

# Building Inspection Report

**415 Spice Road**

---

**Inspection Date:**  
March 5, 2005

**Prepared For:**

**Prepared By:**  
Cady Home Inspection  
72982 235th Street  
Dassel, MN 55325

320.275.5275

**Inspector:**  
Sean Cady

C0506  
© 2006 Cady Home Inspection

# Report Overview

## THE HOUSE IN PERSPECTIVE

---

This is a well built home. Some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. *Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

---

For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

?? For the purpose of this report, it is assumed that the unit faces northwest.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

---

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### SAFETY ISSUES

#### Electrical

?? The installation of ground fault circuit interrupter (GFCI) devices is advisable in the kitchen and under the sink where the dishwasher and garbage disposal are hooked up.

?? May want to talk to an electrician to determine if the size of the electrical service is adequate for normal appliance use.

### REPAIR ITEMS

#### Gutters & Downspouts

?? **Repair:** The downspout not connected at main entrance.

#### Furnace

?? **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. Inadequate combustion air being supplied. The exhaust is showing signs of rust.

#### Water Heater

?? **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.

#### Deck

?? **Improve:** The deck should be painted or stained to improve durability.

## ITEMS TO MONITOR

### Water Heater

?? **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

### Range

?? **Monitor:** The electric range/oven is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

### Dishwasher

?? **Monitor:** The dishwasher is an old unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher. In the interim, a higher level of maintenance can be expected.

### Waste Disposer

?? **Monitor:** There is evidence of prior leakage in the vicinity of the waste disposer. This should be monitored.

### Plumbing Waste / Vent

?? **Monitor:** There is evidence of the trap leaking in the main bathroom, master bathroom, and kitchen.

?? **Monitor:** Interior toilet components show signs of corrosion.

## DISCRETIONARY IMPROVEMENTS

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.

## THE SCOPE OF THE INSPECTION

---

All components designated for inspection in the ASHI? Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### RECENT WEATHER CONDITIONS

Winter weather conditions have been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

---

<b>Foundation:</b>	?Concrete Block ?Crawl Space Configuration ?Slab on Grade
<b>Floor Structure:</b>	?Wood Joist
<b>Wall Structure:</b>	?Wood Frame
<b>Ceiling Structure:</b>	?Truss
<b>Roof Structure:</b>	?Trusses ?Waferboard Sheathing

## STRUCTURE OBSERVATIONS

---

The visible joist spans appear to be within typical construction practices.

## LIMITATIONS OF STRUCTURE INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ?? Structural components concealed behind finished surfaces could not be inspected.
- ?? Only a representative sampling of visible structural components were inspected.
- ?? Furniture and/or storage restricted access to some structural components.
- ?? Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

---

**Roof Covering:** ?Asphalt Shingle ?Viewed from window  
**Roof Drainage System:** ?Aluminum ?Downspouts discharge above grade

## ROOFING OBSERVATIONS

---

### RECOMMENDATIONS / OBSERVATIONS

?? Evidence of prior leaks, in the southeast side of attic.

### Gutters & Downspouts

?? **Repair:** The downspout not connected at main entrance.

## LIMITATIONS OF ROOFING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ?? Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- ?? Evidence of prior leaks may be disguised by interior finishes.
- ?? Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- ?? Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- ?? Roof inspection may be limited by access, condition, weather, or other safety concerns.
- ?? Snow on the roof restricted the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

---

<b>Wall Covering:</b>	?Metal Siding ?Brick
<b>Eaves, Soffits, And Fascias:</b>	?Wood ?Aluminum
<b>Exterior Doors:</b>	?Metal ?Sliding Glass
<b>Window/Door Frames and Trim:</b>	?Maintenance-free
<b>Entry Driveways:</b>	?Asphalt
<b>Entry Walkway:</b>	?Concrete
<b>Deck, Railings:</b>	?Treated Wood
<b>Surface Drainage:</b>	?Graded Away From House

## EXTERIOR OBSERVATIONS

---

### Positive Attributes

The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The decking appears to be constructed from pressure treated wood. The driveway and walkways are in good condition.

### General Comments

The exterior of the home is generally in good condition, it does show normal wear and tear for a home of this age.

## RECOMMENDATIONS / OBSERVATIONS

### Deck

?? **Improve:** The deck should be painted or stained to improve durability.

## LIMITATIONS OF EXTERIOR INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ?? A representative sample of exterior components was inspected rather than every occurrence of components.
- ?? The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- ?? Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

---

**Main Disconnects:** ?Breakers ?Located: Utility Room  
**Distribution Wiring:** ?Copper  
**Size of Electrical Service:** ?Unable To Determine

## ELECTRICAL OBSERVATIONS

---

### Positive Attributes

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. All 3-prong outlets that were tested were appropriately grounded. Generally speaking, the electrical system is in good order. The electrical panel is well arranged and all fuses/breakers are properly sized. All visible wiring within the home is copper. This is a good quality electrical conductor.

### RECOMMENDATIONS / OBSERVATIONS

The installation of ground fault circuit interrupter (GFCI) devices is advisable in the kitchen and under the sink where the dishwasher and garbage disposal are hooked up.

May want to consult an electrician to determine if the size of the electrical service is adequate for normal appliance use.

## LIMITATIONS OF ELECTRICAL INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ?? Electrical components concealed behind finished surfaces are not inspected.
- ?? Only a representative sampling of outlets and light fixtures were tested.
- ?? Furniture and/or storage restricted access to some electrical components which may not be inspected.
- ?? The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

---

**Energy Source:** ?Gas  
**Heating System Type:** ?Forced Air Furnace  
**Vents, Flues, Chimneys:** ?Metal-Multi Wall  
**Heat Distribution Methods:** ?Ductwork

## HEATING OBSERVATIONS

---

### Positive Attributes

Heat distribution within the home is adequate.

### General Comments

The heating system not been maintained. The heating system is old and may be approaching the end of its life.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

?? **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. Inadequate combustion air being supplied. The exhaust is showing signs of rust

## LIMITATIONS OF HEATING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ?? The adequacy of heat supply or distribution balance is not inspected.
- ?? The interior of flues or chimneys which are not readily accessible are not inspected.
- ?? The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- ?? Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling

## DESCRIPTION OF COOLING

---

Energy Source: ?240 Volt Power Supply  
Through-Wall Equipment: ?Present in living room

## COOLING OBSERVATIONS

---

NO RECOMMENDATIONS

## LIMITATIONS OF COOLING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ?? Window mounted air conditioning units are not inspected.
- ?? The cooling supply adequacy or distribution balance are not inspected.
- ?? The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Plumbing

## DESCRIPTION OF PLUMBING

---

<b>Water Supply Source:</b>	?Public Water Supply
<b>Service Pipe to House:</b>	?Copper
<b>Main Water Valve Location:</b>	?Not Found
<b>Interior Supply Piping:</b>	?Copper
<b>Waste System:</b>	?Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	?Plastic

## PLUMBING OBSERVATIONS

---

### RECOMMENDATIONS / OBSERVATIONS

#### WATER HEATER

- ?? **Monitor:** Observed rust on top of unit. The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- ?? **Repair:** It is recommended that the heater be serviced. A qualified licensed contractor should be consulted.

#### Waste / Vent

- ?? **Monitor:** There is evidence of the trap leaking in the main bathroom, master bathroom, and kitchen.
- ?? **Monitor:** Interior toilet components show signs of corrosion.

## LIMITATIONS OF PLUMBING INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ?? Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- ?? Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- ?? Clothes washing machine connections are not inspected.
- ?? Interiors of flues or chimneys which are not readily accessible are not inspected.
- ?? Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- ?? The plumbing system was winterized, preventing any testing of the system.
- ?? The water supply to the house was shut off.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

---

<b>Wall And Ceiling Materials:</b>	?Drywall
<b>Window Type(s) &amp; Glazing:</b>	?Casement ?Double/Single Hung
<b>Doors:</b>	?Wood-Hollow Core
<b>Floor Surfaces:</b>	?Carpet ?Vinyl/Resilient

---

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### RECOMMENDATIONS / OBSERVATIONS

#### Wall / Ceiling Finishes

?? **Monitor:** Evidence of patching was detected.

#### Discretionary Improvements

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.

## LIMITATIONS OF INTERIOR INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- ?? Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- ?? Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

---

<b>Appliances Tested:</b>	?Electric Range ?Waste Disposer ?Refrigerator
<b>Other Components Tested:</b>	?Kitchen Exhaust Hood
<b>Laundry Facility:</b>	?Gas Piping for Dryer ?Dryer Vented to Building Exterior ?Hot and Cold Water Supply for Washer

## APPLIANCES OBSERVATIONS

---

### Positive Attributes

All appliances that were tested responded satisfactorily. The appliances are old units that are approaching the end of their serviceable life. While replacement is not needed right away, it would be wise to budget for new appliances. In the interim, a higher level of maintenance can be expected.

### RECOMMENDATIONS / OBSERVATIONS

?? **Monitor:** The electric range/oven is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

### Dishwasher

?? **Monitor:** The dishwasher is an old unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher. In the interim, a higher level of maintenance can be expected.

### Waste Disposer

?? **Monitor:** There is evidence of prior leakage in the vicinity of the waste disposer. This should be monitored.

## LIMITATIONS OF APPLIANCES INSPECTION

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- ?? Thermostats, timers and other specialized features and controls are not tested.
- ?? The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- ?? The water was off, thereby preventing a test of some of the appliances at the time of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.