

Property Inspection Report



**6415 Timber Arch Drive
Chaska, MN 55318**

Date of Inspection
February 28th, 2023
2:30 PM

Client
Alyssa Fall
(218) 390-9038

Inspected By
Sam Dufault
NACHI, SPAAR

Nifty Home Inspections
6517886735

<https://www.niftyinspections.com/>



This report is also available as an interactive online presentation.
Please see the link below or scan the QR code with your phone's camera app.

<https://ener.is/presentation/p7ABdAuoThmQocFfh>





Inspector's Remarks

Thank you for choosing Nifty Home Inspections to perform your property inspection.

Please feel free to contact us with any questions you might have about the inspection at niftyinspections@gmail.com

Best Regards,

Sam Dufault

Invoice

Nifty Home Inspections
Sam Dufault
6517886735

Date of Issue	February 28th, 2023	Bill to	Alyssa Fall
Service Date	February 28th, 2023 2:30 PM		(218) 390-9038 Alyssa@bethanynelsongroup.com

For Property Inspection at 6415 Timber Arch Drive
Chaska, MN
55318

Description	Amount
Target Inspection	150
<hr/>	
Subtotal	\$150.00
Taxes	Included
Total	\$150.00

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Major Issues Please Read Full Report for Details

INSULATION & VENTILATION

**Roof / Attic
Ventilation**
Section 8.1
Page 10

- Description** • Ridge Vents
Condition • Wet
Location • Dormer Ridge Vent

Repair or Replace - As Soon as Possible:

Ridge Vent is open air exchange, during heaving winds and snow fall, snow accumulates against ridge vent. During warm weather snow melts and flows into interior attic space. This event is causing a moisture pool around the entryway light fixture. Water then drains down the power cord and chain, resulting in water collecting in light fixture. Moisture in contact with electrical current poses concern of personal injury and inoperable lighting fixture. I recommend replacing ridge vent with different style that has a proper barrier to the exterior elements to avoid moisture intrusion.



General Information

Property Details

Property Type	• Residential Detached	Est. Year Built	• 2020
Num. Floors	• 2	Num. Bedrooms	• 3
Num. Baths	• 3	Est. Building Size	• 2878 ft ²
Features	• Garage • Attic • Basement		

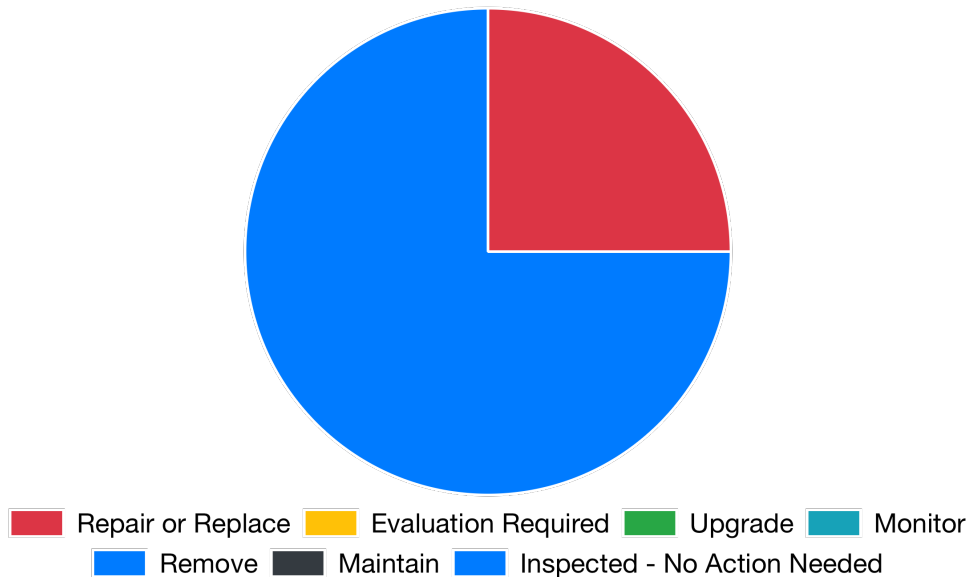
General Remarks

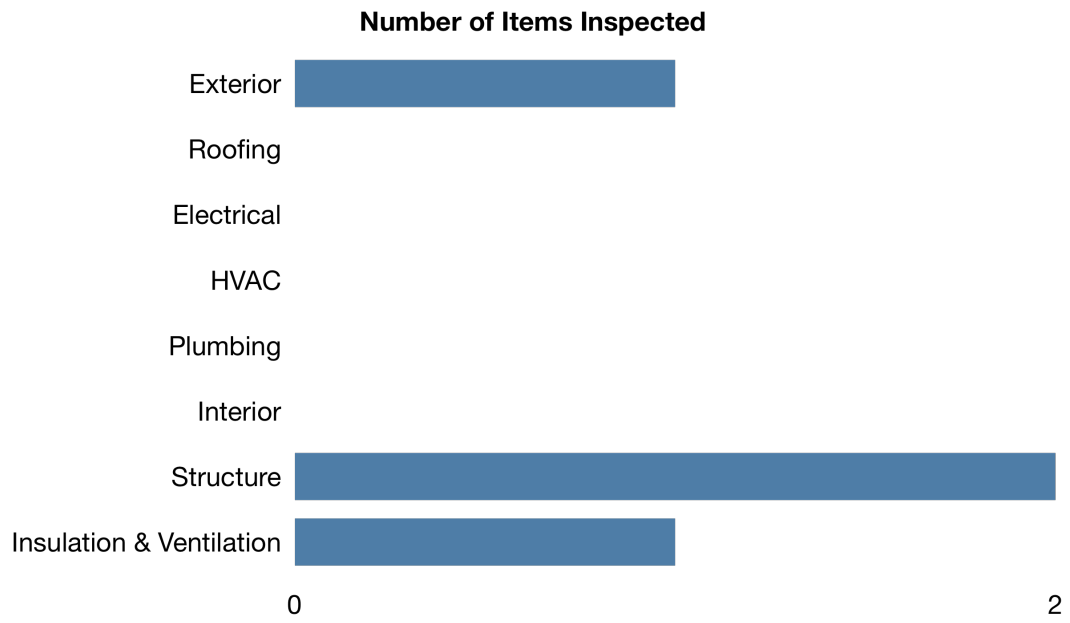
- Weather Conditions • 36 Degrees, Sunny, Snow/Ice/Wet
People in Attendance • Homeowner

Inspection Standards

To see the standards that determine what is inspected, please visit:
<https://www.niftyinspections.com>

Number of Items by Required Action





General Limitations

- Target Inspection

1. Exterior

1.1N Items Inspected Exterior

- Surface
Drainage

The items listed in this section were inspected without the need to comment on their condition.

A disclaimer, or any other text that you wish to show at the end of the Exterior section may be added here.

2. Structure

7.IN Items Inspected Structure

- Foundation Material
- Foundation Type

The items listed in this section were inspected without the need to comment on their condition.

A disclaimer, or any other text that you wish to show at the end of the Structure section may be added here.

3. Insulation & Ventilation

Insulation & Ventilation System Findings by Component

8.1 Roof / Attic Ventilation

Insulation & Ventilation

Description Condition	<ul style="list-style-type: none"> • Ridge Vents • Wet 	Location Risk	<ul style="list-style-type: none"> • Dormer Ridge Vent • Water Damage
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Repair or Replace - As Soon as Possible: Ridge Vent is open air exchange, during heaving winds and snow fall, snow accumulates against ridge vent. During warm weather snow melts and flows into interior attic space. This event is causing a moisture pool around the entryway light fixture. Water then drains down the power cord and chain, resulting in water collecting in light fixture. Moisture in contact with electrical current poses concern of personal injury and inoperable lighting fixture. I recommend replacing ridge vent with different style that has a proper barrier to the exterior elements to avoid moisture intrusion.



Image 8.1.1



Image 8.1.2



Image 8.1.3



Image 8.1.4



Image 8.1.5



Image 8.1.6



Image 8.1.7



Image 8.1.8



Image 8.1.9



Image 8.1.10



Image 8.1.11



Image 8.1.12



Image 8.1.13

A disclaimer, or any other text that you wish to show at the end of the Insulation and Ventilation section may be added here.