

HIP Home Inspections, LLC

Property Inspection Report



, city, MN 55555
Inspection prepared for: Sunny Bono
Real Estate Agent: agent agent -

Date of Inspection: 8/20/2020 Time: 11:00am
Age of Home: 38 Size: 1730
Weather: 84 degrees
Residential

Inspector: Leanne Schepper

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 4 Item: 5	Electrical	• Cracked face plate
Laundry		
Page 7 Item: 3	Dryer Vent	• Duct tape wrapped around to possibly cover holes in vent hose, recommend closer inspection and replacement
Heat/AC		
Page 8 Item: 3	AC Compress Condition	• The insulation is missing or damaged at exterior refrigerant line.
Garage		
Page 10 Item: 1	Roof Condition	• Possible algae. Spores can travel from other roofs. Recommend cleaning to prevent breakdown of shingles.
Roof		
Page 12 Item: 3	Gutter	• Downspout drains onto sidewalk / driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.
Bathroom2 upstairs		
Page 19 Item: 11	Plumbing	• Rust noted under sink, recommend replacement or monitor for deterioration
Bedroom downstairs		
Page 23 Item: 4	Doors	• Does not close , may be due to humidity



Inspection Details

1. Attendance

In Attendance: Client and Realtor present after inspection

2. Home Type

Home Type: Attached • Condominium/Townhouse

3. Occupancy

Occupancy: Vacant - Furnished • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:

- No deficiencies observed.

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Door Bell

Observations:

- Operated normally when tested.

4. Doors

Observations:

- Sliding doors to backyard from living room down stair and in Master bedroom
- Operational and locked at time of inspection

5. Electrical

Observations:

- **Cracked face plate**

6. Smoke Detectors

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed.
- No deficiencies observed on all kitchen cabinets.
- Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Observations:

- No discrepancies noted.

3. Dishwasher

Observations:

- Operated.

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

5. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

6. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

7. Oven & Range

Observations:

- All heating elements operated when tested.

8. Sinks

Observations:

- No deficiencies observed.

9. Window Condition

Materials: No windows

Observations:

- No windows

10. Floor Condition

Observations:

- No concerns

11. Plumbing

Observations:

- No issues

12. Ceiling Condition

Observations:

- Satisfactory

13. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

14. GFCI

Observations:

- **GFCI** in place and operational.



Laundry

1. Locations

Locations: In kitchen area

2. Cabinets

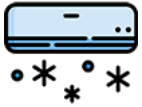
Observations:

- No deficiencies observed.

3. Dryer Vent

Observations:

- Could not fully inspect the dryer vent, it is obscured by washer and dryer
- Duct tape wrapped around to possibly cover holes in vent hose, recommend closer inspection and replacement



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: No furnace, AC unit is in attic. LP Gas is available for exchange if you desire natural gas instead of only electric.

Materials: Condo has electric floor boards in most rooms, each unit has a control knob for heat.

Observations:

- Could not test due to exterior temperature.

2. Refrigerant Lines

Observations:

- No defects found.

3. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- **The insulation is missing or damaged at exterior refrigerant line.**

4. Registers

Observations:

- Electric floor registers

5. Thermostats

Observations:

- Locations listed



Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.

3. Water Heater Condition

Heater Type: Electric

Location: The heater is located in the kitchen.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

4. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

5. Number Of Gallons

Observations:

- 50 gallons

6. Gas Valve

Observations:

- none

7. Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.



Garage

1. Roof Condition

Materials: Roofing is the same as main structure. • Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection • Inspected from ladder.

Materials: Asphalt shingles noted.

Observations:

• Possible algae. Spores can travel from other roofs. Recommend cleaning to prevent breakdown of shingles.

2. Walls

Observations:

• Appeared satisfactory, at time of inspection.

3. GFCI

Observations:

• GFCI in place and operational

4. Garage Door Condition

Observations:

• No deficiencies observed.

5. Garage Door Parts

Observations:

• The garage door appeared functional during the inspection.

6. Garage Opener Status

Observations:

• The garage door opener is functional, safety features are built in.

7. Garage Door's Reverse Status

Observations:

• Eye beam system present and operating.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Panel box located in lower level bedroom

2. Main Amp Breaker

Observations:

- 100 amp

3. Cable Feeds

Observations:

- There is an underground service lateral noted.

4. Breakers

Materials: Could not determine the type of branch circuit wiring in the home.

Observations:

- All of the circuit breakers appeared serviceable.



Roof

1. Roof Condition

Materials: Due to property and roof configurations, some areas of the roof may be visually restricted from inspection • Inspected from ladder. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired. • Visually accessible from ground.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Flashing

Observations:

- Flashing is satisfactory

3. Gutter

Observations:

- Downspout drains onto sidewalk / driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Bedroom Closet.

2. Duct Work

Observations:

- Functional.

3. Attic Plumbing

Observations:

- **PVC** plumbing vent pipe appeared functional, at time of inspection.
- No deficiencies noted in plumbing vent piping.

4. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 8 inches in depth

Observations:

- Insulation appears adequate.

5. Exhaust Vent

Observations:

- Functional.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- Sliding doors to backyard.

2. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Siding Condition

Materials: Composition wood siding, wood frame construction, concrete / block foundation

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Eaves & Facia

Observations:

- No concerns

5. Exterior Paint

Observations:

- No chipped paint or areas of concern at time of inspection



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

3. Foundation Walls

Observations:

- Normal settlement.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.

4. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Lateral Service

5. Main Gas Valve Condition

Materials: Condo did not have LP gas so no shut off

Observations:

- No LP gas service, all electric

6. Plumbing

Materials: Copper piping noted.

7. Water Pressure

Observations:

- High pressure.

8. Exterior Faucet Condition

Location: Front of structure.

Observations:

- Appears Functional.



Bathroom 1 downstairs

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Observations:

- No deficiencies observed.

2. Ceiling Condition

Observations:

- No discrepancies noted.

3. Counters

Observations:

- No discrepancies noted.

4. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Electrical

Observations:

- No discrepancies noted.

6. GFCI

Observations:

- GFCI in place and operational

7. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.
- The bath fan was operated and no issues were found.

8. Floor Condition

Observations:

- No discrepancies noted.

9. Heating

Observations:

- Electric wall heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

10. Mirrors

Observations:

- No discrepancies noted.

11. Plumbing

Observations:

- Operational at time of inspection, no leaks

12. Showers

Observations:

- Functional

13. Bath Tubs

Observations:

- Tub

14. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.

15. Sinks

Observations:

- No deficiencies observed.

16. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

17. Window Condition

Materials: Aluminum framed fixed window noted.

Observations:

- No windows in any bathrooms

Bathroom2 upstairs

1. Locations

Locations: Upstairs bathroom • Full bath

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Materials: No discrepancies noted

Observations:

- No discrepancies noted

4. Counters

Observations:

- No discrepancies noted.

5. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI

Observations:

- GFCI in place and operational

8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Observations:

- No discrepancies noted

10. Heating

Observations:

- Electric wall heater not tested

11. Plumbing

Observations:



- **Rust noted under sink, recommend replacement or monitor for deterioration**

12. Showers

Observations:

- functional

13. Bath Tubs

Observations:

- Tub

14. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.

15. Sinks

Observations:

- No deficiencies observed.

16. Toilets

Observations:

- Operated when tested. No deficiencies noted.

17. Window Condition

Materials: No windows

Observations:

- No windows in any bathrooms

Master bedroom

1. Locations

Locations: Master Bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Observations:

- No issues to note

4. Counters

Observations:

- No discrepancies noted.

5. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI

Observations:

- GFCI in place and operational

8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Observations:

- No issues of concern

10. Heating

Observations:

- Heating was not checked due to temperature outside, wall electric.

11. Plumbing

Observations:

- Pressure was high and no concerns

12. Showers

Observations:

- All appeared workable and no concerns at time of inspection

13. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.
- Unable to determine if glass is tempered safety glass.

14. Sinks

Observations:

- No deficiencies observed.

15. Toilets

Observations:

- Observed as functional and in good visual condition.

16. Window Condition

Materials: No windows

Observations:

- No windows



Bedroom downstairs

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Connected to garage down stairs

2. Ceiling Fans

Observations:

- Did not operate, chain was tight and did not want to break it

3. Closets

Observations:

- The closet is in serviceable condition.

4. Doors

Observations:

- **Does not close , may be due to humidity**

5. Window Condition

Observations:

- Operated windows appeared functional, at time of inspection.

Bedroom 2 with attic hatch

1. Locations

Locations: Upstairs North East

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

Observations:

- The closet is in serviceable condition.

4. Doors

Observations:

- Door is operational

Bedroom 3

1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Observations:

- The closet is in serviceable condition.

3. Doors

Observations:

- Operational

4. Electrical

Observations:

- No discrepancies noted.

5. Window Condition

Observations:

- Operational

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!