

297 Harrington Circle, Long Lake, MN



Reliable Enterprises Home Inspections

Ross Brown ACI

ASHI Certified Inspector

612-991-6242

At your request, a visual inspection of the above referenced property was conducted on 6/13/2018. 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.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information and pictures of concern to the client. 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. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

GROUNDS

LANDSCAPING:

CONDITION:

Trim away branches from structure, branches will rub with wind.

GARAGE

FLOOR:

CONDITION:

Cracks and salt damage are noted.

MISCELLANEOUS:

No GFCI type outlets. Rot on bottom of back door case.

EXTERIOR - FOUNDATION - BASEMENT

TRIM:

CONDITION:

Peeling paint on wood at porch, beginning of warping from moisture.

CHIMNEY:

CONDITION:

Brick chimney has patched cracks. All cracks should be patched.

BASEMENT/CRAWL SPACE:

FLOOR JOISTS:

1 joist has been over notched reducing it's integrity.

FOUNDATION:

Garage - 1 block is cracked with displacement. There are cracked blocks and mortar . 1 crack in block was patched.

All cracks should be patched and monitored.

ROOF SYSTEM

ATTIC AND INSULATION:

INSULATION TYPE, CONDITION:

Some insulation is uneven.

ROOF:

ROOF COVERING STATUS:

Nails showing, should be sealed to prevent leakage.

EXPOSED FLASHINGS:

TYPE & CONDITION:

Nails showing on flashings should be sealed to prevent leakage. The skylight has a wood frame with peeling paint.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Debris in gutters, need to be cleaned before functional.

INTERIORDOORS:*INTERIOR DOORS:*

Damage on downstairs bathroom door.

Mirrored closet doors have damaged mirror and flimsy frame.

WINDOWS:*WINDOWS TYPE & CONDITION:*

Stripped crank assemblies in downstairs west bedroom, left window.

The left casement window in master bedroom is hard to close.

Moisture between the panes (broken seal) - 4 windows in living room, 4 in rec. room, 1 in main floor bathroom, 2 in downstairs bathroom and 2 in utility room (also missing a lock).

There are some weathered sills.

CEILINGS:*TYPE & CONDITION:*

Stains noted by fireplace with a high level of moisture. I think there may be a plumbing pipe for outside spigot in the area, there may be a leak.

STAIRS & HANDRAILS:*CONDITION:*

Handrails Missing! Any steps over three risers need a handrail.

FIREPLACE/WOOD BURNING DEVICES:*LOCATION - TYPE - CONDITION:*

Every wood burning fireplace should be inspected and cleaned before the first use.

SMOKE/CARBON MONOXIDE:*COMMENTS:*

I suggest additional smoke detectors be installed in appropriate locations bedrooms.

MN code states: There should be a smoke detector in each bedroom and on every floor.

No carbon monoxide alarms viewed downstairs.

Carbon Monoxide detectors need to be within 10 feet of lawfully used areas for sleeping purposes.

KITCHEN - APPLIANCES - LAUNDRYREFRIGERATOR:*CONDITION:*

Door gasket is worn.

The bottom trim is not attached.

OTHER BUILT-INS:*MICROWAVE:*

The microwave buzzes.

BATHROOMSBATHROOM AREA:*CONDITION OF SINK:*

The right drain is slower than normal.

TUB/SHOWER & WALLS:

Caulk and seal all tub and shower areas as needed. Loose and missing texture in bathroom closet ceiling.

BATH VENTILATION:

No ventilation. Window is operational.

BATHROOMS #2BATHROOM AREA:*TUB/SHOWER & WALLS:*

Ceiling damage over shower.

BATH VENTILATION:

No ventilation.

PLUMBING

SUPPLY LINES:**CONDITION:**

Major corrosion noted.

WATER HEATER:**CONDITION:**

There is 1 screw instead of three holding the flue vent connections together.

ELECTRICAL SYSTEM**ELECTRICAL PANELS:*****Inspector Notes:***

4 Double Taps= Two wires are connected to a single lug on a circuit breaker where only one wire should be connected.

SWITCHES & OUTLETS:**CONDITION:**

The GFCI outlet in downstairs bathroom does not trip, should be replaced. Ground Fault Circuit Interrupter (GFCI) outlets are suppose to be installed at exterior, garage, bath rooms & kitchen outlets. Recommended in: kitchen, master bath and garage. Porch outlet should have a cover and GFCI type.

HEATING - AIR CONDITIONING**HEATING SYSTEM DESCRIPTION:****APPROXIMATE AGE:**

This is an older model, expect to replace at some time with a more efficient unit.

Thank you for selecting my firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me. Most of my business comes from referrals, I would appreciate your comments to others.

Sincerely,
Ross Brown ACI

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 2456.
 DATE OF INSPECTION: June 13, 2018.
 TIME OF INSPECTION: 10:00 AM.
 CLIENT NAME: John Doe.
 CLIENT PHONE #: 612-763-8686.
 INSPECTION SITE: 297 Harrington Circle, Long Lake, MN 55356.

CLIMATIC CONDITIONS:

WEATHER: Clear.
 SOIL CONDITIONS: Damp.
 OUTSIDE TEMPERATURE: 70-80.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
 ESTIMATED AGE OF HOUSE: 42 Years.
 BUILDING TYPE: 1 family, Split Entry.
 STORIES: 1
 SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
 SEWAGE DISPOSAL: Public.
 UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
 HOUSE OCCUPIED? No.
 PEOPLE PRESENT: Purchasers, Selling agent.

PAYMENT INFORMATION:

TOTAL FEE: \$400.00 Plus \$125.00 for Radon Test = \$525.00.
 PAID BY: Check, #1101. **Paid in Full.**

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

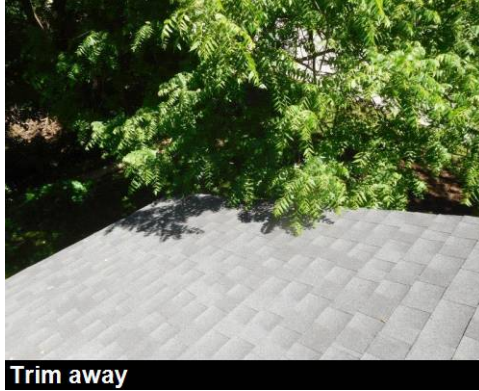
CONDITION: Concrete. Cracks noted are typical. The driveway is functional.

WALKWAY;

TYPE: Concrete.
 CONDITION: The walkway is functional.

LANDSCAPING:

CONDITION: **Trim away branches from structure, branches will rub with wind.**



GRADING:

SITE:

Grade at foundation should be adequate for site drainage.

PATIO:

TYPE:

Concrete.

CONDITION:

The patio is functional.

PORCH:

TYPE:

2 screen porches. 1 porch has a hot tub which is beyond the scope of an ASHI inspection.

CONDITION:

The porches are functional.

EXTERIOR STAIRS/STOOPS:

CONDITION:

The exterior stairs and stoops are functional.

FENCES & GATES:

TYPE:

Chain link.

CONDITION:

The gate and fence are functional.

GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached. Two car.

ROOF:

CONDITION:

The garage roof is functional.

FLOOR:

CONDITION:

Cracks and salt damage are noted. The garage floor is functional.



FIRE WALL:

CONDITION: The firewall is functional.

GARAGE DOOR(S):

CONDITION: Double door. The garage door, garage door opener, auto reverse are functional. Electric Eye Sensor is operational.

MISCELLANEOUS:

No GFCI type outlets.
Rot on bottom of back door case.
The attic has some insulation and storage.



Rot



Garage attic

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Wood siding. Brick.

CONDITION: The exterior walls are functional.

TRIM:

MATERIAL: Wood.

CONDITION: The trim is functional.

Peeling paint on wood at porch, beginning of warping from moisture.



Peeling paint and warping

CHIMNEY:

MATERIAL:

2 chimneys- metal and brick.

CONDITION:

The chimneys are functional.

Brick chimney has patched cracks. All cracks should be patched.



Patched cracks

SOFFITS & FASCIAS:

CONDITION:

The soffits and fascias are functional.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Basement is fully accessible. Basement is finished. Stairs and handrail are functional.

CRAWL SPACE:

Under entry. The crawl space is functional.

BASEMENT WALLS - TYPE:

Concrete block.

CONDITION:

The basement walls are functional. Because of wall coverings, could not inspect thoroughly.

BEAMS:

The beams are functional. The beams were covered, could not inspect thoroughly.

FLOOR JOISTS:

The floor joists are functional. There is a ceiling so could not inspect floor joists completely.

1 joist has been over notched reducing it's integrity.



Notch in joist

COLUMNS/SUPPORTS:

FLOOR & DRAINAGE:

FOUNDATION:

The columns/supports are functional. Area not fully visible-unable to inspect thoroughly.

The basement floor and drainage are functional.

Block. The foundation is functional as far as visible.

Garage - 1 block is cracked with displacement. There are cracked blocks and mortar. 1 crack in block was patched.

All cracks should be patched and monitored.



Crack with displacement



Cracks



Crack

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY, CONDITION: Attic is full size. Attic is functional with vents provided. Truss framing. Viewing was limited to hatch, no walk boards provided.

INSULATION TYPE, CONDITION: Fiberglass batts. The insulation is adequate. **Some insulation is uneven.**



Insulation



Insulation

DEPTH, R-FACTOR: 9 -14 inches. R Factor = Average 36.

ROOF:

STYLE: Gable.
TYPE: Asphalt shingles.
ROOF ACCESS: Walked on roof.

ROOF COVERING STATUS:

The roof is functional. **Nails showing, should be sealed to prevent leakage.**
4 Years old.



EXPOSED FLASHINGS:

TYPE & CONDITION:

Metal. The exposed flashings are functional.
Nails showing on flashings should be sealed to prevent leakage.
The skylight has a wood frame with peeling paint.





Peeling paint

GUTTERS & DOWNSPOUTS:
TYPE & CONDITION:

Partial gutters and downspouts. Gutters are equipped with leaf guards in areas. **Debris in gutters, need to be cleaned before functional.**



Gutters

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

- MAIN ENTRY DOOR:* The main door is operational.
- OTHER EXTERIOR DOORS:* The exterior doors are operational.
- INTERIOR DOORS:* The interior doors are operational.
Damage on downstairs bathroom door.
Mirrored closet doors have damaged mirror and flimsy frame.



Mirror damage

Door

Bathroom door

WINDOWS:

WINDOWS TYPE & CONDITION: Wood. Sliding. Casement. Insulated glass and screens.
Stripped crank assemblies in downstairs west bedroom, left window.
The left casement window in master bedroom is hard to close.
Moisture between the panes (broken seal) - 4 windows in living room, 4 in rec. room, 1 in main floor bathroom, 2 in downstairs bathroom and 2 in utility room (also missing a lock).
There are some weathered sills.
Windows are operational.



Example of: moisture between panes



Weathered sill



Weathered sill



Missing lock

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall. The interior walls are functional.

CEILINGS:

TYPE & CONDITION:

Drywall. The ceilings are functional.

Stains noted by fireplace with a high level of moisture. I think there may be a plumbing pipe for outside spigot in the area, there may be a leak.



Stain on ceiling

FLOORS:

TYPE & CONDITION:

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

STAIRS & HANDRAILS:

CONDITION:

The stairs are functional. **Handrails Missing! Any steps over three risers need a handrail.**



No grasable handrail

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

Rec. Room. Masonry. Wood Burning Fireplace. Mortar joints are intact. Damper is operational. The fireplace appears functional.

Every wood burning fireplace should be inspected and cleaned before the first use.

SMOKE/CARBON MONOXIDE;

COMMENTS:

I suggest additional smoke detectors be installed in appropriate locations bedrooms.

MN code states: There should be a smoke detector in each bedroom and on every floor.

No carbon monoxide alarms viewed downstairs.

Carbon Monoxide detectors need to be within 10 feet of lawfully used areas for sleeping purposes.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE & CONDITION:

Stainless Steel. The sink, faucet, sprayer and drain are functional. Shut off valves are installed on supply pipes under sink.

RANGE/COOK TOP AND OVEN:

TYPE, CONDITION:

Gas, Electric ignition. Range is functional.

VENTILATION:

TYPE & CONDITION:

External. Fan/Hood operational.

REFRIGERATOR:

CONDITION:

The refrigerator is functional.

Door gasket is worn.

The bottom trim is not attached.



Worn gasket

CONDITION:



DISHWASHER:

CONDITION: The dishwasher is functional.

GARBAGE DISPOSAL:

CONDITION: None installed.

OTHER BUILT-INS:

MICROWAVE: **The microwave buzzes.**

ICE MAKER: Ice maker was not tested, due to time constraints.

INTERIOR COMPONENTS:

COUNTERS & CABINETS: Quartz counters. The cabinets are painted wood. The counters and cabinets are in good condition.

LAUNDRY:

LOCATION: Basement, Utility Room.

CONDITION: Plumbing is functional. Electrical outlet is grounded. Gas provided. Sink is functional.

WASHER AND DRYER:

CLOTHES WASHER: The washing machine is operational.

CLOTHES DRYER: Gas. A dryer vent is provided. The dryer is operational.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Master bedroom - main floor.

CONDITION OF SINK: 2 bathroom sinks. The sinks, faucets and drains are functional. **The right drain is slower than normal.** Shut off valves are installed under sink. Counters/cabinets are in good condition.

CONDITION OF TOILET: The toilet is functional.

TUB/SHOWER FIXTURES: The tub and shower are functional.

TUB/SHOWER & WALLS: Tub and shower area is functional. **Caulk and seal all tub and shower areas as needed. Loose and missing texture in bathroom closet ceiling.**



BATH VENTILATION:

No ventilation. Window is operational.

BATHROOMS #2

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Downstairs.

CONDITION OF SINK:

The sink, faucet and drain are functional. Counters/cabinets are in good condition. Shut off valves are installed under sink.

CONDITION OF TOILET:

The toilet is functional.

TUB/SHOWER FIXTURES:

Shower fixtures are functional.

TUB/SHOWER & WALLS:

Shower enclosure is functional. **Ceiling damage over shower.**



Ceiling damage

BATH VENTILATION:

No ventilation. Window is operational.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Copper.

CONDITION:

Water meter is located, Basement/utility room. The main line is functional. Valve not tested. Pounds per square inch-PSI is adequate. The main line is 1 inch diameter.

SUPPLY LINES:

MATERIAL:
CONDITION:

Copper.
The supply lines are functional. **Major corrosion noted.**



Corrosion

WASTE LINES:

MATERIAL:
CONDITION:

Plastic, Cast Iron.
The waste lines are functional. Drain vents appear functional.

HOSE FAUCETS:

OPERATION:

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.

WATER HEATER:

TYPE:
SIZE:
LOCATION:
CONDITION:

Gas.
40 Gallons.
Basement utility room.
The water heater is functional. **There is 1 screw instead of three holding the flue vent connections together.**
Pressure relief valve noted, not tested. A water shutoff valve is installed. The water heater is 11 years old.

FUEL SYSTEM:

METER LOCATION-CONDITION: Meter located at exterior, west, side of house. The fuel system is functional.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. In general, the code requires that smoke alarms be provided on each floor of a dwelling and in bedrooms.

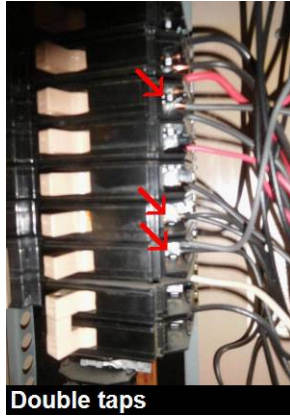
SERVICE:

TYPE AND CONDITION: Underground. Circuit breakers. 110/220 Volt. The electrical service is functional.

ELECTRICAL PANELS:

MAIN PANEL;
Inspector Notes:

Downstairs. Bedroom. Closet. The electrical panel(s) is functional.
Circuit wire sizing correct so far as visible. Grounding system is present. 200 Amp Service.
4 Double Taps= Two wires are connected to a single lug on a circuit breaker where only one wire should be connected.



Double taps

OF 110 VOLT CIRCUITS: 11.
 # OF 220 VOLT CIRCUITS: 3

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

BRANCH WIRING: Copper. Aluminum (220 volt OK). The branch wiring is functional.

SWITCHES & OUTLETS:

CONDITION: Switches and outlets throughout the house are in functional condition.
The GFCI outlet in downstairs bathroom does not trip, should be replaced.
Ground Fault Circuit Interrupter (GFCI) outlets are suppose to be installed at exterior, garage, bath rooms & kitchen outlets.
Recommended in: kitchen, master bath and garage.
Porch outlet should have a cover and GFCI type.



Porch outlet

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

PRIMARY UNIT: Basement/Utility Room.
SYSTEM TYPE: Forced Air. Electronic Ignition. Natural Gas.
APPROXIMATE AGE: 26 Years.
This is an older model, expect to replace at some time with a more efficient unit.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: The primary heating unit is functional.
BURNERS/HEAT EXCHANGERS: Burner Flame(s) appear typical (blue in color). Closed System - limited viewing. No obvious problems noted.
PUMP/BLOWER FAN: Blower fan is functional.
COMBUSTION AIR: The combustion air is adequate.
VENTING: The venting is functional.
AIR PLENUM: Air plenum is functional.
AIR FILTERS: The air filter is functional. Check monthly and replace if needed.
NORMAL CONTROLS: The control is functional.

AIR CONDITIONING:

TYPE: Central.
POWER SOURCE: 220 Volt. Electrical disconnect present.
COMPRESSOR AGE IN YEARS: 30 Years. An older model.
SYSTEM CONDITION: The system condition is functional.
CONDENSATE LINE: Condensate line installed.
NORMAL CONTROLS: The normal controls are functional.

DUCTWORK:

TYPE: Sheet Metal.
DUCTS/AIR SUPPLY: The ducts/air supply is functional.