



302 Ave B, Cloquet, MN 55720  
Inspection prepared for: Leigh Deppa  
Date of Inspection: 8/5/2014

Inspector: Travis Coleman  
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## Coleman Home Inspections

We appreciate the opportunity to conduct this inspection for you. Please take the time to read this entire inspection report. Call me after you have taken the time to review this report, so we can go over any questions you may have. Please give extra care in reviewing the Report Summary section. This section reviews the major safety concerns and issues there may be with the property.

Remember that even after the report has been done I am still here to answer any questions, or settle any concerns you may have throughout the entire closing process. Don't be afraid to call. Remember that properties being inspected do not "pass" or "fail".

Depending on the age of the property, some items like GFCI may not be installed but this report focuses on safety and function, not current codes. This report identifies some specific non-code, non-cosmetic issues that the inspector thinks need further review or investigation, or repair. For your safety and liability we recommend all repairs and further investigation be done by licensed contractors.

Please note that this report is a snapshot in time. I recommend that you use this report as a guide and conduct a full walk-through inspection just prior to closing.

Understand that this report is a visual examination of the utilities and structure of a property. Refer to the Inspection and Site Details section to determine orientation of the house. I do not claim to be an expert, but rather a generalist. I will not be held liable for any errors. Please change all smoke/CO2 alarm batteries, and test alarms, prior to moving in.

Thank you for trusting Coleman Home Inspections. I hope that you can recommend us to friends, and family, and good luck in your purchase.

Travis Coleman   [www.cloquethomeinspector.com](http://www.cloquethomeinspector.com)   218-240-1984

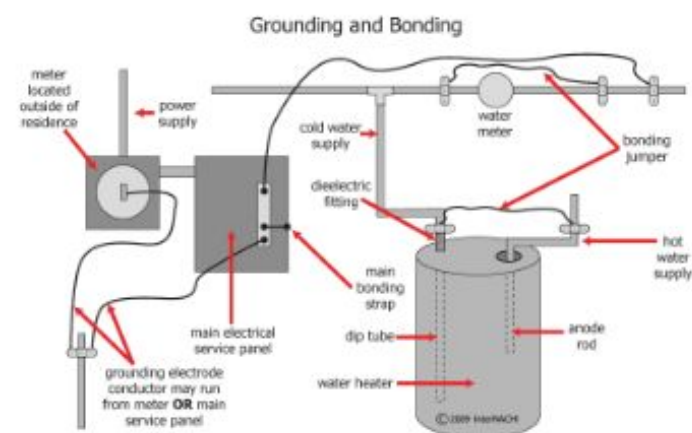
## Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. It is important to remember that all houses have problems. This report focuses on the safety, function, and soundness of a property.

### Plumbing

Page 22 Item: 3	Condition of Water Heater	<p>The Temperature Pressure Relief (TPR) valve discharge tube must be made out of metal piping and end no more than 6" from the floor.</p> <p>No electrical bonding is present between the hot and cold water lines on the water heater.</p>
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Note the bonding jumper placement on the hot water heater

### Garage

Page 32 Item: 8	Electrical Condition	Fuses in the garage fuse panel must be replaced with 20 amp max fuses.
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## Inspection and Site Details

### *1. Inspection Time*

Start: 7:00 PM

### *2. Attending Inspection*

Seller present

### *3. Residence Type/Style*

Single Family Home

### *4. Garage/Carport*

Detached 2-Car Garage

### *5. Front of Home Faces*

For the purpose of this report the building is considered to be facing, North

### *6. Bedrooms and Bathrooms*

Number of Bedrooms: Two

Number of Bathrooms: One

### *7. Occupancy*

Vacant

# Exterior

This section of the report will address everything from the grading, and vegetation of the property through the cladding, windows, doors, and decks. It is important to ensure that the grading of the lot is away from any structures and that there are not trees, or other vegetation near the structures. Also the siding, windows, doors will affect the long term well being of the structure. Maintaining the exterior is the key to having a safe and sound house well into the future.

## 1. Exterior Views

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Views of the exterior of the house. , Appeared to be in serviceable condition, at time of inspection.

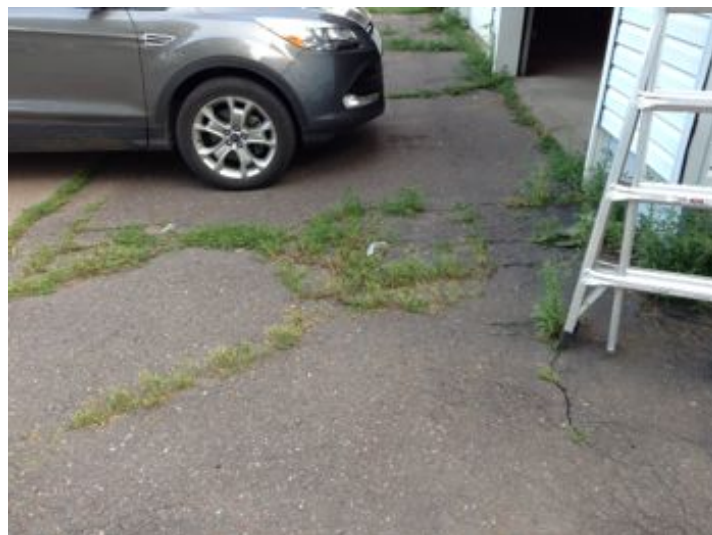


## 2. Driveway

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Asphalt**

Observations: Appeared to be in serviceable condition, at time of inspection.





### 3. Walkways

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Concrete**

Observations: **Appeared to be in serviceable condition, at time of inspection.**

### 4. Grading, & Vegetation

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Level Grade**

Observations: **Appeared to be in serviceable condition, at time of inspection.**



### 5. Steps, Porch

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Steps and Stoop:**

**Concrete**

**Front porch:**

**Structure of the porch area seems serviceable.**

**See picture of porch area.**

Observations: **Appeared to be in serviceable condition, at time of inspection.**

**Porch roof is the same as the main structure.**

**Porch siding is the same as the main structure.**

**Front porch of the house leans away from the house. This seems to be due to settling of the porch footings.**



### 6. Deck, Balcony

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 7. Eaves, Soffits, Fascias

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Metal**

Observations: **Appeared to be in serviceable condition, at time of inspection.**





### 8. Exterior Cladding

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Vinyl Siding**

Observations: **Appeared to be in serviceable condition, at time of inspection.**



### 9. Exterior Doors

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Front entry door:**

**Metal**

**Side entry door:**

**Metal**

Observations: **Appeared to be in serviceable condition, at time of inspection.**

### 10. Window Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Vinyl Windows - Casement**

**Vinyl Windows - Single Hung**

Observations: **Appeared to be in serviceable condition, at time of inspection.**

### 11. Storm Doors

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Side storm door:

Metal door with operational window.

Observations: Appeared to be in serviceable condition, at time of inspection.

### 12. Retaining Walls Affecting Structure

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Roofing

This section of the report will address the roof of the main structure. It will also cover the eaves, chimney, flashings, and any penetrations in the roof for utilities etc. We cannot guarantee how the roof will perform in the future, but make observations at the time of the inspection on its condition, appearance, and evidence of past problems.

## 1. Roof Style and Pitch

Method of Inspection • Walked the roof surface • Gabled • 6:12 Pitch

## 2. Roof Covering

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Fiberglass-based asphalt shingles**

Observations: **Roof appeared serviceable. No prediction of future performance or warranties can be offered.**

**1 visible layer observed**



## 3. Flashings

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Metal**

Observations: **Appeared to be in serviceable condition, at time of inspection.**

**Add kick-out flashings anywhere a roof intersects a wall.**

**See Picture**





#### 4. Chimney(s)

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Masonry chimney with terracotta liner**

Observations: Chimney screen damage/missing. Unwanted wildlife can potentially block the chimney. Recommend installing the proper type cap. Tuck pointing needed at the mortar joints on the chimney.



#### 5. Roof Gutter System

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Galvanized/Aluminum**

Observations: The roof drainage system appeared in serviceable condition, at time of inspection.

The gutters are full of leaves & debris. Water can intrude into the interior. Recommend cleaning the gutters and monitoring monthly and clean as needed.



### 6. Skylight(s)

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 7. Limitations of Roofing Inspection

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.



# Structural Components

This is the backbone, or bones of the structure. You must have a sound footing and foundation to ensure that you will have a structurally sound house in the future. Not only is the original construction of the structure important, but any modifications to the structure are important to note and evaluate whether they will affect the building. Rot and insects are also important things to keep an eye on concerning the soundness of the structure.

## 1. Foundation Walls

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Poured concrete partial basement.**

Observations: **Appeared to be in serviceable condition, at time of inspection.**



## 2. Foundation Floor Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Concrete slab**

Crawl Space: **gravel floor**

Observations: **Appeared to be in serviceable condition, at time of inspection.**



### 3. Under Floor Crawlspace(s)

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Insulation & Ventilation: Under floor insulation type: none

Soil vapor barrier: none

Observations: The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground.

### 4. Columns, Beams

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood beams

Wood piers

Concrete piers

Observations: Appeared to be in serviceable condition, at time of inspection.



### 5. Floor Structure

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Dimensional lumber wood Joists:

2 X 8

2 X 10

Observations: Appeared to be in serviceable condition, at time of inspection.

## 6. Wall Structure

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood frame: 2 X 4 dimensional lumber

Observations: Appeared to be in serviceable condition, at time of inspection.

## 7. Roof Structure

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Roof framing system:

Rafters

2 X 4 rafters

Observations: Appeared to be in serviceable condition, at time of inspection.



## 8. Attic Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Location:

Upstairs utility room

Materials: Attic Insulation:

Cellulose, loose fill

Insulation depth is:

6-9"

Observations: Appeared to be in serviceable condition, at time of inspection.

# Heating and Air Conditioning

Heating, Ventilation, and Air Conditioning (HVAC) are the lungs of the house. It is crucial to check for proper maintenance as the components of this system are expensive to replace and generate harmful gases like carbon monoxide. It is recommended that you have a HVAC technician service all appliances annually to assure proper function. Change your air filters regularly. You should know where the main gas shutoff valve is for the structure and how to use it.

## 1. Fuel Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Natural Gas fueled system

Observations: Meter located at exterior. Main shutoff is at the meter. All gas appliances have shut off valves in line at each unit. No gas odors detected.



## 2. Thermostat(s)

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: No deficiencies noted at the time of the inspection.

## 3. Heating System

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Type of unit:

Forced Air

Location: In basement

Observations: No deficiencies noted at the time of the inspection.

Filter Size: 14x20

Furnace was missing the filter. I suggest adding a filter to the unit immediately.





#### 4. Condition of Add. Heating System

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 5. Venting, Flue(s), Chimney(s)

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Plastic - PVC**

Observations: There were no deficiencies noted at the time of the inspection.

#### 6. Cooling System

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Age and Cooling Capacity: **Age Approximately:**

**Approx 2 Tons - 24,000 BTU**

Observations: Level a/c condenser unit and keep grass and debris from building up on the condenser coils.

Protect insulation on the suction line of the A/C condenser. Also the insulation on the control wire for the condenser unit is damaged and needs to be replaced.







### 7. A/C

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 8. Solid Fuel Heating

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 9. Gas Fireplace(s)

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 10. Systems condition

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 11. Other Components

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 12. Limitations of Heating and Air Conditioning Inspection

Any insulation, or tape on the ductwork (among many other things) older than 1978 may contain asbestos. If this is a concern an air quality test should be performed, along with testing of the suspected area. Do not disturb any products containing asbestos.

# Electrical

The electrical systems is a very complex and dangerous system. I do not suggest doing any work on the electrical system of the house. Be aware that the labeling of electrical circuits in the panel box should not be trusted until they are verified. Test all AFCI, and GFCI circuits for function monthly. Know where and how to shut all the electrical power to the house.

## 1. Service Entrance Conductors

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Overhead service drop • 100 Amps



## 2. Main Service Panel(s)

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: To shut all the power off to the structure you must turn off the main breaker in the Main service panel.

Manufacturer:

General Electric

Location:

Utility room

The main service panel contains breakers

Observations: There is no additional room for breakers

Knock outs need to be covered.



### 3. Sub Panel(s)

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Panel Rating

40 Amps

Located in the Garage

### 4. Lighting, Fixtures, Switches, Outlets

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Grounded and Ungrounded

Copper wiring

Observations: A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.



Porcelain light fixture is broken in the basement

### 5. GFCI

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Definition:** Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps difference is detected. Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected.

**Locations & Resets:** Present at:  
Bathrooms  
Kitchen

### 6. AFCI

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Definition:** Arc Fault Circuit Interrupter -AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. In 2002 the National Electrical Code (NEC) mandated that all bedroom circuits and smoke detector circuits have Arc Fault breakers. In 2008 the NEC mandated that basically all circuits within the living area be protected.

### 7. Smoke/Heat Detector(s)

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** There are smoke detectors installed. I recommend replacing all smoke detectors upon moving in. Place one in each sleeping room, in hallways outside sleeping rooms and on each level.

### 8. Limitations of Electrical Inspection

Electrical components concealed behind finished surfaces are not visible to be inspected.

Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.

Only a representative sampling of outlets, switches and light fixtures were tested.

# Plumbing

The Plumbing system of the house should be constantly evaluated and observed. Make sure all the drain and supply lines are well supported and have no leaks. Flexible hoses connecting faucets, dishwashers, cloths washers, etc should be replaced no more than every 5 years. Shutoff valves can "freeze" open or closed and may not function properly if never operated. Know where the main water shutoff in the house is and how to use it.

## 1. Water Supply

Source: Public municipal water supply

## 2. Main Water Shut Off

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Public municipal water supply

Functional water flow in the residence was observed.

Observations: Identify and become familiar with how to shut off all water flow. This could be important in case of a failure in the plumbing.



Water main shutoff

## 3. Condition of Water Heater

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Electrical water heater

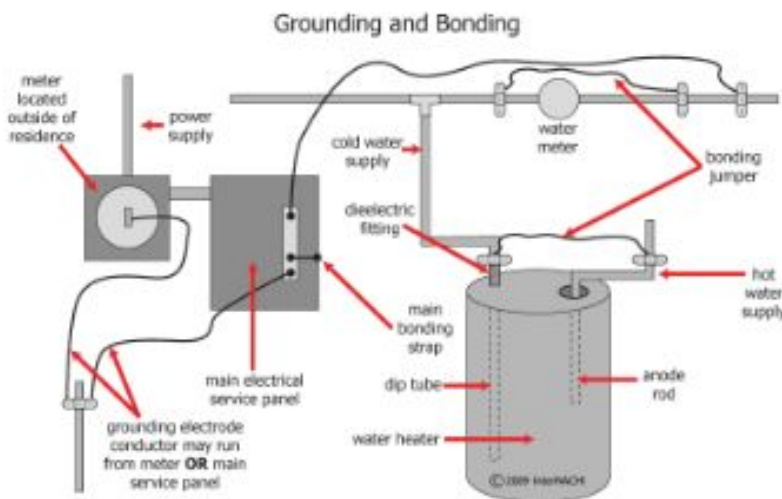
Materials: Location of unit:

Basement

Observations: The Temperature Pressure Relief (TPR) valve discharge tube must be made out of metal piping and end no more than 6" from the floor.

No electrical bonding is present between the hot and cold water lines on the water heater.





Note the bonding jumper placement on the hot water heater

#### 4. Exterior Hose Bibs/Spigots

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Standard hose bibs installed.

Interior Shutoffs: Note that the exterior hose bibs have shutoff valves inside the house just behind their location on the exterior. In the fall before freezing temperatures shut off the interior valves and open the faucet on the exterior allow to drain out, then close the exterior valve again.

Observations: I suggest upgrading the hose bibs to the anti-siphon + frost free type. They will prevent contaminants from entering the drinking water and also not allow the faucet to freeze as easily during the winter months. Appeared to have been winterized, at time of inspection.



### 5. Water Supply, Distribution Systems

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Galvanized

Observations: No deficiencies were observed at the visible portions of the supply piping at the time of the inspection.

Deferred cost: Older galvanized piping.



Two saddle valves were found in the basement. Monitor them for leaking over time.

### 6. Waste, Drain, Vent Piping

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Waste System Type: Public sewage disposal system

Description: Visible waste piping in house:

Cast Iron

PVC

Observations: Visible piping appeared serviceable at time of inspection.



Drum trap from the shower is susceptible to plugging and can cause a slow drain.

### 7. Drainage Sump, Sewage pump

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 8. Tub Condition

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 9. Toilet Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Low volume flush toilet installed.**

Observations: **The toilet is loose on the floor**

**A loose toilet can be as simple as tightening the closet bolts that secure the toilet, or could indicate something more serious like a broken closet flange. Suggest having a plumber check into the problem further.**



### 10. Shower Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Surround is plastic/Fiberglass

Observations: Appeared functional, at the time of inspection. Drain appeared to function and controls and shower head functioned properly.

### 11. Sink Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Counter mounted sink

Observations: Appeared functional at the time of the inspection

### 12. Limitations of Plumbing Inspection

Most plumbing is concealed within the structure. Visible portions were inspected and judging by the observations there did not appear to be any deficiencies in the plumbing.

The house has galvanized water supply pipes. These pipes tend to rust from the inside out and can leak unexpectedly. The joints where the pipes thread together are especially susceptible to leaking. Use caution when doing repairs.

# Interior

This will review everything observed on the interior of the home. Most of this section addresses cosmetic concerns, but there are some safety issues to take note of. General maintenance of the house is important such as interior paint, floor coverings, and function of things like the doors because they affect the value of the house in the future.

## 1. Interior Designations

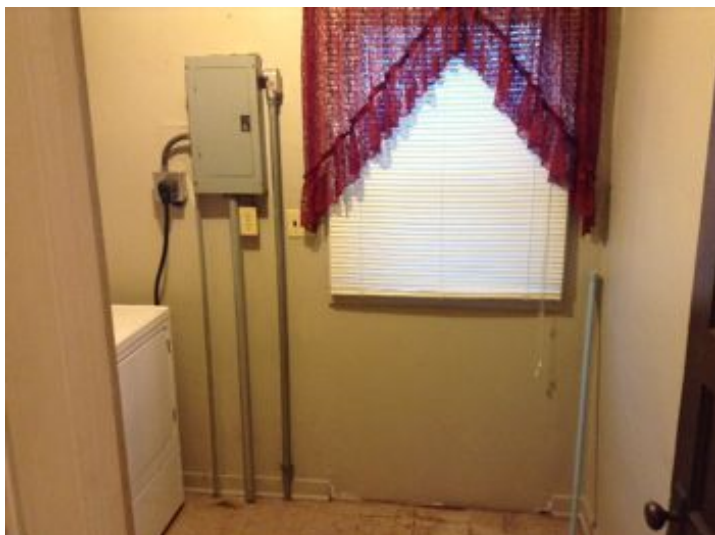
Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Views of the inside of the house

Master Bedroom Location: Main level

Bedroom #2 Location: Main level

Master Bath - Main level - 3/4



## 2. Cabinet and Counter Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood Cabinets • Laminate Countertops

Observations: No deficiencies at the time of inspection

## 3. Bathroom Condition

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Walls and ceiling:

Drywall

Plaster

Flooring:

Linoleum

Observations: Bathroom had no deficiencies at the time of the inspection





#### 4. Windows

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Interior of the windows is wood.  
Interior of the windows is vinyl.

#### 5. Storage Closet Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Lights inside closet should not be an exposed bulb. Bulbs can be broken when storing items, or if stored items tip over. Suggest adding a light fixture with a cover to protect the bulb from damage and coming in contact with flammable materials.



#### 6. Stairways, Steps, Railings

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 7. Floor Finishes

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## 8. Wall and Ceiling Finishes

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Drywall**

Observations: General condition of walls and ceilings appeared satisfactory. In need of paint and some touch up.

## 9. Interior Doors

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: **Hollow core wood doors**

Observations: Interior doors seemed satisfactory at the time of the inspections.

## 10. Window condition

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 11. Limitations of Interior Inspection

Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

# Garage

This section about the garage will cover everything about the structure. The garage is an important part of the property and affects its value and function. Take the time to review this section to make sure the garage will meet your needs.

## 1. Detached Garage

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Garage Designations:  
Detached garage

## 2. Roof Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt Shingles

Soffit and Fascia:

Metal

Observations: Roof appeared to be in good condition at the time of the inspection. No future warranty of roof performance is given by this statement. These shingles appear to be in the first third of their life cycle.



## 3. Cladding Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl Siding

Observations: Cladding is damaged and in need of repair in a few places. Minor damage to northeast corner of the garage cladding. Cladding missing at the rear upper wall of the garage.



#### 4. Structure Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Regular 2x4 construction

Garage roof framing:

Engineered Truss

Observations: There were no deficiencies discovered at the time of inspection



#### 5. Door Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Two 12' Garage Doors
- One average size service door
- Two automatic openers

Observations: The Garage door operated properly at the time of the inspection.  
Service door was in serviceable condition at the time of the inspection

#### 6. Window Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood Windows

Observations: Windows appeared to be in serviceable condition at the time of the inspection

One window was broken and being repaired at the time of the inspection.





### 7. Floor Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Concrete floor**

Observations: **Minor cracks in the floor**

### 8. Electrical Condition

Inspect ed	Not Inspect ed	Not Presen t
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Service panel contains fuses**

**40 amp service**

**Garage sub panel is powered by main service panel.**

Observations: **Electrical service was serviceable at the time of the inspection.**

**Fuses in the garage fuse panel must be replaced with 20 amp max fuses.**



### 9. Fire Separation Condition

Inspect ed	Not Inspect ed	Not Presen t
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Thank you

## Thank you for trusting Coleman Home Inspections

We wish you luck on purchasing your new home. If you have any questions now, or in the future, please feel free to contact us anytime we are always here to help.

I encourage clients to do a final walk-through inspection just prior to closing to make sure necessary repairs were made and the home was left in the condition expected.

Feedback is wonderful and we thrive off word of mouth recommendations so if you are satisfied please let your friends and family know!!

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