

RPRO Home Inspection

Property Inspection Report



Your house, Somewhere Usa
Inspection prepared for: Sample Report
Inspection Date: 6/25/2008 Time: 9.00am
Age: 5 years

Inspector: Russell Proefrock
License #



Report Summary

Grounds		
Page 3 Item: 2	Driveway condition	asphalt settling, lifting
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Page 4 Item: 8	GFCI	missing cover
Family room		
Page 10 Item: 7	Closets	door drag on floor
Page 11 Item: 14	Electrical	dimmer switch did not operate, outlets painted over, loose fixture
Page 11 Item: 16	Smoke Detectors	recommend hard wired unit
Kitchen		
Page 12 Item: 11	Sinks	drains slow
Page 13 Item: 22	Dishwasher	no air gap present, door seal dirty
Bedroom 1		
Page 15 Item: 7	Doors	sticks at the jamb
Bedroom 2		
Page 17 Item: 7	Doors	not square in jamb, loose hinges
Page 18 Item: 14	Ceiling Fans	missing pull chain
Page 18 Item: 15	Smoke Detectors	Recommend hard wired unit
Bathroom 2		
Page 19 Item: 8	Cabinets	cabinet loose on floor
Page 19 Item: 9	Counters	loose at wall
Page 19 Item: 11	Plumbing	pressure weakens when other areas are in use
Page 20 Item: 14	Showers	drains slow
Lower Laundry		
Page 22 Item: 17	Wash Basin	faucet drips, drains slow
Garage		
Page 23 Item: 1	Walls	loose tape
Page 24 Item: 6	Flooring Condition	uneven areas, separating cracks
Mechanicals		
Page 26 Item: 5	Sump pump Condition	Recommend removal of personal items, Recommend adding backflow valve
Electrical		
Page 27 Item: 4	Breakers	missing knock-outs

Heat/AC		
Page 28 Item: 2	Heater Condition	Recommend service
Page 28 Item: 7	Filters	dirty
Water Heater		
Page 30 Item: 6	TPRV	terminates to high

Grounds

1. Grading

Good	Fair	Poor	N/A	None
X				

2. Driveway condition

Good	Fair	Poor	N/A	None
	X			

Type: Asphalt

Observations: asphalt settling, lifting



Grounds Driveway condition

3. Sidewalks condition

Good	Fair	Poor	N/A	None
	X			

Type: Concrete

Observations: small cracking, lifting



Grounds Sidewalks condition

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: weathered

6. Fence and wall Condition

Good	Fair	Poor	N/A	None
			X	

7. Electrical

Good	Fair	Poor	N/A	None
	X			

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated, **missing cover**

9. Plumbing

Good	Fair	Poor	N/A	None
			X	

10. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations: on timers, did not operate

11. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
	X			

Location: East side, West side
 Observations: hose bib leaks west

Exterior Areas

1. Siding Condition

Good	Fair	Poor	N/A	None
X				

Type: Vinyl

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

3. Gutter and Downspouts

Good	Fair	Poor	N/A	None
X				

Observations: missing downspout extention

4. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations: functional, deteriorated frames, recommend glazing

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations: peeling, area around entry door

7. Stucco

Good	Fair	Poor	N/A	None
			X	

Foundation

1. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations: finished basement n/a

2. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

4. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations: Finished basement N/A

5. Chimney Hearth

Good	Fair	Poor	N/A	None
			X	

6. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

7. Foundation Perimeter

Good	Fair	Poor	N/A	None
			X	

8. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

9. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

10. Ventilation

Good	Fair	Poor	N/A	None
			X	

11. Vent Screens

Good	Fair	Poor	N/A	None
			X	

12. Access Panel

Good	Fair	Poor	N/A	None
			X	

13. Post and Girders

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Style: Main structure, Gable roof
Materials: Asphalt shingles
Observations: inspected from ground only n/a, weathered

2. Flashing

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

3. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations: functional

4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

5. Chimney

Good	Fair	Poor	N/A	None
			X	

6. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

Attic

1. Access

Good	Fair	Poor	N/A	None
	X			

Observations: limited space, restricted access, personal item prevent complete inspection

2. Chimney

Good	Fair	Poor	N/A	None
			X	

3. Duct Work

Good	Fair	Poor	N/A	None
			X	

4. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations: most not accessible due to insullation

5. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional



6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Type: Blown in insulation
Depth: 10, inches

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: vents only

8. Structure

Good	Fair	Poor	N/A	None
X				

Observations: Truss type roofing present, inspected from access only, limited space

9. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations: functional, ridge vent present

10. Vent Screens

Good	Fair	Poor	N/A	None
			X	

Family room

1. Locations

Location: South east

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Type: Drywall

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Type: Cathedral, Drywall

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Type: Carpet

5. Registers

Good	Fair	Poor	N/A	None
X				

Observations: air flow weak

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Style: Vinyl

7. Closets

Good	Fair	Poor	N/A	None
X				

Observations: functional, door drag on floor

8. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Sliding Doors

Good	Fair	Poor	N/A	None
			X	

10. Screen Doors

Good	Fair	Poor	N/A	None
			X	

11. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

12. Cabinets

Good	Fair	Poor	N/A	None
			X	

13. Fireplace

Good	Fair	Poor	N/A	None
X				

Location: Family Room

Type: decorative

Observations: Gas

14. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets not accessible, **dimmer switch did not operate, outlets painted over, loose fixture**

15. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations: operated

16. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated, **recommend hard wired unit**

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Locations

Locations: South west

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Type: Drywall

3. Ceiling Condition

Good	Fair	Poor	N/A	None

Type: Drywall

Observations: small stains, evidence of past leaking

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Type: Vinyl

5. Registers

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Style: Vinyl, sliding window

Observations: weathered

7. Doors

Good	Fair	Poor	N/A	None
X				

8. Sliding Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional, dirty tracks

9. Screen Doors

Good	Fair	Poor	N/A	None
X				

10. Counters

Good	Fair	Poor	N/A	None
X				

Observations: gapped at wall, Recommend caulking

11. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: functional, **drains slow**

12. Disposal

Good	Fair	Poor	N/A	None
X				

Observations: operated

13. Spray Wand

Good	Fair	Poor	N/A	None
X				

14. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

15. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

16. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: some outlets n/a, outlet covers missing

17. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

18. Vent Condition

Good	Fair	Poor	N/A	None
X				

Style: Microware with fan
Observations: operated

19. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

20. Refridgrater

Good	Fair	Poor	N/A	None
X				

Observations: Stainlees Steel unit, Side by side unit, not part of inspection

21. Stove

Good	Fair	Poor	N/A	None
X				

Observations: Electric, not part of inspection, Stainless Steel

22. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations: Stainlees Steel unit, Built in, **no air gap present, door seal dirty**

23. Microwave

Good	Fair	Poor	N/A	None
X				

Observations: operated, With vent fan

24. Appliance condition

Good	Fair	Poor	N/A	None
			X	

25. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

26. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations: none

Bedroom 1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Location: North East

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Type: Drywall

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Type: Cathedral, Drywall

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Type: Carpet

Observations: normal wear

5. Registers

Good	Fair	Poor	N/A	None
X				

Observations: functional, no air flow present

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Type Vinyl, slide by

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional, sticks at the jamb

8. Sliding Doors

Good	Fair	Poor	N/A	None
			X	

9. Screen Doors

Good	Fair	Poor	N/A	None
			X	

10. Closets

Good	Fair	Poor	N/A	None
X				

Observations: functional, Walk in closet

11. Cabinets

Good	Fair	Poor	N/A	None
			X	

12. Fireplace

Good	Fair	Poor	N/A	None
			X	

13. Electrical

Good	Fair	Poor	N/A	None
X				

14. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations: operated, loose light fixture

15. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated, Recommend hard wired unit

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

Bedroom 2

1. Locations

Location: North west

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Type: Drywall
Observations: small cracking

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Type: Drywall
Observations: evidence of past leaking

4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Type: Carpet
Observations: normal wear

5. Registers

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Type Vinyl, sliding by

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional, **not square in jamb, loose hinges**

8. Sliding Doors

Good	Fair	Poor	N/A	None
			X	

9. Screen Doors

Good	Fair	Poor	N/A	None
			X	

10. Closets

Good	Fair	Poor	N/A	None
X				

Observations: functional, damaged jamb

11. Cabinets

Good	Fair	Poor	N/A	None
			X	

12. Fireplace

Good	Fair	Poor	N/A	None
			X	

13. Electrical

Good	Fair	Poor	N/A	None
X				

14. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations: operated, **missing pull chain**

15. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: operated, missing hard wired smoke detector,
Recommend hard wired unit

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

Bathroom 2

1. Locations

Locations: West, 3/4 bath

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Type: Drywall, Tile

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Type: Drywall

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Type: Vinyl

Observations: normal wear

5. Registers

Good	Fair	Poor	N/A	None
X				

Observations: functional, no air flow present

6. Window Condition

Good	Fair	Poor	N/A	None
			X	

7. Doors

Good	Fair	Poor	N/A	None
X				

8. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional, cabinet loose on floor

9. Counters

Good	Fair	Poor	N/A	None
X				

Observations: Recommend caulking, loose at wall

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: pressure weakens when other areas are in use

12. Toilets

Good	Fair	Poor	N/A	None
X				

13. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations: functional, drains slow

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations: normal wear, Recommend caulking

16. Sinks

Good	Fair	Poor	N/A	None
X				

Observations: functional

17. Electrical

Good	Fair	Poor	N/A	None
X				

18. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

19. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations: operated, noisy

Lower Laundry

1. Locations

Location: North

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Type: block

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Type: Open beam

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Type: concrete

5. Registers

Good	Fair	Poor	N/A	None
			X	

6. Doors

Good	Fair	Poor	N/A	None
			X	

7. Window Condition

Good	Fair	Poor	N/A	None
			X	

8. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations: functional

9. Counters

Good	Fair	Poor	N/A	None
	X			

Observations: normal wear

10. Electrical

Good	Fair	Poor	N/A	None
X				

11. GFCI

Good	Fair	Poor	N/A	None
X				

12. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

13. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional

14. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

15. Plumbing

Good	Fair	Poor	N/A	None
X				

16. Gas Valves

Good	Fair	Poor	N/A	None
			X	

17. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations: functional, faucet drips, drains slow

Garage

1. Walls

Good	Fair	Poor	N/A	None
X				

Observations: personal items prevent complete inspection, **loose tape**



Garage Walls

2. Anchor Bolts

Good	Fair	Poor	N/A	None

3. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations: functional, not for heavy storage

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Windows

Good	Fair	Poor	N/A	None
			X	

6. Flooring Condition

Good	Fair	Poor	N/A	None
	X			

Type: Bare Concrete

Observations: **uneven areas, separating cracks**



separating cracks

7. Exterior Door

Good	Fair	Poor	N/A	None
			X	

8. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Roof Condition

Good	Fair	Poor	N/A	None
X				

Info: Same as the main structure
Materials: Asphalt shingles

10. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Type: 5 panel horizontal door
Observations: functional

11. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations: functional, recommend lubrication

12. Electrical

Good	Fair	Poor	N/A	None
X				

13. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

14. 220 Volt

Good	Fair	Poor	N/A	None
			X	

15. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations: operated

16. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations: operated

17. Heater Condition

Good	Fair	Poor	N/A	None
			X	

18. Wash Basin

Good	Fair	Poor	N/A	None
			X	

Mechanicals

1. Water Main Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

Location: North side

2. Water Pressure

Good	Fair	Poor	N/A	None
X				

3. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

4. Gas Main Shut-off Valve Condition

Good	Fair	Poor	N/A	None
X				

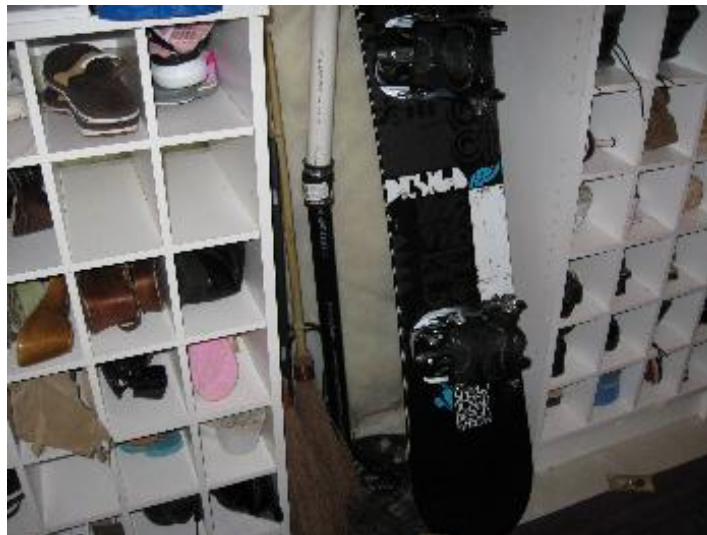
Location: North side

5. Sump pump Condition

Good	Fair	Poor	N/A	None
X				

Location: West side

Observations: operated manually, noisy operation, **Recommend removal of personal items, Recommend adding backflow valve**



Recommend removal of personal items

6. Pressure tank Condition

Good	Fair	Poor	N/A	None
			X	

7. Water softener Condition

Good	Fair	Poor	N/A	None
			X	

Location: West side

Observations: no visible leak

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location North side
Location Basement

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Capacity: 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations: 0

4. Breakers

Good	Fair	Poor	N/A	None
X				

Type: Copper
Observations: functional, **missing knock-outs**

5. Fuses

Good	Fair	Poor	N/A	None
			X	

6. Cable Feeds

Good	Fair	Poor	N/A	None
X				

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. Fresh Air

Good	Fair	Poor	N/A	None
X				

Location Basement
 Type Electric, Forced air
 Observations: Limited Inspection Only

2. Heater Condition

Good	Fair	Poor	N/A	None
X				

Location: Basement
 Type: Forced air, Gas
 Observations: operated, **Recommend service**

3. Heater Base

Good	Fair	Poor	N/A	None
			X	

4. Enclosure

Good	Fair	Poor	N/A	None
			X	

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Venting

Good	Fair	Poor	N/A	None
X				

7. Filters

Good	Fair	Poor	N/A	None
		X		

Location: Inside heater
 Observations: **dirty**

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations: functional, air draws from outside flex duct

9. Registers

Good	Fair	Poor	N/A	None
			X	

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations: functional, low battery

11. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations: could not fully inspect, functional

12. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Tpye: Electric

Location: Exterior north

Observations: operated, air flow not cold

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Type Gas
 Location Basement
 Observations: covered by insulation

2. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Capacity 50 gallons

3. Combusion

Good	Fair	Poor	N/A	None
X				

Observations: functional, could not fully inspect

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. TPRV

Good	Fair	Poor	N/A	None
		X		

Observations: functional, terminates to high

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Type: Copper

8. Gas Valves

Good	Fair	Poor	N/A	None
X				