

A-Team

Inspections, LLC

5054 Woodhaven St. S.
Fargo, ND 58104-8879
Cell (701) 793-2531



Inspection Report

Inspection Address: XXXXXXXX
XXXXX, XX XXXXX

Date of Inspection: 27 XXX 12: in @ 11:50 AM, out @ 2:10 PM

Client address: XXXXXXXX XXXXXXXX
XXXXXXXXXXXXX
XXXX, XX XXXXX
Phone: XXX-XXX-XXXX
(e) XXXXXXXX@XXX.com

A visual inspection of this structure is done to observe the apparent performance of various components and systems. This report is one of problem identification. The purpose of this report is to identify visual defects or conditions of the property's components and systems, that in my opinion, may adversely affect their function. A summary of my observations supported by detailed documentation is included in this report.

- The following definitions are used in the observation sections of this report:
- Functional:** Component performing intended function. Installation and condition appropriate for age and use.
 - Defective:** Component not performing intended function. (Requires repair or replacement)
 - Comment:** Component cannot be adequately evaluated.

Refer to a page later in this report that lists conditions and limitations to the inspection

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Inspection for: Client's name
Inspected Address: XXXXXXXX
Date of Inspection: 27 XXX 12

Report Summary

My opinions based on field observation

Major Defects – Repair or Replace

- None

Potential Defects

- One roof vent has large holes in it and two others are cracked.
- The lower level bathroom exhaust fan runs, but it is moving very little air to the outside.

Maintenance

- Foundation fill is needed around the perimeter of the home to assist in directing water away from the foundation.
- The vinyl siding is damaged in a few areas on the west side of the home. Wood stain has been spilled on the siding under the deck. The shrubs are touching the siding on the east side of the house.
- The rain gutter downspout extensions need to discharge outside of all landscaping areas. The angle of the SW downspout extension needs to be increased to ensure water is flowing away from the home.
- The wood trim on the exterior of the home is in need of preservative maintenance. Some of the interior wooden window ledges are in need of minor surface preservative maintenance.
- The rear garage walk-in door is rusty and will eventually need to be replaced.
- The west exterior water faucet is not fastened to the home.
- The garage GFCI outlet needs to be “wiggled” to reset and restore power. This outlet may need to be replaced or internal wires tightened.
- The patio door screen roller guides are worn out. The screen presently can not be used.
- The master bathroom shower/bathtub faucet continues to drip for an extended period of time when the valve is turned off. The upper level bathroom toilet tank flush mechanism needs to be changed.

Recommendations

- Remove the current 4' extension being stored in the “up” position and install a short 6-8 inch downspout extension in the SW corner of the garage and discharge the water to the south onto the driveway.
- Level the air conditioner compressor.
- Change the batteries in the smoke detectors and install a carbon monoxide detector in the home.
- Service the furnace prior to the start of the next heating season.
- Install door stops where needed.

Comments

- See the report detail for additional maintenance items, recommendations and comments.

F=Functional

D=Defective

C=Comment

Exterior

Description and Observations

Location and topography
 Type and style of structure
 Type and style of garage
 Approximate age
 Roof components
 Site

Urban, level lot
 Bi-level, wood frame, vinyl exterior
 Three stall attached
 Started in ~19XX
 Asphalt component roofing

F D C

Grade/drainage

Foundation fill is needed around the perimeter of the home to assist in directing water away from the foundation. This will require the rocks to be removed, dirt applied and to slope away from the foundation. The rocks can then be replaced over the new layer of fill. See additional comments on this subject in the "Overhang/gutters" line below.



Sidewalk

The sidewalk has minor cracking, but remains functional.



Steps/front entry area

The paint is peeling off the metal bases on the pillars at the front entry.

Driveway

The driveway has minor cracking, but remains functional.

Deck

Fence

The dog kennel chain link fence appears to be functional.

Dwelling

F D C

Foundation

Wall structure



Wall covering

The vinyl siding has minor damage to the west side. The upper level damage may relate to hail. The lower board damage is most likely related to a "weed-wacker" hitting the siding. There is stain spilled on the vinyl siding under the deck. The siding is dirty in the dog kennel area, but although difficult to see, there does not appear to be any damage to the siding in this area. The exterior



Windows/doors

wood door and window trim on the exterior of the home is in need of preservative maintenance. There are shrubs touching the siding in areas. The inspector recommends these shrubs be either cut back or removed.

Some of the window ledges are in need of minor preservative maintenance on the lower wood ledges. This includes light sanding, staining and applying a finish coat of varnish or a similar sealing product. The lower windows are difficult to slide because the tracks need to be cleaned.



Roof structure

Roof covering/vents

The inspector walked on the roof to inspect the shingles, roof vents, chimney, sewer vents, rain gutters and skylights.

There is what appears to be hail damage to three plastic roof vent covers. At the client's request, the inspector applied a brown duct tape over the holes and cracks in the roof vents to keep rain from falling through the large holes in one roof vent. Normally when hail has damaged the roof vents in this manner, there is some damage to the shingles. The inspector was not able to see any significant damage that may have related to the September 2007 hail storm that hit this area. The defective classification relates to the damaged roof vents only.



Flashing

Chimney/flue

Overhang/gutters

The chimney cap is hail-dented, but remains functional.

The inspector recommends the rain gutter downspout extensions discharge outside of landscaping areas. The rain gutters are bent in a few areas, but this does not appear to relate to hail. The SW downspout extension needs to have a greater slope to ensure water is flowing through the extension and away from the home. The inspector also recommends the downspout west of the front entry discharge further from the home. The inspector also recommends a short 6-8 inch downspout extension replace the 4 foot extension in the SW corner of the garage and the water be directed south onto the driveway. This downspout in this corner of the garage and will most likely never be lowered over the sidewalk and



therefore it is recommended the discharge direction be changed and the 4 foot extension be removed.

Electrical
Plumbing

☒	☐	☐
☒	☐	☐

There is an exterior faucet on the west side of the home that is not fastened to the wall.



Garage

Floor slab
Wall structure
Walls/ceiling

F	D	C
☒	☐	☐
☒	☐	☐
☒	☐	☐

There is dog damage to the drywall in the area of the rear garage walk-in door.



Windows
Doors

☒	☐	☐
☐	☐	☒

The rear garage walk-in door is rusty at the base and will eventually need to be replaced.

Overhead door
Automatic opener
Roof structure

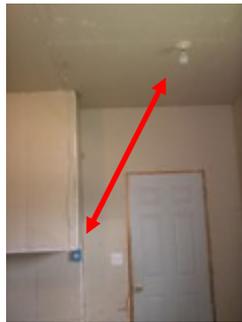
☒	☐	☐
☒	☐	☐
☒	☐	☐

The garage roof was firm when walked on, but there is no attic access door to the area above the garage.

Electrical

☒	☐	☐
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The GFCI outlet in the garage needs to be "wiggled" for the reset to function. There is either a wire loose or the outlet needs to be replaced. The rear garage walk-in door light bulb is most likely burnt out. An additional light and light switch was most likely installed above the garage walk-in door by a previous owner and not an electrician.



Garage attic

☐	☐	☒
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There is no attic access door to the area above the garage. If a heater is ever added to this garage, it is important the attic be insulated and proper ventilation techniques be installed in the garage attic.

Structure

Description and Observations

Foundation
Floor systems
Wall structures and covering
Attic structure and covering
Modifications to structure

Poured concrete
Wood frame, joists and sub-floor
Wood frame with vinyl siding
Wood rafters, gable style w/asphalt shingles
None

Attic

	F	D	C
Rafters or trusses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof boards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical/plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

There is ~18” of insulation in the attic. The soffit vent shoots are clear of insulation. One roof vent has large holes and two others are cracked. These roof vents will need to be repaired or replaced.



Lower level

	F	D	C
Stairs/railings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor joists/sub floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bearing walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

There is insulation between the floor joists around the outer perimeter of the home and behind the finished wall as seen in the utility room.

Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The inspector recommends a dehumidifier be operated in the basement as needed to control excess humidity. The humidity level of the basement at the time of the inspection was normal.

Cooling

Descriptions and Observation

CA
Electric

Type of cooling
Energy source

	F	D	C
System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compressor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Operating controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The air conditioner produced a cold air temperature of 45° at the upper level main bathroom register – normal temperature for this type of cooling system.

The inspector estimates the compressor was manufactured in March 1999. The compressor needs to be leveled for improved efficiency.



Electrical

Descriptions and Observation

Service entrance wires

120/240 volts

Service electrical size

Underground service

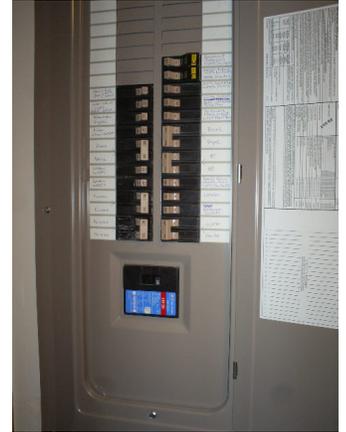
Main disconnect

200 amp distribution box

Distributing wiring

Circuit breaker

Copper wiring



F D C

Service entrance

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Main panel

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Distribution wiring

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Smoke detector(s)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The majority of the smoke detectors were tested and they activated properly. The inspector recommends the batteries be changed in the smoke detectors upon moving into the home.

Carbon monoxide detector(s)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The inspector recommends a carbon monoxide detector be installed in the home per the manufacturer's instructions.

Heating

Descriptions and Observation

Type of control heat

Natural gas forced air

Number of controls

1 zone

Auxiliary heating system

Lower level electric baseboards

Fireplace

1 natural gas unit in family room



F D C

System

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The furnace produced a hot air temperature of 110° - normal temperature for this type of system.

There was no service sticker on the furnace. Natural gas furnaces should be serviced every 2-3 years and therefore the inspector recommends the natural gas furnace be serviced prior to the start of the next heating season.

Fuel supply/piping

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Blower

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Heat exchanger

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No carbon monoxide gas was detected in the home with the inspector's monitor.

Distribution pipes

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Furnace exhaust

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Air filter

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The inspector recommends the furnace air filter be changed upon moving into the home.

Humidifier

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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N/A

Operating controls

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F=Functional

D=Defective

C=Comment

Auxiliary heat The lower level electric baseboard units were activated and they all produced heat.

Plumbing

Descriptions and Observation

Main visible water pipe

Copper

Interior water pipes

Copper/PVC

Main visible waste pipe

PVC

F D C

Main water supply The City of Fargo provides water to this home.

Interior water pipes

Water heater The inspector estimates the 50 gallon natural gas water heater was manufactured in 1999.

W. heater vent pipe

Fuel supply/piping

Operating controls

Underground sprinkler N/A

Drain/vent pipes

Water softener N/A

Floor drain

Laundry fixtures The inspector recommends the vinyl clothes dryer discharge hose be discarded and replaced with the newer and safer aluminum dryer vent hose.



Laundry appliances N/A

Sump pump The sump pump was manually activated and it pumped water. It is important the discharge hose discharge at least 15-20 feet from the home's foundation.



Interior

Descriptions and Observations

Number of bedrooms/bathrooms 4/3

Type of window Casement and sliders

(Note: The inspector saw no damage to the ceilings in the home that could have been the result of water entering the roof vent with the large holes in it. The two skylights in the home were inspected and both appear to be functional. The inspector recommends door stops be installed behind all the doors where appropriate and necessary to prevent wall damage. These subjects will not be mentioned in the sections below.)

Kitchen

F D C

Walls/ceiling

Floors

Window

F=Functional

D=Defective

C=Comment

Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flow/drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Living/dining rm F D C

Walls/ceiling There are minor drywall cracks in the cathedral ceiling seam and wall seam above the hallway entrance doorway. The inspector does not consider this cracking to be of a structural concern.

Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The roller guides for the patio screen door are damaged and the screen door is located in the garage. The screen door frame appears to be functional, but the roller guides will need to be replaced.

Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The exterior patio door light bulb is most likely burnt out. There is no overhead light in the living room, but there are switched-outlets in this area.



Heat source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Bathrooms F D C

Walls/ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flow/drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The bathrooms have no windows.



The master bathroom bathtub/shower faucet drips for an extended period of time after the valve is turned off. The other bathtub faucets stop dripping rather quickly, but this faucet does not. The seal is leaking in the upper level main bathroom toilet flush mechanism. This flush mechanism needs to be changed before water starts spraying up against the tank cover and water starts dripping behind the toilet.



Exhaust fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The lower level bathroom exhaust fan runs, but does not appear to be drawing air from the

bathroom. This bathroom has a shower and it is important the moisture be drawn from the bathroom to prevent moisture damage to the bathroom walls and ceiling. The upper level bathroom fans were functional.

Bedrooms

F D C

Walls/ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



The lower level SE bedroom entry door latch needs adjusting to catch. The lower level NE bedroom door knob needs its setscrew tightened. The lower level sliding window tracks need to be cleaned to allow the windows to slide open and closed easily. The upper level north bedroom inner wooden window ledge is in need of surface preservative maintenance.



Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke detector(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The inspector recommends the batteries be changed in the smoke detectors upon moving into the home.

Hallways/entries

F D C

Walls/ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

There is no dead-bolt lock at the front entry door.



Heat source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The heat register vent located under the first step at the main hallway has been removed. This register appears to be on the shelf of the main entry closet.

Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke detector(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The inspector recommends the batteries be changed in the smoke detectors upon moving into the home.

Carbon monoxide detector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The inspector recommends a carbon monoxide detector be installed in the home per the manufacturer's instructions.

Stairs/rails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Family room

F D C

Walls/ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



F=Functional

D=Defective

C=Comment

Heat source

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Fireplace

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The natural gas fireplace and blower are activated with wall switches and appear to be functional.

Utility/storage

rooms

F D C

Walls/ceiling

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The walls and ceiling are not completely finished in the main utility room.

Floors

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Doors

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There are no windows in these areas.

Electrical

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Heat source

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The furnace is located in this area.

Statement of Limitations

This inspection and report is based upon the Standards of Practice as defined by the American Society of Home Inspectors. The inspection is visual and is not technically exhaustive and does not imply that every defect will be discovered as some items are not readily observable. The inspection covers only the listed items for function and safety, not for code compliance. The information is intended for the sole use of my client and no third party liability is assumed in connection with this inspection report. Use of this report is limited to the client.

THE INSPECTION AND REPORT IS NOT INTENDED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS HEREBY DISCLAIMED AND THIS REPORT SHOULD NOT BE RELIED UPON AS A WARRANTY OR GUARANTEE.

No tests are performed to determine the presence of Chinese drywall, airborne particles such as asbestos, mold, noxious gases, radon, formaldehyde, toxic, carcinogenic or malodorous substance or other conditions of air quality that may be present, nor conditions which may cause the above. A separate radon test is available upon request. No test for lead based paint or any other hazardous substances is performed and as such no representations are made regarding such substances. This inspection and report makes no representations as to the existence of pet odors, stains or possible condition of high water levels, bats or rodents in attics, abandoned wells, cistern, septic system or underground fuel storage tanks. Hazardous wastes are not part of the inspection and report and no representation is made as to above or below ground pollutants or contaminants. No tests are performed to determine presence of insects. The client agrees to hold the Company and Inspector harmless for any injury, health risk, or damage of any nature caused or contributed to by the items listed above.

The estimated costs to cure a problem are merely estimates, not contractor bids. They have been provided to give a better understanding of the severity of the problem; however, they must be confirmed by quotes from qualified contractors.

This company assumes no liability and has no liability for any mistakes, omissions, or errors in judgment beyond the cost of the report. Mistakes, omissions or errors must be reported to A-Team Inspections within 15 days after closing. Liability is expressly limited to the cost of this report. This limitation of liability shall apply so as to exclude all consequential damages, bodily injury and property damage of any nature. This inspection and report is furnished on an opinion only basis. This company is not responsible for the cost of repairing or replacing any unreported defects or conditions.

The inspection and report excludes all components, items and conditions which by nature of their location are concealed and not detectable by visual inspection and is limited to conditions discussed in the report. Also excluded are all cosmetic conditions such as wallpapering, painting, all recreational or leisure appliances such as playground equipment, saunas and swimming pools.

This inspection and report is not intended to reflect the value of the property or to make any representation as to the advisability or inadvisability of purchase of the property. The inspection and report is based upon conditions that existed on the date and at the time of the inspection.

Thank You for the opportunity to perform this inspection. If you have any questions or concerns about this report, please contact me.

Ryan Dietz
A-Team Inspections, LLC.

27 XXX 12
Address inspected: _____
The inspection address here

Client's name here

MONEY AND ENERGY SAVING TIPS

Air Conditioner	On a hot day, place your forced air fan control on the on position in the morning. Air circulation creates an insulating and cooling effect. Your air compressor will not engage as often. This will save money.
Carbon Monoxide/ Smoke Detector	You can now purchase both units in one. See next page.
Concrete	Scrape and vacuum separations each fall, then reseal before freezing weather.
Doors and Windows	To avoid heat loss, adjust and install weather stripping each fall. Check thresholds and weather stripping under entry doors.
Dryer/Bath Vents	Keep vents lint-free to allow vent doors to open and close. Birds will nest in the vents if the opening is accessible. Clogged gas dryer vents + lint + trapped heat = fire hazard.
Foundation Fill	Minimum grade of 12” drop per 12’ on a level site. Install 4’ to 6’ down spout extensions. Place in the upward position at freezing time.
Furnace	Keep all air vents open when using forced air heating. A programmable control can reduce nighttime temperatures. Check your furnace filter monthly and change it at least 6 times a year, especially before and after the air conditioning season.
Insulation	18” to 24” of attic insulation will reduce heat loss by providing a 35 to 50 R factor. Proper attic ventilation will reduce roof ice and attic mold.
Mold	See next page.
Sump pump	Activate the float in early spring and late fall to check its functionality.
Water conservation	Install an efficient flush flapper in your toilet tank. To preserve water, fix dripping faucets and reduce shower time. Watering your lawn in the morning reduces waste and gives best results. You can save up to 40 gallons of water per person, per week, by shutting the water off while brushing your teeth.
Real estate taxes	If you have an escrow, notify your lender in writing to pay taxes prior to the discount date and keep a copy of that letter. Call the IRS at 1-800-829-1040 and request the publication identifying tax deductible items associated with your real estate purchase closing costs.

Safety Tips for Dealing With Carbon Monoxide

Invest in a current carbon monoxide and smoke detector units, if you have gas appliances or utilities. Experts recommend a smoke detector for each bedroom, adjoining hallway and on each floor of your house, including basements. Norma Scott, a fire Marshall with the Fargo Fire Department, recommends buying a CO₂ detector with digital read-outs of carbon monoxide levels.

Stove ovens are big producers of CO, but people often don't think of them as culprits. Try to leave a nearby window slightly cracked while cooking a holiday meal. Get a service contract with a reputable company for your gas heating system and have it inspected annually. If you use a wood burning fireplace, find a reputable chimney sweep for an annual cleaning and inspection.

If your carbon monoxide detector goes off, leave the house immediately. "Remember, it's not like a fire, you can't see or smell it," said Tom Greiner, a carbon monoxide expert at the University of Iowa's extension service.

Frank Docimo, a hazardous materials expert in the Turn of River Fire Department in Stamford, Conn., also urges people to replace detectors every 10 years, and batteries twice a year. (Source-Fargo Forum, 1-01)

MOLD GROWING PROBLEMS TRIGGERED BY WET CYCLES

Mold needs 3 things to exist: a food source, 60 to 86 degrees Fahrenheit and moisture. Mold can begin to grow in 36 to 48 hours with these conditions. Humidity in your home should be under 30% in the winter, under 60% during the summer. Humidifiers installed in a furnace should never be set on automatic, air exchangers are found to be only 10% effective as they draw humidity in from the outside. Vinyl wall paper and plastic moisture barriers do not allow a house to breath. These practices secure moisture and then become a great source for mold.

Invest in a Dehumidifier

Floods, rains, rising ground water and an overall wet cycle in the 1990's have spurred mold growth in the North Dakota and Northern Minnesota area. NDSU plant pathologist Berlin Nelson says, "High rainfall since 1993 has elevated ground water tables to their highest points in decades."

Mold exposure may cause cold-like symptoms, watery eyes, sore throat, wheezing and dizziness. The majority of people are not affected by mold. People who are hypersensitive to mold spores may experience asthma attacks.

When cleaning or removing mold, protect yourself with a HEPA filter mask and gloves. Porous materials should be thrown out or decontaminated. Hard plastic, glass and metal can be cleaned and disinfected. Minimize the mold using a non-ammonia soap or detergent. Baking soda has also been found to be an effective agent in controlling mold.

Disinfect by applying a solution of 1/2 cup of baking soda per gallon of water. Thoroughly wet the surface with this solution for 15 minutes. Rinse and dry it quickly so this moisture cannot be used as a food source.

Source, (Fargo Forum-9-01) and (Toxic Mold Alert, 5-12-04) seminar by Pro-Source, St. Paul.

A-Team

Inspections, LLC

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Cell (701) 793-2531



To: Client's name
Client's street address
XXXXX, XX XXXX

Invoice#: 200XXXX
Inv. Date: 27 XXX 12
Fed ID#: 20-1563720

Inspection:

<u>Date</u>	<u>Address</u>	<u>Amount</u>
27 XXX 12	Inspection address Fargo, ND 58xxx	
	Basic Inspection	\$ XXX.00
	GLA greater than 2500 sq. ft.	\$ N/A
	Radon gas test	\$ N/A
	Miles @ \$.505 p/m for vehicle	\$ N/A
	Miles @ \$.250 p/m travel time	\$ N/A
	TTL	\$ XXX.00

Paid by check #2222 on 27 xxx 12

Thank You
and
Have a Great Day

A-Team

Inspections, LLC

5054 Woodhaven St. S.
Fargo, ND 58104-8879
Cell (701) 793-2531



XXX 27, 2012

Client's name
Client's address

Dear Client,

Reference: Home inspection at XXXXXXXX

Attached is your inspection report for the property at the address above. This facility was inspected using the guidelines set forth by the American Society of Home Inspection Association. Read this report in its entirety.

If you have any questions, feel free to call me on my cell phone at (701) 793-2531. If I can not answer the phone, leave a message and I will call you back as soon as possible.

Thank you for choosing A-Team Inspections. This report will be kept on file four years.

Respectively,

Ryan Dietz
Certified Home Inspector #8644