NORDIC
HOME INSPECTION

# Inspection Report

1234 School House Road
Fargo, ND 58103

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# Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---|---|
| Acceptable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Marginal | Item is not fully functional and requires repair or servicing. |
| Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |

# General Information

## Property Information

Property Address 1234 School House Road
City Fargo State ND Zip 58103
Contact Name Ima Good
Phone (111)-111-1111 Fax (111)-111-1111

## Client Information

Client Name Bob Smith
Client Address 3212 Homestead Dr.
City Lake County State IL Zip 12345
Phone (111)-111-1234 Fax (111)-111-2345
E-Mail buyer@usedhouse.com

## Inspection Company

Inspector Name Lars Knobloch
Company Name Nordic Home Inspection
File Number 22222
Amount Received $295.00

## Conditions

Others Present Inspector Only Property Occupied Vacant
Estimated Age 70 Entrance Faces Northwest
Inspection Date 10/20/2009
Start Time 9:00am End Time 1:00pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 73 degrees
Weather Partly cloudy Soil Conditions Dry- No precipitation for past 2 weeks
Space Below Grade Basement
Building Type Single family Garage Detached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications Upgraded electrical service
Permits Obtained Electrical How Verified Multiple Listing Service

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## Lots and Grounds

| | | |
|---|---|---|
| Marginal | Driveway: Asphalt Typical cracks in surface with weed growth | |
| Acceptable | Walks: Concrete | |
| Acceptable | Steps/Stoops: Concrete | |
| Acceptable | Porch: Concrete | |
| Marginal | Patio: Concrete Paver Uneven pavers causing trip hazard along with weed growth | |
| Not Present | Deck: | |
| Acceptable | Grading: Flat to negative pitch Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade | |
| Defective | Swale: Pooling due to overgrowth Extensive overgrowth has clogged culvert drainage | |
| Defective | Vegetation: Trees,Shrubs/Weeds Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick | |
| Marginal | Window Wells: Drain not visible Debris blocking well, weed overgrowth, Uncover well drain | |
| Acceptable | Fences: Picket | |

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# Exterior Surface and Components

## Perimeter Walls Exterior Surface

Marginal Type: Brick with Block Backup Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.

## Rear Addition Exterior Surface

Acceptable Type: T1-11 Plywood Siding
Acceptable Trim: Wood
Acceptable Fascia: Wood
Acceptable Soffits: Wood See attic ventilation notes
Acceptable Door Bell: Hard wired
Acceptable Entry Doors: Wood
Marginal Patio Door: Wood and Glass Slider Screen door missing
Acceptable Windows: Wood casement,Single Pane Minor paint peeling noted
Not Present Storm Windows:
Marginal Window Screens: Vinyl mesh Screen is torn and will need repair
Acceptable Basement Windows: Steel casement
Defective Exterior Lighting: Surface mount, Temporary Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet

Acceptable Exterior Electric Outlets: 110 VAC GFCI
Acceptable Hose Bibs: Gate
Acceptable Gas Meter: Garage
Acceptable Main Gas Valve: Located at gas meter

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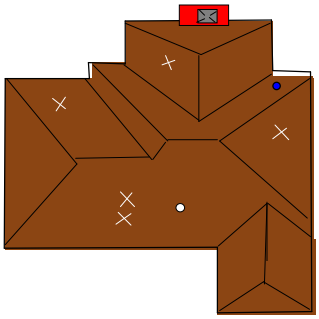
# Roof

## Main Roof Surface

Method of Inspection: On roof

Roof Diagram



Not Inspected Unable to Inspect: 0%

Defective Material: Fiberglass shingle Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")

Type: Hip

Approximate Age: 15

Defective Flashing: Galvanized Metal Inadequate flashing, prone to possible leaks

Acceptable Valleys: Metal

Not Present Skylights:

Acceptable Plumbing Vents: Copper

Marginal Electrical Mast: Mast without tie back at roof Recommend adding support "tie back" cable

Acceptable Gutters: Aluminum

Acceptable Downspouts: Aluminum

Defective Leader/Extension: Leaking Damaged drain tile piping

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## Roof (Continued)

### Rear Elevation Chimney

Defective Chimney: Brick `Chimney requires tuck point repairs`

Defective Flue/Flue Cap: Concrete `Noted crack(s)in crown`

Acceptable Chimney Flashing: Metal

## Garage/Carport

### Front Garage

Type of Structure: Attached Car Spaces: 2

Acceptable Garage Doors: Steel
Acceptable Door Operation: Mechanized
Acceptable Door Opener: Overhead Door
Acceptable Service Doors: Wood, Fire rated
Acceptable Ceiling: Plaster
Acceptable Walls: Plaster
Marginal Floor/Foundation: Poured slab `Minor floor cracks noted-seal cracks`
Not Present Hose Bibs:
Acceptable Electrical: 110 VAC Non-GFCI circuit - recommend GFCI circuit be installed
Not Present Smoke Detector:
Not Present Heating:
Not Present Windows:

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# Kitchen

## Main Level Kitchen

Not Present Cooking Appliances:
Acceptable Ventilator: Broan
Not Present Disposal:
Acceptable Dishwasher: Sears
Air Gap Present? No
Not Present Trash Compactor:
Not Present Refrigerator:
Not Present Microwave:
Acceptable Sink: Porcelain Coated
Marginal Electrical: 110 VAC/220 VAC Non-GFCI circuit
Marginal Plumbing/Fixtures: Various materials used Amateur installation of drain/trap

Acceptable Counter Tops: Laminate
Acceptable Cabinets: Wood
Acceptable Pantry: Small
Acceptable Ceiling: Plaster
Acceptable Walls: Plaster
Acceptable Floor: Vinyl floor covering Worn areas noted (minor)
Acceptable Doors: Hollow wood
Acceptable Windows: Wood casement
Acceptable HVAC Source: Boiler Heat, Air exchange ventilation

# Living Space

## Main Floor Living Space

Acceptable Closet: Large
Acceptable Ceiling: Plaster
Acceptable Walls: Plaster
Acceptable Floor: Carpet, Hardwood Newly installed carpet, recently refinished hardwoods
Acceptable Doors: Solid wood
Acceptable Windows: Wood casement
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Boiler Heat, Air exchange ventilation
Acceptable Smoke Detector: Battery operated

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# Bedroom

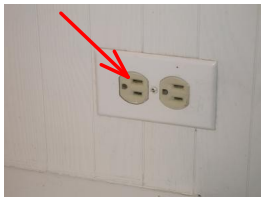
## Main Floor Bedroom

Acceptable Closet: Large
Acceptable Ceiling: Plaster
Acceptable Walls: Plaster
Acceptable Floor: Hardwood
Acceptable Doors: Solid wood
Acceptable Windows: Wood casement
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Boiler Heat, Air exchange ventilation
Acceptable Smoke Detector: Battery operated with light

# Bathroom

## Hall Bathroom

Acceptable Closet: Single small
Acceptable Ceiling: Plaster
Acceptable Walls: Plaster, Ceramic Tile
Acceptable Floor: Ceramic tile
Acceptable Doors: Hollow wood
Acceptable Windows: Wood casement
Defective Electrical: 110 VAC Non-GFCI circuit, Reversed polarity present



Acceptable Counter/Cabinet: Laminate and wood
Acceptable Sink/Basin: China Bowl
Acceptable Faucets/Traps: Galvanized Piping
Acceptable Tub/Surround: Porcelain tub and fiberglass surround
Acceptable Toilets: 3 Gallon Tank China
Acceptable HVAC Source: Boiler Heat, Air exchange ventilation
Acceptable Ventilation: Window

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# Basement

## Main Basement

Not Inspected Unable to Inspect: 50% Basement partially finished restricting view

Acceptable Ceiling: Drywall

Marginal Walls: Drywall, Wood Paneling,Plywood Damaged areas noted

Acceptable Floor: Carpet

Acceptable Floor Drain: Surface drain

Acceptable Doors: Hollow wood

Acceptable Windows: Steel casement

Defective Electrical: 110 VAC Reversed polarity exists at several basement outlets

Not Present Sump Pump:

Defective Moisture Location: Various spots along perimeter walls

Defective Basement Stairs/Railings: Wood stairs with no handrails

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## Laundry Room/Area

### Basement Laundry Room/Area

Acceptable Electrical: 110 VAC/220 VAC
Acceptable Laundry Tub: Concrete
Acceptable Laundry Tub Drain: Galvanized
Acceptable Washer Hose Bib: Gate valves
Acceptable Washer and Dryer Electrical: 110-240 VAC
Marginal Dryer Vent: Flex Foil Flex foil venting is subject to lint build-up and is therefore a potential fire hazard- recommend rigid metal piping be installed

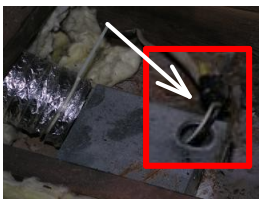
Acceptable Washer Drain: Drains to laundry tub
Acceptable Floor Drain: Surface drain

## Attic

### Main Attic

Method of Inspection: In the attic
Not Inspected Unable to Inspect: 10% Safety and footing
Acceptable Roof Framing: 2x6 Rafter
Acceptable Sheathing: Dimensional wood
Defective Ventilation: Roof only Insufficient ventilation for size of structure, missing soffit ventilation

Acceptable Insulation: Rockwool, Fiberglass
Marginal Insulation Depth: 3"-5" Recommend additional insulation be installed, redistribute evenly where disturbed
Defective Attic Fan: Direct drive Critter damage noted at exhaust fan shroud screening
Defective Wiring/Lighting: 110 VAC lighting circuit Exposed wiring at fixture



Acceptable Moisture Penetration: No Previous water penetration noted
Defective Bathroom Fan Venting: Electric fan Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay

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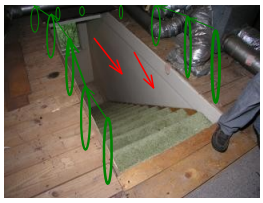
## Attic (Continued)

Defective Attic Stairs/Railings: Wood stairs with no handrails or guardrails Missing railings and guardrails leaving unprotected stairwell opening (safety issue)



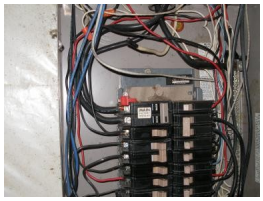
## Structure

Acceptable Structure Type: Masonry
Acceptable Foundation: Poured
Marginal Differential Movement: Stair step crack with displacement Cracks will require monitoring
Acceptable Beams: Steel I-Beam
Acceptable Joists/Trusses: 2x10
Defective Piers/Posts: Steel posts Post bolts are loose

Acceptable Floor/Slab: Poured slab
Acceptable Stairs/Handrails: Wood stairs with wood handrails
Acceptable Subfloor: Dimensional wood

## Electrical

Service Size Amps: 125 Volts: 110-240 VAC
Acceptable Service: Aluminum
Marginal 120 VAC Branch Circuits: Copper Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.



Acceptable 240 VAC Branch Circuits: Copper
Not Present Aluminum Wiring:
Acceptable Conductor Type: Non-metallic sheathed cable
Defective Ground: Plumbing and rod in ground insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended

Acceptable Smoke Detectors: Battery operated

### Basement Electric Panel

Acceptable Manufacturer: Cutler-Hammer
Maximum Capacity: 100 Amps

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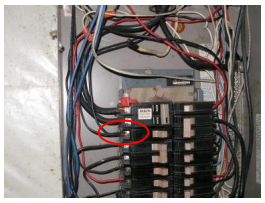
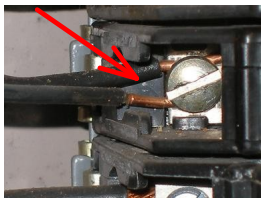
## Electrical (Continued)

Acceptable Main Breaker Size: 100 Amps
Defective Breakers: Copper Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit

Not Present AFCI:
Not Present GFCI:
Is the panel bonded? Yes

## Plumbing

Acceptable Service Line: 3/4" Copper
Defective Main Water Shutoff: Basement Wrench being used as shut off handle - corrections required

Marginal Water Lines: Galvanized and copper Copper to galvanized supply piping connections lacks dielectric unions

Marginal Drain Pipes: Galvanized, Cast iron Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating
Acceptable Service Caps: Accessible
Acceptable Vent Pipes: Cast iron
Defective Gas Service Lines: Black Iron Missing termination cap at exterior abandoned gas line

Basement Water Heater

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## Plumbing (Continued)

Marginal Water Heater Operation: Corrections required Condensation sill not installed prior to water heater gas valve

Manufacturer: A.O. Smith
Model Number: 3409FD0G0 Serial Number: 0304-494567
Type: Natural gas Capacity: 40 Gal.
Approximate Age: 4 Area Served: Whole building
Defective Flue Pipe: Single wall Install screws at exhaust vent piping fittings, loose piping at chimney

Acceptable TPRV and Drain Tube: Copper

## Heating System

### Basement Heating System

Marginal Heating System Operation: Recommend replacement Boiler system is antiquated and lacks safety features found on newer units including non-sealing combustion chamber which can cause health issues

Manufacturer: NRC
Model Number: Not Listed Serial Number: Not Listed
Type: Boiler system Capacity: Not Listed
Area Served: Whole building Approximate Age: 70
Fuel Type: Natural gas
Unable to Inspect: 0%
Acceptable Distribution: Hot water, One pipe
Acceptable Circulator: Pump
Acceptable Draft Control: Manual
Acceptable Flue Pipe: Single Wall Metal
Acceptable Controls: Relief valve
Acceptable Thermostats: Single Zone
Suspected Asbestos: No

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# Air Conditioning

## Main AC System

Acceptable A/C System Operation: Appears serviceable
Acceptable Condensate Removal: Plastic tubing
Acceptable Exterior Unit: Pad mounted
Manufacturer: Goodman
Model Number: CK-036 Serial Number: 321-543-76
Area Served: Partial house Approximate Age: 15
Fuel Type: 220 VAC Temperature Differential: N/A
Type: Central A/C Capacity: 3 Ton
Acceptable Electrical Disconnect: Fused

## Main AC System

Defective A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs or replacement to abandoned compressor unit
Not Inspected Condensate Removal:
Not Inspected Exterior Unit: Pad mounted System out of service at time of inspection

Manufacturer: Goodman
Model Number: CK-030 Serial Number: 123-234-23
Area Served: Partial house Approximate Age: 15
Fuel Type: 220 VAC Temperature Differential: N/A
Type: Central A/C Capacity: 2.5 Ton
Acceptable Electrical Disconnect: Fused
Acceptable Exposed Ductwork: Metal
Acceptable Blower Fan/Filters: Direct drive with disposable filter
Acceptable Thermostats: Individual

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# Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Lots and Grounds

1. Driveway: Asphalt Typical cracks in surface with weed growth
2. Patio: Concrete Paver Uneven pavers causing trip hazard along with weed growth
3. Window Wells: Drain not visible Debris blocking well, weed overgrowth, Uncover well drain

## Exterior Surface and Components

4. Perimeter Walls Exterior Surface Type: Brick with Block Backup Stress cracks (stair step type) originating at foundation and running to window corner - repairs recommended.

5. Patio Door: Wood and Glass Slider Screen door missing
6. Window Screens: Vinyl mesh Screen is torn and will need repair

## Roof

7. Electrical Mast: Mast without tie back at roof Recommend adding support "tie back" cable

## Garage/Carport

8. Front Garage Floor/Foundation: Poured slab Minor floor cracks noted-seal cracks

## Kitchen

9. Main Level Kitchen Electrical: 110 VAC/220 VAC Non-GFCI circuit
10. Main Level Kitchen Plumbing/Fixtures: Various materials used Amateur installation of drain/trap

## Basement

11. Main Basement Walls: Drywall, Wood Paneling,Plywood Damaged areas noted

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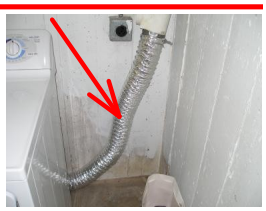
# Marginal Summary (Continued)

## Laundry Room/Area

12. Basement Laundry Room/Area Dryer Vent: Flex Foil Flex foil venting is subject to lint build-up and is therefore a potential fire hazard- recommend rigid metal piping be installed



## Attic

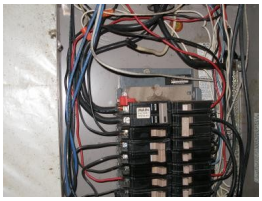
13. Main Attic Insulation Depth: 3"-5" Recommend additional insulation be installed, redistribute evenly where disturbed

## Structure

14. Differential Movement: Stair step crack with displacement Cracks will require monitoring

## Electrical

15. 120 VAC Branch Circuits: Copper Branch circuit neutral disconnected at main panel - Further review as to the purpose of circuit.



## Plumbing

16. Water Lines: Galvanized and copper Copper to galvanized supply piping connections lacks dielectric unions

17. Drain Pipes: Galvanized, Cast iron Galvanized drainpipe present, Galvanized piping is subject to corrosion and will eventually require updating
18. Basement Water Heater Water Heater Operation: Corrections required Condensation sill not installed prior to water heater gas valve

## Heating System

19. Basement Heating System Heating System Operation: Recommend replacement Boiler system is antiquated and lacks safety features found on newer units including non-sealing combustion chamber which can cause health issues

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## Marginal Summary (Continued)

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# Defective Summary

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## Lots and Grounds

1. Swale: Pooling due to overgrowth Extensive overgrowth has clogged culvert drainage

2. Vegetation: Trees,Shrubs/Weeds Vegetation has been neglected, Tree limbs over hang the roof and should be cut back, Trees planted too close to structure, removal may be required, Heavy ivy growth along foundation and exterior brick

## Exterior Surface and Components

3. Exterior Lighting: Surface mount, Temporary Temporary extension cord wiring present feeding exterior temporary lighting (safety concern). Properly install with Romex within conduit, Faulty GFCI outlet - replace outlet

## Roof

4. Main Roof Surface Material: Fiberglass shingle Nail popping through shingle surface in various locations causing potential water intrusion (see diagram above marked "x")

5. Flashing: Galvanized Metal Inadequate flashing, prone to possible leaks

6. Leader/Extension: Leaking Damaged drain tile piping

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## Defective Summary (Continued)

7. Rear Elevation Chimney Chimney: Brick Chimney requires tuck point repairs

8. Rear Elevation Chimney Flue/Flue Cap: Concrete Noted crack(s)in crown

## Bathroom

9. Hall Bathroom Electrical: 110 VAC Non-GFCI circuit, Reversed polarity present

## Basement

10. Main Basement Electrical: 110 VAC Reversed polarity exists at several basement outlets

11. Main Basement Moisture Location: Various spots along perimeter walls

12. Main Basement Basement Stairs/Railings: Wood stairs with no handrails

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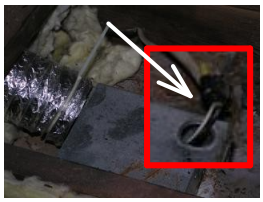
# Defective Summary (Continued)

## Attic

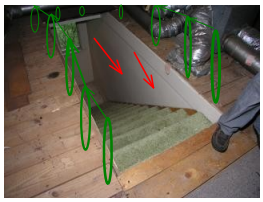
13. Main Attic Ventilation: Roof only Insufficient ventilation for size of structure, missing soffit ventilation

14. Main Attic Attic Fan: Direct drive Critter damage noted at exhaust fan shroud screening
15. Main Attic Wiring/Lighting: 110 VAC lighting circuit Exposed wiring at fixture



16. Main Attic Bathroom Fan Venting: Electric fan Bathroom improperly vents into attic and may cause moisture damage to the insulation along with wood decay

17. Attic Stairs/Railings: Wood stairs with no handrails or guardrails Missing railings and guardrails leaving unprotected stairwell opening (safety issue)



## Structure

18. Piers/Posts: Steel posts Post bolts are loose

## Electrical

19. Ground: Plumbing and rod in ground insufficient grounding - missing ground cable at ground rod connection strap, Correction by a licensed electrician is recommended

20. Basement Electric Panel Breakers: Copper Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit

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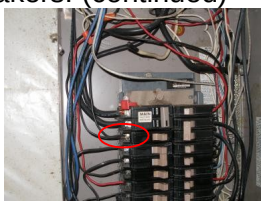
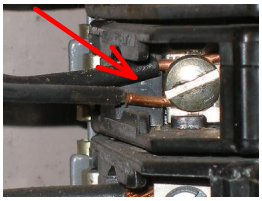
## Electrical (Continued)

Breakers: (continued)

## Plumbing

21. Main Water Shutoff: Basement Wrench being used as shut off handle - corrections required

22. Gas Service Lines: Black Iron Missing termination cap at exterior abandoned gas line

23. Basement Water Heater Flue Pipe: Single wall Install screws at exhaust vent piping fittings, loose piping at chimney

## Air Conditioning

24. Main AC System A/C System Operation: Inoperative A qualified air conditioning contractor is recommended to evaluate and estimate repairs or replacement to abandoned compressor unit

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