

NEW BUSINESS – DWELLING IN TRANSIT

Application: Land Use, Dwelling in Transit

Applicant: Steven L. Melby

Agenda Item: 6 (a)

Background Information: Applicant is proposing to move a home onto property along South Oak Street. The Ordinance requires that all dwellings in transit be approved by the Planning Commission. The applicant has submitted a building inspection report for review.

Applicable Regulations:

Section 17-4.5 BUILDING STANDARDS

5. Dwellings in Transit. For dwellings to be moved onto a property, excluding manufactured homes that have never been occupied, the following shall be applicable:

- A. Permit issuance shall be made only by motion of the Planning Commission. A public hearing is not required for approval.
- B. Prior to permit issuance, the property owner shall provide documentation of a certified home inspection including the following, at a minimum:
 - (1) Certification that the electrical wiring meets state codes,
 - (2) Certification that the plumbing meets state codes,
 - (3) An evaluation of foundation adaptability and condition,
 - (4) An evaluation of roof condition,
 - (5) An evaluation of structural integrity, and
 - (6) Certification that all doors, windows and siding are in acceptable condition.
- C. The dwelling, once in place, must meet all municipal ordinances, with consideration given for approved variances.

Staff Findings: Staff provides the following Findings of Fact for consideration by the Planning Commission:

1. The applicant has submitted a building inspection report done by Home Team Inspection Service that satisfies the requirements of the Code.

Planning Commission Direction: The Planning Commission can approve the land use application, deny the land use application, or table the request to gather additional information on which to base a decision or to provide the applicant time to modify the application. If the motion is for approval or denial, Findings of Fact should be cited.

Staff Recommendation: Staff recommends approval of the land use application.

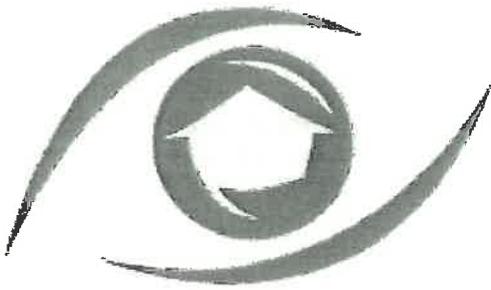
File Number: 4770

Address of Inspection: 29276 Patriot Ave

34043 W Clear Lake Rd Pequot Lakes, MN 56472

lakesarea@hometeam.com

(218) 825-7372



HomeTeam[®]
INSPECTION SERVICE

Property Address:
29276 Patriot Ave
Pequot Lakes, MN 56472



Dear Tom Marcum,

On 11/20/2018 we completed a visual, non-invasive inspection of the referenced property.

This narrative report summarizes our findings in accordance with the terms of our Home Inspection Agreement.

The first page provides a summary overview of our repair recommendations. You will also find these repair recommendations mentioned in appropriate sections of this report with photos included.

If you have any questions please contact us at (218) 825-7372.

Best Regards,

HomeTeam Inspection Service

INSPECTION REPAIR RECOMMENDATIONS:

This summary page provides an overview of the inspection results by inspection categories. Please read this entire inspection report which contains complete details and reference photos. Any recommendations we make for further evaluation must be performed by the home buyer prior to the conclusion of the property inspection contingency period.

Safety Items:

- There were no carbon monoxide detectors found in the home. Carbon monoxide detectors should be installed within ten feet of all bedrooms.

Minor Repairs:

- There is moisture damage/soft wood conditions on some areas of the sub-floor wood joists and sill plate. The entire sub-floor structure should be fully evaluated by a general building contractor on-site prior to the expiration of your home inspection contingency period and they are responsible for identifying all sub-floor repairs necessary.
- The kitchen outlet on the right kitchen wall were tested with an electrical tester and are not on a GFCI circuit. GFCI outlets are recommended within six feet of all water sources but are not required.

Major Repairs:

- There are no major repair recommendations in this report.

Maintenance Items:

- There are no maintenance recommendations in this report.

The inspection categories mentioned above are defined as:

1. Safety Items. These are issues that could result in physical harm. Some examples are electrical wiring related issues, stair handrails that are loose or missing, or decks that are missing rails or steps, etc.

2. Minor Repairs. These are the smaller repairs that we identify for your reference. Some of the minor repairs we may have discussed verbally with you may not be listed because they are very minor. All homes have some minor repairs that will need to be fixed at some point in the future. It is impossible to identify every minor repair that will be needed, some issues only become evident after you have lived in the home for several days or weeks.

3. Major Repairs. These are the larger repairs that may require further evaluation by a professional electrician, plumber, engineer or building contractor. Our Inspection Agreement identifies that a major repair as any single repair item that could potentially cost over \$1,000 to repair. We do not provide repair estimates regarding the potential cost, this is the responsibility of a contractor of your choosing.

4. Maintenance Items. As homes age, maintenance will be needed. Minnesota homes are exposed to extreme changes in seasonal weather and temperatures every year. Common exterior observations include deteriorated wood trim, caulking around windows, doors and siding. Interior maintenance examples include high use items such as leaking faucets or shower heads, switches or electrical outlets that are non-functional, etc.

You are encouraged to ask your Realtor for further advice regarding any repairs items.

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. This report is intended for the sole, confidential, and exclusive use and benefit of the client(s) under the written HomeTeam Inspection Agreement.

This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current and or new owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

WEATHER CONDITIONS

The approximate temperature at the time of the inspection was 20 to 25 degrees Fahrenheit and the weather was cloudy.

The utilities were on at the time of the inspection.

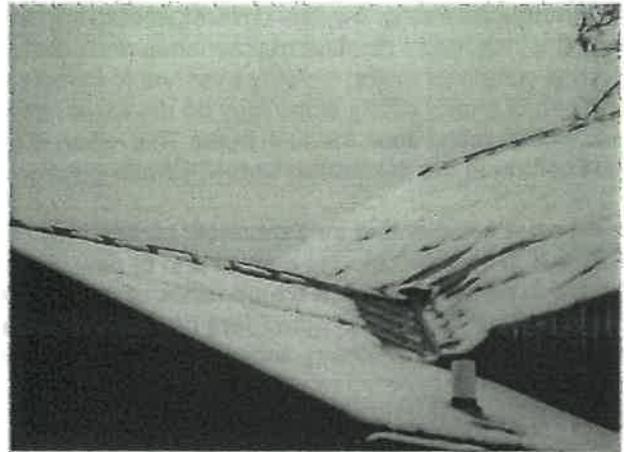
PROPERTY TYPE AND EXTERIOR

The inspected property consisted of a single family, wood framed structure with wood siding that was occupied at the time of the inspection. There were no major defects on the exterior.



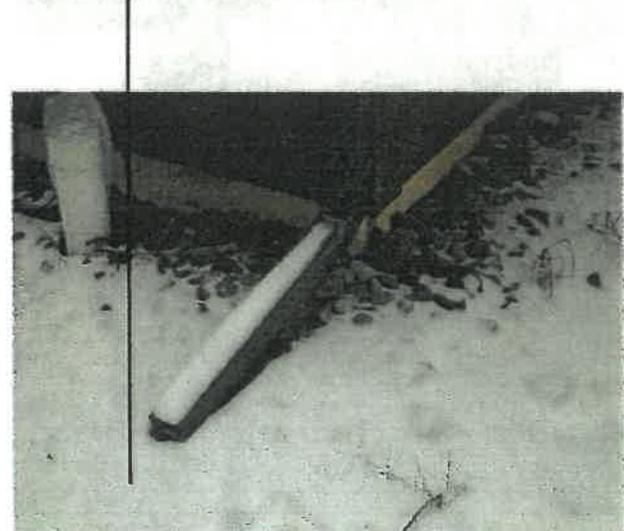
ROOF STRUCTURE

The roof was mostly covered with snow so the roof could not be inspected and is excluded in this inspection. There were no interior visible signs of active roof leaks at the time of the inspection.



GUTTER TYPE

The roof drainage system consisted of aluminum gutters and downspouts. We highly recommend that all downspouts should have six foot ground level extensions installed to route water away from the foundation.



ATTIC STRUCTURE SEALED

The attic was sealed, the vaulted ceilings have limited or no visible areas of construction materials or insulation type

File Number: 4770

Address of Inspection: 29276 Patriot Ave

and was not accessible. There were no visible signs of roof leaks on the interior ceilings at the time of the inspection. The absence of visible indications of moisture stains on the interior ceilings is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof is free from leaks is to inspect the underside of the roof during heavy rain or melting snow.



BASEMENT

The full basement was mostly finished and contained the following mechanical systems: furnace and water heater. The basement level consists of a utility room and storage. The basement was dry at the time of the inspection.

There were no active moisture stains on the floors and walls. We cannot predict future moisture intrusion, we are only required to report on the condition of the basement at the time of the inspection. If significant moisture intrusion occurs in the future, the installation of a drain system and/or sump pump(s) may be necessary.

Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains or spring thaws (this may cause deterioration and/or mold). We recommend the continuous use of a dehumidifier from Spring through late Fall to help maintain a moisture level average of 40%.



SUB-FLOOR STRUCTURE

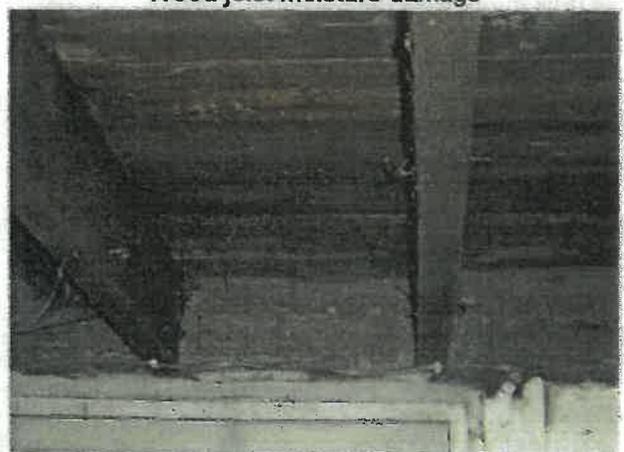
The sub-floor structure was unfinished and fully visible at the time of the inspection.

The visible areas of the floor structure consisted of a wood planking sub-floor supported by two inch by six & eight inch wood joists spaced sixteen inches on center. There were walls for load bearing support.

There were no defects observed in the visible portions of the floor structure.



Wood joist moisture damage



There is moisture damage/soft wood conditions on some areas of the sub-floor wood joists and sill plate. The entire sub-floor structure should be fully evaluated by a general building contractor on-site prior to the expiration of your home inspection contingency period and they are responsible for identifying all sub-floor repairs necessary.

PLUMBING

The visible water supply lines throughout the home were primarily copper pipe. The water was supplied by a sand point well and pump. The visible waste lines consisted of primarily PVC pipe. The home was connected to a septic tank system.

Wells and/or septic system inspections are not within the scope of this inspection, they are the responsibility of the home seller.

The plumbing system was tested with water running continuously for fifteen minutes with multiple faucets operating

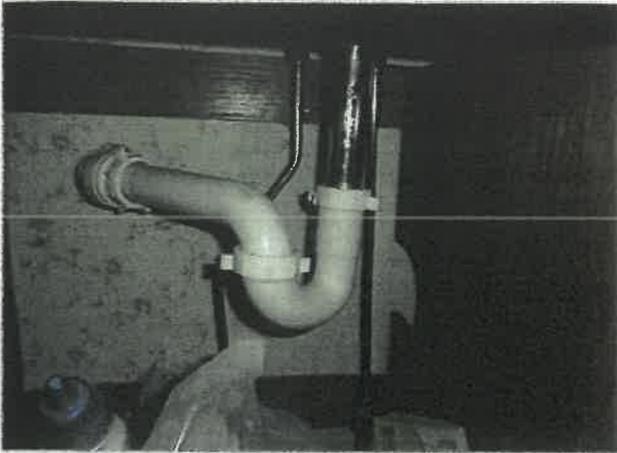
File Number: 4770

Address of Inspection: 29276 Patriot Ave

simultaneously. All toilets, showers and interior faucets were operated during the test period. Water flow throughout the home was average. There were no visible signs of leaks at the time of the inspection. There were no major defects observed in the visible portions of the plumbing system.

Minor plumbing leaks may exist which can only be determined if the plumbing system is operated for several hours or days before a leak becomes visible and are not within the scope of this home inspection. Hidden moisture damage may exist if the walls or ceilings have been recently painted or repaired.





GAS SOURCE

The natural gas meter/gauge was located on the exterior wall. There was no noticeable odor of gas fumes at the gas meter, gas line connections or inside the home at the time of the inspection. Gas leak detection using electronic detection devices is not within the scope of this inspection. Gas leak detection is available at your discretion by contacting the local gas service provider which has specialized equipment to detect gas leaks.



SUMP PUMP

There was a sump pump located in the basement. The sump pump was functional.

WATER HEATER

There was a 50 gallon capacity electric water heater located in the basement. The water heater was manufactured by Richmond, model number 6E50-2 and serial number RM Q371446643. Information on the water heater indicates that it is approximately four years old.

A Temperature and Pressure Relief valve (TPR valve) was installed with a drain pipe routed to the floor. TPR valves should have a drain pipe installed that terminates within six inches of the floor. Because of typical lime build-up on TPR valves we do not test them.

The water heater was functional. The water temperature was checked at the kitchen sink and was approximately 115 degrees Fahrenheit. The water temperature should be set below 130 degrees Fahrenheit to avoid scalding. Scalding may occur in about 10 seconds at 135 degrees Fahrenheit.

TPR valve drain pipe should be installed



The water heater has a Temperature and Pressure Relief (TPR) valve installed but it needs a drain pipe installed at the TPR valve that is routed down the side of the water heater and should terminate within six inches of the floor. The use of PVC pipe is adequate. This a safety item that should be installed on water heaters.

HVAC

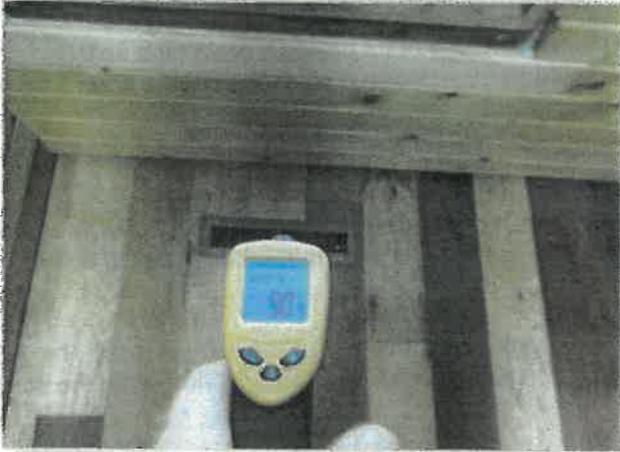
The HVAC system consisted of a Rheem natural gas forced air furnace, model number RGF07EMCK5 and serial number FK5D702F050804370 that is approximately ten years old. The unit was located in the basement. It has an approximate net heating capacity of 75000 BTUH.

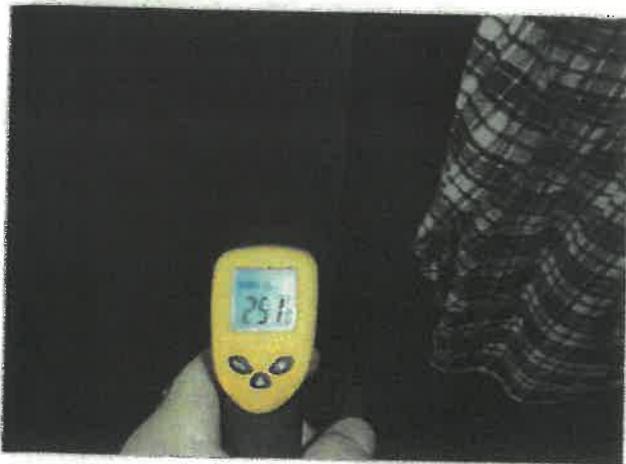
The control for the heating and air conditioning system was a 24-volt thermostat located on the hallway wall. The thermostat was functional. The HVAC system was tested and is functional. The efficiency rating is not within the scope of this inspection.

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. The disposable filter should be inspected and replaced on a monthly basis to maintain the efficiency of the system.

System Service Disclosure Statement. Dismantling the heating system to gain complete viewing access to the burners and heat exchanger is not within the scope of this inspection. Limited viewing areas exist so a complete inspection is not possible. HVAC professionals recommend annual service visits with preventive maintenance and cleaning performed. Maintenance of the heating equipment is essential for safe and efficient performance, which will maximize the system's useful life.





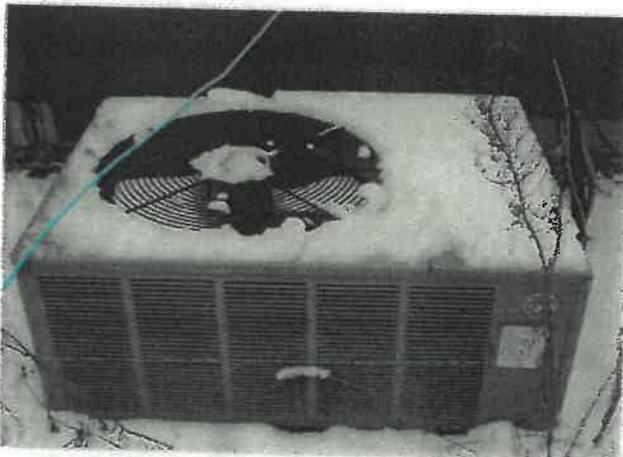


AIR CONDITIONER

The electric outdoor air conditioner condensing unit was a Rheem, model number RAND-030JAZ and serial number 7294 M4907 08195. The unit is located on the left side of the home. This unit is approximately 11 years old.

The air conditioning system was not tested due to outdoor air temperatures below 45 degrees Fahrenheit. If A/C condensing units are cycled when temperatures are below 45 degrees Fahrenheit the compressor can be damaged. You may request that the current homeowner provide a purchase contract addendum letter to you stating that the A/C system is fully functional.

Cooling System Service Disclosure. Refrigerant line pressure testing and dismantling the cooling system to gain complete viewing access is not within the scope of this inspection. HVAC professionals recommend periodic service visits with preventive maintenance, cleaning and diagnostics performed. Maintenance of the cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.



SMOKE ALARMS/CARBON MONOXIDE DETECTORS

There are smoke alarms in the home that were tested and are functional.

For safety reasons, all smoke alarms and carbon monoxide detectors should be tested upon occupancy. Alarm batteries should be replaced when you move into the house and tested on a monthly basis thereafter. All bedrooms and common areas should have smoke alarms. Smoke alarms have an expected life of approximately ten years before replacement.

CARBON MONOXIDE DETECTORS

The installation and use of carbon monoxide detectors when there are gas burning systems in the home are required by law and highly recommended within ten feet of bedrooms, at least one on each level and within close proximity of gas burning systems. Consider using models that plug into wall outlets with battery backup in case of a power outage. Carbon monoxide detectors should be located within two feet of floor level because carbon monoxide is slightly heavier

File Number: 4770

Address of Inspection: 29276 Patriot Ave

than air and can be detected sooner at floor level.



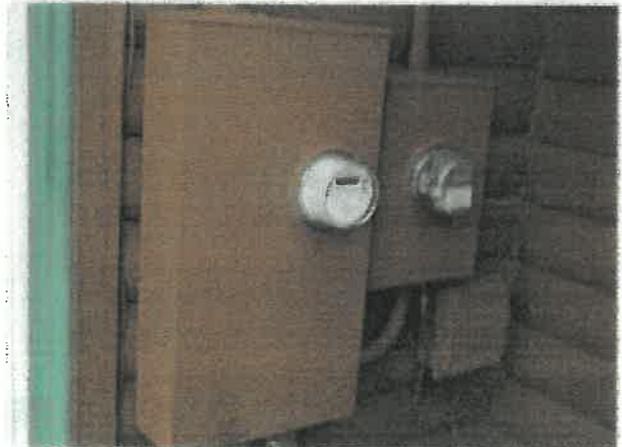
There were no carbon monoxide detectors found in the home. Carbon monoxide detectors should be installed within ten feet of all bedrooms.

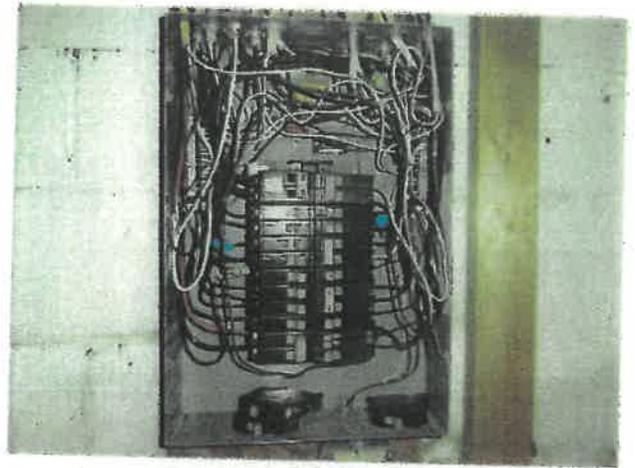
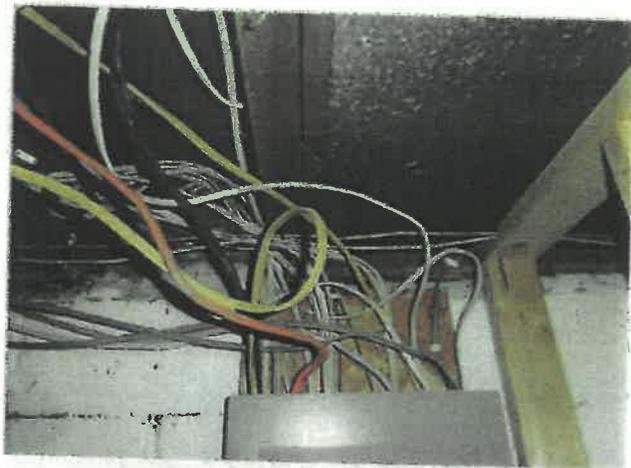
ELECTRIC SERVICE

The underground electric service wire entered from the right side of the home. The electric meter was located on the outside service pole.

The service wire entered a Cutler Hammer service panel located on the basement wall with a 100 amp and 120/240 volt rated capacity. The single wire branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached did appear to be appropriately matched. The visible house wiring consisted primarily of the Romex type which appeared to be in good condition. The electrical service appears adequate.

Alarms, door bells, low voltage wiring, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment are not within the scope of this inspection.

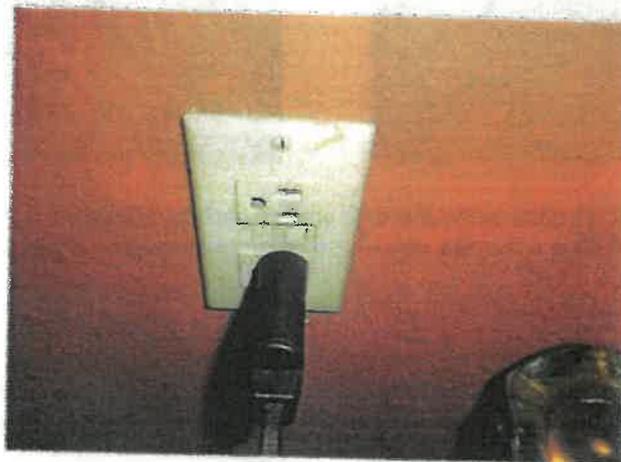




SWITCHES AND RECEPTACLES

A representative number of installed lighting fixtures, switches and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures and those attached to Ground Fault Circuit Interrupters (GFCI), if present, were also tested.

There were GFCI protected circuits located in the bathroom. GFCI protected outlets are recommended within six feet of all water sources, garages and all exterior outlets. The tested GFCI's were functional. All GFCI receptacles and GFCI circuit breakers should be tested regularly.



The kitchen outlet on the right kitchen wall were tested with an electrical tester and are not on a GFCI circuit. GFCI outlets are recommended within six feet of all water sources but are not required.

SECOND LEVEL

The second level of the home consisted of two bedrooms. There were no major visual defects observed on the second level.



Open staircase is potential fall concern for small children



The open side of the second level staircase without a side wall or vertical balusters is a potential safety concern for small children falling. Consider installing a framed plywood or sheetrock wall or install a railing with vertical balusters.

LIVING LEVEL

The living level consisted of a kitchen, dining area, living room, bedroom, full bathroom and a laundry room. We inspect for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the first level.





KITCHEN CABINETS

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, expressed or implied, is given for the continued operational integrity of the appliances or their components after this inspection. The kitchen contained the following appliances:



OVEN RANGE

The Admiral electric free standing range was tested and is functional. The accuracy of the heat settings are not within the scope of this inspection.



MICROWAVE

The GE microwave oven was tested and is functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.



DISHWASHER

The Whirlpool dishwasher was tested through a complete wash cycle and is functional.



REFRIGERATOR

The Kenmore refrigerator was inspected and is functional. The temperature settings accuracy are not within the scope of the inspection.



INTERIOR WALLS AND CEILINGS

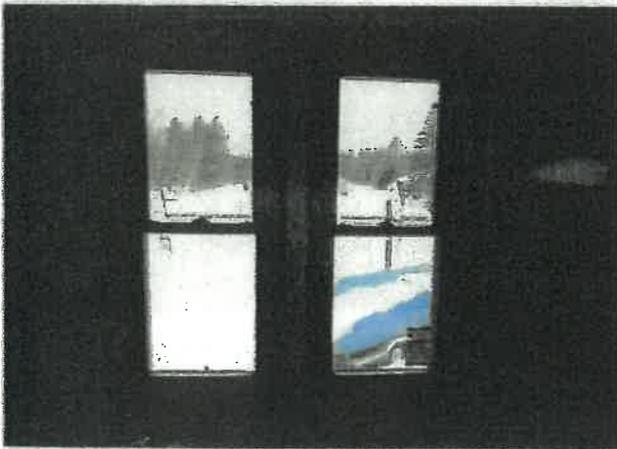
There were no signs of excess humidity during the inspection. Because of weather and personal usage of a home there exists a vulnerability to high levels of moisture in the air, which may cause mold or decay. These variables may require the use of devices such as dehumidifiers and/or air exchange systems. A single inspection cannot determine whether interior moisture conditions will remain constant.

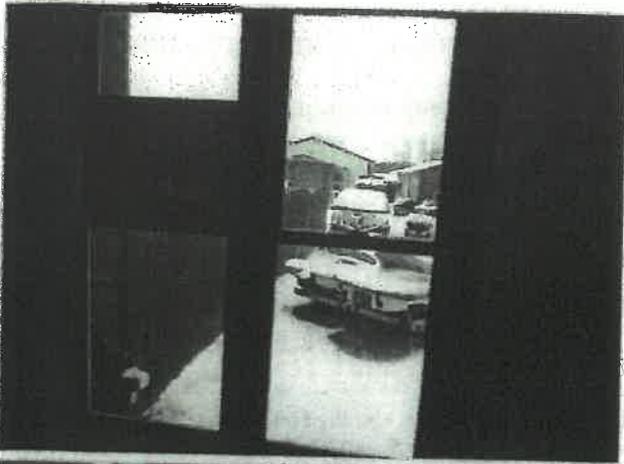
The interior wall and ceiling surfaces were primarily finished with drywall and wood planking. There were no active moisture stains at the time of the inspection. There were no major settlement cracks visible on the interior walls or ceilings. Hidden problems may exist if the interior wall and ceiling surfaces have been recently painted or repaired.



WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The windows were constructed of vinyl and wood, double hung style with double pane glass. All exterior doors were operated and are functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.





There are no major repair recommendations in this report.

There are no maintenance recommendations in this report.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION

There are some things we would like you to keep in mind:

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Reprinted from ASHI Reporter, By Permission of Alan Carson, Carson Dunlop & Assoc.

**CITY OF PEQUOT LAKES
LAND USE PERMIT APPLICATION**

APP # <u>19-70</u>
SF # _____
Date <u>7-30-19</u>
DWSMA _____
For office use only

Name of Applicant STEVEN L MURBY Phone 218-568-4853
218 568-4854 C
Mailing Address 29276 Patriot Ave Email SPRMotorsports@TDS.N
City, State, Zip Pequot Lakes, MN 56472

Applicant is:

Legal Owner
Contract Buyer
Option Holder
Agent
Other _____

Title Holder of Property:
(if not applicant)

(Name)

(Address)

(City, State, Zip)

Signature of Owner, authorizing application (required): Steven L. Murby
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:

Property Parcel ID (# on Tax Statement) 291070090010009-291070090040009
Zoning District UR, Lake Name NA

State nature of request in detail: (What are you proposing for the property? If a new dwelling, indicate number of stories and foundation type.)

moving house and 22x22 ADD to empty lot on
S. Oak St. Pequot Lakes, MN.

Approved by the Zoning Department: _____ Date: _____



4638 MAIN STREET • PEQUOT LAKES, MN 56472 • (218) 568-5222 • FAX: (218) 568-5860 • www.pequotlakes-mn.gov

August 7, 2019

Steven L. Melby
29276 Patriot Avenue
Pequot Lakes, MN 56472

RE: Dwelling in Transit

Dear Mr. Melby:

Please be advised that your Land Use Application for a Dwelling in Transit has been placed on the August 15, 2019 Planning Commission Agenda. Your application is the first item on the Agenda. The meeting begins at 6:00 PM. We encourage you to attend to answer any questions the Planning Commission may have. I have also enclosed a copy of the Staff Report.

Please feel free to contact me if you have any questions at dbittner@pequotlakes-mn.gov or at 218-568-6699.

Sincerely,

Dawn Bittner
Zoning Specialist

Enc.

C: Planning Commission