QUALITY Home INSPECTION SERVICES

CERTIFIED - HONEST - RELIABLE

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Quality Home Inspection Services

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Home Inspection Report

Prepared For:

Outwest Holdings

Property Address:

11 East 3rd Street
Morris , MN 56267

Inspected on Sat, Aug 1 2020 at 10:26 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. I understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Maintenance Recommended: At the time of inspection the component is in need of some general maintenance

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Condo
Stories:	One
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Views :

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Driveway:	Concrete Condition: Common Cracks
Walkways:	Concrete Condition: Common Cracks
Steps/Stoops:	Wood, Composite Condition: Satisfactory
Patios/Decks:	Stamped Concrete Condition: Common Cracks

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Views:

(Exterior continued)

Exterior Covering: Cement Siding , Cement Shingles, Wood Tongue and Groove
Condition: Maintenance Recommended

Comment 1:
Some cracks in siding. Chipping/Peeling paint present

Figure 1-1

Figure 1-2

Exterior Trim Material: Aluminum, Cement Board
Condition: Satisfactory

Windows: Vinyl
Condition: Satisfactory

Entry Doors: Steel
Condition: Satisfactory

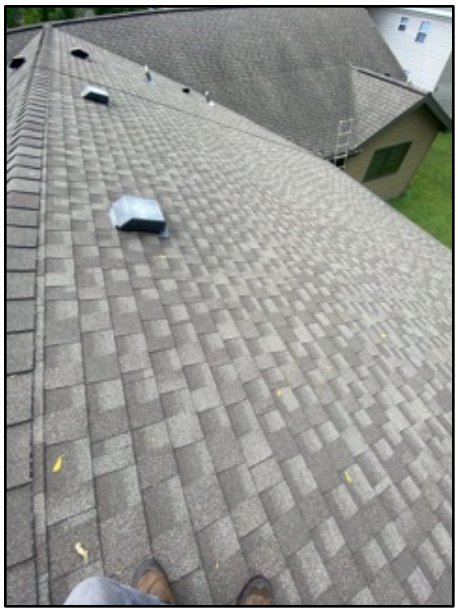
(Exterior continued)

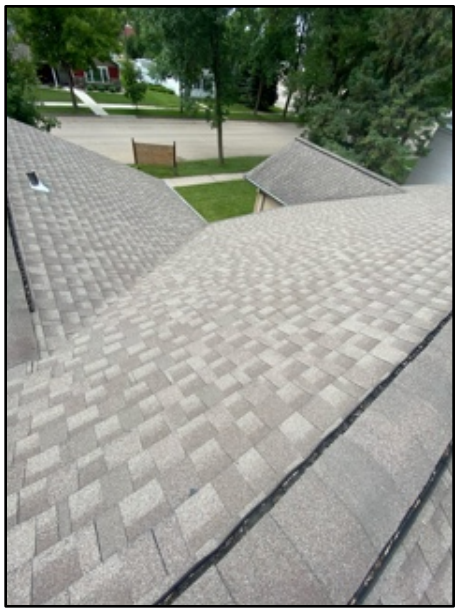
Railings:	Wood, Composite Condition: Satisfactory
Sillcock :	Frost Free & Anit-Siphon Condition: Satisfactory

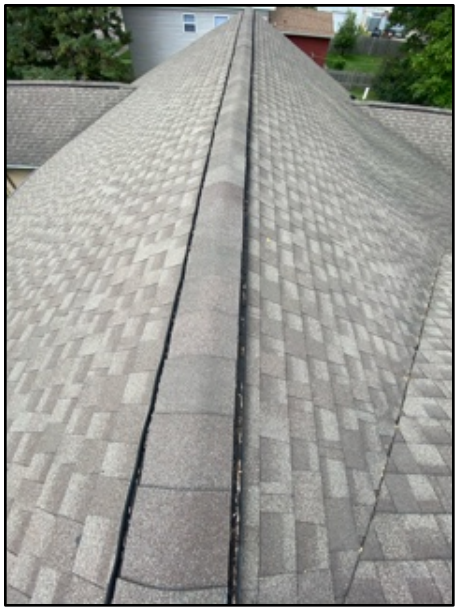
Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

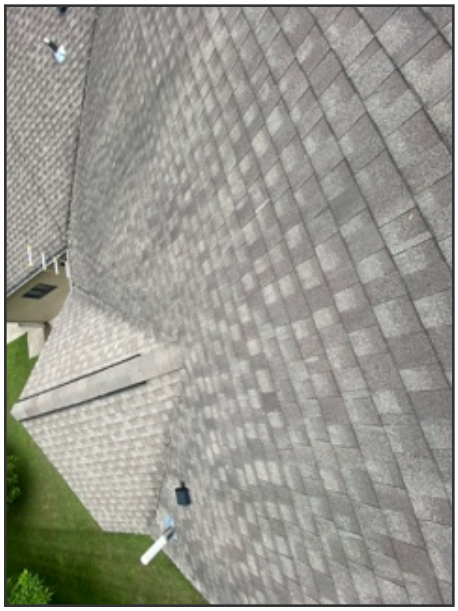
Roofing Views:







(Roofing continued)



(Roofing continued)

Inspection Method:	Walked Roof
Roof Design:	Gable
Roof Covering:	Laminate Shingle Condition: Satisfactory
Ventilation Present:	Soffit, Ridge Vents Condition: Satisfactory
Vent Stacks:	Metal, Plastic Condition: Satisfactory
Chimney :	Metal Condition: Satisfactory
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Aluminum Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Satisfactory
Valleys:	Cut Valley Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Structure Views:

(Structure continued)

Foundation Types:	Basement, Crawl Space
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Maintenance Recommended

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

(Crawlspace continued)

Crawlspace Views:

Inspection Method:	Inside
Vapor Retarder:	Concrete Floor Condition: Common Cracks
Underfloor Insulation:	Rigid Foam Condition: Satisfactory

Comment 2:
Perimeter rigid foam present.

Ventilation Present:	Not Present
Moisture Condition:	Dry Condition: Satisfactory

(Structure continued)

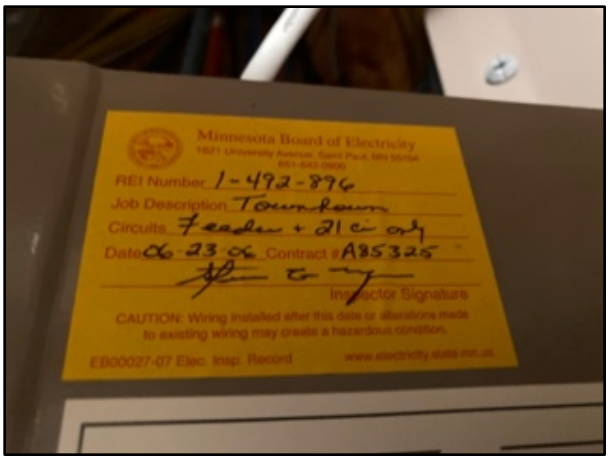
Attic

Comment 3:
Attic Not Inspected. Not Accessible

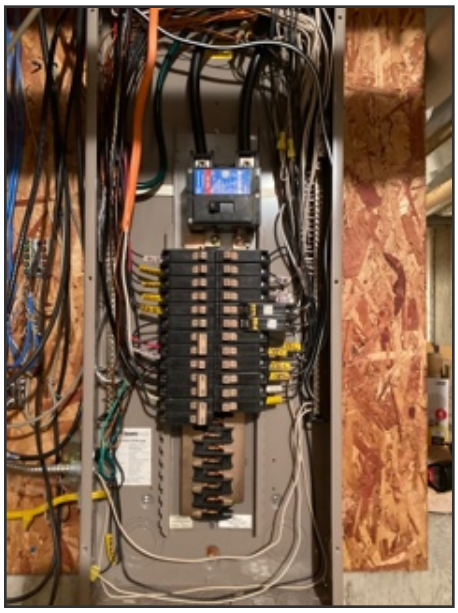
Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Electrical Views :



(Electrical continued)



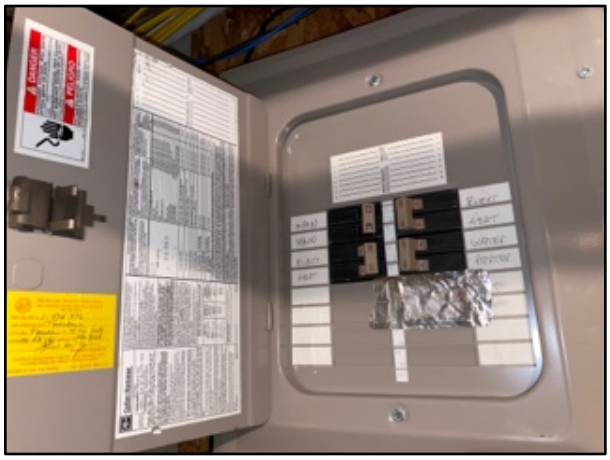
Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Cutler Hammer
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory

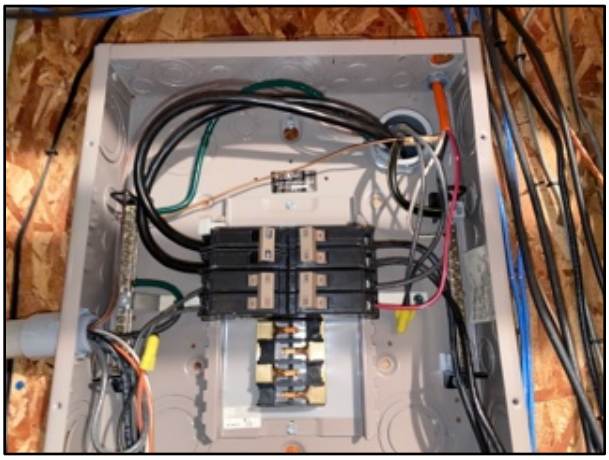
(Electrical continued)

Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe
Branch Circuit Wiring:	Non-Metallic Shielded Copper Condition: Satisfactory
Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	Hard Wired Interconnected Condition: Satisfactory

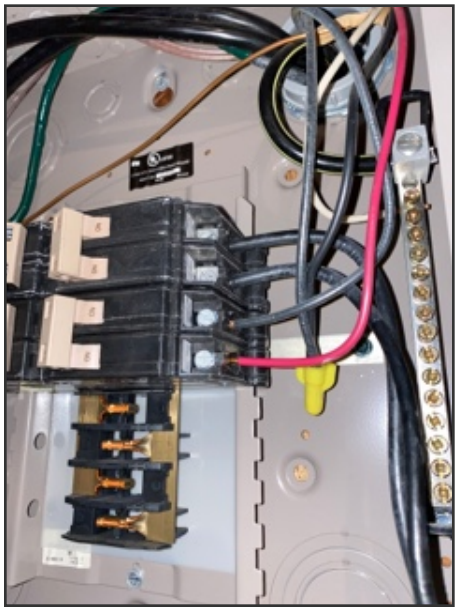
Off Peak

Off Peak Views :





(Off Peak continued)



Location:	Basement
Service Line Material:	Aluminum
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present

HVAC

HVAC System Type:	Central Split System
Thermostat:	Digital
	Condition: Satisfactory
Air Exchanger/HRV :	Venmar
	Condition: Repair or Replace

Comment 4:
Air exchanger fan not functioning.

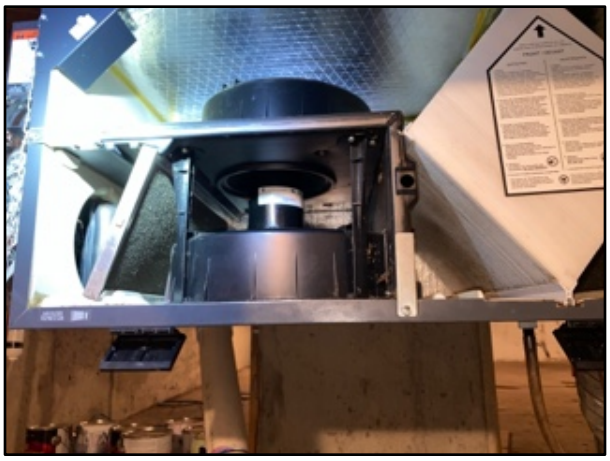


Figure 4-1

Figure 4-2

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

(Heating continued)

Heating Views:

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Ruud
Heating Fuel:	Electric, Gas
	Condition: Satisfactory

(Heating continued)

Comment 5:
Off peak electric plenum functions properly.

Figure 5-1

Input BTUs:	75,000
Approximate Age:	Mfr 11/2005
Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	114 degrees
Type of Distribution:	Metal Ducting, Pipes
	Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

(Cooling continued)

Cooling Views:

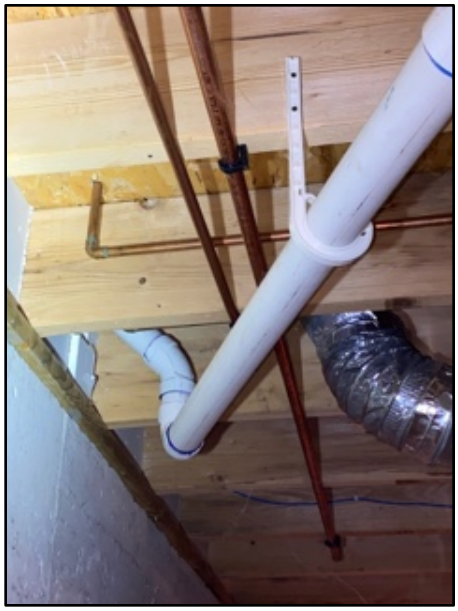
Energy Source:	Electric
Type of Equipment:	Evaporative
	Condition: Satisfactory
Condenser Make:	Ruud
Condensor Size:	30,000 BTU (2.5 Tons)
Condenser Approximate Age:	Mfr 07/2005
Condesate Drainage:	To Sump
	Condition: Satisfactory
AC Supply Air Temp:	55 degrees

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Plumbing Views:



(Plumbing continued)

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Not Inspected

Comment 6:
Sewer not inspected. Contact Qualified Sewer Contractor if inspection is required or wanted.

Waste Pipe Material:	PVC
	Condition: Satisfactory
Sump Pump:	Standard Crock
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

Water Heater

(Water Heater continued)

Water Heater Views:

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	85 gal
Approximate Age:	Mfr 2005
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory

Bathrooms

Bathroom #1

Bathroom 1 Views :

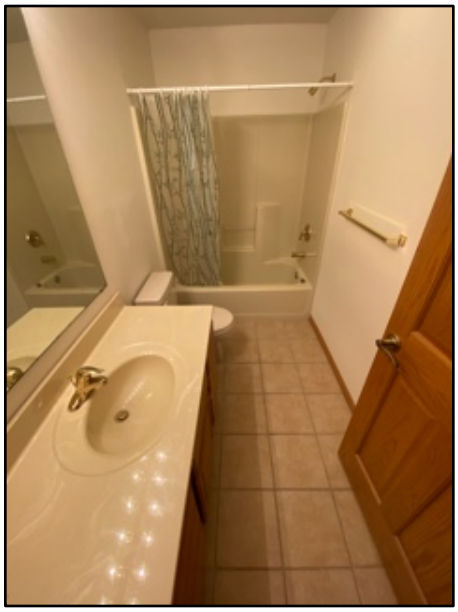
(Bathroom #1 continued)

Location:	Primary
Shower:	Stall Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathrooms continued)

Bathroom #2

Bathroom 2 Views :



Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory

(Bathroom #2 continued)

Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #3

Bathroom 3 Views :

Location:	Laundry Room
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory

(Bathroom #3 continued)

Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Kitchen

Kitchen Views :

(Kitchen continued)

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Maintenance Recommended

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

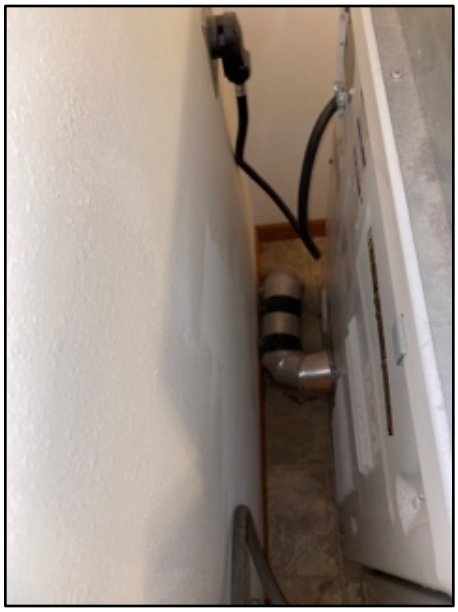
Range:	Maytag Condition: Satisfactory
Refrigerator:	Maytag Condition: Satisfactory
Dishwasher:	Kenmore Condition: Satisfactory
Microwave:	Kenmore Condition: Satisfactory

(Appliances continued)

Disposal:	Kenmore Condition: Satisfactory

Laundry

Laundry Views:



Built In Cabinets:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Repair or Replace
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Maytag Condition: Satisfactory

(Laundry continued)

Dryer: Maytag
Condition: Satisfactory

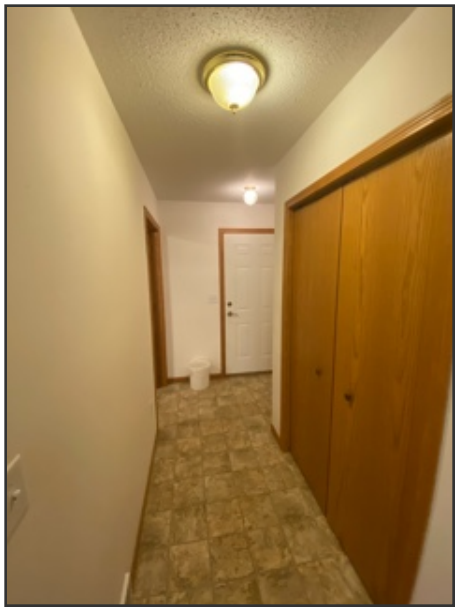
Comment 7:
Check hot and cold supply hoses regularly. Replace as needed.

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Interior Views:

(Interior continued)



Floors:	Tile, Carpet, Vinyl Condition: Satisfactory
Walls:	Plaster/Drywall Condition: Common Cracks
Ceilings :	Plaster/Drywall Condition: Common Cracks
Window Types:	Casement, Fixed Condition: Satisfactory
Window Materials:	Wood, Vinyl

(Interior continued)

Comment 8:
Some continuing stain/paint maintenance is needed on wood interior windows.

Figure 8-1

Interior Door Materials:	Wood
Fireplace:	Gas Burning Condition: Satisfactory

Garage

Garage Views:

Garage Type:	Attached
Garage Size:	2 Car
Garage Floor:	Concrete
	Condition: Common Cracks
Door Opener:	Chain Drive
	Condition: Satisfactory
Overhead Door :	Steel
	Condition: Satisfactory
Exterior Service Door:	Steel
	Condition: Satisfactory

(Garage continued)

Opener Safety Feature:	Light Beam, Force Sensitive Condition: Satisfactory

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Air Exchanger/HRV

1) Air exchanger fan not functioning.

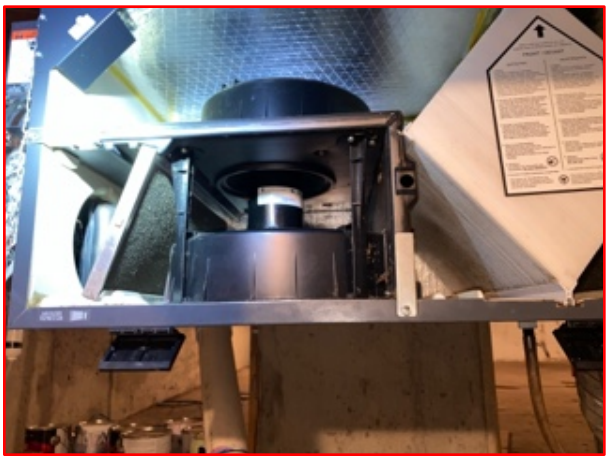


Figure 4-1

Figure 4-2