipes are more prone to blockage. Fittings in cast iron system are prone to rust and leakage. Impacts can fracture this form of piping.
IMPACT/CONSEQUENCES: Cast iron piping is subject to performance issues, including tendency for blockage and vulnerability to physical deterioration. Planning for replacement is often a prudent course of action.
RECOMMENDED ACTION: Monitor
-

4

**LOCATION:** Utility Room**CONDITION:** Water tank shut-off valve installed on hot side.**EXPLANATION:** This water heater has a shut off installed on the hot side as well as the cold side.**IMPACT/CONSEQUENCES:** A water heater should never have a shut off valve installed on the hot water outlet water line. A shut off valve should only be installed on the cold water side. If a valve is on both lines, and someone turns them off while the heater is on, and the Temperature / Pressure Relief Valve fails this could produce an explosion causing severe damage. This configuration is a SAFETY issue.**RECOMMENDED ACTION:** Install**OBSERVATIONS & SUGGESTIONS:**

Operate all shut off valves at least twice a year to ensure valves operate and to prevent the valve mechanisms from seizing over time.

Turn off and drain exterior faucets in preparation for winter. This is required to prevent freezing of water in the water pipes that could rupture the pipes or damage the faucet.

PURPOSE

The primary purpose of the electrical system is to provide for the electrical needs for your home. This includes providing the means and metering of the electrical supply, the distribution of electricity via protected branch circuits to areas in the home, and providing lighting fixtures, switches, and outlets to meet the needs for powering lighting, appliances, and personal electrical and electronic devices.

INSPECTION PROCESS

As documented by this report, the inspection of the electrical system includes examination of: the service drop; the service entrance conductors, cables and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and subpanels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupts. Reported below are the characteristics of the electrical system elements examined, including the amperage and voltage rating of the service; the location of the main disconnect and subpanels; and the wiring methods, as well as other appropriate information noted during the course of inspection.

Note that this inspection of the electrical system does not normally include and report on: the remote control devices unless the device is the only control device; the alarm system and components; the low voltage wiring, systems, and components; and the ancillary wiring, systems and components not part of the primary power distribution system. Measurement of amperage, voltage or impedance are not normally conducted as part of the inspection process.

SYSTEM CHARACTERISTICS:

ELECTRICAL SERVICE

ELECTRICAL METER LOCATION: Basement Utility Room
ELECTRICAL SERVICE SIZE: 100 Amperes
ELECTRICAL SERVICE VOLTAGE: 120/240 Volts
ELECTRICAL SERVICE CABLE TYPE: Overhead Cable; Copper

MAIN DISCONNECT

MAIN DISCONNECT LOCATION: Exterior Rear Wall
MAIN DISCONNECT SIZE: 100 Amperes
MAIN DISCONNECT TYPE: Circuit Breaker Disconnect

ELECTRICAL SYSTEM GROUND

ELECTRICAL SYSTEM GROUND LOCATION: Exterior buried in-ground rod

ELECTRICAL SYSTEM MAIN PANEL

MAIN PANEL LOCATION: Basement Utility Room
MAIN PANEL SIZE: 100 Amperes
MAIN PANEL BRANCH CIRCUIT PROTECTION: Circuit Breakers

DISTRIBUTION WIRING

DISTRIBUTION WIRING TYPE: Copper; Non-metallic Sheathed Cable;
Grounded; Original; Upgraded

SECONDARY ELECTRICAL PANELS

SECONDARY PANEL LOCATION(S): Ext. Garage Right Wall
Secondary Panel 2: Exterior Rear Wall
SECONDARY PANEL SIZE(S): 30 Amperes
Secondary Panel 2; 30 Amperes

SECONDARY PANEL BRANCH CIRCUITS

BRANCH CIRCUITS PROTECTION: Circuit Breakers; Fuses

ELECTRICAL OUTLETS

ELECTRICAL OUTLET TYPE(s): 3-Prong
GROUND-FAULT PROTECTED OUTLETS AT: Exterior; Whirlpool;
Garage; Bathrooms; Kitchen Counter
ARC-FAULT PROTECTED OUTLETS AT: N/A

INSTALLED SAFETY DEVICES

SMOKE DETECTORS: Basement
CARBON MONOXIDE DETECTORS: Basement

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

- Main electrical disconnect was not operated
- Wiring that is concealed is not inspected
- Outlet/switch wall plates were not removed
- Circuit breakers in "Off" position not operated

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable. In assessing the various aspects of the electrical system of this home, no major concerns were noted.

DEFICIENCY SUMMARY:

No reported deficiencies were identified in the inspection of this system and its principal components.

OBSERVATIONS & SUGGESTIONS:

Ground Fault Circuit Interrupt [GFCI] outlets should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical components of these devices becoming "sticky" or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

Smoke detectors, fire detectors, and carbon monoxide detectors should be tested periodically in accordance with manufacturer's recommendation, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the home's occupants will be alerted in the event of hazardous events. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as back-up power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every 6 months if not specified.

Ground wire from Main panel is connected to the gas line - this should be evaluated by a qualified electrician

The residence of 3929 Arthur St. NE, Columbia Heights, was inspected on Thursday, February 1, 2007

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

This Report is provided as information to the contracted party(s): xxxxxxxxxxxxxx

Information as provided within this Deficiencies Report is for summary purposes only, and does not represent the full report. This inspection is visual in nature, with examination limited to those aspects of the property that were readily accessible during the inspection process, and the inspection was performed in context of conditions as presented at the date and time of inspection. The inspection report in its entirety should be reviewed for the purpose of understanding the overall condition of the property and the condition of specific home systems and components. Each report section for the systems inspected contains information concerning assessment of the system as a whole, restrictions to examination, and the comments and suggestions of the inspector.

1



LOCATION: Deck

CONDITION: Handrails are generally unsafe. (Multiple deficiencies)

EXPLANATION: · Handrails are required on at least one side of all stairs with four (4) or more risers.

- Handrails must be mounted between 34 and 38 inches above the nosing of the stair treads.
- Handrails must extend from a point directly above the bottom riser to a point directly above the top riser.
- Handrails must be continuous for the entire length of a flight of stairs.
- The ends of handrails must be returned to the wall or terminate in a newel post.
- Handrails adjacent to a wall must have a space of not less than 1 ½ inches between the handrail and the wall.
- Handrails must be designed to support a 200 lb load applied in any direction at any point along the top of the rail.

Handrails must meet the following grip size requirements:

1. The handrail must have a circular cross section of 1¼ inches to 2 5/8 inches.
2. Other handrail shapes that provide an equivalent grasping surface are permissible.
3. Edges of handrails shall have a minimum radius of 1/8 inch.
4. The use of a 2X4 or other dimension lumber placed either on edge or flat is not an acceptable handrail.

IMPACT/CONSEQUENCES: The primary function of handrailings is to assist people in traversing the stairs and reduce the potential of fall injuries on stairs. There is indication of poor design, construction, or maintenance, such that the handrailings do not appear to be in a condition that meets its intended function of protecting people from the risk of injury. Failure to correct handrailing deficiencies is a safety issue, and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions on the stairs.

RECOMMENDED ACTION: Safety Concern | Repair or Replace

2



LOCATION: Exterior right side of house section

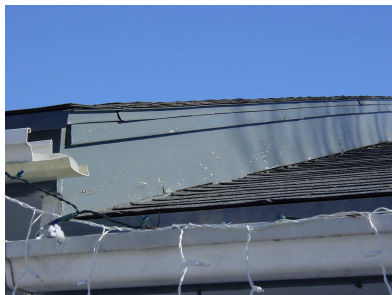
CONDITION: Soffit is deteriorated

EXPLANATION: The soffit is observed to be in a deteriorated condition. Repairs are required to restore the soffits.

IMPACT/CONSEQUENCES: The soffit areas at roof edges are vulnerable to water infiltration and pest intrusion if not adequately sealed. Adding/restoring soffits in the noted area is recommended.

RECOMMENDED ACTION: Repair

3



LOCATION: Exterior right side of house section

CONDITION: Fascia requires painting

EXPLANATION: The paint on the fascia's is observed to be deteriorated. Paint is required to preserve the fascia's from weather damage.

IMPACT/CONSEQUENCES: Deteriorated paint on wood fascia's will result in rot and damage to the wood. Failure to provide periodic painting as part of normal preventative maintenance actions will result in deterioration of the fascia.

RECOMMENDED ACTION: Repair

4

LOCATION: Exterior - Soffits at various locations

CONDITION: Soffit vents blocked by insulation or debris.

EXPLANATION: Soffit vents are observed to be obstructed, such that air flow into the roof space is affected.

IMPACT/CONSEQUENCES: Proper venting of a roof space requires that air flow be distributed at the lower periphery of the roof space, to assure proper natural airflow ventilation. Proper cooling of the attic space may not be achieved in hot weather, where the total intended ventilation is not provided, with damage to both the sheathing and the roof cover as possible consequences. In cold weather, failure to achieve uniform ventilation may result in condensation in areas of the roof structure that are not properly vented, with wood rot and mold formation as possible consequences.

RECOMMENDED ACTION: Repair

5



LOCATION: Utility Room

CONDITION: Water pipes not adequately supported

EXPLANATION: Proper support of water distribution piping is required to reduce the risk of damage. Piping should be sufficiently supported to carry the weight of both the pipe and its water load, and to minimize stress on fittings.

IMPACT/CONSEQUENCES: Pipes that are not properly supported are susceptible to damage. Failure to properly support pipes may lead to pipe or joint rupture.

RECOMMENDED ACTION: Repair

6

**LOCATION:** Exterior**CONDITION:** Gas meter not adequately supported**EXPLANATION:** Gas meter should be adequately supported to prevent placing stress on fittings and connectors. The intent of support is to carry the weight of the meter, so not to rigidly constrain the pipe, such that undo stress is not placed on joints and connectors.**IMPACT/CONSEQUENCES:** Gas meters not properly supported will place strain on fittings and connectors, which can result in gas leaks. Providing adequate support should be considered a safety issue requiring immediate attention.**RECOMMENDED ACTION:** Repair

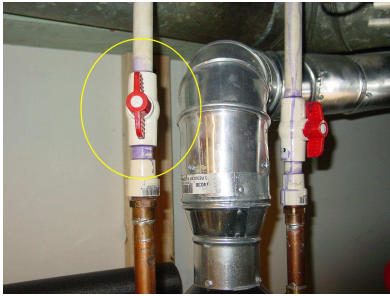
7

LOCATION: Basement**CONDITION:** Foundation wall has been modified; potential for structural issues**EXPLANATION:** Sections of the foundation wall are observed to have been modified. In conjunction with this observation, other aspects of the structure review indicate that adverse structural conditions may currently exist or could possibly occur. Qualifying the suitability of the modification cannot be determined by a home inspection.**IMPACT/CONSEQUENCES:** The nature of conditions noted for the foundation and structure of this home is such that these conditions should be reviewed by a foundation or structural specialist. Periodic monitoring is recommended to ascertain whether adverse effects are occurring or changing.**RECOMMENDED ACTION:** Monitor

8

**LOCATION:** Basement**CONDITION:** Cast iron piping is observed in the drainage system**EXPLANATION:** Cast iron drainage piping should be closely monitored for damage and deterioration. Systems with horizontal sections of cast iron pipes are more prone to blockage. Fittings in cast iron system are prone to rust and leakage. Impacts can fracture this form of piping.**IMPACT/CONSEQUENCES:** Cast iron piping is subject to performance issues, including tendency for blockage and vulnerability to physical deterioration. Planning for replacement is often a prudent course of action.**RECOMMENDED ACTION:** Monitor

9

**LOCATION:** Utility Room**CONDITION:** Water tank shut-off valve installed on hot side.**EXPLANATION:** This water heater has a shut off installed on the hot side as well as the cold side.**IMPACT/CONSEQUENCES:** A water heater should never have a shut off valve installed on the hot water outlet water line. A shut off valve should only be installed on the cold water side. If a valve is on both lines, and someone turns them off while the heater is on, and the Temperature / Pressure Relief Valve fails this could produce an explosion causing severe damage. This configuration is a SAFETY issue.**RECOMMENDED ACTION:** Install