

RPRO Home Inspection

Property Inspection Report



10110 America lane, Somewhere Mn
Inspection prepared for: Bob & Betty Someone
Agent: none -

Inspection Date: 4/21/2011 Time: 3pm
Age: built 2001 Size: 2064 sq ft

Inspector: Russell Proefrock
Nachi certified
Phone: 612-703-9794 www.rprohomeinspection.com



Report Summary

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. After you have reviewed your report in its entirety, if there are any questions you may have please call me at 612-703-9794. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Grounds		
Page 4 Item: 5	Deck condition	Deck joist hung from cantilever overhang for patio door Double joist header and beam construction required around cantilever overhang so load is carried by headers and beams not cantilever Header to post connection with lag bolts only. Recommend additional support be added or post notched to accept header beams
Kitchen		
Page 10 Item: 6	Electrical	Outlet on island reversed hot and neutral , Recommend Electrical evaluation
Bedroom 1		
Page 19 Item: 13	Smoke Detectors	Detector did not operate
Heat/AC		
Page 21 Item: 1	Furnace Condition	Furnace flame turned yellow when blower turns on indicating possible problem in heat exchanger Recommend heating contractor service and check for possible problems

Grounds

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

1. Grading

Good	Fair	Poor	N/A	None
	X			

Observations: Low areas in front by sidewalk
Evidence that settling has or is occurring around water curb box
Possible installation route for main water supply at construction



Low areas in front by sidewalk

2. Driveway condition

Good	Fair	Poor	N/A	None
	X			

Type: Asphalt
Observations: Settling in front of garage and along house
Cracking appears as drive is sliding down towards curb box area
Settled area around water curb box has been patched.



Settling in front of garage and along house

3. Sidewalks condition

Good	Fair	Poor	N/A	None
	X			

Type: Concrete
 Observations: Separating concrete
 Lifting
 Front stoop slab not sitting on foundation
 Under mining around sidewalk
 Slab for garage door settled and tipping toward garage



Front stoop slab not sitting on foundation



Slab for garage door settled and tipping toward garage

4. Patio Condition

Good	Fair	Poor	N/A	None
			X	

5. Deck condition

Good	Fair	Poor	N/A	None
	X			

Type: Treated wood decking
 Observations: Part of deck built free standing and part connected to cantilever overhang
Deck joist hung from cantilever overhang for patio door
Double joist header and beam construction required around cantilever overhang so load is carried by headers and beams not cantilever
Header to post connection with lag bolts only.
Recommend additional support be added or post notched to accept header beams



Joist hangers missing on some joist



Deck joist hung from cantilever overhang for patio door

6. Fence and wall Condition

Good	Fair	Poor	N/A	None
			X	

7. Meter Condition / Shut off Condition

Good	Fair	Poor	N/A	None
X				

8. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Foundation

The foundation inspection consists of a visual look of the structural components, type of walls from both exterior and interior where accessible. Reporting any signs or concerns of foundation movement, cracking and water infiltration. The main structure framing of support beams and posts, joist and stair framing along with sub floor condition as seen from the basement area. and reporting on any cutting, notching and boring of framing members which may present a structural or safety concern. These areas may be limited due to the finishing of lower level living area.

1. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations: Finished basement not all areas visible

2. Cripple Walls

Good	Fair	Poor	N/A	None
X				

3. Post and Girders

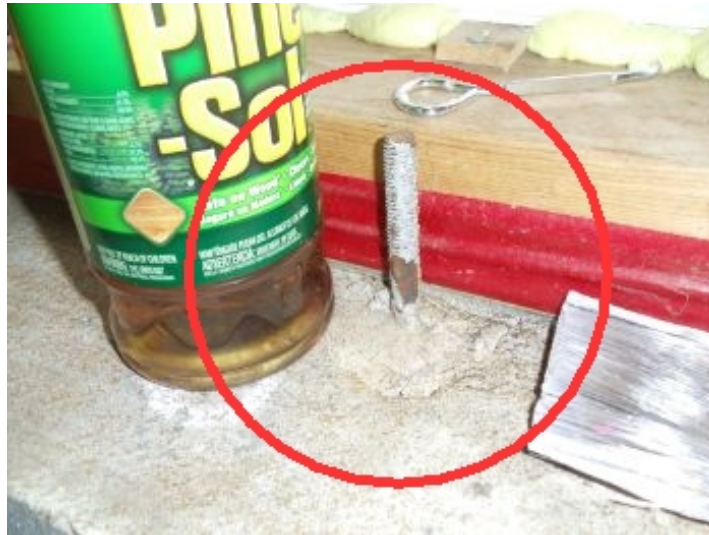
Good	Fair	Poor	N/A	None
X				

Observations: finished basement some not visible, Personal items prevented thorough inspection of stair framing

4. Anchor Bolts

Good	Fair	Poor	N/A	None
	X			

Observations: Building wall plates totally missed anchor studs in laundry area, Rest of house finished anchor bolts not visible, Recommend contractor to evaluate



Building wall plates totally missed anchor studs in laundry area

5. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations: finished basement not visible, only visible in utility room

6. Chimney condition

Good	Fair	Poor	N/A	None
			X	X

Roof

We evaluate every roof conscientiously, looking for damage, defects in construction and proper sealing of roof penetrations. We will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it.

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Fiberglass

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Roof Vent Condition

Good	Fair	Poor	N/A	None
X				

Observations: Standard vent covers

4. Plumbing Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations: Irregular installation



Pipe sealing cap needs caulking

5. Sky Lights

Good	Fair	Poor	N/A	None
			X	

6. Chimney

Good	Fair	Poor	N/A	None
			X	X

7. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	X

Living room

Living rooms are considered one of the main rooms in the home. The inspector will be looking for defects in walls, ceilings and floors. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Locations

2. Walls and Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Type: Cathedral ceiling

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Type: Carpet

4. Window Condition

Good	Fair	Poor	N/A	None
	X			

Type: Vinyl
Observations: Moisture staining at bottom of front window



Moisture staining at bottom of front window

5. Closets

Good	Fair	Poor	N/A	None
				X

6. Doors

Good	Fair	Poor	N/A	None
				X

7. Sliding Patio Doors

Good	Fair	Poor	N/A	None
				X

8. Screen Doors

Good	Fair	Poor	N/A	None
				X

9. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

10. Cabinets

Good	Fair	Poor	N/A	None
				X

11. Fireplace

Good	Fair	Poor	N/A	None
				X

12. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets not accessible

13. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

15. Registers

Good	Fair	Poor	N/A	None
X				

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	X

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. A visual inspection of all components and operation of available appliances and condition of cabinetry.

1. Locations

Locations: North East

2. Wall and Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Type: Cathedral ceiling

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Type: Vinyl

Observations: 1 small tear by refridgerator

4. Window Condition

Good	Fair	Poor	N/A	None
	X			

Style: Vinyl

Observations: Windows show signs of moisture damage from window condensation in winter



Windows show signs of moisture damage from window condensation in winter

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations: Outlet on island reversed hot and neutral ,
Recommend Electrical evaluation



Outlet on island reversed hot and neutral

7. Sliding Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations: Rusting screws indicating moisture condensation in winter



Rusting screws indicating moisture condensation in winter

8. Screen Doors

Good	Fair	Poor	N/A	None
X				

9. Counters

Good	Fair	Poor	N/A	None
X				

10. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations: Cabinet mounted to wall with drywall screws. Recommend fastening with cabinet screws, Cabinet hardware loose



Corner cabinet hardware loose

11. Sinks

Good	Fair	Poor	N/A	None
X				

12. Disposal

Good	Fair	Poor	N/A	None
X				

13. Spray Wand

Good	Fair	Poor	N/A	None
		X		

Observations: Disconnected

14. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	X

15. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	X

16. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: evidence of past leaking
 Trap has calcium build up indicating leaking
 Dishwasher drain line needs high loop installed to prevent back up
 contamination of dishwasher



Evident leak build up to main drain piping

17. Cooking Vent Condition

Good	Fair	Poor	N/A	None
X				

Style: Microwave with venting fan

18. Refrigerator

Good	Fair	Poor	N/A	None
X				

19. Stove

Good	Fair	Poor	N/A	None
X				

20. Dishwasher

Good	Fair	Poor	N/A	None
			X	

Observations: Personal items did not run for inspection

21. Microwave

Good	Fair	Poor	N/A	None
X				

22. Trash Compactor

Good	Fair	Poor	N/A	None
			X	X

23. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	X

24. Registers

Good	Fair	Poor	N/A	None
X				

25. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main hallway

2. Wall and Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Type: Vinyl

Observations: High moisture reading in corner next to tub. Recommend watching this area for mold and mildew growth



Evidence of moisture damage to floor



High moisture reading in corner next to tub. Recommend watching this area for mold and mildew growth

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Window Condition

Good	Fair	Poor	N/A	None
				X

6. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: Minor water damage under sink

7. Mirrors

Good	Fair	Poor	N/A	None
X				

8. Counters

Good	Fair	Poor	N/A	None
X				

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: evidence of past leaking, Corrosion and visible build up around piping, Recommend plumber to evaluate all areas

11. Toilets

Good	Fair	Poor	N/A	None
X				

12. Bath Tubs

Good	Fair	Poor	N/A	None
X				

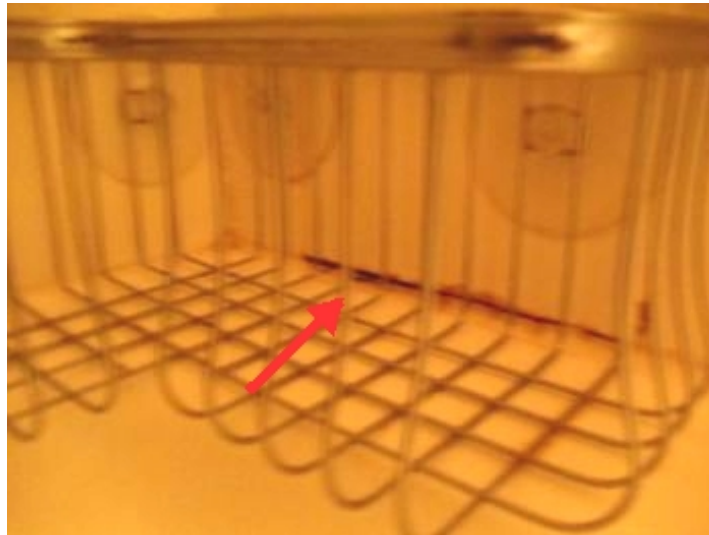
Observations: Damaged porcelain finish of tub, Deteriorated caulking with mildew formation around tub, Cracking of grout down corner



Deteriorated caulking with mildew formation around tub



Damaged porcelain finish of tub



Deteriorated caulking with mildew formation around tub

13. Spa Tubs

Good	Fair	Poor	N/A	None
			X	X

14. Showers

Good	Fair	Poor	N/A	None
			X	X

15. Electrical

Good	Fair	Poor	N/A	None
X				

16. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Bedroom 1

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Locations

Location: Master, South east

2. Wall and Ceiling Condition

Good	Fair	Poor	N/A	None
X				



14% moisture reading taken in southwest corner of room.

3. Floor Condition

Good	Fair	Poor	N/A	None
X				

Type: Carpet

4. Window Condition

Good	Fair	Poor	N/A	None
	X			

Style: Vinyl

Observations: Moisture damage to window sills



Moisture damage to window sills

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Sliding Patio Doors

Good	Fair	Poor	N/A	None
				X

7. Screen Doors

Good	Fair	Poor	N/A	None
				X

8. Closets

Good	Fair	Poor	N/A	None
X				

9. Cabinets

Good	Fair	Poor	N/A	None
				X

10. Fireplace

Good	Fair	Poor	N/A	None
				X

11. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets not accessible

12. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

13. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations: **Detector did not operate**

14. Registers

Good	Fair	Poor	N/A	None
X				

15. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location Main Location:
Bedroom 3

2. Cable Feeds Condition

Good	Fair	Poor	N/A	None
X				

3. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

4. Breakers in off position

Good	Fair	Poor	N/A	None
				X

5. Breakers

Good	Fair	Poor	N/A	None
X				

Type: Copper

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Furnace Condition

Good	Fair	Poor	N/A	None
	X			

Location: Utility room
 Type: Forced air, Gas

Observations: **Furnace flame turned yellow when blower turns on indicating possible problem in heat exchanger**
Recommend heating contractor service and check for possible problems



Furnace flame turned yellow when blower turns on indicating possible problem in heat exchanger

2. Humidifier Condition

Good	Fair	Poor	N/A	None
				X

3. Thermostats

Good	Fair	Poor	N/A	None
X				

4. Gas Valves

Good	Fair	Poor	N/A	None
X				

5. Air Supply

Good	Fair	Poor	N/A	None
X				

6. Venting

Good	Fair	Poor	N/A	None
	X			

Observations: Exterior vent cap combination missing



Exterior vent cap combination missing

7. Filters Condition

Good	Fair	Poor	N/A	None
X				

Location: Inside duct work

8. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Observations: exterior temperature below 65 degrees could not test properly

9. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

10. Enclosure

Good	Fair	Poor	N/A	None
				X

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Type Gas
Location Utility room

2. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Capacity 40 gallons

3. Combustion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Plumbing Condition

Good	Fair	Poor	N/A	None
X				

Type: Copper

6. Gas Valve

Good	Fair	Poor	N/A	None
X				

7. TPRV Condition

Good	Fair	Poor	N/A	None
X				