

# Frigstad Home Inspections

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**Bismarck, N.D. 58501**

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## "Home Inspection Report"

**Client(s):**

**Property address:**







**Inspection date: Thursday, June 30, 2005**

This report published on 6/30/2005 5:48:52 PM CDT

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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and shown in bold type. Items of concern follow descriptive information and are shown as follows:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Minor defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Comment</b>	For your information

Concern items are sorted by the types listed above. [Click here](#) for a glossary of building construction terms.

### General information

**Overview:** This is a well built home in a very nice quiet neighborhood in Bismarck. With all of the rain we have had there still is no evidence of any water in the basement.

**Structures inspected:** Home and attached garage

**Report number:** 050630B

**Time started:** 11:00 a.m.

**Time finished:** 1:30 p.m.

**Inspection Fee:** \$250.00

**Present during inspection:** Owner

**Occupied:** Yes

**Age of building:** 1963

**Type of building:** Single family

**Weather conditions:** Partly cloudy

**Temperature:** Cool

**Ground condition:** Wet

**Main entrance faces:** East

**Foundation type:** Finished basement

**The following items are excluded from this inspection:** Irrigation system

<b>i</b>	<b>1)</b> Numerous wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items, preventing a full evaluation of some areas.
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**Exterior**

**Footing material:** Not visible

**Foundation material:** Poured in place concrete



**Apparent wall structure:** Wood frame

**Wall covering:** Composition wood clapboard

**Driveway material:** Poured in place concrete

**Sidewalk material:** None

**Exterior door material:** Solid core wood

	<p><b>2)</b> One downspouthas no extensions on the northwest corner, or have extensions that are ineffective. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary such as repairing or installing splash blocks or tie-ins to underground drain lines so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.</p>  <p><b>Photo 5</b> No extension on the downspout</p>
<b>i</b>	<b>3)</b> Minor cracks were found in the driveway. These are only a cosmetic concern and no action is recommended.

**Roof**

**Roof inspection method:** Viewed from eaves on ladder, Viewed from ground with binoculars


**Roof type:** Gable

**Roof covering:** Asphalt or fiberglass composition shingles


**Estimated age of roof:** 2001

**Gutter & downspout material:** Galvanized steel

**Roof ventilation:** Adequate

<b>i</b>	<p><b>4)</b> The gutters should be cleaned, so the water can drain faster.</p>  <p><b>Photo 2</b> Gutters should be cleaned</p>
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**Attached garage**

	<p><b>5)</b> The garage vehicle door doesn't appear to "auto-reverse". The door should reverse when closing and when it either strikes something or when something passes through a photo sensor at the base of the door. This is a safety hazard, especially for small children. Recommend having a qualified garage door contractor evaluate and repair or replace opener as necessary.</p>
<b>i</b>	<p><b>6)</b> The attic above the garage is used for storage and is not insulated.</p>

**Electric service**

**Primary service type:** Overhead

**Primary service overload protection type:** Circuit breakers

**Service amperage (amps):** 60

**Service voltage (volts):** 120-240

**Location of main service panel:** Within the furnace room

**Location of main disconnect:** Breaker at top of main service panel


**Service conductor material:** Copper

**Main disconnect rating (amps):** 60

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** No

**Smoke detectors present:** Yes

	<p><b>7)</b> One or more smoke detectors is damaged or missing, and an insufficient number of smoke detectors are installed. Recommend replacing inoperable smoke detectors as necessary, and installing additional smoke detectors as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom. For more information on smoke detectors visit <a href="http://www.cpsc.gov/cpscpub/pubs/5077.html">http://www.cpsc.gov/cpscpub/pubs/5077.html</a></p>
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**Photo 3**  
Smoke detector in the basement

### Water heater

**Estimated age:** 1989


**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 50

**Brand & model:** Ruud

**Water temperature (degrees Fahrenheit):** 120

	<b>8)</b> The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be approaching this age. Recommend budgeting for a replacement in the near future.
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### Heating and air conditioning

**Heating system energy source:** Natural gas

**Heat system type:** Forced air


**A/C energy source:** Electric


**Air conditioning type:** Split system

**Distribution system:** Sheet metal ducts

**Brand & model:** Lennox furnace upstairs / Amana 80 SE for the lower levels

**Filter location:** Behind return air grill

	<b>9)</b> This system is equipped with throw-away filter(s). They appear to be dirty. Recommend replacing filter(s) now and every 2 months in the future if the thermostat's fan position is set to "Auto", or monthly if it's set to "On".
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	<b>10)</b> The Amana furnace in the basement currently is using a 1" wide filter and it should be a 1 3/4" in width. The size is 16" X 25".
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### Attic


**Inspection method:** Viewed from hatch

**Roof structure type:** Rafters

**Ceiling structure:** Trusses

**Insulation material:** Rockwool loose fill

**Insulation depth:** 4"

	<b>11)</b> The ceiling insulation's R rating significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.
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## Plumbing and laundry

**Location of main water shut-off valve:** Within the furnace room

**Location of main water meter:** Within the furnace room

**Water service:** Public

**Service pipe material:** Copper

**Supply pipe material:** Copper

**Vent pipe material:** Plastic

**Drain pipe material:** Plastic

**Waste pipe material:** Plastic

## Basement





**Insulation material underneath floor above:** None visible

**Pier or support post material:** Wood

**Beam material:** Solid wood

**Floor structure above:** Wood trusses

## Interior rooms

	<b>12)</b> Handrail(s) at some stairs are loose. This is a safety hazard. Recommend having repairs completed as necessary, such as installing new fasteners, so handrails are securely attached.
	<b>13)</b> Caulk below in the basement shower at floor is deteriorated. Recommend removing old caulk and applying a new bead of tub-tile caulk where tub meets flooring to prevent water damage to floor materials.
	<b>14)</b> There is no doorstop in the upstairs bathroom.
	<b>15)</b> Within the basement bathroom the medicine cabinet door has one missing hinge and the sink cabinet has one handle that is loose and another missing a screw.



**Photo 4**

Rear view of home

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