

HomeWise Inspections LLC

It's more than an inspection, It's a home education

1068 130th Ave Ogilvie MN 56358
Tel: 320-224-1794 Mobile: : Inspector Charley Farley
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SUMMARY REPORT

Client: Dale Fradette
Realtor: Ben Pigorsch, Weiss Realty
Inspection Address: 18467 Vineland Rd., Onamia, MN 56359
Inspection Date: 8/4/2025 Start: 9:00 am End: 12:00 pm
Inspected by: Charley Farley

This Summary Report is intended to provide a convenient and cursory review of the Concerns which are more completely described in the Full Report. It is obviously not comprehensive, and should not be used as a substitute for reading the Full Report. Please contact our office for a copy of the Full Report.

The recommendations contained in this Summary, and throughout the Full Report, should be evaluated by qualified specialists before the expiration of your inspection contingency period, because additional defects or concerns may be discovered through in depth investigation.

This inspection report is available on the Internet
for 90 days from the date of the inspection.
<http://www.inspectvue.com>

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General Property Conditions:

Narrative Color Legend: ★ General Discriptions ♦ Major Problems/Safety Concerns
○ Optimize Operation □ Minor Problems/Safety Concerns

Structural

Foundation

Poured Concrete Foundation

Components and Conditions Needing Service

- ★ There are horizontal cracks and/or wall foundation bulging. These conditions usually indicate pressure on the wall from the exterior of the building. You should have a structural engineer evaluate this condition. ONE WALL IN BASEMENT IS LEANING NEEDS SUPPORT.

Stone Foundation

Components and Conditions Needing Service

- ♦ The basement appears to have been excavated below the footings, leaving potentially unstable soil exposed below the footings. This may weaken the foundation and cause it to fail. You should have this condition evaluated by a structural engineer.

Floors

Wood Joist

Informational Conditions

- ☐ There are cut or notched floor joists. The structural integrity of the joists may have been compromised. You should have a qualified contractor evaluate this condition and correct if needed.

Timber

Informational Conditions

- ☐ The timber floor is uneven. This may or may not be a significant concern. You should have a qualified contractor evaluate this condition and recommend corrective action if needed.

Beams

Informational Conditions

- ☐ The beams are not adequately secured to the columns. This may be a concern if there is impact to, or shifting of the column. You should secure the beams to the column.
- ☐ The main support is not supporting the floor joists at various areas. Recommend to have a contractor look at it for repairs.

Exterior

Walls

Wall Covering

Informational Conditions

- ☐ Spray foam insulation was used as outdoor caulk. This foam is not for outdoor use and will deteriorate from exposure to the sun. You should remove the foam and apply the proper caulking material.
- ☐ There is a green biogrowth on the siding. This is mostly a cosmetic concern typically caused by lack of direct sunlight. You may wish to have the siding cleaned to remove this growth.
- ☐ There is missing siding at _PORCH_. This may allow some water to enter and cause damage. We recommend consulting with the present owner to determine if there are extra pieces of siding, to make the repairs. The affected siding areas should be replaced.

Components and Conditions Needing Service

- ❖ The masonry stucco is cracked at _VARIOUS AREAS_. The masonry stucco is a layer of protection against the elements for the building structure. The cracks should be sealed with an appropriate sealant suitable for exterior use, or repaired with a matching type and color of masonry stucco.

Trim

Informational Conditions

- ☐ The trim is rotted at _WINDOWS AND DOORS_. The damaged area may allow entry of moisture and/or insects which could lead to more extensive damage. This trim should be repaired or replaced.

Doors

Informational Conditions

- ☐ The storm door at the _SIDE ENTRANCE_ is damaged. This will hamper its operation and effectiveness. You should have a qualified contractor repair or replace the door.
- ☐ The exterior door lock is damaged or missing. This is a security concern. You should have the lock repaired or

replaced. SIDE DOOR

- ★ There is evidence of amateur workmanship. HOLLOW DOOR USED AS EXTERIOR DOOR. DOOR NEEDS REPLACING

Components and Conditions Needing Service

- ❖ The _DOOR TO THE PORCH_ door could not be opened. All exterior doors should operate properly to provide safe egress in an emergency. You should have the door repaired or replaced.

Windows

Informational Conditions

- ☐ One or more windows has trim damage. Recommend repair.

Facias

Informational Conditions

- ☐ Fascia needs painting.

Attachments

Stoop

Components and Conditions Needing Service

- ❖ Railings are missing at the stoop steps. This can be a safety hazard. It is recommend that railings be installed at all steps.
- ❖ The stoop railings are not "child-safe". This means that the spacing between the balusters is wider than 4 inches. Corrections should be made to the railing construction to prevent a child from passing through the railing.

Steps

Components and Conditions Needing Service

- ❖ Stone steps are uneven. This is a trip hazard. Recommend repair.

Porch

Informational Conditions

- ☐ There is evidence of amateur workmanship. NO JOIST HANGERS IN CRAWLSPACE OF PORCH

Roof

Asphalt Shingle Roof

Components and Conditions Needing Service

- ❖ The asphalt shingle roofing is nearing the end of its useful life. You should budget to replace the roof in the near future.

Drainage Systems

Informational Conditions

- ☐ There aren't any attached gutters. Recommend gutters to control water flow from roof.

Flashings

Informational Conditions

- ☐ A kickout flashing is needed at _ . Without this diverter, water draining down the roof could penetrate this area. You should have a qualified roofer install one.

Electrical

Service Entrance System

Overhead Service Entrance

Components and Conditions Needing Service

- ❖ The overhead conductors from the pole to the building are too low. For safety, these wires should be at least 3 feet above a sloped roof, 10 feet above walking surfaces (including decks and flat roofs) and 12 feet above a driveway. You should contact the electric utility company and/or a qualified electrician to have this wire raised.

Main Distribution Panel

Components and Conditions Needing Service

- ❖ There are empty fuse sockets in the main panel. This is a shock hazard. You should install fuses in the unused sockets to prevent someone from contacting live parts.

Branch Circuit Wiring System

Wiring Methods

Informational Conditions

- ❑ Junction box covers or knockouts are missing. Fully enclosed junction boxes are required for fire and mechanical protection. You should add covers.

Components and Conditions Needing Service

- ❖ Wires are terminated in open air. This is hazardous and may cause fire or electrocution. Wires should be terminated in a covered junction box by a qualified electrician.

Wiring Devices

Lighting Fixtures

Informational Conditions

- ❑ Some light fixtures appear to be inoperative. This may simply be a bad bulb or indicative of a bad fixture or wiring. It is beyond the scope of this inspection to determine why a fixture is inoperative. You should discuss this with the current owner or a qualified electrician.

Switches

Informational Conditions

- ❑ One or more switches do not appear to control any devices. You should consult the current owner for more information.

Receptacles

Informational Conditions

- ❑ One or more 3-hole receptacles are ungrounded. This is a safety issue. You should have a qualified electrician properly ground these receptacles or replace them with 2-hole receptacles.

Ground Fault Circuit Interrupters

Components and Conditions Needing Service

- ❖ Ground fault circuit interrupters are not working properly at _____. This is a safety issue. You should have a qualified electrician repair or replace these devices.

Smoke Detectors

Components and Conditions Needing Service

- ❖ Smoke detectors are missing at one or more recommended locations.

Carbon Monoxide Detectors

Components and Conditions Needing Service

- ❖ Carbon monoxide detectors are missing at one or more recommended locations.

Heat

Gas Furnace

Description and Comments

Informational Conditions

- ❑ 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. This also indicates a lack of proper maintenance. You should have a qualified HVAC technician fully clean and service the system.

Components and Conditions Needing Service

- ❖ The heating system could not be tested because the gas was turned off. You should have the gas turned on and the system checked by a qualified heating technician before the expiration of your contingency period.

Air Filter

Informational Conditions

- ❑ The filter is collapsed. This will allow unfiltered air into the unit. The filter could get pulled into the fan and cause damage. You should install a properly sized filter, being sure it is secure in its frame.

Fuel Storage and Distribution

Fuel Oil

Informational Conditions

- ❑ There is an abandoned oil tank in the building. This may be an environmental concern and expensive to remove. You should contact a qualified petroleum company to have the tank removed.

Propane

Informational Conditions

- ❑ There wasn't any gas in propane tank at the time of inspection. Therefore, was not able to test any equipment supplied by gas.

Interior

Stairways

Handrails

Components and Conditions Needing Service

- ❖ There is no handrail at ANY stairway. You should have a qualified contractor install proper handrails.

Interior Doors

Doors

Informational Conditions

- ❑ One or more of the interior doors is missing a doorknob and/or a closing and locking mechanism. You should have a qualified contractor make repairs as needed. BEDROOM
- ❑ One or more interior doors do not latch. You should make adjustments or repairs as needed.

Windows

Single or Double Hung Windows

Informational Conditions

- ☐ One or more window panes are cracked. This is primarily cosmetic. You may wish to have a qualified contractor repair the windows.
- ☐ One or more screens are missing or damaged. The screens help to prevent intrusion of insects to the interior. You should replace or repair the screens.
- ☐ Some of the windows are covered with plastic, making it impossible to inspect them. Plastic applied over windows is often an indication that they are drafty and inefficient.

Fixed Windows

Informational Conditions

- ☐ One or more fixed window panes are cracked. This is primarily cosmetic. You may wish to have a qualified contractor repair the windows.

Attic

Insulation

Informational Conditions

- ☐ There appears to be no insulation in the attic. Insulation should be added to reduce heating costs and add comfort to the building.

Ventilation

Informational Conditions

- ☐ The attic has no provisions for ventilation. This may allow moisture to accumulate and condense. You should add attic ventilation.

Basement

Ventilation

Informational Conditions

- ☐ The window at the basement does not operate properly. This will make it difficult to properly ventilate the basement. You should have a qualified contractor repair the window.

Moisture Evidence

Informational Conditions

- ☐ The one or more of the following indications of moisture were noted in the basement: efflorescence, swelled or rotted material, loose floor covering, peeling paint, stains, mold, mildew, odor, damp walls, damp floors, wet walls, wet floors, stains below windows, rust stains, raised appliances, raised storage and silt. These are indications that there has been water infiltration and it may recur.

Pest Tell Tales

Pest Indicators

Informational Conditions

- ☐ There were indications of pests in the building. You should have a qualified pest control contractor fully evaluate the property. BATS IN THE ATTIC, MICE IN THE ELECTRICAL BOX

Kitchen

Kitchen

Cabinets

Informational Conditions

- ☐ The cabinets are loose. Loose cabinets may fall and cause injury or damage. Cabinets should be firmly attached to wall framing or other structures. You should have a qualified kitchen contractor secure the cabinets.
- ☐ Some door hinges are loose and should be tightened.

Range

Components and Conditions Needing Service

- ❖ The range is damaged or aged to the point where it should be replaced. You should check with a qualified appliance dealer for replacement costs.

Kitchen Sink

Informational Conditions

- ☐ The kitchen sink rinse hose does not operate properly. You should have a plumber repair or replace the rinse hose.

Refrigerator

Informational Conditions

- ○ The refrigerator coils are dirty. Cleaning it will help it work better and last longer.

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1068 130th Ave Ogilvie MN 56358

Tel: 320-224-1794 Mobile: : Inspector Charley Farley
cjfarley1@juno.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Dale Fradette

INSPECTION ADDRESS

18467 Vineland Rd., Onamia, MN 56359

INSPECTION DATE

8/4/2025 9:00 am to 12:00 pm

REPRESENTED BY:

Ben Pigorsch
Weiss Realty



This report is the property of the Inspection Company and was prepared for the exclusive use of the client whose name appears above. Use by any unauthorized persons is prohibited.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of the Inspection Company.

Inspection Narratives - Page 1

GENERAL INFORMATION

Inspection Address: 18467 Vineland Rd., Onamia, MN 56359
Inspection Date: 8/4/2025 Time: 9:00 am to 12:00 pm
Weather: Overcast - Temperature at time of inspection: 60-70 Degrees

Inspected by: Charley Farley

Client Information: Dale Fradette
Buyer's Agent: Weiss Realty
Ben Pigorsch
Mobile: 763-229-3802
Email: ben@weisschoice.com

Structure Type: Wood Frame
Furnished: Yes

Unofficial Sq.Ft.: 2000

People on Site At Time of Inspection: No one present

General Property Conditions

PLEASE NOTE:

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in depth investigation.

Report File: fradette18467

SCOPE OF WORK

Thank you for allowing HomeWise Inspections LLC to perform your inspection. You engaged our services to perform a visual, non-destructive inspection of the building identified in this report, in accordance with our Pre-Inspection Agreement and the Standards of Practice of The American Society of Home Inspectors®, which together describe the scope of this inspection. Copies of the Agreement and Standards are included in your report binder. Inspections performed according to these standards are general in nature and should be expected to identify approximately two-thirds of the defects and safety hazards which existed at the time of the inspection. The remaining undiscovered concerns will require more expensive, extensive, and possibly destructive, investigation by a specialist.

In the process of evaluating this property, we have described the Structure, Interior, Exterior and Roof of the building and the Plumbing, Electrical, Heating, Cooling, Ventilation and Insulation systems. Problems discovered during this process have been classified as either "Major Concerns and Safety Items" or "Minor Concerns and Maintenance Items". A Major Concern is one which would likely cost more than \$500.00 to correct. Safety hazards are reported with Major Concerns regardless of the expected cost to correct them. References are given to articles found in the 300+ page reference manual which is included in your report binder. This reference manual is an important part of the inspection report. You must read all of the reference articles noted in the report and you must act on them before the expiration of your inspection contingency period. Those major problems which we, as generalists, have identified should be further evaluated by a specialist for complete information. Photographs have been included to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences.

Our inspection is a two part educational service, consisting of the written report and reference manual, as well as verbal and visual explanations given at the time of the inspection. That is why it was important for you to attend the inspection. If you did not attend, the inspector was not able to fully convey important information about the defects, deficiencies, and safety concerns. Additionally, we could not personally describe the building components, show you how to operate the mechanical, plumbing, or electrical systems, or inform you of the proper way to maintain your building. If you have not attended the inspection, you should contact your inspector to discuss any concerns or questions you may have.

We have not verified that any required permits were obtained for the construction, remodeling or system upgrades of this building. You should verify that all necessary permits were obtained and inspections performed by contacting the local municipal authority.

This inspection is not a warranty or guarantee, and is only able to inform you of conditions that were visible and accessible on the day of the inspection.

Narrative Color Legend: ★General Discriptions ❖Major Problems/Safety Concerns
○Optimize Operation □Minor Problems/Safety Concerns

SECTION NARRATIVES

Structural

We evaluated the structural system of the building in accordance with the standards of the National Association of Home Inspectors (NAHI®), which includes the inspection of the visible and accessible foundation, floor, wall, ceiling and roof structure of the building. If we suspected possible deterioration, we probed a representative number of the accessible structural components. If problems were so identified, you should assume that similar problems exist in like items that were not selected for probing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with NAHI® standards, we do not perform calculations to determine the adequacy of any structural system or component. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in depth investigation.

Exterior

We evaluated the exterior in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes the visible and accessible claddings, flashings, doors, drainage, and surrounding grounds which may have an adverse affect on the building. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not inspect screening, shutters, awnings or other seasonal accessories, fences, geological conditions, recreational facilities or outbuildings. Buildings constructed before 1978 may contain lead based paint. Testing for lead based paint is beyond the scope of this inspection. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Articles 2A and 3A for more information.

Plumbing

We evaluated the plumbing system in accordance with the standards of the American Society of Home Inspectors (ASHI®), which includes the supply, drain, waste and vent piping systems, the water heating equipment with any associated vent systems, and below grade drainage systems. Shut off, relief and pressure regulating valves were located but not operated. We did not operate these valves during this inspection because there is a chance that the valve, when turned on after a long period of not being operated, will not shut off completely. You should have

these valves tested by a plumber initially so that a repair professional will be available if there are problems. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not perform calculations to determine the adequacy of the plumbing system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a qualified plumber before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Article 4A for more information.

Plumbing fixtures and faucets are addressed in the section titled Kitchen, Bath & Laundry, found later in this report. Fuel storage and distribution systems are addressed in the section titled Heating & Cooling Systems, also found later in this report.

Electrical

We evaluated the electrical system in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes identifying the type and capacity of the service, and evaluating panels, grounding, overload protection, wiring, and a representative number of switches, receptacles and light fixtures. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not perform load calculations to determine the adequacy of the electrical system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Article 5A for more information.

Heat

We evaluated the heating system in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes identifying the heating method and energy source, and inspecting the installed heating equipment and vent system. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This inspection is not intended to determine compliance with national or local codes. In accordance with ASHI®

standards, we do not perform load calculations to determine the adequacy or balance of the heating system to meet current or future demands. Areas that were, in our opinion, unsafe or not readily accessible, such as the interior of flues, duct systems, or heat exchangers, were not inspected. Accessory items such as humidifiers, dehumidifiers, electronic air filters and solar heating systems are beyond the scope of this inspection.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Article 6A for more information.

Interior

We evaluated the interior in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes the walls, ceilings, floors, steps, stairways, railings, garage doors and openers, and a representative number of windows and interior doors. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

One of the more important defects to be aware of is water damage. Leaking water and excessive moisture is one of the more common problems in the interior of the building. Common sources of water damage include leaks from foundation, roof and flashings, plumbing, windows and skylights and from interior sources such as appliances, humidifiers, etc. In our inspection we have looked for water damage and if present, have attempted to locate the source of the water, to determine if it is active at the time of the inspection. Moisture promotes the growth of mold and mildew, which is often not visible. Testing for mold and mildew is beyond the scope of this inspection. Areas which are or have been moist should be evaluated by a specialist for the presence of harmful biogrowth. For more information refer to www.epa.gov/iaq/molds and www.nyc.gov or request the booklet "A Brief Guide to Mold, Moisture, and Your Home" from our office.

This building inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not comment on cosmetic items such as paint, wallpaper or other finishes, carpeting, window treatments or recreational facilities. Buildings constructed before 1978 may contain lead based paint. Testing for lead based paint is beyond the scope of this inspection. Areas that were, in our opinion, unsafe, hidden or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Articles 7A and 7C for more information.

It is recommended that you develop a fire escape plan and practice regular fire drills with your family. All habitable areas should have at least one means of emergency egress directly to the exterior of the building. Every home should have multiple, readily accessible ABC type fire extinguishers. Check with local authorities for specific requirements. See Article 7C.03 for more information.

Kitchen

We evaluated the kitchen, bath and laundry areas in accordance with the standards of the American Society of Home Inspectors (ASHI®) which includes the installed appliances, plumbing fixtures, countertops and a representative number of installed cabinets. We do not inspect clothes washers, clothes dryers, refrigerators, or any portable appliances. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

One of the more important defects to be aware of is water damage. Leaking water and excessive moisture is one of the more common problems in the kitchen, bath and laundry areas of the building. In our inspection we have looked for water damage and if present, have attempted to locate the source of the water, to determine if it is active at the time of the inspection. Moisture promotes the growth of mold and mildew, which is often not visible. Testing for mold and mildew is beyond the scope of this inspection. Areas which are or have been moist should be evaluated by a specialist for the presence of harmful biogrowth.

This inspection is not intended to determine compliance with national or local codes. In accordance with ASHI® standards, we do not comment on cosmetic items such as paint, wallpaper or other finishes, carpeting, window treatments or recreational facilities. Areas that were, in our opinion, unsafe, hidden or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the expiration of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. See Article 8A for more information.

Structural

Foundation

Access

Functional Components and Conditions

- ★ Access to this area was typical.

Poured Concrete Foundation

Functional Components and Conditions

- ★ The below grade space is a poured concrete basement with a concrete floor.

Components and Conditions Needing Service

- ★ There are horizontal cracks and/or wall foundation bulging. These conditions usually indicate pressure on the wall from the exterior of the building. You should have a structural engineer evaluate this condition. ONE WALL IN BASEMENT IS LEANING NEEDES SUPPORT.



Stone Foundation

Functional Components and Conditions

- ★ The below grade space is a combination of stone basement with a concrete floor and crawl space with a concrete floor.

Components and Conditions Needing Service

- ❖ The basement appears to have been excavated below the footings, leaving potentially unstable soil exposed below the footings. This may weaken the foundation and cause it to fail. You should have this condition evaluated by a structural engineer.

Floors

Access

Functional Components and Conditions

- ★ Access to this area was typical.

Wood Joist

Functional Components and Conditions

- ★ Dimensional framing lumber was used for the floor framing.

Informational Conditions

- ❑ There are cut or notched floor joists. The structural integrity of the joists may have been compromised. You should have a qualified contractor evaluate this condition and correct if needed.

Cut or notched floor joists - *Continued*



Timber

Functional Components and Conditions

- ★ There are rough hewn timbers used for the floor framing. This type of framing is common in older buildings and may not meet current standards for size and spacing. Sagging and sloping floors are not unusual.

Informational Conditions

- ☐ The timber floor is uneven. This may or may not be a significant concern. You should have a qualified contractor evaluate this condition and recommend corrective action if needed.

Columns

Functional Components and Conditions

- ★ There are metal support columns.
- ★ There are wood support columns.

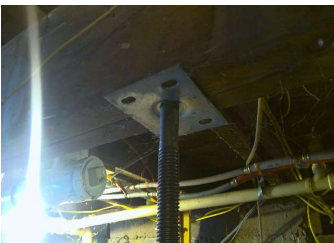
Beams

Functional Components and Conditions

- ★ There are wood support beams.

Informational Conditions

- ☐ The beams are not adequately secured to the columns. This may be a concern if there is impact to, or shifting of the column. You should secure the beams to the column.



- ☐ The main support is not supporting the floor joists at various areas. Recommend to have a contractor look at it for repairs.



Walls

Access

Functional Components and Conditions

- * Access to this area was typical.

Wood Frame

Functional Components and Conditions

- * The walls are conventional platform wood framed.

Ceilings

Access

Functional Components and Conditions

- * Access to this area was typical.

Wood Joist

Functional Components and Conditions

- * Dimensional framing lumber was used for the ceiling framing.

Roof

Access

Functional Components and Conditions

- * Access to this area was typical.

Wood Rafters

Functional Components and Conditions

- * The rafters are conventional wood framing.

Exterior

Walls

General Information

Functional Components and Conditions

- ★ The exterior wall covering is the first line of defense of the vertical building structure from the elements. It is critical that regular maintenance be performed to the exterior wall materials to keep water out, as well as to protect against the wind and temperature changes.

Access

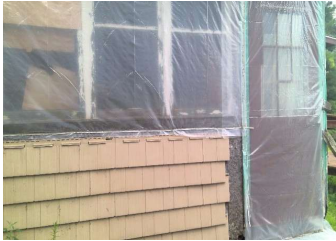
Functional Components and Conditions

- ★ Access to this area was typical.

Wall Covering

Functional Components and Conditions

- ★ The exterior wall surface is vinyl siding.



- ★ The exterior wall surface is masonry stucco.
- ★ The exterior surfaces are painted.

Informational Conditions

- ❑ Spray foam insulation was used as outdoor caulk. This foam is not for outdoor use and will deteriorate from exposure to the sun. You should remove the foam and apply the proper caulking material.



- ❑ There is a green biogrowth on the siding. This is mostly a cosmetic concern typically caused by lack of direct sunlight. You may wish to have the siding cleaned to remove this growth.

Green siding - Continued



- ❑ There is missing siding at PORCH. This may allow some water to enter and cause damage. We recommend consulting with the present owner to determine if there are extra pieces of siding, to make the repairs. The affected siding areas should be replaced.



Components and Conditions Needing Service

- ❖ The masonry stucco is cracked at VARIOUS AREAS. The masonry stucco is a layer of protection against the elements for the building structure. The cracks should be sealed with an appropriate sealant suitable for exterior use, or repaired with a matching type and color of masonry stucco.



Trim

Functional Components and Conditions

- ★ The exterior trim is wood.

Informational Conditions

- ❑ The trim is rotted at WINDOWS AND DOORS. The damaged area may allow entry of moisture and/or insects which could lead to more extensive damage. This trim should be repaired or replaced.

Rotted trim _ - *Continued*



Doors

Functional Components and Conditions

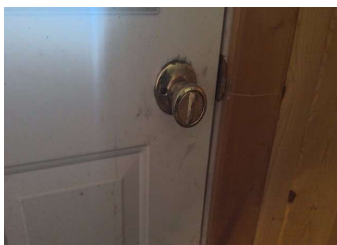
- ★ There are wood exterior doors.
- ★ There are storm doors.

Informational Conditions

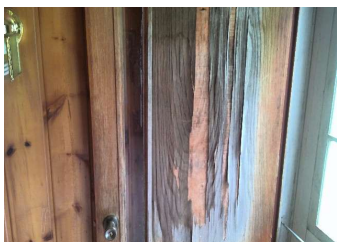
- ☐ The storm door at the SIDE ENTRANCE is damaged. This will hamper its operation and effectiveness. You should have a qualified contractor repair or replace the door.



- ☐ The exterior door lock is damaged or missing. This is a security concern. You should have the lock repaired or replaced. SIDE DOOR



- ★ There is evidence of amateur workmanship. HOLLOW DOOR USED AS EXTERIOR DOOR. DOOR NEEDS REPLACING



Components and Conditions Needing Service

- ❖ The DOOR TO THE PORCH door could not be opened. All exterior doors should operate properly to provide safe egress in an emergency. You should have the door repaired or replaced.

Windows

Functional Components and Conditions

- ★ There are wood framed windows.
- ★ There are vinyl framed windows.

Informational Conditions

- ❑ One or more windows has trim damage. Recommend repair.



Facias

Functional Components and Conditions

- ★ The fascia is wood.

Informational Conditions

- ❑ Fascia needs painting.

Attachments

Access

Functional Components and Conditions

- ★ Access to this area was typical.

Stoop

Functional Components and Conditions

- ★ There is a stoop.

Components and Conditions Needing Service

- ❖ Railings are missing at the stoop steps. This can be a safety hazard. It is recommend that railings be installed at all steps.



- ❖ The stoop railings are not "child-safe". This means that the spacing between the balusters is wider than 4 inches. Corrections should be made to the railing construction to prevent a child from passing through the railing.



Steps

Components and Conditions Needing Service

- ❖ Stone steps are uneven. This is a trip hazard. Recommend repair.



Porch

Informational Conditions

- ❑ There is evidence of amateur workmanship. NO JOIST HANGERS IN CRAWLSPACE OF PORCH

Roof

Asphalt Shingle Roof

Functional Components and Conditions

- ★ The asphalt shingle roof was inspected by viewing from the edge.

Components and Conditions Needing Service

- ❖ The asphalt shingle roofing is nearing the end of its useful life. You should budget to replace the roof in the near future.



Drainage Systems

Informational Conditions

- ☐ There aren't any attached gutters. Recommend gutters to control water flow from roof.

Flashings

Informational Conditions

- ☐ A kickout flashing is needed at _ . Without this diverter, water draining down the roof could penetrate this area. You should have a qualified roofer install one.



Grounds

General Information

Functional Components and Conditions

- ★ It is important to remember that the ground surrounding the building should slope away at a rate of approximately one inch per foot for 4 to 6 feet, to carry surface water away from the foundation. Similarly, downspouts should extend approximately 4 to 6 feet from the building to carry roof water away. Water that is not directed away from the foundation is frequently the cause of wet basements.

However, you should keep the ground approximately 6 inches below the top of the foundation. Ground which is too high will promote wood rot and provide easy access for wood destroying insects. See Articles 1D and 1S for more information.

Also, you should not allow trees, shrubs or vines to touch or hang over the building. Doing so traps moisture against the building, which may cause damage, promote the growth of moss, fungus and rot or attract insects.

Driveways

Functional Components and Conditions

- ★ There is an asphalt driveway.

Plumbing

Supply System

General Information

Functional Components and Conditions

- ★ The supply system is responsible for providing fresh, potable water to the building in the quantities required for drinking, washing and cooking. We evaluated this system by operating every faucet and observing its flow while one or more other faucets are operated simultaneously. This is known as "functional flow" and is a subjective evaluation. You should know that leaks will inevitably occur; usually relative in severity to the age of the system. The water supply to the building is either public or private. It is beyond the scope of this inspection to verify the source of water to the property. We did not evaluate the supply system beyond the foundation wall during this inspection.

Access

Functional Components and Conditions

- ★ Access to this system was typical.

Source

Functional Components and Conditions

- ★ The water supply is reported to be private and provided by an on site well. Maintenance of this system is the sole responsibility of the owner. The source of the water could be from a local spring or an underground aquifer, both of which are dependent upon rainfall. For this reason, neither the quantity nor the quality of the water can be guaranteed. You should have the water quality tested. You may also wish to have the well yield tested by a specialist.



Main Water Shut-Off Valve

Functional Components and Conditions

- ★ The main water shut-off valve is located in the basement.

Materials

Functional Components and Conditions

- ★ The service line to the building appears to be plastic.
- ★ The supply lines in the building are a combination of copper and galvanized. See Article 4A.02 for more information.
- ★ The supply lines in the building are plastic.
- ★ Some of the visible supply piping has been replaced.. You should request the documentation from the sellers, which could include a more complete description of the extent of the piping replacement as well as a warranty or guarantee. Additional pipe replacement may be needed in the future.

Hose Bibs

Functional Components and Conditions

- * The hose bibs on the building are the "frost free" type. This type of hose bib is designed with a long stem, which extends through a sleeve to the inside of the building. When the valve is closed, water flow is shut off inside the building. These faucets should slope toward the outside so that water will drain out of the sleeve when the valve is turned off. It is important to remove the hose from this type of hose bib in freezing weather so that water is not trapped in the sleeve and allowed to freeze, which will rupture the sleeve and cause damage inside the building. We do not test exterior hose bibs in the winter months and therefore will not detect a ruptured sleeve. You should check these hose bibs carefully in the spring to be sure they were not damaged over the winter. We may not have located and tested every hose bib on the property due to shrubbery or other obstructions.



Drain Waste & Vent System

Access

Functional Components and Conditions

- * Access to this system was typical.

Waste System

Functional Components and Conditions

- * The property is reported to be served by a private on-lot wastewater treatment system, which should be evaluated by a specialist. This system requires regular maintenance by the owner. You should avoid disposing of antibacterial chemicals, grease, plastic and paper products other than toilet tissue into this system. Garbage disposers should not be used with this system.

Materials

Functional Components and Conditions

- * The drainpipes are predominantly plastic.

Water Heating Equipment

Access

Functional Components and Conditions

- * Access to this equipment was typical.

Gas-Fired Water Heater

Functional Components and Conditions

- * Hot water is provided by a __?__ year old, 40 gallon gas water heater. There are a wide variety of residential gas water heaters that range in capacity from 15 to 100 gallons. Since gas-fired water heaters have a higher recovery rate than electric water heaters, 40 gallons is a typical size for many homes. Water heaters can be expected to last approximately 8 to 12 years, depending on water quality and pressure. Many will eventually leak, so it is wise to have them installed over a drain pan to avoid damaging finished surfaces. They can be dangerous if they are not

equipped with a properly sized and installed pressure/temperature relief valve and discharge pipe.

Electrical

Service Entrance System

Access

Functional Components and Conditions

- ★ Access to this system was typical.

Overhead Service Entrance

Functional Components and Conditions

- ★ The building is served by a 100 amp 120/240 volt overhead electric service.



Components and Conditions Needing Service

- ❖ The overhead conductors from the pole to the building are too low. For safety, these wires should be at least 3 feet above a sloped roof, 10 feet above walking surfaces (including decks and flat roofs) and 12 feet above a driveway. You should contact the electric utility company and/or a qualified electrician to have this wire raised.



Service Entrance Conductors

Functional Components and Conditions

- ★ The service entrance conductors are copper.

Service Grounding

Functional Components and Conditions

- ★ The main service is grounded to a driven ground rod.

Main Service Disconnect

Functional Components and Conditions

- ★ The main disconnect is located outside at the electric meter.

Main Distribution Panel

Functional Components and Conditions

- ★ The main distribution panel is located in the basement.

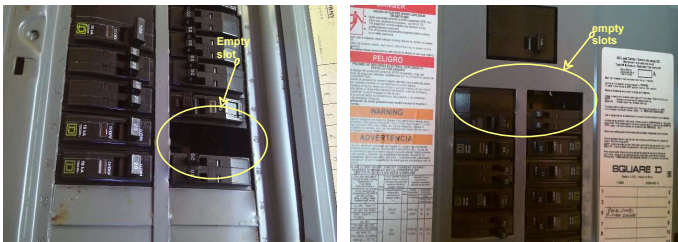
Basement main distribution panel - *Continued*



- ★ Overcurrent protection is provided by circuit breakers.

Components and Conditions Needing Service

- ❖ There are empty fuse sockets in the main panel. This is a shock hazard. You should install fuses in the unused sockets to prevent someone from contacting live parts.



Branch Circuit Wiring System

Access

Functional Components and Conditions

- ★ Access to this system was typical.

Conductors

Functional Components and Conditions

- ★ Wiring for major appliances is copper.
- ★ Wiring for general lighting is copper.

Wiring Methods

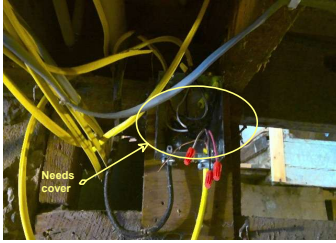
Functional Components and Conditions

- ★ Non-metallic ("Romex") wiring is used in the building.

Informational Conditions

- Junction box covers or knockouts are missing. Fully enclosed junction boxes are required for fire and mechanical protection. You should add covers.

Junction box covers or knockouts missing - *Continued*



Components and Conditions Needing Service

- ❖ Wires are terminated in open air. This is hazardous and may cause fire or electrocution. Wires should be terminated in a covered junction box by a qualified electrician.



Wiring Devices

Access

Functional Components and Conditions

- ★ Access to these items was typical.

Lighting Fixtures

Informational Conditions

- ❑ Some light fixtures appear to be inoperative. This may simply be a bad bulb or indicative of a bad fixture or wiring. It is beyond the scope of this inspection to determine why a fixture is inoperative. You should discuss this with the current owner or a qualified electrician.

Switches

Informational Conditions

- ❑ One or more switches do not appear to control any devices. You should consult the current owner for more information.

Receptacles

Functional Components and Conditions

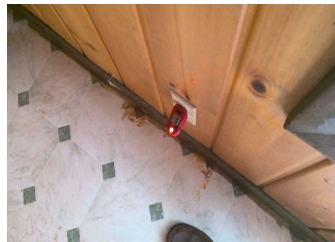
- ★ Receptacles are a combination of 3-hole grounding and 2-hole non-grounding types. Two hole receptacles are not suitable for use with modern devices which require grounding. You should consult with a qualified electrician before using these devices.

2- and 3-hole types - *Continued*



Informational Conditions

- One or more 3-hole receptacles are ungrounded. This is a safety issue. You should have a qualified electrician properly ground these receptacles or replace them with 2-hole receptacles.



Ground Fault Circuit Interrupters

Components and Conditions Needing Service

- ❖ Ground fault circuit interrupters are not working properly at _____. This is a safety issue. You should have a qualified electrician repair or replace these devices.



Smoke Detectors

Components and Conditions Needing Service

- ❖ Smoke detectors are missing at one or more recommended locations.



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Carbon Monoxide Detectors

Components and Conditions Needing Service

- ❖ Carbon monoxide detectors are missing at one or more recommended locations.

Ceiling Fans

Functional Components and Conditions

- * Ceiling paddle fans are installed in this building. Sometimes ceiling fans are installed without proper support and may fall from the ceiling and injure someone. Examining the mounting of these fans is beyond the scope of this inspection. You should have a qualified electrician check the mounting of ceiling fans.

Heat

Gas Furnace

General Information

Functional Components and Conditions

- ★ Furnace air filters should be cleaned or replaced monthly to maintain optimum efficiency. Gas fired furnaces should be professionally cleaned and serviced every 2 to 3 years. Service contracts are available from heating contractors or utility companies.

Inspection of the furnace heat exchanger is beyond the scope of this inspection. A cracked or leaking heat exchanger is a safety hazard, which may allow deadly carbon monoxide to enter the living space. Furnaces that are more than 10 years old should have their heat exchangers tested by a specialist before the end of your inspection contingency period and regularly thereafter. See Articles 6A.09 and 6E for more information.

Access

Functional Components and Conditions

- ★ Access to this system was typical.

Description and Comments

Functional Components and Conditions

- ★ Heat is provided by a _60,000_ BTU propane-fired furnace.

Informational Conditions

- ☐ 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. This also indicates a lack of proper maintenance. You should have a qualified HVAC technician fully clean and service the system.

Components and Conditions Needing Service

- ❖ The heating system could not be tested because the gas was turned off. You should have the gas turned on and the system checked by a qualified heating technician before the expiration of your contingency period.

Distribution System

Functional Components and Conditions

- ★ Heat is distributed primarily through metal ducts.

Air Filter

Functional Components and Conditions

- ★ There is a standard filter on the furnace.

Informational Conditions

- ☐ The filter is collapsed. This will allow unfiltered air into the unit. The filter could get pulled into the fan and cause damage. You should install a properly sized filter, being sure it is secure in its frame.

Fuel Storage and Distribution

Access

Functional Components and Conditions

- ★ Access to this system was typical.

Fuel Oil

Functional Components and Conditions

- ★ The fuel oil tank is located in the basement.

Informational Conditions

- There is an abandoned oil tank in the building. This may be an environmental concern and expensive to remove. You should contact a qualified petroleum company to have the tank removed.



Propane

Functional Components and Conditions

- ★ The main propane shutoff is located at the tank.
- ★ A propane tank is located outside.

Informational Conditions

- There wasn't any gas in propane tank at the time of inspection. Therefore, was not able to test any equipment supplied by gas.

Interior

Walls

Wood

Functional Components and Conditions

- * Some of the rooms in the building have wood walls. Unlike paneling, these walls are usually comprised of individual 3 inch or 4 inch boards, or multiples of these widths, that are fastened directly to the wall joists.

Ceilings

General Information

Functional Components and Conditions

- * Ceilings and their construction are similar to walls and, most often, the ceilings are comprised of the same material as the walls. The ceilings should be level and should not exhibit signs of sagging or other deformities. The most common cosmetic problem with ceilings is water stains caused by a leak in the plumbing system or incursion of rainwater through the roof.

Drywall

Functional Components and Conditions

- * Some or all of the ceiling surfaces are sheetrock.

Floors

Wood

Functional Components and Conditions

- * The building has wood flooring.

Ceramic and Quarry Tile

Functional Components and Conditions

- * Some of the floor surfaces are tile.

Vinyl Squares and Sheet Vinyl

Functional Components and Conditions

- * Some of the floors are covered with a resilient flooring material. These coverings include vinyl asbestos, solid vinyl, vinyl faced, rubber, cork, asphalt and linoleum, installed in sheets or tiles. Some of these floor coverings may contain asbestos.

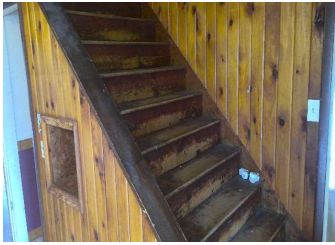
Stairways

Handrails

Components and Conditions Needing Service

- ❖ There is no handrail at ANY stairway. You should have a qualified contractor install proper handrails.

No handrail at _ - *Continued*



Interior Doors

Doors

Informational Conditions

- ☐ One or more of the interior doors is missing a doorknob and/or a closing and locking mechanism. You should have a qualified contractor make repairs as needed. BEDROOM



- ☐ One or more interior doors do not latch. You should make adjustments or repairs as needed.

Windows

Single or Double Hung Windows

Functional Components and Conditions

- ★ There are wood framed single pane windows in the building.

Informational Conditions

- ☐ One or more window panes are cracked. This is primarily cosmetic. You may wish to have a qualified contractor repair the windows.



- ☐ One or more screens are missing or damaged. The screens help to prevent intrusion of insects to the interior. You should replace or repair the screens.



- ☐ Some of the windows are covered with plastic, making it impossible to inspect them. Plastic applied over windows is often an indication that they are drafty and inefficient.

Fixed Windows

Informational Conditions

- ☐ One or more fixed window panes are cracked. This is primarily cosmetic. You may wish to have a qualified contractor repair the windows.



Attic

Access

Functional Components and Conditions

- ★ Access to the attic is through a ceiling hatch located _UPSTAIRS HALL_ .

Insulation

Informational Conditions

- ☐ There appears to be no insulation in the attic. Insulation should be added to reduce heating costs and add comfort to the building.



Ventilation

Informational Conditions

- ☐ The attic has no provisions for ventilation. This may allow moisture to accumulate and condense. You should add attic ventilation.

Crawlspace

General Information

Functional Components and Conditions

- * All crawl spaces are susceptible to moisture infiltration at some time or under certain circumstances. Most water problems are the result of poor water control measures at the exterior of the building. Refer to the exterior portion of this report for more information. You should operate a dehumidifier.

Basement

General Information

Functional Components and Conditions

- * All basements are susceptible to moisture infiltration at some time or under certain circumstances. Most basement water problems are the result of poor water control measures at the exterior of the building. Refer to the exterior portion of this report for more information. You should operate a dehumidifier.

Access

Functional Components and Conditions

- * The basement was entered and inspected.

Ventilation

Informational Conditions

- ☐ The window at the basement does not operate properly. This will make it difficult to properly ventilate the basement. You should have a qualified contractor repair the window.

Moisture Evidence

Informational Conditions

- ☐ The one or more of the following indications of moisture were noted in the basement: efflorescence, swelled or rotted material, loose floor covering, peeling paint, stains, mold, mildew, odor, damp walls, damp floors, wet walls, wet floors, stains below windows, rust stains, raised appliances, raised storage and silt. These are indications that there has been water infiltration and it may recur.



Below Grade Drainage

Floor Drain

Functional Components and Conditions

- * There is a below grade floor drain. In the event of an emergency, floor drains are very helpful. However, water can also back up through floor drains. It is beyond the scope of this inspection to determine the effectiveness or terminus of the drain.

Below grade floor drain - *Continued*

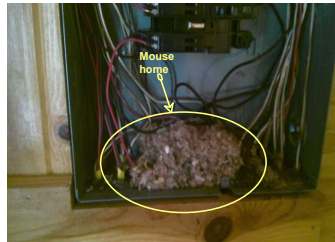


Pest Tell Tales

Pest Indicators

Informational Conditions

- ☐ There were indications of pests in the building. You should have a qualified pest control contractor fully evaluate the property. BATS IN THE ATTIC, MICE IN THE ELECTRICAL BOX



Kitchen

Kitchen

General Information

Functional Components and Conditions

- ★ The visible counters and a representative number of installed cabinets were inspected. Unless otherwise noted, permanently installed kitchen appliances were operated. However timers and thermostats were not tested, the dishwasher, if present, was not tested for cleaning or drying effectiveness and the oven self cleaning cycle, if present, was not operated. Personal property, such as refrigerators, portable dishwashers and portable microwave ovens were not inspected.

Description and Comments

Functional Components and Conditions

- ★ This kitchen is located MAIN FLOOR__.

Cabinets

Informational Conditions

- ☐ The cabinets are loose. Loose cabinets may fall and cause injury or damage. Cabinets should be firmly attached to wall framing or other structures. You should have a qualified kitchen contractor secure the cabinets.



- ☐ Some door hinges are loose and should be tightened.



Range

Functional Components and Conditions

- ★ The gas range appears to be functional.

Components and Conditions Needing Service

- ❖ The range is damaged or aged to the point where it should be replaced. You should check with a qualified appliance dealer for replacement costs.

Kitchen Exhaust Fan

Functional Components and Conditions

- ★ The exhaust fan recirculates air through a filter and appears to be functional.

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Kitchen Sink

Informational Conditions

- The kitchen sink rinse hose does not operate properly. You should have a plumber repair or replace the rinse hose.



Refrigerator

Informational Conditions

- The refrigerator coils are dirty. Cleaning it will help it work better and last longer.

Bathrooms

Description and Comments

Functional Components and Conditions

- ★ The sinks, showers, tubs and toilets in the bathrooms were inspected and found to be functional except as noted below.

REPORT CONCLUSION

18467 Vineland Rd., Onamia, MN 56359

Thank you for allowing HomeWise Inspections LLC to perform your inspection. We trust that you will be happy with the quality of our work. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions.

However, we have not tested every outlet, opened every window and door, or identified every minor defect. Also because we are not specialists and because our inspection is essentially visual, latent defects could exist. As an owner, you should expect problems to occur. For example, roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current.

Thank you for taking the time to read this report. We strive to provide high quality services while continuing to adhere to the highest ethical standards of our profession.

As our client, you are welcome to call at any time for advice or consultation regarding this property. We appreciate the trust you have placed in us and hope that you will feel confident in referring your family and friends to us when inspection services are needed.