



# YOUR INSPECTION REPORT

*The best home inspection experience available.*

**PREPARED BY:**

Todd Devine



**FOR THE PROPERTY AT:**

3206 Brook View Drive  
Any Town, MN

**PREPARED FOR:**

VALUED CUSTOMER

**INSPECTION DATE:**

Sunday, December 18, 2011



Devine Inspections LLC  
4149 Utica Ave S  
Saint Louis Park, MN 55416

612-978-1650

[www.devineinspections.com](http://www.devineinspections.com)

Email...[Info@Devineinspections.com](mailto:Info@Devineinspections.com)



January 3, 2012

Dear Valued Customer,

RE: Report No. 1003  
3206 Brook View Drive  
Any Town, MN

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Todd Devine  
on behalf of  
Devine Inspections LLC

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Saint Louis Park, MN 55416  
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# INSPECTION AGREEMENT

3206 Brook View Drive, Any Town, MN December 18, 2011

Report No. 1003

[www.devineinspections.com](http://www.devineinspections.com)

## PARTIES TO THE AGREEMENT

### Company

Devine Inspections LLC  
4149 Utica Ave S  
Saint Louis Park, MN 55416

### Client

Valued Customer

This is an agreement between Valued Customer and Devine Inspections LLC.

Devine Inspections

St. Louis Park, Minnesota 55416

612-978-1650 \* [info@devineinspections.com](mailto:info@devineinspections.com)

**THIS CONTRACT LIMITS OUR LIABILITY PLEASE READ CAREFULLY**

This agreement is between the client named below and Devine Inspections LLC.

I (Client) hereby request a limited visual inspection of the structure at the address below, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any question I may have.

This is not a home warranty, guarantee, Insurance policy or substitute for real estate transfer disclosures which may be required by law

Your inspector is a home inspector generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommended consulting other specialized expert, Client must do so at Clients expense.

### SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any systems or components listed in the report, which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report.

The scope of the inspection is limited to the items listed within the report pages.

### OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- o Building code or zoning ordinance violations.
- o Geological stability or soils conditions.
- o Structural stability or engineering analysis.
- o Termites, pests or other wood destroying organisms.
- o Asbestos, radon, formaldehyde, lead, water or air quality.
- o Electromagnetic radiation or any environmental hazards,
- o Building value appraisal or cost estimates.
- o Conditions of detached buildings.
- o Pools or spas and underground piping.
- o Specific components noted as being excluded on the individual system inspections forms.
- o Private water or private sewage systems.
- o Saunas, steam baths or fixtures and equipment.
- o Radio-controlled devices, automatic gates, elevators, lifts,

Providing great home inspections for every client every time

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- o Dumbwaiters and thermostatic, humidistatic, or time clock controls.
- o Water softeners/purifiers systems or solar heating systems.
- o Furnace heat exchangers, freestanding appliances, security alarms or personal property.
- o Adequacy or efficiency of any system or component.
- o Prediction of life expectancy of any item

o (Some of the above items may be included in this inspection for additional fees. Check with your inspector

**ARBITRATION:** Any disputes concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.

I have read and agree to the above Arbitration Clause: \_\_\_\_\_

**CONFIDENTIAL REPORT:** The inspection report to be prepared for Client is solely and exclusively for Clients own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Clients unauthorized distribution of the inspection report.

**ATTORNEYS FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorneys fees, arbitrator fees and other costs.

**SEVERABILITY:** Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible condition at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Clients agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the conditions in question.

## LIMITATIONS ON LIABILITY

INSPECTORS LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTORS PRINCIPALS, AGENTS AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID, THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSION IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENTS SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION

PROPERTY ADDRESS \_\_\_\_\_

TOTAL INSPECTION FEE \$ \_\_\_\_\_

By signing below you acknowledge that you have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of the contract. You also agree to pay the fee listed above.

# INSPECTION AGREEMENT

3206 Brook View Drive, Any Town, MN    December 18, 2011

Report No. 1003

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Client: \_\_\_\_\_ Date: \_\_\_\_\_

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

**I, Valued Customer (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# SUMMARY

3206 Brook View Drive, Any Town, MN December 18, 2011

Report No. 1003

[www.devineinspections.com](http://www.devineinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Note:** For the purpose of this report the building is considered to be facing **East**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • Granule loss

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

## Exterior

### **ROOF DRAINAGE \ Downspouts**

**Condition:** • Downspouts end too close to building

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Condition:** • Should discharge 6ft. from home

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

### **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios**

**Condition:** • Unsealed gap at house

**Implication(s):** Chance of water entering house

**Location:** Rear

**Task:** Repair

**Time:** Less than 1 year

## Electrical

### **DISTRIBUTION SYSTEM \ Junction boxes**

**Condition:** • Cover loose or missing

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Furnace Room

**Task:** Correct

**Time:** Immediate

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • Reversed polarity

**Implication(s):** Electric shock

**Location:** Basement Bedroom

**Task:** Correct

# SUMMARY

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INTERIOR

**Condition:** • Reversed polarity

**Implication(s):** Electric shock

**Location:** Basement Bedroom

**Task:** Correct

**Time:** Immediate

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** First Floor Dining Room

**Task:** Correct

**Time:** Immediate

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Basement Bedroom

**Task:** Correct

**Time:** Immediate

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Basement Bedroom

**Task:** Correct

**Time:** Immediate

## Insulation and Ventilation

### ATTIC/ROOF \ Roof vents

**Condition:** • Snow or wet spots below roof vents

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of condensation damage to finishes and/or structure

**Location:** Southwest

**Task:** Further evaluation

**Time:** Less than 1 year

## Plumbing

### GAS SUPPLY \ Gas piping

**Condition:** • Improper connections

**Implication(s):** Equipment not operating properly | Fire or explosion

**Location:** South Yard

**Task:** Correct

**Time:** Immediate

# SUMMARY

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## Interior

### CEILINGS \ General

**Condition:** • Water damage

recommend replacement of fans to remove moisture.

**Implication(s):** Cosmetic defects | Chance of movement

**Location:** First Floor Bathroom

**Task:** Replace fan

**Time:** Less than 1 year

**Condition:** • Water damage

recommend replacement of fans to remove moisture.

**Implication(s):** Cosmetic defects | Chance of movement

**Location:** Basement Bathroom

**Task:** Replace Fan

**Time:** Less than 1 year

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)



# ROOFING

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## Description

### Sloped roofing material:

- Asphalt shingles



*exposed fastener / granule loss*

Probability of leakage: • Low

## Limitations

Inspection performed: • By walking on roof

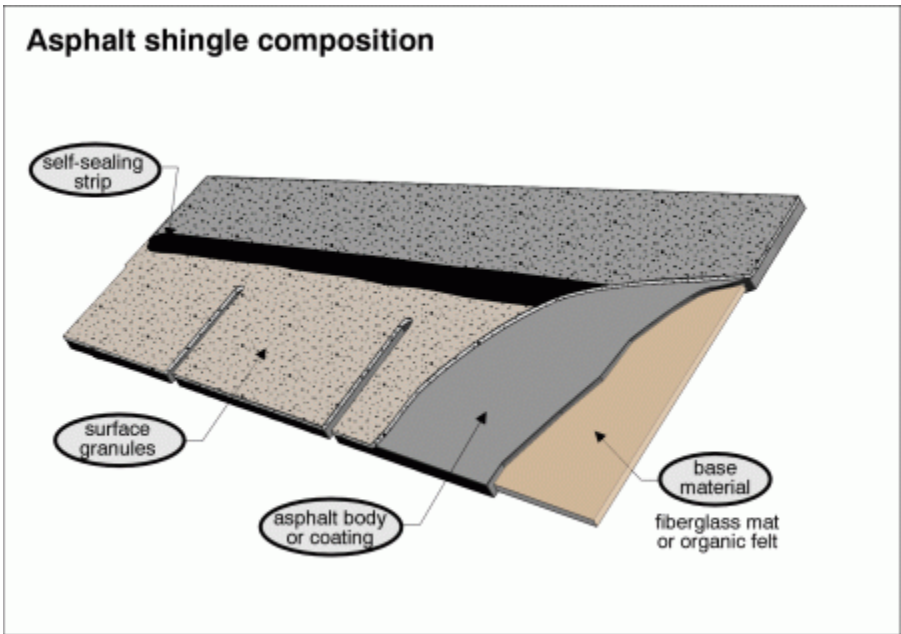
## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • Granule loss

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

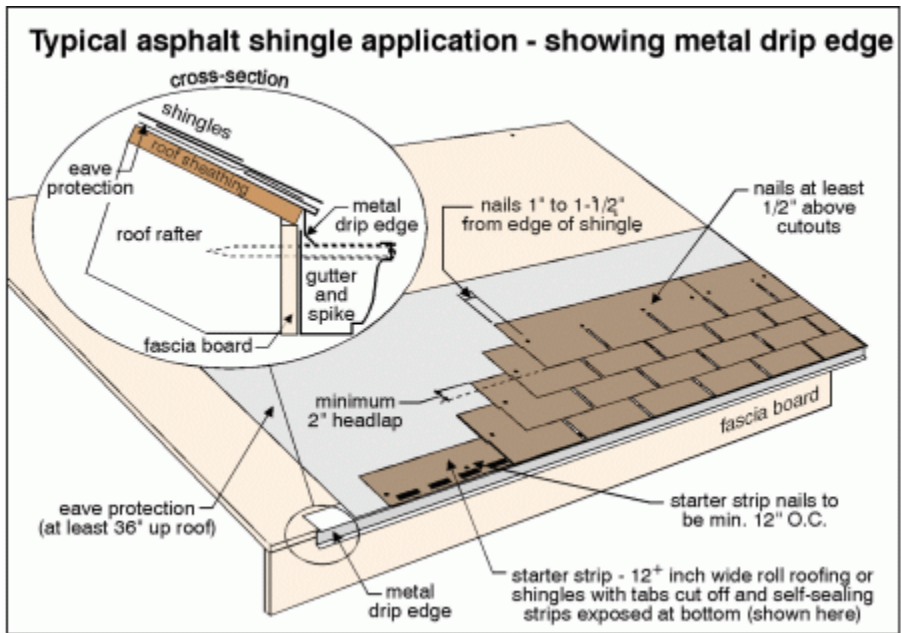


Click on image to enlarge.

**Condition:** • Exposed fasteners

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** West



Click on image to enlarge.

## Description

**Gutter & downspout material:** • Aluminum

**Gutter & downspout type:** • Eave mounted

**Gutter & downspout discharge:** • Above grade

**Downspout discharge:** • Above grade

**Lot slope:** • Away from house

**Wall surfaces :** • Brick

**Wall surfaces :** • Vinyl siding

**Soffit and fascia:** • Aluminum

**Driveway:** • Concrete • No performance issues were noted.

**Walkway:**

• Concrete

concrete separating from foundation



*Concrete separated from foundation rear patio*



*Concrete separated from foundation rear patio*

**Deck:** • Raised • Pressure-treated wood • No performance issues were noted

**Exterior steps:**

• Concrete

• Brick

bricks separated under concrete slab. settling has occurred.

# EXTERIOR

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*Bricks separated*

**Balcony:** • Pressure-treated wood • No performance issues were noted.

**Fence:** • Chain link • No performance issues were noted.

## Recommendations

### ROOF DRAINAGE \ Downspouts

**Condition:** • Downspouts end too close to building

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout



*Discharge should be 6' min.*

# EXTERIOR

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**EXTERIOR**

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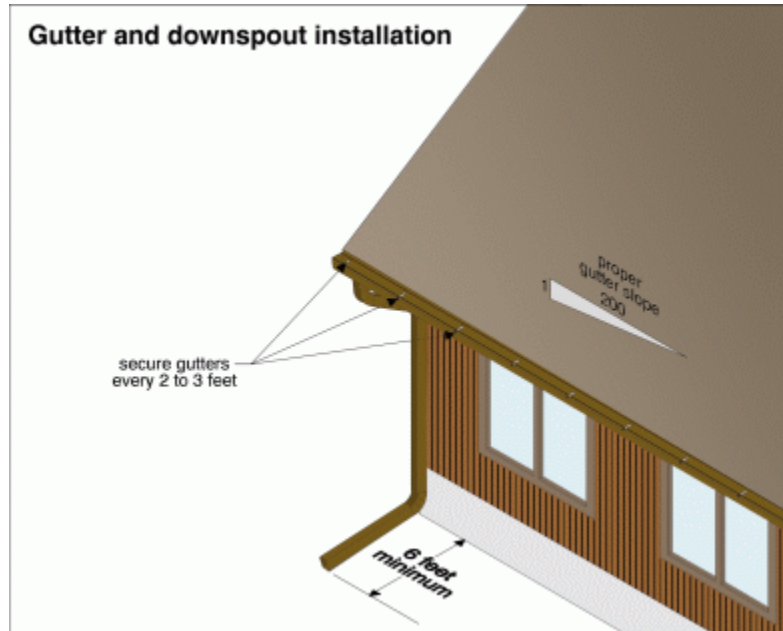
PLUMBING

INTERIOR

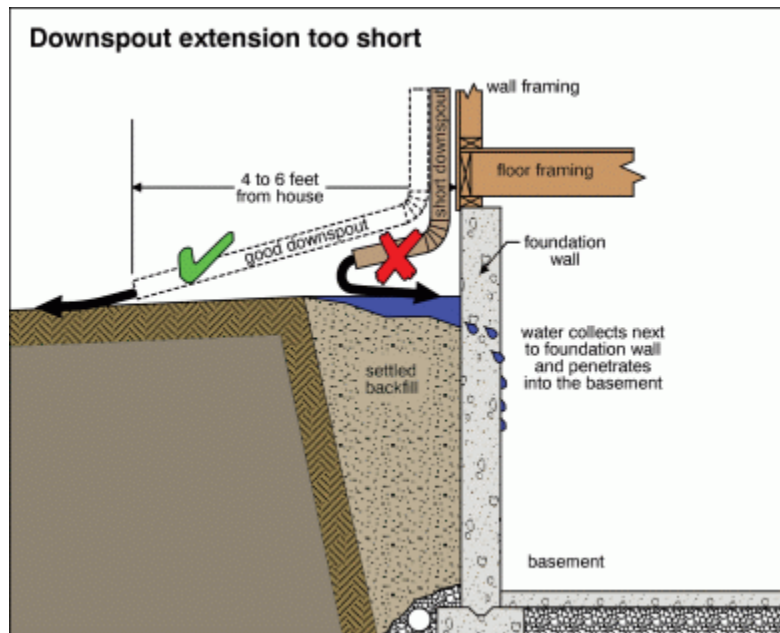
**Condition:** • Should discharge 6ft. from home

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

## WALLS \ Vinyl siding

**Condition:** • Discolored

**Implication(s):** Cosmetic defects

**Location:** Throughout

# EXTERIOR

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SUMMARY

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INTERIOR

## **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios**

**Condition:** • Unsealed gap at house

**Implication(s):** Chance of water entering house

**Location:** Rear

**Task:** Repair

**Time:** Less than 1 year

# STRUCTURE

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## Description

**Configuration:** • Basement

**Foundation material:** • Poured concrete

**Floor construction:** • Wood I-joists

**Exterior wall construction:** • Wood frame

**Roof and ceiling framing:** • Trusses • OSB (Oriented Strand Board) sheathing

SUMMARY

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INTERIOR

## Description

**Service entrance cable and location:** • Underground - not visible

**Service size:** • 200 Amps (240 Volts)

**Main disconnect/service box rating:** • 200 Amps

**Main disconnect/service box type and location:**

• Breakers - garage  
Northwest corner

**Number of circuits installed:** • 25

**System grounding material and type:** • Copper - water pipe and ground rod

**Distribution panel rating:** • 200 Amps

**Distribution panel type and location:** • Breakers - garage

**Distribution wire material and type:** • Copper - non-metallic sheathed

**Type and number of outlets (receptacles):** • Grounded - typical

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

• GFCI - bathroom  
• GFCI - panel  
whirlpool tub  
• GFCI - whirlpool  
• GFCI - kitchen  
• AFCI - panel  
master bath

**Smoke detectors:** • Present

## Limitations

**System ground:** • Quality of ground not determined

## Recommendations

### DISTRIBUTION SYSTEM \ Junction boxes

**Condition:** • Cover loose or missing

**Implication(s):** Electric shock | Fire hazard

**Location:** Basement Furnace Room

**Task:** Correct

**Time:** Immediate





missing cover

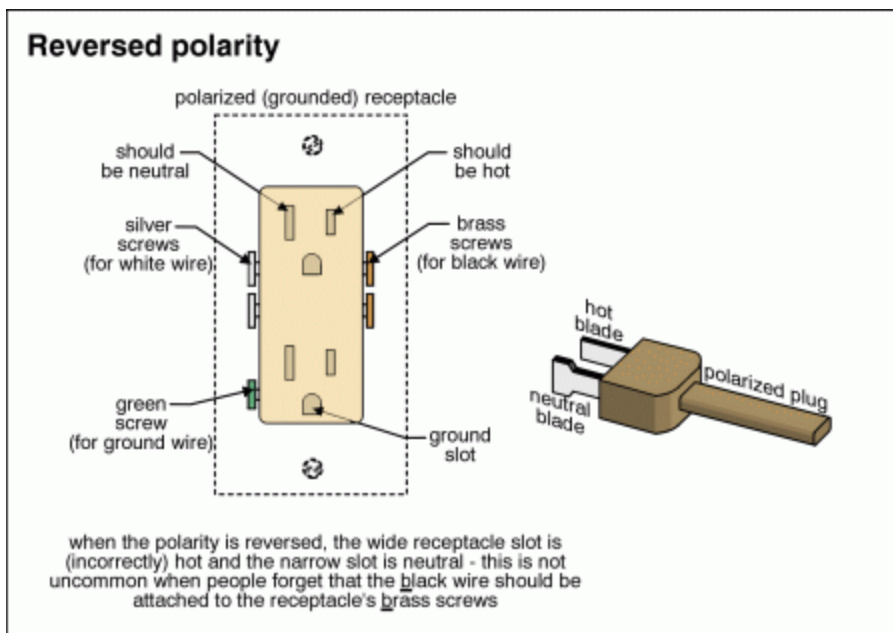
### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • Reversed polarity

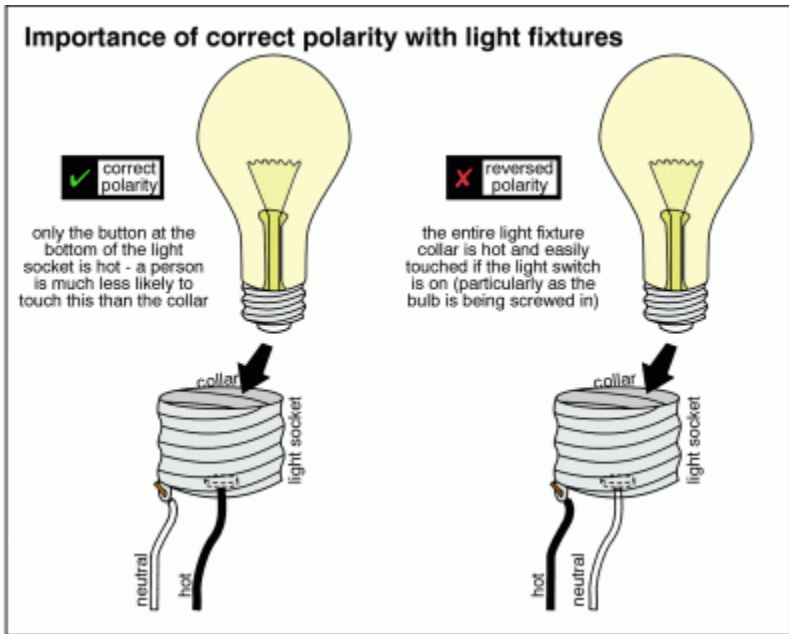
**Implication(s):** Electric shock

**Location:** Basement Bedroom

**Task:** Correct



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

**Condition:** • Reversed polarity

**Implication(s):** Electric shock

**Location:** Basement Bedroom

**Task:** Correct

**Time:** Immediate

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** First Floor Dining Room

**Task:** Correct

**Time:** Immediate

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Basement Bedroom

**Task:** Correct

**Time:** Immediate

**Condition:** • Ungrounded

**Implication(s):** Electric shock

**Location:** Basement Bedroom

**Task:** Correct

**Time:** Immediate

# HEATING

3206 Brook View Drive, Any Town, MN December 18, 2011

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## Description

**Fuel/energy source:** • Gas

**System type:** • Furnace

**Furnace manufacturer:** • tempstar

**Heat distribution:** • Ducts and registers

**Approximate capacity:** • 100,000 BTU/hr

**Efficiency:** • Conventional

**Approximate age:** • 9 years

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

**Main fuel shut off at:** • Meter

**Supply temperature:** • 110°

**Return temperature:** • 70°

**Temperature difference:** • 40°

**Auxiliary heat:** • Gas fireplace

**Fireplace:** • Gas fireplace

**Chimney/vent:** • Metal

**Chimney liner:** • B-vent (double-wall metal liner)

**Combustion air source:**

• Interior of home

exterior fresh air source recommended

## Limitations

**Safety devices:** • Not tested as part of a home inspection

**Heat loss calculations:** • Not done as part of a home inspection

**Heat exchanger:** • Only a small portion visible

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • Air cooled

**Manufacturer:** • International comfort products

*Model number:* NAC03AKA1 *Serial number:* E823??5005



*needs cleaning*

**Cooling capacity:** • 18,000 BTU/hr

**Compressor approximate age:** • 9 years

**Typical life expectancy:** • 12 to 15 years

**Failure probability:** • Low

## Limitations

**Heat gain calculations:** • Not done as part of a home inspection

**System data plate:** • Not legible

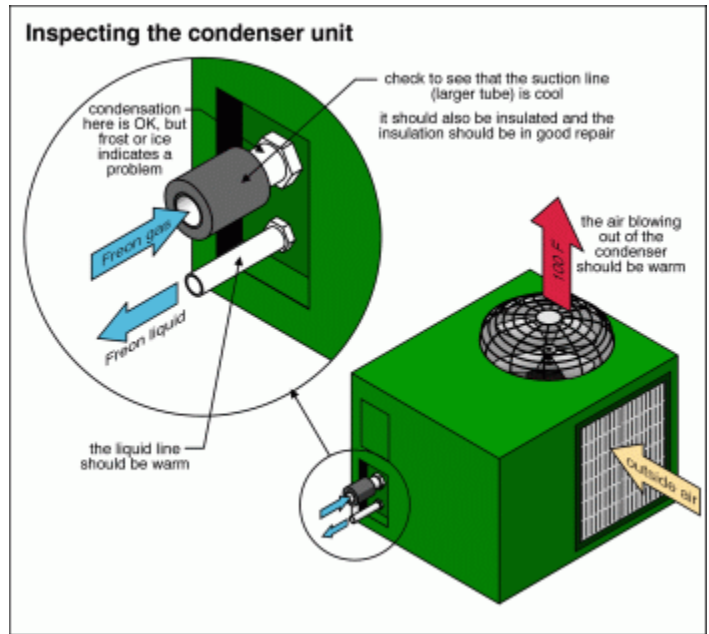
## Recommendations

### AIR CONDITIONING \ Air cooled condenser coil

**Condition:** • Dirty

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Task:** Clean



[Click on image to enlarge.](#)

## Description

- Attic/roof insulation material:** • Glass fiber
- Attic/roof insulation amount/value:** • R-32
- Attic/roof ventilation:** • Roof and soffit vents
- Wall insulation material:** • Not visible
- Foundation wall insulation material:** • Not determined
- Air/vapor barrier:** • Not visible

## Limitations

- Attic inspection performed:** • From access hatch
- Air/vapor barrier system:** • Continuity not verified
- Mechanical ventilation effectiveness:** • Not verified

## Recommendations

### ATTIC/ROOF \ Roof vents

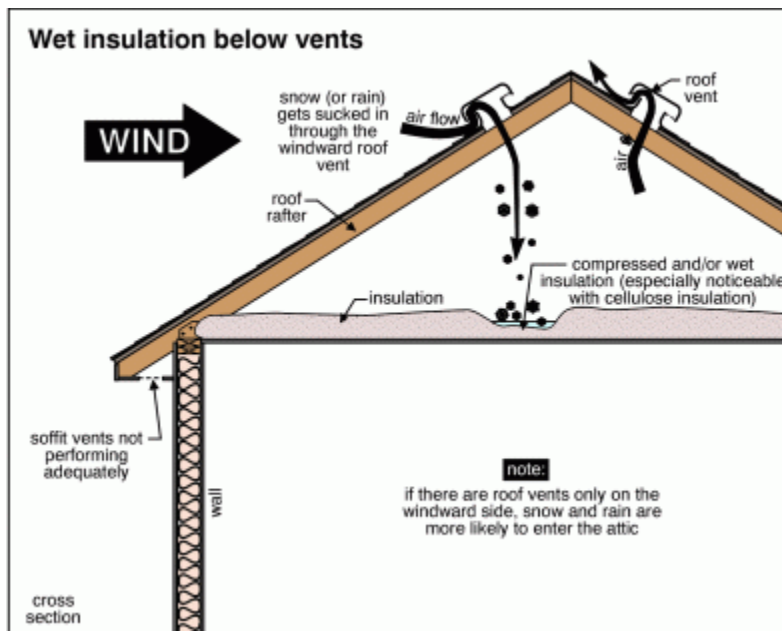
**Condition:** • Snow or wet spots below roof vents

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of condensation damage to finishes and/or structure

**Location:** Southwest

**Task:** Further evaluation

**Time:** Less than 1 year



[Click on image to enlarge.](#)

SUMMARY

ROOFING

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## Description

**Water supply source:** • Public

**Service piping into building:**

- Copper
- 1" service line

**Supply piping in building:** • Copper

**Main water shut off valve at the:**

- East
- Basement
- in utility room near furnace

**Water flow (pressure):** • Typical for neighborhood

**Water heater fuel/energy source:** • Gas

**Water heater type:** • Conventional

**Water heater manufacturer:**

- Bradford White
- serial number yh1836655

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 9 years

**Typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • Low

**Waste disposal system:** • Public

**Waste piping in building:** • PVC plastic

**Pumps:** • Sump pump

**Floor drain location:** • Near water heater • Center of basement

**Water treatment system:** • Water softener

**Gas piping:** • Steel • CSST (Corrugated Stainless Steel Tubing)

## Limitations

**Items excluded from a building inspection:** • Water quality • Septic system

**Recommendations**

**GAS SUPPLY \ Gas piping**

**Condition:** • Improper connections

**Implication(s):** Equipment not operating properly | Fire or explosion

**Location:** South Yard

**Task:** Correct

**Time:** Immediate



*Improper connections*



# INTERIOR

3206 Brook View Drive, Any Town, MN December 18, 2011

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SUMMARY

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## Description

**Major floor finishes:** • Carpet • Hardwood • Vinyl

**Major wall finishes:** • Plaster/drywall

**Major ceiling finishes:** • Stucco/texture/stipple

**Major wall and ceiling finishes:** • Plaster/drywall

**Windows:** • Casement • Metal-clad wood

**Glazing:** • Double

**Exterior doors - type/material:** • Hinged • Metal-clad • Garage door - metal

**Party walls:** • Wood frame

**Oven type:**

• Conventional  
electric

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

**Laundry facilities:** • Washer • Dryer • Vented to outside • 240-Volt outlet

**Stairs and railings:** • Inspected

**Inventory Dishwasher:** • Whirlpool

**Inventory Dryer:** • Whirlpool

**Inventory Fireplace:** • Heatilator

*Model number: GNRC36 Serial number: GA 881332*

**Inventory Microwave:** • LG

**Inventory Refrigerator:** • GE

**Inventory Washing Machine:** • Whirlpool

## Limitations

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum

## Recommendations

### CEILING \ General

**Condition:** • Water damage

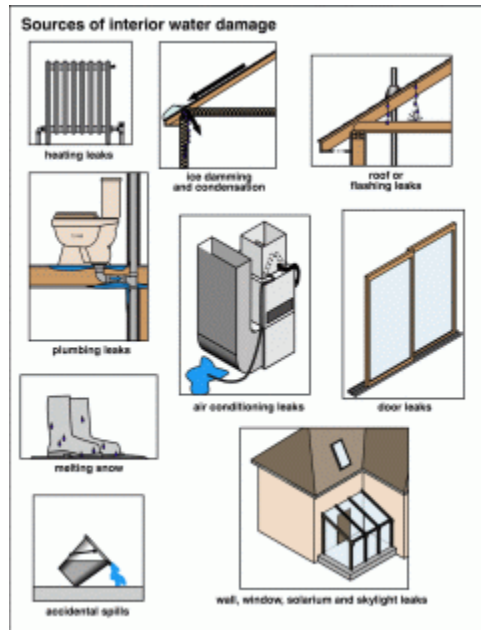
recommend replacement of fans to remove moisture.

**Implication(s):** Cosmetic defects | Chance of movement

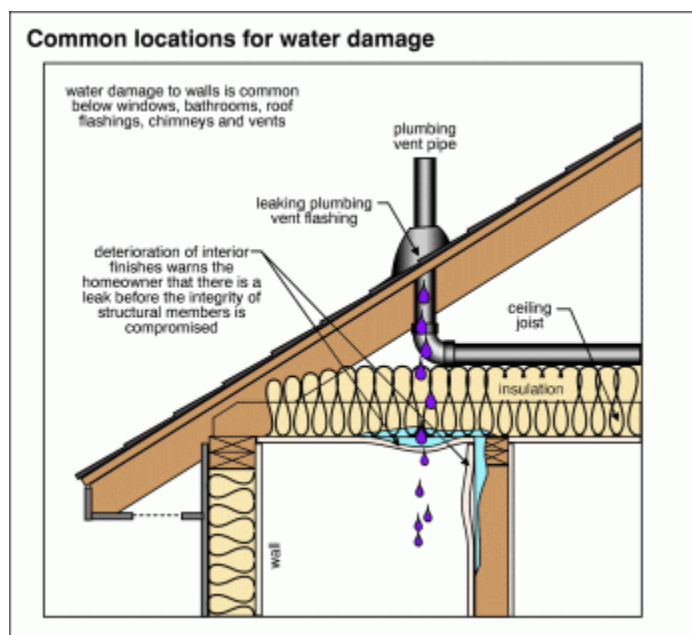
**Location:** First Floor Bathroom

**Task:** Replace fan

**Time:** Less than 1 year



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

# INTERIOR

3206 Brook View Drive, Any Town, MN December 18, 2011

Report No. 1003

[www.devineinspections.com](http://www.devineinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Condition:** • Water damage  
recommend replacement of fans to remove moisture.

**Implication(s):** Cosmetic defects | Chance of movement

**Location:** Basement Bathroom

**Task:** Replace Fan

**Time:** Less than 1 year

**Condition:** • Water damage

**Implication(s):** Cosmetic defects | Chance of movement

## APPLIANCES \ Dryer

**Condition:** • clean dryer vent

**END OF REPORT**