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weekends and evenings

JS Home
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PIECE OF MIND
INSPECTION

e-mail us



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Date: _____ 4-7-08 _____

Client Name: _____ Joe Blow _____ **Email:** _____ joe.blow@hotmail.com _____

Client Current Home Address: _____ 1090 Brand Circle, Grand Forks, ND _____

Clients Phone Number: _____ 701-700-1787 _____ **Realtors Name:** _____ Crazy Wolf _____

Inspection Address: _____ 7531 12th Ave. N., Grand Forks, ND 58201 _____

Included are my finding for the home listed above:

Outside Area:

- a. The outlet left of the front step needs a WP cover on it.
- b. The outside outlet on the right side of the OH door has a prong broken off on one part
- c. The roof has several shingles that have blown off. The shingles look aged but do not appear to have any leaks.
- d. The chimney should be sealed around the base, it appears that the tar caulking is coming loose
- e. The front driveway right by the OH door is broken and shifting
- f. The end eve's or peaks on the roof really need to be scrapped, primed and painted
- g. The one outside window sill over the kitchen sink is beginning to rotten in one corner
- h. The outside window sill on the lower level on the SE corner and S side by the patio are rotten.
- i. The outside cedar siding was in fair condition, by that I mean it was not rotten but had dry cracks in it. (It would last for several years if you choose to keep it in my opinion)
- j. I cannot tell much about the foundation because it is all covered up.
- k. In the back yard by the door where you go out of the hot tub room you will have to do something with the landscaping because water lays there and is going to rotten out the plate on the hot tub wall if it isn't corrected.

Hot-tub Room:

- a. The tile floor has several cracks in it
- b. The door to the outside is dragging on the tile and the wall on the hinge side of the door on the top side seems to be off level.
- c. I do not think there are any footings under this addition; it is just a floating slap.
- d. I would recommend you install GFCI outlets in all the current outlet locations for safety reasons.

Kitchen Area:

- a. I would recommend you install GFCI's in all the counter outlets. GFCI's were not required at the time this house was wired but I would recommend installing them for safety reasons.
- b. The kitchen window and all the windows in the house need to be re-glazed.
- c. All the appliances checked out correctly at the time of this inspection
- d. Appliance in the kitchen were as follows:
 1. GE Microwave
 2. Hot Point Stove
 3. Kitchen Aide Refrigerator
 4. Maytag DW

Bedrooms:

- a. I could not open the windows in the master bedroom because there were no crank levers.
- b. The bi-fold door in the left bedroom closet needs to be worked on in the left top side

Attic Area:

- a. Your attic has a vapor barrier and approximately R-20 insulation value. All new house today are insulated to R-40 which I would recommend doing in the future.

Basement Area:

- a. The furnace, water heater, and air condition test ok at the time of this inspection
- b. The washer and dryer were so close to the electrical panel that I had to leave it on the floor because I could not move the washer and dryer. It is totally illegal to have your electrical panel door covered up so that you cannot get to the breakers. This owner elected to stack his washer and dryer instead of sitting them directly along side of each other. I will come back and put on the cover once they move the washer and dryer if you want me too.
- c. Appliance in the basement and outside:
 1. 40 gal water heater
 2. Temp Star DC 90 plus high efficiency furnace
 3. LG-washer and dryer
 4. Train AC (outside)
- d. The fireplace was checked and the chimney needs to be cleaned. The way to clean it if you want is drop a log chain down the chimney and wiggle it around. That does a pretty good job.
- e. I did check all the bathrooms, sinks, and tubs in the house and when they were flushed or water turned on, everything ran ok and drained.

Final Comments:

This house is in good shape, there are a few outside window sill plates that need replacement. Some of the shingles are missing but I do not think this will cause a problem. The sauna room floor needs to be repaired and fixed so that the outside door will open. All of the house windows need to be re-glazed. This is done to help keep the heat in so it is very important. The only way to get things perfect and then it does never happen is purchase a new home but like I said for the age of this home its in good shape.

I have tried to list things as I did my walk through inspection so they will be easy to follow and find. Please call me anytime if you have any questions.

Thank You,

A handwritten signature in cursive script that reads "Jim Steinke".

Jim Steinke, Inspector