

# Center For Home Inspections

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## SUMMARY REPORT

**Client:** John Doe  
**Inspection Address:** 4321 Sample St, Anytown, MN 12345  
**Inspection Date:** 7/22/2011 Start: 1:00 pm End: 4:00 pm  
**Inspected by:** Rick Price

This inspection report is available on the Internet  
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Enter the following Client Name: doe4321 and the Password: john

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### General Property Conditions:

Narrative Color Legend: ★ Descriptions/Typical Maint. ❖ Major Repairs or Health/Safety  
○ Money Saving Tips □ Minor issues for Correction

## Structural

### Foundation

#### Block Foundation

##### *Informational Components*

- ★ There is loose or cracked parging on the block foundation. Parging is a cement based coating applied usually to the exterior of block (and sometimes concrete) foundations. It serves as a cosmetic improvement and may reduce water infiltration. Parging below the earth grading may help to reduce block foundation water seepage. If it is only above the grading, all it is doing is improving the cosmetics of the exposed foundation. See Articles 2C.25, 1B.02, 1B.05 for more information.
- ★ There are diagonal block foundation "step" cracks. This type of uniform crack usually occurs in block walls not long after construction. It is usually a sign of shrinkage of the blocks, often due to too much moisture in the block; or the mortar may have frozen before it set up. Also, some settlement of the footer may occur. I recommend that you have all the cracks sealed to prevent water seepage. See Articles 1C.21 and 1C.22 for more information.

## Exterior

### Walls

## Trim

### **Informational Components**

- The paint coating is deteriorated in some areas . Paint and other coatings are a barrier to help protect the substrate from deterioration due to sunlight and weather elements. A coating should be properly applied to the surfaces mentioned. See Article 2P for more information.

## Roof

### **Asphalt Shingle Roof**

#### **Informational Components**

- \* There are roofing nails lifting or protruding through the asphalt shingles. This may allow water to leak into the building. I recommend that these areas be repaired and sealed. See Article 3C.29 for more information.
- There are some asphalt shingles that are missing. The lack of shingles could lead to further and more costly damage. I recommend that missing shingles be replaced. See Article 3C.01 for more information.
- \* Ice Damming may occur with this roof. This condition may allow water to leak into the building. Improving attic ventilation may reduce conditions favorable to ice damming. Raking snow off the roof or installing heating cables on the roof and in gutters and downspouts is another way to reduce the chance of ice dams forming. See Article 3C.18 for more information.

### **Drainage Systems**

#### **Informational Components**

- \* The gutters and downspouts are clogged with debris. This can cause them to overflow and allow roof runoff to fall close to the building. The gutters and downspouts must be cleaned to function properly. See Article 3C.06 for more information.

## Chimneys

### **Brick Chimney**

#### **Informational Components**

- \* The top of each flue of the brick chimney should have a cap and screen. This will help to prevent moisture, animals, and birds from entering the flue and possibly clogging or damaging it. See Article 1B.04 for more information.

## Grounds

### **Driveways**

#### **Informational Components**

- \* The driveway appears to have settled. This may allow accumulation of water in the low areas and lead to further damage. You may wish to have the damaged area repaired or replaced.

### **Grading & Surface Drainage**

#### **Components and Conditions Needing Service**

- \* The grading slopes toward the building. This will allow water runoff to accumulate next to the building and possibly run into the below grade areas of the building. The soil should be sloped away from the building. See Article 1S.02, 1S.03, 1S.04, 1S.05 and 1S.06 for more information.

### **Vegetation**

#### **Informational Components**

- \* There is vegetation such as trees and shrubs that is close to or in contact with the building and/or roof. This vegetation can damage wall and roof coverings, retain dampness next to the building and can attract insects. The vegetation should be kept trimmed away from the building. See Article 2C.08 for more information.

## Plumbing

### **Water Heating Equipment**

## Gas-Fired Water Heater

### **Informational Components**

- ★ The water heater is nearing the end of its normal service life. You should budget for its replacement. See Article 9P for more information.

### **Components and Conditions Needing Service**

- ❖ The temperature/pressure relief valve on the water heater is missing. This is a safety hazard and could allow the water heater to explode. We recommend that you have a qualified plumber install a properly sized temperature/pressure relief valve and discharge pipe that extends to approximately 6 inches above the floor. See Article 4C.02 for more information.

## Heating & Cooling

### Gas Furnace with Central Cooling

#### **Description and Comments**

##### **Informational Components**

- ★ The visible furnace components are dirty. It is likely that concealed components are also dirty. The operating efficiency may be reduced, leading to increased fuel costs. I recommend that you have a qualified HVAC technician fully clean and service the system.
- ☐ There is rust on the furnace. Rust can be caused by standing water on the floor, leakage from humidifiers, air conditioner condensate, or overhead plumbing leaks. Rust may also be a result of condensation of the exhaust products. Prolonged exposure to rust inducing conditions can lead to failure of components. You should have a qualified HVAC technician evaluate it. See Articles 6C.06 and 6E for more information.

#### **Air Filter**

##### **Informational Components**

- ○ The filter is dirty. This may restrict air flow, reduce comfort, increase costs and may damage heat exchangers. A dirty filter is a sign of substandard maintenance. You should correctly install a clean filter. See Article 6C.01 for more information.

#### **Thermostat**

##### **Informational Components**

- ○ I recommend upgrading to a programmable thermostat. This may help reduce your heating and cooling costs.

#### **Humidifier**

##### **Informational Components**

- ☐ The humidifier shows signs of leaking. Leaks can cause varying degrees of damage, including rusting the heat exchanger. You should have a qualified HVAC technician evaluate and repair any damage. See Article 6C.37 for more information.

## Interior

### Attic

#### **Insulation**

##### **Informational Components**

- ○ Adding insulation in the attic and having all attic bypasses sealed may increase heating and cooling efficiency.

### Garage

#### **Garage Door**

##### **Informational Components**

- ☐ The garage door tension is improperly adjusted or not functioning. The door falls closed from half or more open. It is the largest moving object in most homes and could cause damage or injury if the tension is not adjusted properly.