



February 19, 2016

To Whom it May Concern:

A site inspection was done on February 16, 2016 regarding a request that a house be moved into Independence.

This house is a rambler that was built in the 1960's-1970's. It's a 3 bedroom, 2 bathroom home and about 3,936 sq. feet. The construction is a mix of 2x4 walls. The roof has some hand framed 2x6 roof trusses, and other trusses that are engineered. The house has had a couple of additions over the years.

There have been several permits pulled on this home over the years. In 1975 a 2-car garage permit was pulled. In 1984 a permit was pulled for a single car garage, both of which were constructed with 2x4's. In 1999 a deck permit was pulled but then was voided out. In 2003 a permit was pulled to re-roof all of the buildings.

Both of the garages have minor siding damage and could use a coat of paint (see pictures). At some point, someone was heating the 2-car garage and it appears as if there is a class a flue in this 2-car garage. We would need to inspect if a heater was attached to the flue. The single car garage was used for storage but both are in good shape.

My recommendations for this home are:

- The hose bibs could use backflow preventers on each hose bib-front and rear.
- New smoke and carbon monoxide detectors should be installed.
- Water heater is almost 20 years old-tag was 1996.
- Furnace might be the original-owner said they'd replace it.
- Plumbing is ok-it all appears to be ABS piping.
- No bath fans in bathrooms-would need mechanical ventilation as none is present.
- Attic looks like original insulation material-no air chutes, venting on the roof power vent, some soffit venting around the eaves.

In my opinion, the house would be suitable to bring into the City. The items to be required are:

- Foundation plan meets 2015 Residential Code
- Septic required to meet Minnesota Rules 7080-7083 of Subsurface Sewage Treatment Systems Program.



