

# *Encompass Inspections LLC*

## Property Inspection Report



1234 ABC Ave, Twin Cities MN, ?????  
Inspection prepared for: John Doe & Jane Doe  
Agent: Support - Home Inspector Pro

Inspection Date: 1/1/2008 Time: 11:30  
Age: 1945 Size: 2400

Inspector: Chuck Dube  
3109 33rd Ave S, Minneapolis, MN 55406  
Phone: 612-481-5415  
Email: [chuck@encompassinspect.com](mailto:chuck@encompassinspect.com)  
[WWW.encompassinspect.com](http://WWW.encompassinspect.com)



**ENCOMPASS**  
INSPECTIONS LLC.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 4 Item: 11	Fireplace	<ul style="list-style-type: none"> <li>• The fireplace damper is damaged and not functional on both fireplaces. The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.</li> </ul>
Bathroom		
Page 7 Item: 12	Bath Tubs	<ul style="list-style-type: none"> <li>• Stopper is inoperable.</li> <li>• The tub drain has drum style trap, which has a small leak. I recommend to hire a licensed plumber to replace the tub drain.</li> </ul>
Kitchen		
Page 8 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.</li> </ul>
Page 8 Item: 9	Sinks	<ul style="list-style-type: none"> <li>• Faucet is loose and leaks at the base, I recommend to replace the kitchen faucet</li> </ul>
Heat/AC		
Page 10 Item: 4	AC Compress Condition	<ul style="list-style-type: none"> <li>• Condensation drain line is not hooked up and therefore water will drain down the side of the furnace when A/C unit is used. I recommend to hire a licensed HVAC contractor to install the proper condensate drain lines</li> </ul>
Roof		
Page 16 Item: 2	Flashing	<ul style="list-style-type: none"> <li>• Poor roof flashing- it appears there are no kick out flashings installed. I recommend to hire a licensed contractor to install proper kick out flashings as needed</li> </ul>
Page 17 Item: 4	Vent Caps	<ul style="list-style-type: none"> <li>• The vent cap is missing. I recommend replacing both of the plumbing vent caps.</li> </ul>
Attic		
Page 18 Item: 5	Insulation Condition	<ul style="list-style-type: none"> <li>• IMPROVE: Add insulation to improve to R-49 -- The Department of Energy R-Value recommendation for attic insulation in this area.</li> </ul>
Grounds		
Page 21 Item: 10	Exterior Faucet Condition	<ul style="list-style-type: none"> <li>• Hose bib at rear of structure leaks</li> <li>• Shut off for rear hose bib leaks</li> <li>• Appears to be damaged/leaking. Recommend review and repair by a qualified plumber.</li> </ul>

# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present

## 2. Home Type

Home Type: Attached • Single Family Home • Bungalow Style

## 3. Occupancy

Occupancy: Vacant - Furnished • The utilities were on at the time of inspection.

### 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. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

#### 2. Closets

Good	Fair	Poor	N/A	None
X				

#### 3. Doors

Good	Fair	Poor	N/A	None
X				

#### 4. Electrical

Good	Fair	Poor	N/A	None
X				

#### 5. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

#### 6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Vinyl framed fixed window noted.  
 Observations:  
 • Deterioration noted on dining room picture window replacement is recommended.

#### 7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

#### 8. Patio Doors

Good	Fair	Poor	N/A	None
				X

#### 9. Screen Doors

Good	Fair	Poor	N/A	None
X				

### 10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

### 11. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room • Basement  
Materials: Masonry fireplace noted.

Observations:

- The fireplace damper is damaged and not functional on both fireplaces. The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.



The fireplace damper is damaged and not functional on both fireplaces. The lever will not open or close the damper correctly. Do not attempt to start a fire until corrected.

### Bedrooms

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: Master#1 • Main floor #2 • Upper level #3

#### 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

#### 3. Closets

Good	Fair	Poor	N/A	None
	X			

#### 4. Doors

Good	Fair	Poor	N/A	None
X				

#### 5. Electrical

Good	Fair	Poor	N/A	None
X				

#### 6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

#### 7. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
X				

#### 8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted. • Vinyl framed sliding window noted.

#### 9. Ceiling Condition

Good	Fair	Poor	N/A	None

Materials: There are plaster ceilings noted.

### Bathroom

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. Locations

Locations: Main Floor Bathroom • Basement Bathroom

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

#### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

#### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

#### 5. Doors

Good	Fair	Poor	N/A	None
X				

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

#### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

#### 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

#### 9. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

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

#### 10. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional
- The shower uses a floor drain, and that is not recommended

### 11. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Plastic tub/shower surround noted.

### 12. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Tub  
 • Stopper is inoperable.  
 • The tub drain has drum style trap, which has a small leak. I recommend to hire a licensed plumber to replace the tub drain.

### 13. Sinks

Good	Fair	Poor	N/A	None
X				

### 14. Toilets

Good	Fair	Poor	N/A	None
X				

### 15. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

### Kitchen

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

#### 1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate tops noted.

#### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- operated
- Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.

#### 4. Doors

Good	Fair	Poor	N/A	None
X				

#### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

#### 6. Microwave

Good	Fair	Poor	N/A	None
X				

#### 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

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

#### 8. Oven & Range

Good	Fair	Poor	N/A	None

Observations:

- Oven: gas burners
- All heating elements operated when tested.

#### 9. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Faucet is loose and leaks at the base, I recommend to replace the kitchen faucet

#### 10. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating

**11. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

**12. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

**13. Electrical**

Good	Fair	Poor	N/A	None
X				

**14. GFCI**

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI in place and operational
- It is not recommended to have the refridgerator plugged into a GFCI outlet

**15. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls noted.

### 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

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement  
 Materials: Gas fired forced hot air • Electric baseboard in the attic bedroom

#### 2. Venting

Good	Fair	Poor	N/A	None
X				

#### 3. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

#### 4. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric  
 Location: The Compressor is located in the back yard  
 Observations:

- Appeared functional at the time of inspection.
- Exterior refrigerant lines wall penetration needs repair and sealing/caulking.
- **Condensation drain line is not hooked up and therefore water will drain down the side of the furnace when A/C unit is used. I recommend to hire a licensed HVAC contractor to install the proper condensate drain lines**



Condensation drain line is not hooked up and therefore water will drain down the side of the furnace when A/C unit is used. I recommend to hire a licensed HVAC contractor to install the proper condensate drain lines

### 5. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.
- We recommend sealing all holes and gaps for maximum effectiveness.

### 6. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- There is a loose return air grill noted in the kitchen.

### 7. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

### 8. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of inspection.

## Water Heater

### 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.

### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

### 3. Combusion

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The combustion chamber appears to in functional condition.

### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Minimum water heater single-wall vent pipe clearance from combustible material is 6".

### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas  
 Location: The heater is located in the basement.  
 Observations:  
 • Tank appears to be in satisfactory condition -- no concerns.

### 6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears to be in satisfactory condition -- no concerns.

### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 40 gallons

### 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
 • functional

### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

### 10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.  
Materials: Asphalt shingles noted.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:  
• Dimensional lumber wood ceiling joists  
• Same as the main house.  
• 1x solid plank sheathing noted.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:  
• Weather strip recommended to to the bottom of the Exterior service door of the garage

10. Fire Door

Good	Fair	Poor	N/A	None
X				

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' upgraded insulated steel door  
Observations:  
• No deficiencies observed.

### 12. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

### 13. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Basement

Observations:

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

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper armor sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt shingles noted.

2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

• Poor roof flashing- it appears there are no kick out flashings installed. I recommend to hire a licensed contractor to install proper kick out flashings as needed



Poor roof flashing- it appears there are no kick out flashings installed. I recommend to hire a licensed contractor to install proper kick out flashings as needed



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3. Chimney

Good	Fair	Poor	N/A	None
X				

4. Vent Caps

Good	Fair	Poor	N/A	None
		X		

Observations:

• The vent cap is missing. I recommend replacing both of the plumbing vent caps.



The vent cap is missing. I recommend replacing both of the plumbing vent caps.

### 5. Gutter

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Clean gutters: Significant amounts of debris evident.
- some of the downspouts were not connected at time of inspection.
- Make sure all downspouts are connected and routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement.



some of the downspouts were not connected at time of inspection.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Access through the knee walls of the upper level bedroom

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Standard roof vents noted

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Blown in cellulose insulation noted.

Depth: Insulation averages about 8-10 inches in depth

Observations:

- No insulation over attic hatch; recommend installation, then sealing hatch with weather strip to minimize heat loss.
- **IMPROVE: Add insulation to improve to R-49 -- The Department of Energy R-Value recommendation for attic insulation in this area.**



**IMPROVE: Add insulation to improve to R-49 -- The Department of Energy R-Value recommendation for attic insulation in this area.**

6. Chimney

Good	Fair	Poor	N/A	None
X				

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- Doors do not seal well. this can be an energy drain. I recommend to install proper weather strip to the exterior doors.
- no locking handle or deadbolt through the porch

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Some window screens on the porch had small holes in them.
- Inadequate well on the front of the house windows below grade.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Storm windows are present on the garage but 2 of the storms are broken.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

- Materials: Brick veneer noted. • Stucco veneer noted. • Stone veneer noted.
- Observations:
- No major system safety or function concerns noted at time of inspection.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • Concrete sidewalk noted.  
 Observations:  
 • Driveway in good shape for age and wear. No deficiencies noted.  
 • Monitor: Surface deterioration observed at the concrete surface.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.  
 • The exterior drainage is generally away from foundation.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.  
 • Trees in electric lines; wind / ice hazard. Contact utility company for trimming.

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

5. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional, at time of inspection.

6. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI: Ground Fault Circuit interrupter .  
 • GFCI receptacles are in good condition.

8. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: front of structure

9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper piping noted. • Galvanized piping noted.  
 Observations:  
 • Visible leaking is noted. Consults with a licensed plumbing contractor to determine and correct the cause of the issue.

### 10. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
		X		

Location: Front of structure • Rear of structure

Observations:

- Hose bib at rear of structure leaks
- Shut off for rear hose bib leaks
- Appears to be damaged/leaking. Recommend review and repair by a qualified plumber.

### 11. Balcony

Good	Fair	Poor	N/A	None
				X

### 12. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

### 13. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

# Basement

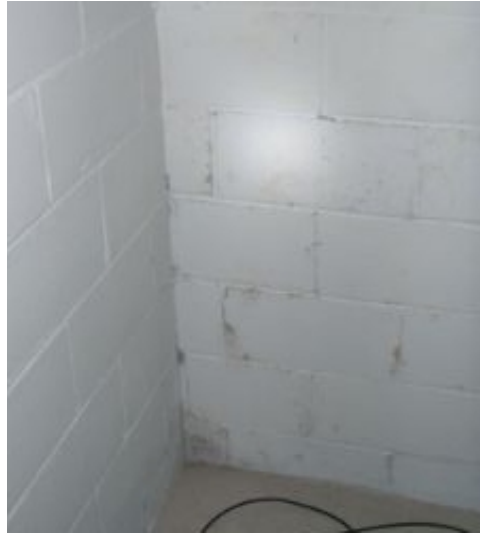
## 1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Partly finished, full basement

Observations:

- Limited review due to insulation cover and finished walls.
- Evidence of past water penetration observed. on the rear corner of the basement near the furnace and under the front entry



Evidence of past water penetration observed. on the rear corner of the basement near the furnace and under the front entry

## 2. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed sliding window noted.

Observations:

- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.

## 3. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional • Evidence of leakage from the main floor bath tub detected and requires review and repair by a qualified plumbing contractor. • Appears Functional

Observations:

- Cast Iron
- Galvanized and Copper
- Lead

## 4. Basement Electric

Good	Fair	Poor	N/A	None
X				

## 5. GFCI

Good	Fair	Poor	N/A	None
X				

### 6. Stairs

Good	Fair	Poor	N/A	None
X				

### 7. Railings

Good	Fair	Poor	N/A	None
X				

### 8. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Basement floor is painted.

### 9. Finished Floor

Good	Fair	Poor	N/A	None
				X

### 10. Drainage

Good	Fair	Poor	N/A	None
X				

### 11. Sump Pump

Good	Fair	Poor	N/A	None
				X

### 12. Columns

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies were observed at the visible portions of the structural components of the home.

### 13. Piers

Good	Fair	Poor	N/A	None
X				

### 14. Basement Ductwork

Good	Fair	Poor	N/A	None

Observations:  
 • Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.



Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.