

INSPECTION REPORT



For the Property at:
1112 DAKOTA STREET SOUTH
SHAKOPEE, MN 55379

Prepared for: BEN BOOKER
Inspection Date: Wednesday, May 28, 2025
Prepared by: Anthony Benincasa



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Your Trusted Home Inspection Team.

SUMMARY

1112 Dakota Street South, Shakopee, MN May 28, 2025

Report No. 3280, v.6

inspectechmn.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Heating

FURNACE \ Life expectancy

Condition: • Aging

See recent service performed by Hurlburt HVAC.

Location: Furnace

Task: Replace

Time: When necessary

Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • [Wrong fuse or breaker size](#)

AC data plate call for a 15 amp max breaker size, the panel has a 30 amp breaker installed.

* ** UPDATE ** * 6/2/2025 - 30 amp breaker has been replaced with a properly sized 15 amp breaker.

Implication(s): Equipment overheating | Damage to equipment | System inoperative or difficult to operate

Location: AC unit circuit breaker

Task: Correct

Time: As soon as practical

Plumbing

GAS SUPPLY \ Gas piping

Condition: • [Inadequate support](#)

It is recommended to secure the CSST pipe and properly bond it to a nearby water pipe.

* ** UPDATE ** * 5/31/2025 - The flexible gas line has been secured and bonded to a nearby copper water pipe.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Utility Room Water Heater

Task: Secure gas line

Time: As soon as practical

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

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5. Asphalt shingles



6. Asphalt shingles

Sloped roof flashing material: • Aluminum

Approximate age: • New

Roof Shape: • Gable

Limitations

Inspection performed: • By walking on roof

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Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#) • [Aluminum](#)

Wall surfaces and trim: • [Hardboard](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Concrete

Walkway: • Concrete

Deck:

- Raised
- Pressure-treated wood
- Composite
- No performance issues were noted.



7. No performance issues were noted.



8. No performance issues were noted.

Exterior steps: • Concrete • Composite

Patio: • Stamped concrete

Fence: • Vinyl

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Irrigation/Lawn sprinklers: • Automatic

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Limitations

Inspection limited/prevented by:

- Storage in garage



9. Storage in garage

Not included as part of a building inspection: • Geological and soil conditions • Erosion control, earth stabilization measures

Recommendations

WALLS \ Masonry (brick, stone) and concrete

1. Condition: • [Mortar deterioration](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Front garage veneer

Task: Repair

Time: As soon as practical

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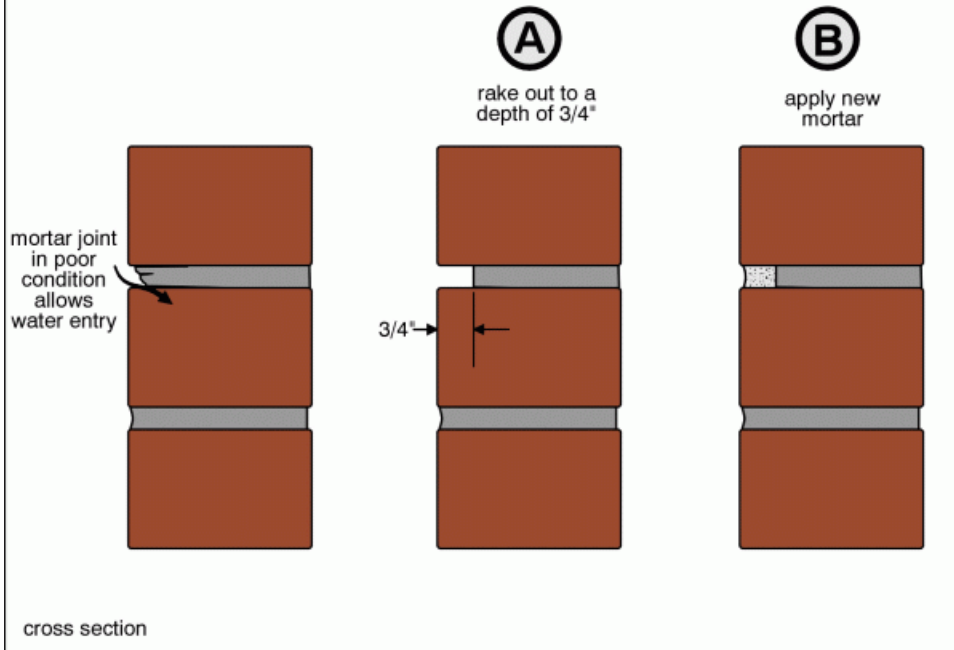
INSULATION

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Repointing



10. Mortar deterioration



11. Mortar deterioration

GARAGE \ Vehicle doors

2. Condition: • Dented

Implication(s): Damage to equipment

Location: Garage door

Task: Repair or replace

Time: If necessary

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12. *Dented / Bulging garage door*

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Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Trusses](#) • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#) • [Oriented Strand Board \(OSB\) sheathing](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage • Insulation

Attic/roof space: • Inspected from access hatch

Not included as part of a building inspection: • Attic load bearing components concealed by insulation cannot be traversed

Description

Service entrance cable and location:

- [Underground aluminum](#)



13. Underground aluminum service entrance

Service size:

- [100 Amps \(240 Volts\)](#)



14. 100 Amps (240 Volts)



15. 100 Amps (240 Volts)

Main disconnect/service box type and location:

- [Breakers - basement](#)

ELECTRICAL

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16. Main disconnect breaker

System grounding material and type: • [Copper - water pipe and ground rod](#)

Electrical panel manufacturers: • Square D

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • [AFCI - panel](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

Not included as part of a building inspection: • Low voltage wiring systems and components • Amperage, voltage, and impedance measurements

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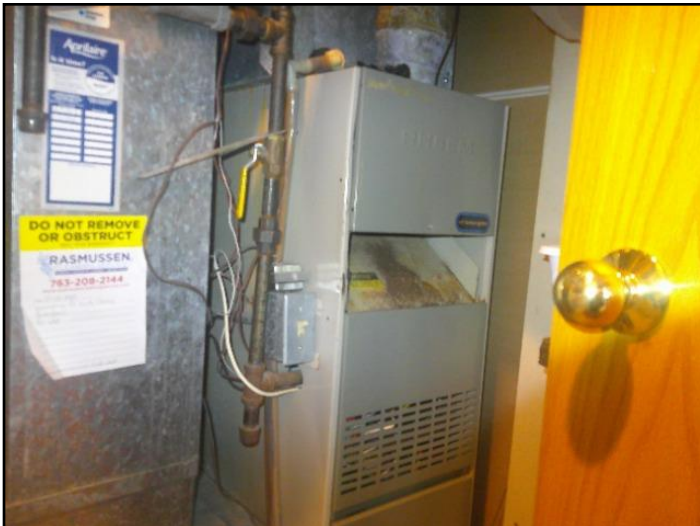
INTERIOR

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Description

Heating system type:

- [Furnace](#)



17. Furnace



18. Furnace cabinet inspected

Fuel/energy source:

- [Gas](#)



19. Gas burners tested

Furnace manufacturer:

- Rheem

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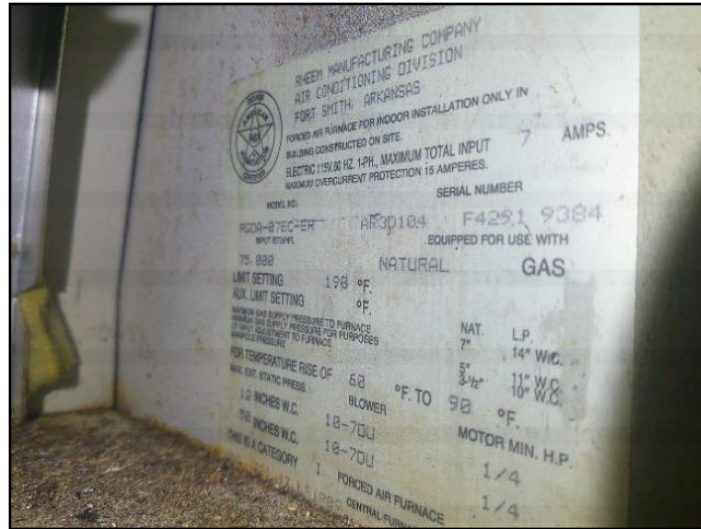
COOLING

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20. Rheem

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [75,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Natural draft](#)

Combustion air source: • Outside

Approximate age: • [33 years](#)

Supply temperature:

- 100°



21. 100°

Air filter:

- 16" x 20"

HEATING

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22. 16" x 20"

Exhaust pipe (vent connector): • Double wall • Type B

Chimney/vent: • [Metal](#)

Humidifier:

• [Duct mounted bypass humidifer](#)



23. Duct mounted bypass humidifer



24. Duct mounted bypass humidifer

Mechanical ventilation system for building: • Bathroom exhaust fan

Location of the thermostat for the heating system: • Hallway

HEATING

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Limitations

Not included as part of a building inspection: • Heat loss calculations • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers

Recommendations

RECOMMENDATIONS \ General

3. Condition: • Air duct cleaning is recommended every 3-5 years.

Location: HVAC ductwork

Task: Service Clean

Time: Discretionary



25. Ductwork due for cleaning

FURNACE \ Life expectancy

4. Condition: • Aging

See recent service performed by Hurlburt HVAC.

Location: Furnace

Task: Replace

Time: When necessary

COOLING & HEAT PUMP

1112 Dakota Street South, Shakopee, MN May 28, 2025

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Description

Air conditioning type:

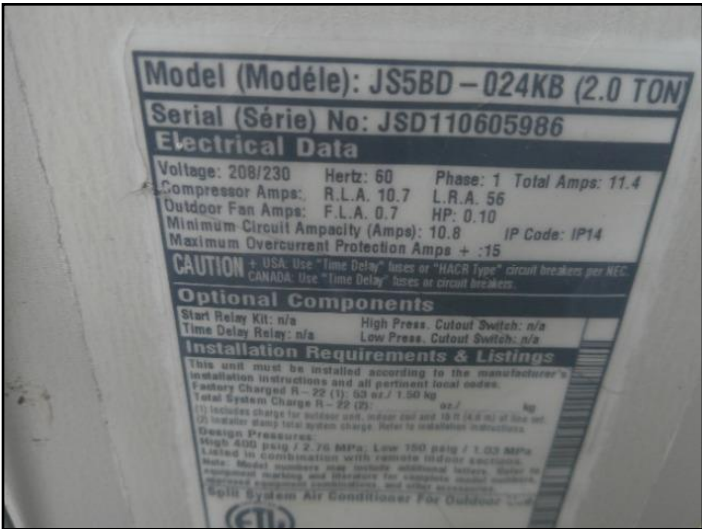
- Central



26. Central AC tested

Manufacturer:

- Nordyne



27. Nordyne

Cooling capacity: • [24,000 BTU/hr](#) • [2 Tons](#)

Compressor approximate age: • 14 years

Supply temperature:

- 55°

COOLING & HEAT PUMP

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28. 55°

Refrigerant type: • R-22

Recommendations

AIR CONDITIONING \ Compressor

5. Condition: • [Wrong fuse or breaker size](#)

AC data plate call for a 15 amp max breaker size, the panel has a 30 amp breaker installed.

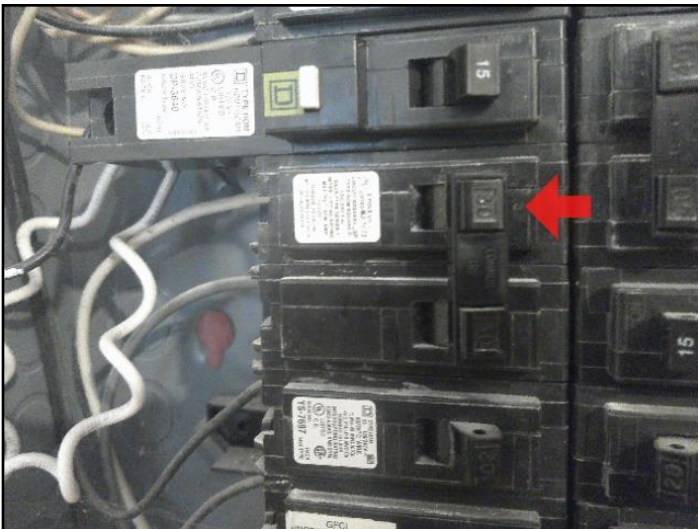
*** UPDATE *** 6/2/2025 - 30 amp breaker has been replaced with a properly sized 15 amp breaker.

Implication(s): Equipment overheating | Damage to equipment | System inoperative or difficult to operate

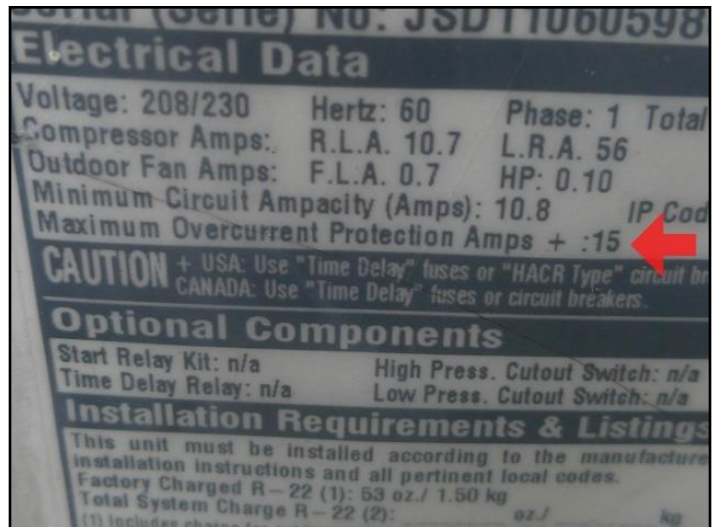
Location: AC unit circuit breaker

Task: Correct

Time: As soon as practical



29. 30 amp AC breaker



30. Data plate calls for 15 amp max breaker

INSULATION AND VENTILATION

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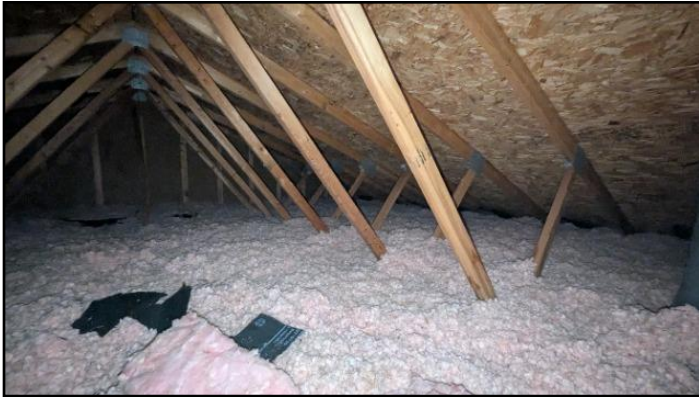
INTERIOR

REFERENCE

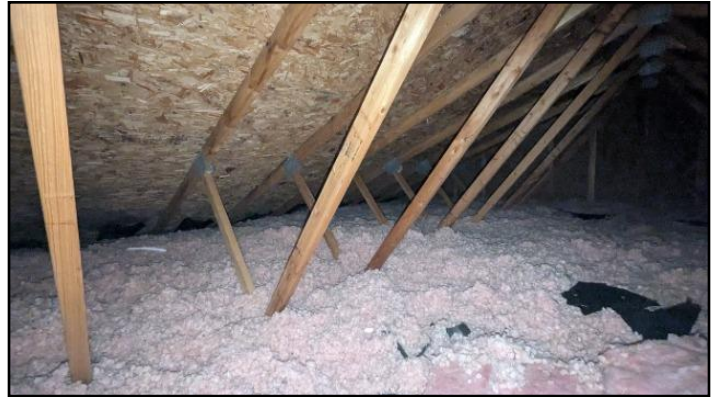
Description

Attic/roof insulation material:

- [Glass fiber](#)



31. Glass fiber



32. Glass fiber



33. Glass fiber



34. Glass fiber

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-20](#)

Limitations

Inspection limited/prevented by lack of access to: • Attic • Roof space • Wall space

Not included as part of a building inspection: • Insulation cannot be disturbed

PLUMBING

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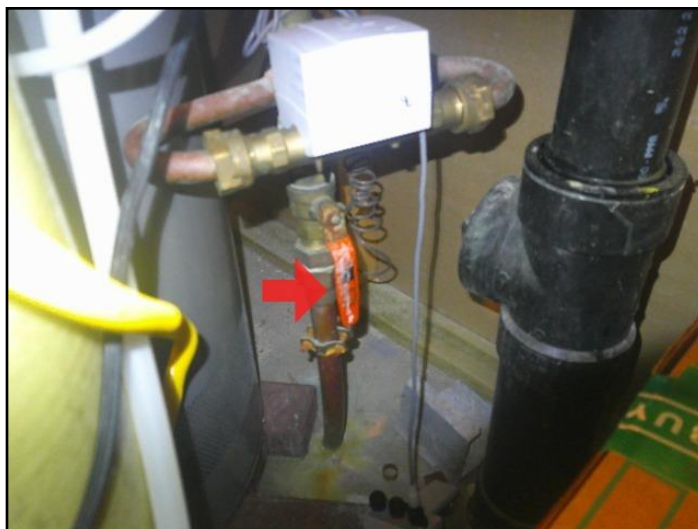
Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Utility room



35. Main water shutoff valve

Water flow and pressure: • [Functional](#)

Water heater type:

- [Conventional](#)

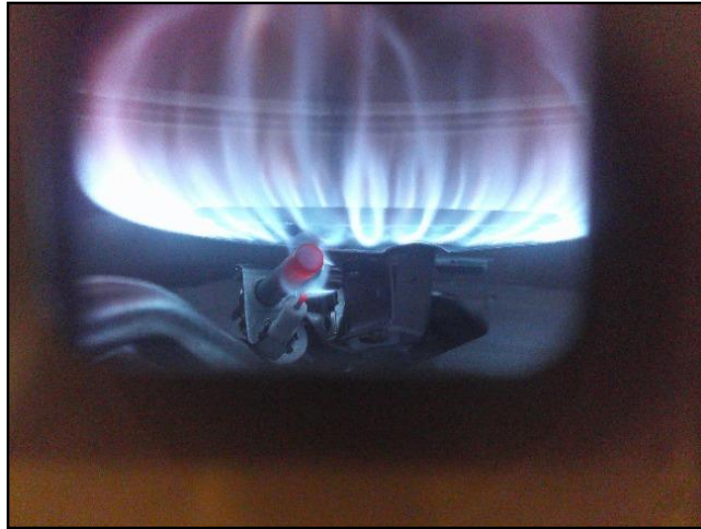


36. Conventional water heater tested

Water heater location: • Utility room

Water heater fuel/energy source:

- [Gas](#)

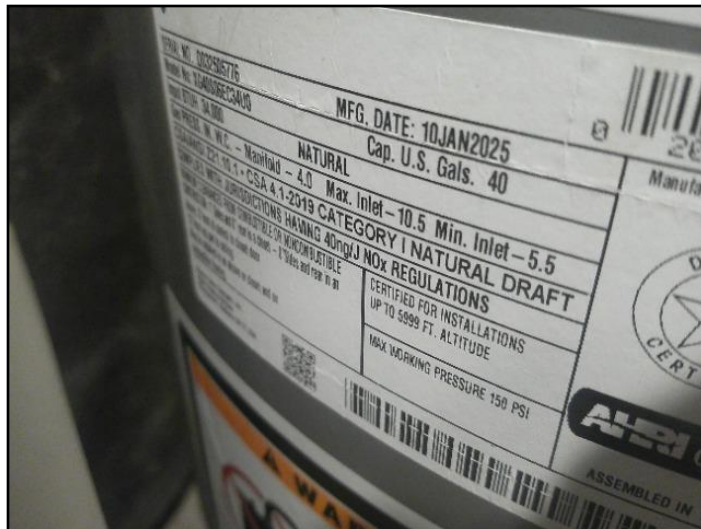


37. Gas burner tested

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

- Rheem



38. Rheem

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • New

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Sewer cleanout location: • Utility room

Pumps:

- [Sump pump](#)



39. Sump pump basket is dry



40. Sump pump

Floor drain location: • Near heating system

Water treatment system:

- Water softener



41. Water softener noted

- Carbon filter

Gas meter location:

- Exterior left side

PLUMBING

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42. Exterior left side gas meter

Gas piping material: • Copper

Main gas shut off valve location:

- Utility room



43. Main gas shutoff valve

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection:

- Water quality
- Concealed plumbing
- Water treatment equipment
- Landscape irrigation system



44. Landscape irrigation system



45. Landscape irrigation system

Not included as part of a building inspection: • Water conditioning systems • Landscape irrigation systems

Recommendations

SUPPLY PLUMBING \ Water shut off valve

6. Condition: • Self tapping saddle valve used in lieu of an IRC approved water shutoff.

Location: Utility Room

Task: Replace

Time: If necessary



46. Self tapping saddle valve used in lieu of a...

GAS SUPPLY \ Gas piping

7. Condition: • [Inadequate support](#)

It is recommended to secure the CSST pipe and properly bond it to a nearby water pipe.

* ** UPDATE ** * 5/31/2025 - The flexible gas line has been secured and bonded to a nearby copper water pipe.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Utility Room Water Heater

Task: Secure gas line

Time: As soon as practical



47. Inadequate support

Description

Major floor finishes: • [Carpet](#) • [Laminate](#) • Vinyl

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Sliders](#) • [Casement](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Oven type: • Convection

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven • Door bell • Range • Wall Oven (or Oven)

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • Gas piping

Kitchen ventilation: • Discharges to exterior

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Inventory Range:

• GE



48. GE gas range tested

Inventory Wall Oven:

• GE

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49. GE



50. GE oven temp when set to 350

Inventory Dishwasher:

- Bosch



51. Bosch



52. Bosch dishwasher ran full cycle

Inventory Refrigerator:

- Whirlpool

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53. Whirlpool refrigerator to be installed

Inventory Microwave or Microwave/Rangehood:

- GE



54. GE microwave and exhaust tested

Inventory Washing Machine:

- LG

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55. LG washer ran full cycle

Inventory Dryer:

- LG



56. LG gas dryer tested

Inventory Garage Door Opener:

- Chamberlain/LiftMaster

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57. Chamberlain/LiftMaster door operator tested

Inventory Garbage disposal (food waste grinder):

- In-sink-erator (ISE)



58. In-sink-erator (ISE) disposal tested

Limitations

Inspection limited/prevented by:

- Storage/furnishings
- Storage in closets and cabinets / cupboards

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59. Storage in closets and cabinets / cupboards



60. Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Cosmetic issues • Aesthetics or quality of finishes

Recommendations

CEILINGING \ General notes

8. Condition: • Patched

Implication(s): Chance of damage to contents, finishes and/or structure

Location: Basement Bar Area Ceiling

Task: Request disclosure

Time: Discretionary



61. Patched ceiling below kitchen sink

9. Condition: • Water stains

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The affected area was tested for moisture and determined no recent moisture.

**** UPDATE **** 6/2/2025 - Ceiling has a new coat of paint.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement hallway ceiling

Task: Monitor

Time: Ongoing



62. Water stains on ceiling



63. Previous leak from toilet drain

10. Condition: • Water stains

Water stains on the garage ceiling indicates previous leaks from valley / sidewall flashings. New roof has been installed. The affected area was tested for moisture and determined NO recent moisture.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Garage Ceiling

Task: Monitor

Time: Ongoing



64. Water stains



65. Water stains

WINDOWS \ Hardware

11. Condition: • [Broken](#)

Implication(s): System inoperative or difficult to operate

Location: Basement Bedroom Window Lock

Task: Repair

Time: Discretionary



66. *Broken lock lever*

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS