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Pine Point Property Inspections
jay@pinepointpi.com

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Rating Information

-  **No Problem Observed :** This refers to items that were functioning properly and appeared to be in acceptable condition. Routine maintenance is still recommended over time.
-  **Non-Critical Item:** This refers to items that were generally functional but showed signs of wear, minor defects, needed basic maintenance, or were unconventional and may benefit from further evaluation. It may also include components that should be monitored for future changes or items not performing fully as intended.
-  **Critical :** This refers to items that were not functioning, in poor or unsafe condition, or posed a risk to health, safety, or property. Some of these issues may be serious and should be addressed promptly.
-  **N/A:** This refers to items that were not inspected due to inaccessibility or safety concerns, or that were not present or visible at the time of inspection.

Inspection Details

Inspection Details

Inspector: Jay Pine

Phone: (612) 709-0957

Email: Jay@pinepointpi.com

Company Name: Pine Point Property Inspections

Office: (651) 383-5252

Website: www.pinepointpi.com

Note from the inspector:

Thank you for choosing Pine Point Property Inspections to inspect your home. The property looked generally well-maintained. The highest priority items I found are marked as "critical." This includes hazards which should be addressed first, especially the set-up around the breaker-panel. My biggest concern after any hazards, would be the roof. Other issues that I observed are fairly common in most homes. If you have any questions about your report, please don't hesitate to reach out!

In attendance

Home Owner

Occupancy

Occupied

Weather Conditions

Windy, Clear

Exterior

Driveway/Walkway

No Problem Observed

Stoop/Porch

No Problem Observed



Patio/Deck

N/A

Doors

Non-Critical Item

Cold air was leaking through the front door (Minor). To improve energy efficiency and comfort of the home, I recommend replacing the weather stripping.



Trim

No Problem Observed

Windows

No Problem Observed

Window Type(s)

Siding

No Problem Observed

Siding Type

Foundation (above ground)

N/A

Foundation Type

Above ground foundation was inaccessible due to insulation board, and therefore not inspected. However, I did note some minor damage observed on the insulation board. Monitor for signs of change.



Trees/Vegetation

No Problem Observed

Vegetation around the Home

Hose Fixture(s)

Non-Critical Item

Static water pressure measured at zero. This may indicate improper installation or the supply was shut off



Roof/Attic

Roof Covering

Non-Critical Item

Inspection Method

Binocular, Drone, Ground

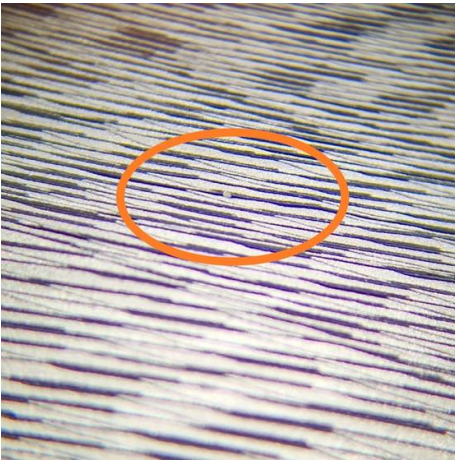
Roof Covering Type

Asphalt

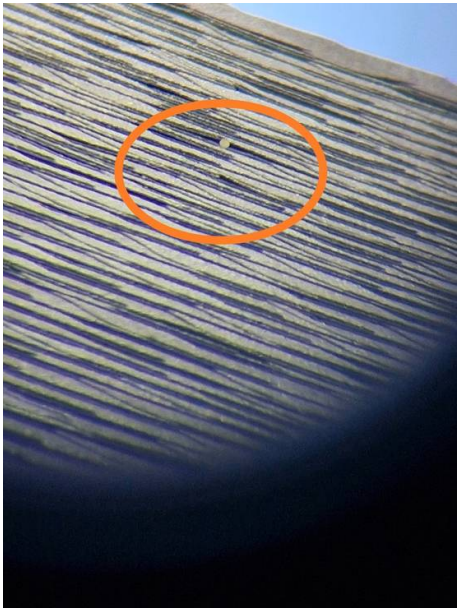
Nails appeared to be migrating out from under the shingles and were scattered around on the roof.

Nail pops often push shingles up or go through shingles. This leaves the home vulnerable to water damage and other roofing issues. I recommend having a qualified roofing contractor evaluate your roof from the outside and from inside the attic.

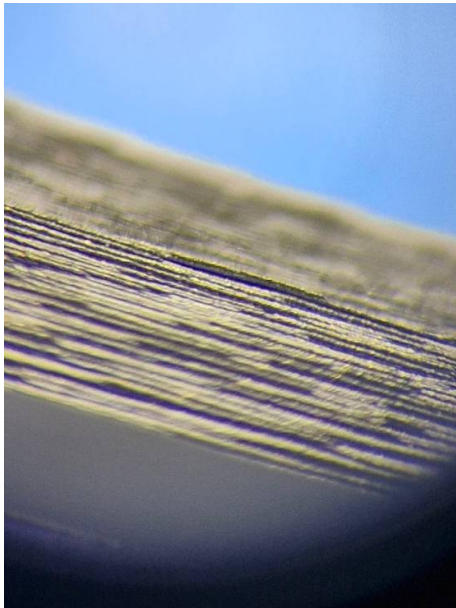
This issue could lead to potential water-intrusion, which can damage the roof and other components of the home.



Fastener driven under shingles or is a popped fastener migrating out from under shingle



Fastener driven under shingles or is a popped fastener migrating out from under shingle



Roof is warped throughout



Shingles improperly installed. Possible nail pop pushing shingle up. Also, shingles arched and hanging over the gutter.



Possible nail pops



Mechanical damage to shingles.



Damaged shingles



Loose nails
Damaged shingles

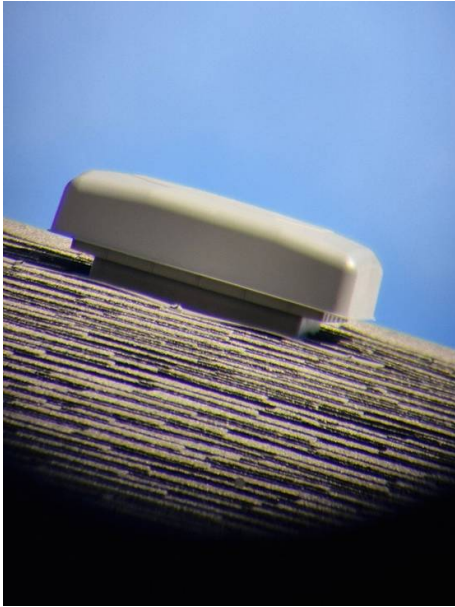


Loose nails laying on the roof, present across most of the roof

Roof Penetrations

Non-Critical Item

Over driven fasteners on multiple roof caps. This is an improper installation and could lead to moisture intrusion.



Fasteners were over driven on the hat vents



Chimney

N/A

Drip Edge Flashing/Fascia

Non-Critical Item

Large opening and exposed roof sheathing. Great potential for water intrusion and formation of ice dams. A qualified roofer is recommended to address this issue.



Missing fascia and drip edge

Attic Ventilation

N/A

Soffits appeared to be functional at the time of the inspection, though without access to the attic, determination was inconclusive.



Roof Drainage

No Problem Observed

Structure

N/A

Client requested attic hatch remain sealed, therefore the attic structure was not inspected.

Attic Insulation

N/A

Client requested attic hatch remain sealed, therefore the attic insulation was not inspected.



Interior

Walls/Floors/Ceilings

Non-Critical Item

Without access to the attic, I was unable to determine the cause of the cold spots on the ceiling. I recommend having your attic looked at by a qualified attic specialist.

Client remarked that he was told damage was from settling and it is going to be repaired.



Cracking, possibly due to the property settling. Monitor for a change in color around the edges and crack size.



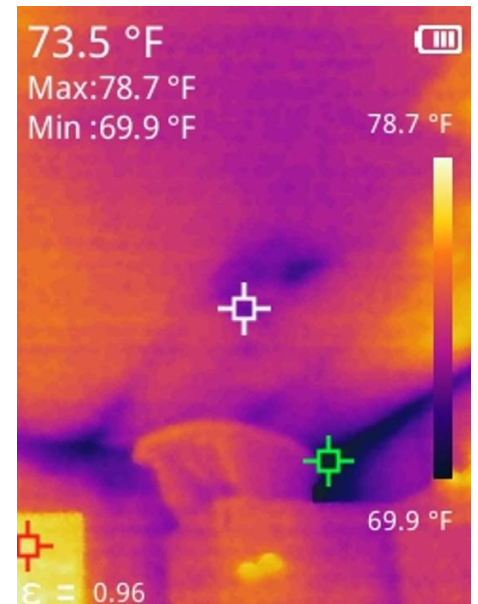
Separation either due to improper installation or the home settling.



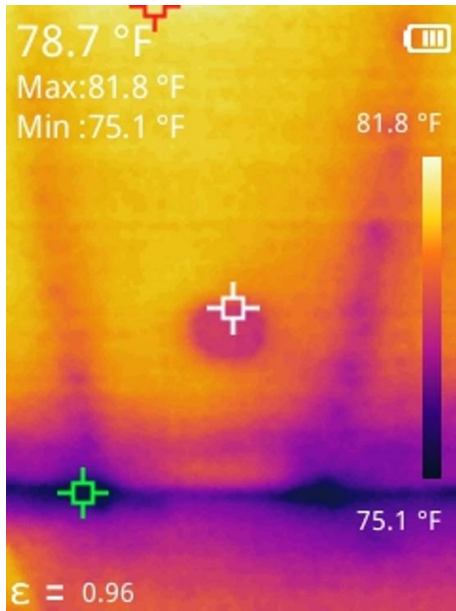
Separation either due to improper installation or the home settling.



Shrinkage crack. Monitor for any changes in size.



Cold spot on the ceiling above the bathroom cabinet. No moisture detected.



Cold spot on the ceiling above the kitchen sink. No moisture detected.

Cabinets

No Problem Observed

Fire Place

No Problem Observed

Type of Fireplace

Simulated/Decorative



Doors

No Problem Observed

Stairs/Handrail

No Problem Observed

Smoke/CO Alarms

No Problem Observed

Please note that the smoke/fire and CO alarms were not tested during the inspection. The Inspector conducted a visual examination only.

Foundation (below ground)

N/A

Material
Concrete

The majority of the basement was finished. As such, parts of the foundation and other components were not able to be inspected.

Appliances

Range

No Problem Observed

Microwave

No Problem Observed

Refrigerator

No Problem Observed

Dishwasher

No Problem Observed

Clothes Washer

No Problem Observed

Clothes Dryer

No Problem Observed

HVAC

Thermostat

No Problem Observed

Air Conditioning Unit

Non-Critical Item

The temperature was below recommended operating level for the AC system at the time of inspection. As such the unit was not turned on and the inspection reflects a strictly visual inspection.

AC unit was level but not secured to its mount.



Furnace

No Problem Observed



No gas leaks were detected at the joints of the furnace during the inspection



Ducts

No Problem Observed

Kitchen Exhaust

No Problem Observed

Bathroom Exhaust

No Problem Observed

Vents

No Problem Observed

Plumbing

Main Water Shut Off Valve

No Problem Observed

Location of Main Shut-Off Valve
Basement

Water Source
Public



Water Heater

Non-Critical Item

Heat Source

Gas

Manufacturer

Rinnai

Water temperature discrepancy may indicate malfunctioning components. I recommend a qualified plumber further evaluate this issue



Water temperature reads 104°F, the water heater is set to 120°F

Kitchen Sink

No Problem Observed

Shower/Bath(s)

Non-Critical Item



Needs caulking, failure to do so is likely to result in moisture intrusion and water damage.



Damaged tub, most likely damaged during installation.

Bathroom Sink(s)

No Problem Observed

Toilet(s)

No Problem Observed

Laundry Tub

N/A

Garbage Disposal

No Problem Observed

Sump Pump

N/A

I was unable to activate the float. May or May not work properly.

Electrical

Main Disconnect

N/A

Main Disconnect Rating

150



Distribution-Panel

Critical

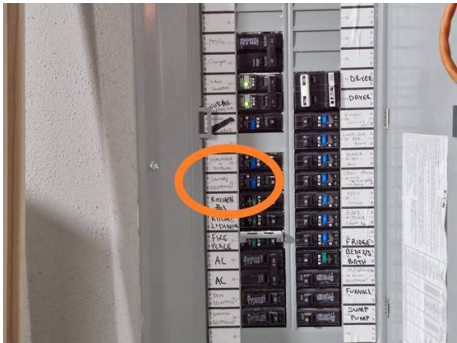
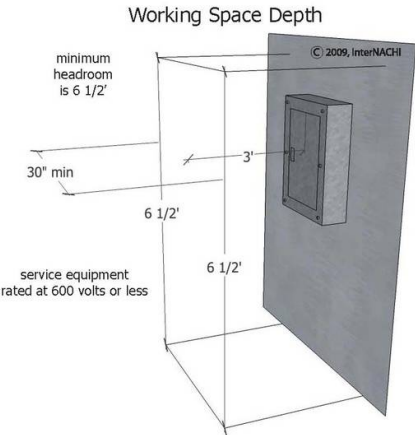
If the cover panel becomes electrified it could conduct electricity to the shelving mount though direct contact or micro arching. This is a fire and safety hazard.

Occupants belongings and shelving prevented a safe inspection of the electrical system.

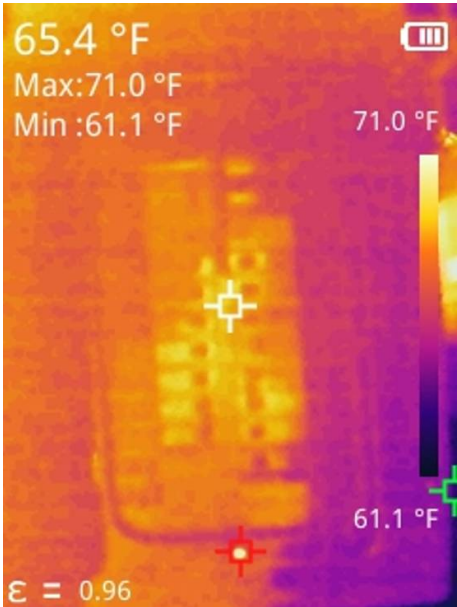
Main electrical shutoff was not in panel and was on the exterior of the home



Fire and safety hazard.



Clothes washer should be on its own dedicated circuit.



No major temperature differential at the time of the inspection.

Light Switches

No Problem Observed

Receptacles (Interior)

No Problem Observed

Receptacles (Exterior)

No Problem Observed

Ceiling Fans

No Problem Observed

Electric Meter & Base

No Problem Observed



Was open when I arrived.

Garage

Garage Fire Door

Critical

Fire door was improperly installed between the garage and the living space and is a safety issue. Does not shut and latch on its own



Garage Vehicle Door Opener

No Problem Observed

Garage Vehicle Door

No Problem Observed

Garage Door Safety Mechanisms

No Problem Observed

Please Note

Inspection Disclaimer

This inspection was conducted in accordance with the **InterNACHI Standards of Practice (SOP)** and represents a visual, non-invasive evaluation of the home's accessible components at the time of inspection. No destructive testing, code compliance verification, or warranty is provided.

Findings in this report reflect the **condition of the property at the time of inspection**. It is the **client's responsibility** to perform due diligence, seek further evaluation by qualified specialists where recommended, and take appropriate action before purchase or occupancy.

This report does **not guarantee future performance, durability, or insurability** of any system or component. The inspector is not liable for defects that were **not visible, concealed, inaccessible, or that arise after the inspection**. By using this report, the client agrees that **the inspector's liability is limited to the cost of the inspection** and that any disputes will be resolved through binding arbitration.