

4545 Linden Lane, Minneapolis, MN. 55014



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Ross Brown ASHI Certified

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(612) 991-6242



Ross Brown CHH  
ASHI Certified Home Inspector

Dear Amy,

At your request, a visual inspection was conducted on 10/14/2010 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

#### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is not the entire report. The complete report includes additional information and areas of concern are **highlighted**. It is recommended that the client read the complete report. The entire Inspection Report, including the limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.

The most notable problems are:

The driveway has major cracks, spalling and settling.

The deck balusters have more than a 4 inches gap between and steps feel unsafe.

The fence and gate need repair.

There are areas of the roof that appear to have hail damage.

The water heater flue vent improperly installed (angles down).

The furnace appears functional but is 47 years old and the controls are also old.

The kitchen appliances are either inoperable or old.

The washing machine was too noisy to operate.

The dryer has a plastic vent tube (it should be metal).

There are water valves with corrosion.

Both bathrooms have wall and tile damage.

No handrails on either staircase.

I recommend upgrading the electrical service from fuses to breakers and grounding all outlets.

There are no GFCI protected outlets.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect

the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting my firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,  
Ross Brown CHI  
612-991-6242

## GENERAL INFORMATION

### Client & Site Information:

Report #1140.  
*Inspection Date:* 10/14/2010.  
*Client:* Amy Androle.  
*Inspection Site:* 4545 Linden Lane, Minneapolis, MN. 55014.  
*House Occupied?* Yes.  
*People Present:* Purchaser, Family Member and owner.

### Building Characteristics:

*Main Entry Faces:* North.  
*Estimated Age:* 47 Years.  
*Building Type:* 1 family.  
*Stories:* 1  
*Space Below Grade:* Basement.

### Climatic Conditions:

*Weather:* Clear.  
*Soil Conditions:* Dry.  
*Outside Temperature (F):* 60-70.

### Payment Information:

*Total Fee:* \$285.00.  
*Paid By:* Check, #1079. **Paid in Full.**

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SITE

### Site:

*Site Drainage:*

There are flat areas in back of house.  
Correcting this problem will help ensure a dry basement.  
Grade needs adjustment to keep water from ponding near foundation. The grade should have a positive slope of 1 inch per foot for 6 feet.

*Landscaping:*

Maintained.

### Paving Condition:

*Driveway Paving Material:*

Concrete. Asphalt.

*Driveway Condition:*

**Major cracks. Settling noted.** Spalling - This is when the surface is flaking off. The driveway surface material is functional.

*Walkways and Stoop Materials:*

Concrete.

*Walkways and Stoop Condition:*

The entryway stoop and walkways are in functional condition.

### Patio/Deck:

*Deck- Type and Condition:*

Wood. **Vertical balusters should not have more than a 4 inch gap.**  
**The steps are loose.** The deck is in useable condition.



### Patio Slab Materials:

*Patio/Deck:*

Concrete.

### Slab Condition:

*Patio/Deck:*

**Typical Cracks.** The slab is in useable condition.

### Fencing Materials:

*Fences & Gates:*

Wood materials used for fencing.

### Fence Condition:

*Fences & Gates:*

**Missing sections and boards- rot also noted.**  
**The fencing is not performing its intended function. Repair or replacement is suggested.**



### Gates And Latches:

*Fences & Gates:*

The gate or latch hardware needs repair to function as intended.

**Materials Used:**

*Retaining Walls:*

Boulder.

**Condition Of Wall:**

*Retaining Walls:*

The retaining wall is in functional condition.

## ROOF & ATTIC

### Roofing:

Type Roof:	Gable.
Roof Covering Materials:	Asphalt composition shingles.
Condition of Roof:	The roof is functional. <b>There are areas of the roof that appear to have hail damage.</b> These areas have less tree cover, near the chimney and the garage.
Estimated Age of Roof:	15 Years.
Flashings:	Metal. Plastic. The flashings around openings in the roof covering appear functional.
Means of Roof Inspection:	The roof covering was inspected by walking on the roof.
Valleys:	The valleys appear to be in satisfactory condition.
Roof Gutter System:	Full set of gutters and downspouts. <b>The gutters are not functioning properly because of debris.</b> The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts and away from the house.

### Attic & Ventilation:

Attic Accessibility and Condition:	Full attic. The attic is functional with vents. Viewed from hatch, no walk boards provided.
Roof Framing Condition:	A truss is composed of triangles because of the structural stability of that shape and design. A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.
Insulation Noted:	The following type of insulation was noted in the attic: Cellulose. The attic insulation appears to be adequate and properly installed. There is an average of at least 9" of insulation installed. R - Factor=36.

## FOUNDATION; BASEMENT

**Crawlspace:***Crawl Space:*

The crawl space is functional.

**Foundation Materials:***Foundation:*

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.

**Visible Portions Of Exterior Foundation Walls:***Foundation:*

The exposed portions of the perimeter foundation walls appear to be functional.

**Basement Ceiling Exposed:***Interior View of Basement:*

Only about 5% to 25% of the basement ceiling/floor joists were visible.

**Material And Condition Of Walls:***Interior View of Basement:*

Concrete Block. The exposed portions of the interior foundation perimeter walls appear to be satisfactory. The basement wall are not fully visible.

**Columns/Supports:***Interior View of Basement:*

The columns and posts are functional. Not fully visible.

**Beams/Joists Condition:***Interior View of Basement:*

The beams are functional. Not fully visible. The joists are functional. Not fully visible.

**Staircase Condition:***Interior View of Basement:*The staircase to the basement level appears functional. **No handrail - this is a safety hazard.****Floor And Drainage:***Interior View of Basement:*

The floor and drainage are functional.



## GARAGE:

**Garage Type:**

The garage is attached.

**Size Of Garage:**

Two car garage. Double Door.

**Overhead Door And Hardware Condition:**

The overhead door is in satisfactory condition, and functional. **No electric eye sensors. Weather seal is damage.**



Damaged weatherseal

**Automatic Overhead Door Opener:**

The overhead door opener functions as intended.

**Safety Reverse Switch On The Automatic Opener:**

**The safety reverse switch requires more resistance than expected. Adjustment is needed to reverse with less force required.**

**Misc:**

**No GFCI protected outlets. Outlet- not grounded.**

**Floor Condition:**

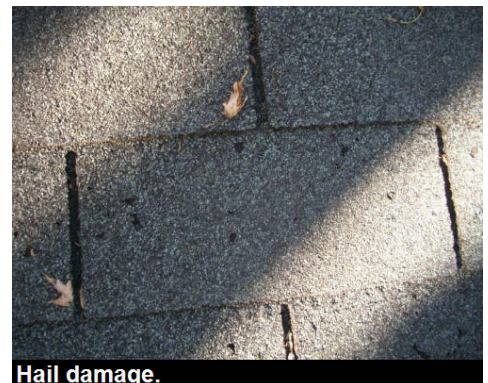
Typical cracks. The garage floor is functional.

**Fire Rated Door And Wall:**

The fire rated door, walls and ceiling are functional.

**Garage Roof Condition:**

**Hail damage noted.** The garage roof is in functional condition.



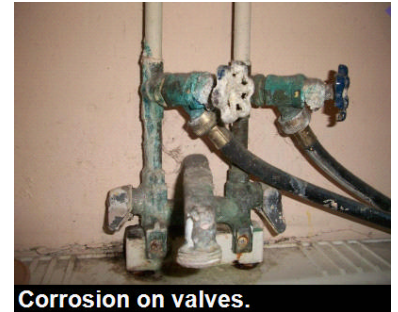
Hail damage.

## LAUNDRY

### Laundry:

#### *Location and Condition:*

Basement/Utility Room. The laundry plumbing is functional. **Corrosion on the valves.** Grounded outlets. 220 volt outlet is provided.



**Corrosion on valves.**

#### *Washer & Dryer*

**The washer is noisy and I discontinued the cycle due to the noise. Sometimes washers quiet down when there is a load in the washer.** The dryer is electric, vented and functional. **Plastic vent tube where it should be metal.**

#### *Laundry Sink:*

The sink is functional. **Damage under the sink.**



**Damaged wall under sink.**

## KITCHEN

### Kitchen:

<i>Countertops:</i>	Formica (plastic laminate). The countertops are in good condition.
<i>Cabinets, Drawers, and Doors:</i>	The cabinets are wood. The cabinets, doors, and drawers are functional.
<i>Faucet and Supply Lines:</i>	Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin.
<i>Sink and Drain Lines:</i>	Porcelain. The sink and drainage lines appear to be functional. <b>Chips noted in sink.</b>
<i>Food Waste Disposal:</i>	<b>The food waste disposal did not activate using normal controls. Further investigation is needed to determine if repairs or replacement should be done.</b>
<i>Dishwasher:</i>	<b>The dishwasher is inoperable.</b>
<i>Range Hood:</i>	Internal. The range hood and exhaust fan appeared to work correctly on one or both speeds.
<i>Range/Oven:</i>	Electric Cooktop. The cooktop was functional but it was <b>old and slow to heat up</b> . Electric Oven is functional.
<i>Microwave Oven:</i>	The microwave appears functional.
<i>Refrigerator:</i>	Mini refrigerator is functional.

## BATHROOMS

### Bathroom: Hall

*Vanity Cabinet:*

The vanity cabinet and counters are functional.

*Sink and Drain Fixture:*

The sink and drainage fixture appears to be satisfactory.

*Faucet and Supply Lines:*

Faucets and supply lines appear functional. **No shut off valves.**

*Toilet Condition*

The toilet is functional.

*Tub:*

The bathtub is functional.

*Shower/Shower Head and Mixing Valves:*

The shower, shower head, and mixing valves are all performing as required.

*Tub & Shower Walls:*

**The wall has tile damage.**



*Ventilation Fans:*

None - **There is no installed ventilation fan.** There is a window installed; and if it is used correctly, there is no need for a fan.

### Bathroom #2: Downstairs

*Vanity Cabinet:*

The cabinets and counters are in good condition.

*Sink and Drain Fixture:*

The sink and drainage fixture appears to be satisfactory. **The sink pedestal is at an angle. There is damaged tile and wall under sink. This area of damage is the same wall as the damaged wall under the utility sink.**



*Faucet and Supply Lines:*

Faucets and supply lines appear functional.

*Toilet Condition*

The toilet is functional.

*Spa:*

The spa is functional. All of the jets work as intended.

*Shower/Shower Head and Mixing Valves:*

The shower, shower head, and mixing valves are all performing as required.

*Spa & Shower Walls:*

**Damage on wall and ceiling.**



**Damaged wall and ceiling.**

*Ventilation Fans:*

**No ventilation installed or window.**

## EXTERIOR/INTERIOR

### Structural:

*Exterior Siding Materials:*

Vinyl Siding.

*Siding Condition:*

The siding is in functional condition.

*Trim Material and Condition:*

Vinyl. The trim is intact and satisfactory.

*Soffit/Fascias:*

The soffit/fascias appear to be in satisfactory condition.

*Chimney:*

The chimney is metal. **Rust noted.**

The chimney is functional.



**Rust on chimney.**

*Outside Entry Doors:*

The outside entry doors are functional. **The storm door needs help to close.**

*Windows Type and Condition:*

Wood, Double Hung. Combination storms and screens. The windows are functional.

**Some upper halves are hard to open- painted shut. Some windows need maintenance.**

Clad (metal/vinyl). Casement. Insulated glass windows and screens. These windows are all functional.

*Interior Doors:*

The doors are functional. **Some closet doors are missing.**

*Floors Material and Condition:*

Carpet. Tile. Wood. Vinyl. The floors are functional.

*Ceiling Type and Condition:*

Drywall. Suspended. **Moisture stains noted on basement bedroom ceiling panels. No moisture detected.**



**Moisture stains.**

*Wall Covering Material and Condition:*

Drywall. Paneling. Minor cracks in the walls are considered normal shrinkage or settling. The interior walls are functional.

*Stairs and Handrail:*

The stairs and handrails are functional. **Missing handrail.**

### Fireplace:

**Location Of Fireplace:**

*Fireplace:*

Family Room.

**Type Of Fireplace:**

*Fireplace:*

Wood burning. The fireplace is functional. The mortar joints are in tact. The flue damper appears to be functional and fully adjustable.

## HEATING, VENTILATION & AIR CONDITIONING

### Air Conditioning:

*Type/Power Source and Age:* Electric - 220 volt. Central air conditioning.  
*Unit Tested:* The air conditioning is functional.  
*Service Disconnect:* The service disconnect is present.  
*Condensate Line:* The condensate line is installed. The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

### Heating Unit:

*Heating System Location and Age:* Basement/Utility Room. 47 Years.  
*Heating System Type:* A forced air furnace is installed as the primary source of heat. Pilot Light.  
*Fuel Source:* The fuel source is natural gas.  
*Primary Unit Condition:* The primary unit is functional.  
*Normal controls;* The normal control was very old but functional.  
*Burners/Heat Exchangers:* Flame typical (blue in color). No obvious problems.  
*Air Plenum:* The air plenum is functional.  
*Combustion Air;* The combustion air is sufficient.  
*Venting & Draft* The vent and draft are functional.  
*Blower Condition:* The blower assembly appears to be performing as expected.  
*Filter Condition:* **The filter is missing.**  
*Ducts Material and Condition:* Sheet metal. The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

### Suggestions

*Heating Unit:* **I recommend having the furnace cleaned and serviced.**



## ELECTRICAL SYSTEMS

### Main Power Panel & Circuitry

*Service/Type and Condition;*

Overhead. Fuses used. The service condition is functional. **There are tree limbs interfering with power lines.**

*Main Power Panel Size:*

100 amp service - The ampacity of the main power panel appears to be within the normal parameters. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

*Entrance Cables:*

Aluminum.

*Panel Location:*

Basement.

*Main Panel Condition.*

The main panel is functional. Grounding system is functional. Wiring sizing is correct as far as visible.

**I recommend upgrading to breakers instead of fuses.**

**One damaged fuse.**

*Switches and Outlets:*

The switches and outlets are functional.

**The exterior outlets on the back of garage and deck are not grounded.**

**Dead outlets on the interior wall downstairs and upstairs- this could be caused by the damaged fuse.**

**The bathroom outlet is not grounded.**

**The 3 prong outlets in the living room and dining room are not grounded.**

*Panel Cover Removed:*

Yes.

*Condition of Wiring in Panel:*

Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

*Branch Wiring Type and Condition:*

Copper. The branch wiring is functional.

*Ground Fault Protected Outlets:*

**Ground Fault Circuit Interrupt outlets should be installed at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, kitchen and bathrooms.**

*Smoke Detectors/Carbon Monoxide Alarms:*

**Additional smoke detectors should be added.**

**Carbon monoxide alarms are required to be installed within 10 feet of a legal sleeping area.**

## PLUMBING SYSTEM

### Plumbing:

*Water Source:* City/Municipal.

*Main Line:* 3/4 inch diameter. Valve not tested. PSI is adequate. Main line functional.

*Main Line from Street Material:* The main service line to the structure is copper.

*Main Water Line Shutoff Location:* Basement/Utility room. **Corrosion on main shut off valve.**



**Corroded shut off valve.**

*Fuel System:* Exterior, west side of house. The fuel system is functional.

*Interior Supply Piping Material:* Copper.

*Supply Lines Condition:* The supply lines are functional.

*Exterior Hose Bibs Functional:* Turn valve off on supply line to hose, inside of house for the winter. **DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER. THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.**

*Waste Line Materials* The waste line material is cast iron and galvanized.

*Waste Piping Condition:* The visible plumbing waste piping appears functional.

*Vent Piping Condition:* The visible plumbing vent piping appears functional.

### Water Heater:

*Location and Age:* Basement/Utility. 2 Years.

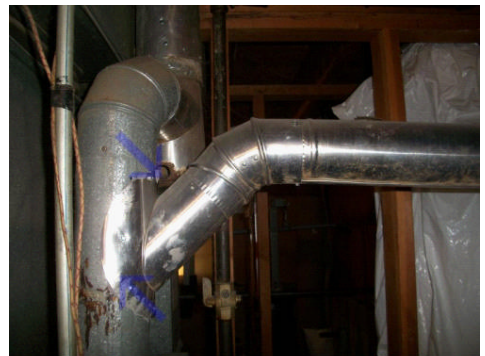
*Tank Capacity:* A 40 gallon water heater is installed.

*Fuel Source for Water Heater:* The water heater is gas-fired.

*Exposed Water Heater Condition:* The water heater is functional.

*Gas Valve:* The gas valve is present.

*Flue/Exhaust Pipe Condition:* **The exhaust flue appears to be improperly installed. 1 screws instead of 3 at vent pipe connections. The exhaust flue goes down instead of up and has a poor connection.**



**The exhaust flow goes down instead of up.**

*Water Piping Condition:* The piping is functional with a shut off valve installed.

*Temperature & Pressure Relief  
Valve:*

The temperature and pressure relief valve is noted not tested.