

**SUMMARY**

1234 Main St. Marine on St. Croix MN
55047

Buyer Name
11/12/2018 9:00AM

Michael
ASHI Certified, WAHI Licensed,
InterNachi Certified
Weber Home Inspection Services
612-741-7420



weberhomeinspectionsservices@gmail.com

2.2.2 Roof Drainage Systems

LOOSE DOWNSPOUTS

Downspouts that are loose should be resecuring to the side of the house.

Recommendation

Contact a qualified professional.



Recommendation



2.3.1 Flashings

LOCATION VULNERABLE

AT THE EAST SIDE

The location of flashings leaves them vulnerable to leakage. They should be carefully monitored.



Recommendation



2.3.2 Flashings

OLD

AT THE MASONRY CHIMNEY.

Old flashing details should be monitored for leakage. If they leak, patching can be undertaken. If patching fails, they should be replaced.



Recommendation

3.4.1 Windows

FOGGED WINDOWS

ABOVE THE FRONT ENTRY.



Recommendation

The window has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

Recommendation

Contact a qualified professional.

3.4.2 Windows

MISSING SCREENS

AT THE BASEMENT WINDOWS.

Screens are missing. It would be wise to inquire as to any screens that may be in storage. Otherwise, screens should be replaced as necessary.



3.4.3 Windows

CLERESTORY WINDOWS

The clerestory windows are old and vulnerable. They have previously been caulked shut.



3.6.1 Decks, Balconies, Porches and steps

STAIRS

AT THE LOWER REAR DECK STAIRS

The size or orientation of stairs will make them difficult to navigate.

Recommendation

Contact a qualified professional.



3.6.2 Decks, Balconies, Porches and steps

JOIST HANGERS

AT THE WEST ELEVATED DECK

Joist hanger(s) are missing or improperly installed. This could cause the deck structure to fail. Recommend that joist hangers be properly installed by qualified contractor.





3.6.3 Decks, Balconies, Porches and steps

LEDGER BOARD IMPROPERLY INSTALLED

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Recommend that the deck and/or ledger board be properly attached by qualified contractor using through bolts or lag screws.

 Recommendation



3.6.5 Decks, Balconies, Porches and steps

TRIP HAZARD

AT THE FRONT ENTRY

Heaving or settling of the concrete can create a trip hazard. Often, the step down at the stoop exceeds what is typical or normal for a step. This also creates a trip hazard. Improvements should be undertaken as necessary.

 Recommendation



4.5.1 Garage Door Opener

PRESSURE SENSITIVITY

The garage door did not reverse properly when meeting resistance. Repair may be as simple as adjusting the sensitivity control. This can be especially dangerous to pets and children. For safety, this should be repaired immediately.

Recommendation

Contact a qualified professional.

 Safety or Significant Defect

5.2.1 Basements & Crawlspaces

RIM JOIST MOISTURE

 Recommendation

Indoor hot tubs produce a lot of moisture. If that moisture is not properly vented to the outside it will try to escape into cold areas. In this particular case there could be moisture in the rim joist cavity at the top of the foundation walls in and around the hot tub room. Maintaining proper humidity levels will prevent this problem. It would be advisable to examine the hidden areas to see if moisture in the form of mold or mildew has collected in the rim joist cavity. This would require intrusive testing. In the event there is mold and mildew a proper ventilating fan should be added to the hot tub room. All affected material should be removed and cleaned or replaced and then treated with mildew inhibiting paints.

Recommendation

Contact a qualified professional.

6.2.1 Furnace

DOOR INTERLOCK SWITCH



Recommendation

The safety interlock switch for the fan compartment ensures that the fan cannot run if the fan compartment is open. This switch has been bypassed. It should be restored.

Recommendation

Contact a qualified professional.



9.3.1 Branch Wiring Circuits, Breakers & Fuses

LOOSE CONNECTIONS



Recommendation

AT THE MAIN LEVEL FAMILY ROOM

Receptacles that are worn with loose connectors should be replaced.

Recommendation

Contact a qualified professional.

9.3.2 Branch Wiring Circuits, Breakers & Fuses

UNGROUND 3 PRONG



Recommendation

LEFT OF THE PATIO DOOR IN THE INFORMAL DINING ROOM

Ungrounded 3-prong outlets should be improved. A grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

Recommendation

Contact a qualified professional.

9.3.3 Branch Wiring Circuits, Breakers & Fuses

LOOSE RECEPTACLES



Recommendation

AT THE NORTH AND WEST LIVINGROOM

Loose receptacles should be properly secured.

Recommendation

Contact a qualified professional.

9.4.1 Lighting Fixtures, Switches & Receptacles



Recommendation

CLOSET LIGHTS

IN THE MASTER BEDROOM AND LAUNDRY

Exposed light bulb fixtures in closets or storage spaces can be a fire hazard. Covered fixtures should be used.

Recommendation

Contact a qualified professional.



9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED



Safety or Significant Defect

AT THE BAR SINK, AT THE GARAGE, AT THE KITCHEN, AT THE HOT TUB CIRCULATING PUMP.

GFCI receptacles are protection against electrician in wet or damp locations. Missing GFCI receptacles should be replaced.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

11.2.1 Ventilation

ATTIC VENTILATION INSUFFICIENT



Recommendation

OVER THE GARAGE

Attic venting was insufficient at time of inspection. Modern standards recommend at least 1.5 square feet of venting area for every 300 square feet of attic floor space. This can reduce moisture and ice damming and reduce heat damage to shingles.

12.3.4 Floors

TILES CRACKED



Recommendation

AT THE UPPER MAIN AND MASTER BATHROOM

The floor tile is cracked and grout is loose. The installation of the tile floor is less than ideal. It is very common for tile floors to be installed without the benefit of sufficient underlayment or floor stiffening. This can influence the long term performance of the floor.

12.4.3 Doors

DAMAGED HARDWARE



Recommendation

AT THE LAUNDRY ROOM CLOSET

For better performance, damaged or missing door hardware should be replaced.

12.4.4 Doors

SCREEN DAMAGED

AT THE MASTER BEDROOM PATIO DOOR

The door screen is damaged. It should be repaired as necessary.



12.5.1 Windows

CONDENSATION

AT THE LOFT AND THE THE BASEMENT REC ROOM

The window shows evidence of condensation. Controlling indoor humidity levels and refinishing (if needed) would help to control this condition. Mold or mildew should be cleaned prior to finishing.



12.7.1 Steps, Stairways & Railings

BALUSTER SPACES TOO WIDE

The baluster space is not up to modern safety standards. The space between balusters should not be greater than 4 inches for child safety. Recommend a qualified handyman or original installer repair and bring up to code.



12.7.2 Steps, Stairways & Railings

NO HANDRAIL

AT THE GARAGE, THE LOFT AND AT THE BASEMENT

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.



12.7.5 Steps, Stairways & Railings

STAIR ATTACHMENT

IN THE BASEMENT MECHANICAL ROOM

For safety and stability, stairs stringers should be attached via metal straps or hangers.





12.7.6 Steps, Stairways & Railings

GRASPABLE RAIL

 Recommendation

Stairway handrails that qualify as graspable handrails should be used at the stairways.

12.8.2 Kitchen

CABINETS LACKING MAINTENANCE

 Recommendation

Loose doors and hinges should be repaired at the kitchen cabinets.

12.9.2 Bathrooms

CAULK AND GROUT

 Recommendation

AT THE TUB ENCLOSURE, AND THE MAIN LEVEL SHOWER STALL

Cracked, deteriorated and/or missing grout and caulk should be replaced. Water leaking through non-sealed areas can cause structural damage.

12.9.4 Bathrooms

FAUCETS

 Recommendation

AT THE OUTER MASTER BATHROOM

Damaged, old, leaking or loose faucets should be repaired or replaced.

12.9.6 Bathrooms

LOOSE TOILET TANK

 Recommendation

AT THE MASTER BATHROOM

Loose toilet tanks should be repaired or resecured to prevent leakage.

12.9.7 Bathrooms

MINERAL DEPOSITS

 Recommendation

Mineral deposits in faucets and shower heads indicate hard water or water rich in minerals that leave deposits. Over time, these minerals can build up in piping and fixtures. Water softening equipment can be added as desired.

12.9.9 Bathrooms

BATHROOM FAN INADEQUATE IN THE HOT TUB ROOM

 Recommendation

Exhaust fans with inadequate flow should be repaired or replaced.



12.9.10 Bathrooms

WHIRLPOOL TUB LEAK

 Recommendation

Leaks in the whirlpool tub should be repaired as required.

Recommendation
Contact a qualified professional.



12.9.11 Bathrooms

CAULKING NEEDED

AT THE MASTER SHOWER STALL

 Recommendation

To prevent water leakage, joints should be caulked as needed.

12.9.12 Bathrooms

CAULK SHOWER PAN

AT THE BATHROOMS

 Recommendation

Corners of the shower pan should be caulked or sealed to prevent water damage.

12.9.13 Bathrooms

SHOWER DOOR DAMAGE

AT THE MAIN LEVEL BATHROOM

Damaged shower or bath doors should be repaired.

Recommendation

12.10.1 Smoke Detectors

OLD SMOKE DETECTORS

AT THE TOP OF THE LOFT

Old smoke detectors lose their effectiveness and should be replaced.

Recommendation



12.11.1 Carbon Monoxide Detectors

NO CO DETECTORS

Carbon monoxide detectors are required within 10 feet of all sleeping areas. Alternatively, individual detectors may be located inside all bedrooms.

Recommendation

13.3.1 Range/Oven/Cooktop

AGING APPLIANCES

THE RANGE

Appliances are aging noticeably. Repairs or replacement will inevitably be necessary.

Recommendation

13.3.2 Range/Oven/Cooktop

POOR VENTING

There is limited flow through the kitchen exhaust. This should be investigated.

Recommendation

13.4.1 Garbage Disposal

EXCESSIVE NOISE

Garbage disposal was excessively noisy. Debris should be removed.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation

13.5.1 Laundry Appliances

OLDER APPLIANCE

THE WASHING MACHINE

Recommendation

Older appliances can break down or fail without notice. Replacement should be anticipated.

13.5.3 Laundry Appliances

WATER CONNECTION LEAKING



There is leakage at a fixture water line connection. It should be repaired.

Recommendation

Contact a qualified professional.
