



HomePro Home Inspections  
PO Box 6261  
Rochester, MN 55903



1234 Any Place SW  
Some Town, MN 0U812

## Maintenance Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Grounds

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1. Driveway: Concrete, Common cracks - [Recommend sealing cracks in driveway](#)

### Heating System

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2. Basement Heating System Air Filter: Standard filter - [Filter is dirty - Filter size - 20x22.25x1](#)
3. Basement Heating System Humidifier: [Recommend replacing filter. System does not appear to have been serviced per manufacturers instructions in past year](#)

### Bathroom

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4. Upper Bathroom Bathtub: Faucet, drain acceptable - [Recommend sealing around tub spout](#)
5. Lower Bathroom Bathtub: Faucet, drain acceptable - [Cracked tiles next to bath tub enclosure](#)

## Repairs Recommended Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. This report contains technical information that may not be readily understandable by the layperson. Therefore, a verbal consultation with the inspector is a mandatory part of the inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the report's contents. If you were not present during the inspection please call the office to arrange for a verbal consultation.

### Grounds

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1. Sidewalks: Concrete, Common cracks - [Surface raised or settled, creates trip hazard](#)

### Exterior

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2. Exterior Walls: Wood frame, Vinyl siding, Common cracks - [Recommend sealing cracks and openings at exterior. Recommend cutting foliage/vegetation away from siding](#)
3. Gutters/Downspouts: Fully installed - [Downspout missing at rear garage](#)

### Plumbing

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4. Gas Meter: Right side - [Recommend properly bonding CSST gas line](#)
5. Gas Service Lines: CSST - [Recommend providing proper clearance/insulation from adjacent metal surfaces at furnace](#)
6. Basement Water Heater TPRV and Drain Tube: [Inadequate clearance at furnace ducting](#)

### Electrical

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7. Wiring Notes: [Recommend installing a protective cover onto light at under stairs storage area to prevent accidental bulb breakage](#)
8. Basement Electric Panel Amperage: 150 Amps - [Conduit strap is broken at exterior service panel, Conduit is not secure at exterior service panel, damaged/missing connector](#)

### Interior

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9. Entry/Exterior Doors Entry/Exterior door hardware acceptable - [Moisture damage at front entry door frame](#)
10. Windows Casement, Wood, Vinyl - [Control is damaged at living room window - Right side](#)
11. Smoke Detector: Located at Bedrooms, Living area, Every level, Responded to test button - [Smoke detector did not respond when tested at upper level hallway](#)
12. C/O Detector: [Recommend C/O detector within 10 feet of sleeping areas, minimum 1 on every level - No C/O detector at lower level](#)

### Fireplace/Wood Stove

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13. Basement Fireplace Gas Piping/Valve CSST - [Recommend hard piping through chassis or providing protective sleeve as it passes through chassis](#)

### Bathroom

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14. Master Bathroom Toilet: Plumbing acceptable - [Leak at water supply valve](#)

### Laundry Room/Area

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15. Basement Laundry Room/Area Dryer Vent: Metal flex - [Recommend solid metal smooth bore dryer vent](#)

## Repairs Recommended Summary (Continued)

### Garage/Carport

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16. Tuck under, Attached Garage Floor/Foundation: Concrete, Common cracks - [Displaced block at front garage wall](#)

# HomePro Home Inspections

15:01 December 06, 2016

Bobbie Beyer  
1234 Any Place SW  
Page 4 of 27

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Maintenance	Item is functional but due to normal wear and tear requires maintenance repair or servicing.
Repairs Recommended	Item is worn, unsafe, damaged, non functional and warrants repairs or replacement
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

## General Information

### Property Information

Property Address 1234 Any Place SW  
City Some Town State MN Zip OU812  
Property Age 2002 Square Footage 2032  
Client Name Bobbie Beyer  
Realtor Name Susie Sellsalot

### Client Information

### Inspection Company

Inspector Name Rick Erickson  
Company Name HomePro Home Inspections  
Company Address PO Box 6261  
Company City Rochester State MN Zip 55903  
Company Phone 507-202-8942  
Company Email info@homepro-inspection.com

### Conditions

Inspection Date 10/10/15  
Start Time 9:00 End Time 12:00  
Utilities On Yes  
Weather Conditions Sunny, Low 50's  
Space Below Grade Basement  
Building Type Single family Garage Attached

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### 1. Maintenance

Driveway: Concrete,  
Common cracks -  
Recommend sealing cracks  
in driveway



### 2. Repairs Recommended

Sidewalks: Concrete,  
Common cracks - Surface  
raised or settled, creates trip  
hazard



- 3. Not Present
- 4. Acceptable
- 5. Not Present
- 6. Acceptable

Patio:  
Exterior Stairs/Steps Concrete, Common cracks  
Porch:  
Deck: Treated wood, Common cracks - Note - Structure built on grade, unable to

## Grounds (Continued)

Deck: (continued)

- |                |  |
|----------------|--|
|                | inspect underside                                |
| 7. Not Present | Balcony:   |
| 8. Acceptable  | Grading: Level Site, Minor slope, Moderate slope |
| 9. Not Present | Retaining Walls:                                 |
| 10. Acceptable | Fences & Gates: Chain link                       |

## Exterior

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1. Repairs Recommended Exterior Walls: Wood frame, Vinyl siding, Common cracks - [Recommend sealing cracks and openings at exterior. Recommend cutting foliage/vegetation away from siding](#)



Exterior (Continued)

Exterior Walls: (continued)





## Exterior (Continued)

- 2. Acceptable Trim, Soffit, Eaves: Wood, Metal, Common cracks
- 3. Acceptable Hose Faucets: Anti frost
- 4. Repairs Recommended Gutters/Downspouts: Fully installed -  
[Downspout missing at rear garage](#)



## Basement

This inspection does not include geological or site stability information. For information on these conditions, a geologist or soils engineer should be consulted.

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- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

- 1. Acceptable Foundation Material: Masonry block, Common cracks, Basement walls not fully visible
- 2. Acceptable Basement Floor: Concrete, Common cracks, Basement floor not fully visible
- 3. Acceptable Floor Construction: Engineered "I" Joists
- 4. Acceptable Columns/Support: Wall structure
- 5. Acceptable Basement is: Full, finished, Basement stairs acceptable, Hand railing acceptable

## Basement (Continued)

6. Acceptable                      Sump Pump: Sump basket present - pump not present  
- Note - No water present in sump basket



7. Acceptable                      Insulation Type: Fiberglass batt  
8. Acceptable                      Vapor Barrier: Plastic sheeting

## Roof

Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. \* roofs, skylights and flashings are not water tested for leaks.

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1. Roof Style: Gable  
2. Acceptable                      Material: Composite shingle  
3. Method of Inspection: Walking roof, Ladder at eaves  
4. Approximate Age: ~ 3 to 5 years  
5. Number of layers 1  
6. Acceptable                      Flashings:  
7. Not Present                      Skylights:  
8. Acceptable                      Plumbing Vents:

## Attic

Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection

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### Hallway Attic

1. Method of Inspection: Inspection limited to view from access
2. Acceptable      Roof Framing: Truss
3. Acceptable      Sheathing: Strand board
4. Acceptable      Ventilation: Roof and soffit vents
5. Acceptable      Insulation: Fiberglass blown - ~ 12 to 14 inches



## Attic (Continued)

Insulation: (continued)



- 6. Acceptable
- 7. Not Present
- 8. Not Present

Vapor Barrier: Plastic sheeting  
Attic Fan:  
Wiring/Lighting:

## Plumbing

Water, waste, gas lines not fully visible

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- 1. Acceptable
- 2. Acceptable
- 3. Acceptable
- 4. Acceptable
- 5. Acceptable

Service Line: Copper  
Main Water Shutoff: Basement  
Water Lines: Copper and Cross link polyethylene  
Waste Lines: PVC  
Water Softener Water softener installed - water condition/quality not tested

## Plumbing (Continued)

6. Repairs Recommended Gas Meter: Right side -  
Recommend properly bonding CSST gas line



7. Acceptable Main Gas Valve: Located at utility room  
8. Repairs Recommended Gas Service Lines: CSST - Recommend providing proper clearance/insulation from adjacent metal surfaces at furnace



## Plumbing (Continued)

Gas Service Lines: (continued)



9. Gas type Natural gas  
Basement Water Heater

10. Acceptable

Water Heater:

11. Fuel Type: Natural gas Capacity: 40 Gal.

12. Age 2015

13. Acceptable

Vent System: Wall direct vent - PVC

## Plumbing (Continued)

14. Repairs Recommended TPRV and Drain Tube: [Inadequate clearance at furnace ducting](#)



## Heating System

The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes. as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of the inspection.

Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

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### Basement Heating System

1. Acceptable Heating System: Forced Air
2. Fuel Type: Natural gas
3. Age 2001

## Heating System (Continued)

- 4. Acceptable
- 5. Maintenance

Vent System: Wall direct vent - PVC  
Air Filter: Standard filter - **Filter is dirty** -  
**Filter size - 20x22.25x1**



- 6. Acceptable
  - 7. Suspected Asbestos: No
  - 8. Acceptable
- Distribution: Ducts with registers  
Thermostats: Individual, Programmable



## Heating System (Continued)

### 9. Maintenance

Humidifier: Recommend replacing filter. System does not appear to have been serviced per manufacturers instructions in past year



### 10. Acceptable

Bathroom Ventilation:



Exhaust Fan

## Heating System (Continued)

Bathroom Ventilation: (continued)



## Air Conditioning

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### Rear AC System

- |               |   |
|---------------|---|
| 1. Acceptable | A/C System Operation: Note - A/C age - 2002, Inlet temp 70, Outlet temp 55              |
| 2. Acceptable | System Type: Central air conditioning, External condenser, evaporator at furnace plenum |
| 3. Acceptable | Refrigerant Lines: Insulation acceptable  |
| 4. Acceptable | Electrical Disconnect: Tumble switch  |

## Electrical

Furniture, personal belongings may prevent testing of some outlets and switches

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- |                        |   |
|------------------------|---|
| 1. Acceptable          | Service Type: Underground   |
| 2. Acceptable          | Volts: 240 VAC  |
| 3. Acceptable          | Conductors: Service wire aluminum, branch wire copper   |
| 4. Acceptable          | Conductor Type: Non-metallic sheathed cable   |
| 5. Acceptable          | Door Bell:  |
| 6. Repairs Recommended | Wiring Notes: <a href="#">Recommend installing a protective cover onto light at under stairs storage area to prevent accidental bulb breakage</a> |



- |               |   |
|---------------|---|
| 7. Acceptable | GFCI's: Located at, Kitchen, Bathrooms, Exterior, Garage, Unfinished basement |
|---------------|---|
- 
- Basement Electric Panel

## Electrical (Continued)

8. Repairs Recommended Amperage: 150 Amps - Conduit strap is broken at exterior service panel, Conduit is not secure at exterior service panel, damaged/missing connector



## Electrical (Continued)

- 9. Acceptable                      Overcurrent Device: Breakers
- 10. Not Present                    Sub Panel(s)

## Interior

Furnishings and personal belongings may prevent full inspection - check carefully on your final walk through

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- Repairs Recommended        Item is worn, unsafe, damaged, non functional and warrants repairs or replacement
- Not Present                      Item not present or not found.
- Not Inspected                    Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

- 1. Repairs Recommended Entry/Exterior Doors Entry/Exterior door hardware acceptable - [Moisture damage at front entry door frame](#)



- 2. Acceptable                      Interior doors Door hardware appears serviceable.

## Interior (Continued)

3. Repairs Recommended Windows Casement, Wood, Vinyl - Control is damaged at living room window - Right side



4. Acceptable Interior walls Drywall, Common cracks  
5. Acceptable Ceilings Drywall, Common cracks  
6. Acceptable Floors Carpet, Vinyl, Wood  
7. Acceptable Ceiling Fans  
8. Acceptable Interior stairs Handrail appears acceptable  
9. Repairs Recommended Smoke Detector: Located at Bedrooms, Living area, Every level, Responded to test button - Smoke detector did not respond when tested at upper level hallway



10. Repairs Recommended C/O Detector: Recommend C/O detector within 10 feet of sleeping areas, minimum 1 on every level - No C/O detector at lower level  
11. Not Present Wet bar

## Fireplace/Wood Stove

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### Basement Fireplace

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1. Type: Prefabricated gas
2. Acceptable Burn Chamber: Metal
3. Acceptable Vent System: Wall direct vent - Metal
4. Not Present Damper:
5. Acceptable Blower/Fan:
6. Acceptable Doors/Screens
7. Acceptable Hearth: Tile
8. Repairs Recommended Gas Piping/Valve CSST -  
Recommend hard piping through chassis or providing protective sleeve as it passes through chassis



## Bathroom

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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### Upper Bathroom

- 1. Acceptable Toilet: Plumbing acceptable
- 2. Acceptable Sink/Cabinet: Faucet, plumbing under sink acceptable
- 3. Maintenance Bathtub: Faucet, drain acceptable -  
[Recommend sealing around tub spout](#)



- 4. Acceptable Shower: Faucet, drain acceptable
- 5. Acceptable Ventilation

### Master Bathroom



## Bathroom (Continued)

6. Repairs Recommended Toilet: Plumbing acceptable  
- [Leak at water supply valve](#)



7. Acceptable Sink/Cabinet: Faucet, plumbing under sink acceptable  
8. Acceptable Bathtub: Faucet, drain acceptable  
9. Acceptable Shower: Faucet, drain acceptable  
10. Acceptable Ventilation

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### Lower Bathroom

11. Acceptable Toilet: Plumbing acceptable  
12. Acceptable Sink/Cabinet: Faucet, plumbing under sink acceptable  
13. Maintenance Bathtub: Faucet, drain acceptable -  
[Cracked tiles next to bath tub enclosure](#)



14. Acceptable Shower: Faucet, drain acceptable  
15. Acceptable Ventilation

## Laundry Room/Area

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### Basement Laundry Room/Area

1. Acceptable Washer/Dryer Electrical: 240 volt dryer outlet present
2. Not Present Laundry Tub:
3. Repairs Recommended Dryer Vent: Metal flex - **Recommend solid metal smooth bore dryer vent**



4. Not Present Dryer Gas Line:

## Kitchen

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## Kitchen (Continued)

### Main Floor Kitchen

- |                 |   |
|-----------------|---|
| 1. Acceptable   | Counter Tops: Laminate                              |
| 2. Acceptable   | Cabinets: Wood                                      |
| 3. Acceptable   | Sink/Plumbing/Fixtures: Faucet, plumbing acceptable |
| 4. Acceptable   | Disposal:   |
| 5. Acceptable   | Range/Cooktop Electric, Door seal acceptable        |
| 6. Acceptable   | Dishwasher: Door seal acceptable                    |
| 7. Acceptable   | Microwave - Built In: Door seal acceptable          |
| 8. Acceptable   | Exhaust Vent: Vents to exterior                     |
| 9. Acceptable   | Refrigerator/Freezer: Door seal acceptable          |
| 10. Not Present | Trash Compactor:                                    |

## Garage/Carport

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### Tuck under, Attached Garage

1. Repairs Recommended Floor/Foundation: Concrete, Common cracks - [Displaced block at front garage wall](#)



## Garage/Carport (Continued)

- |                 |  |
|-----------------|--|
| 2. Acceptable   | Roof Framing: Truss  |
| 3. Acceptable   | Sheathing: Strand board  |
| 4. Acceptable   | Ventilation: Soffit vents  |
| 5. Acceptable   | Insulation: Fiberglass blown                                     |
| 6. Acceptable   | Vapor Barrier: Plastic sheeting                                  |
| 7. Acceptable   | Firewall/Ceiling Fire rated - Gypsum                             |
| 8. Acceptable   | Door To Living Space: Metal, Fire rated                          |
| 9. Acceptable   | Service Door: Metal  |
| 10. Acceptable  | Vehicle Door: Roll Up - Insulated                                |
| 11. Acceptable  | Door Opener: Electronic sensor acceptable, Auto reverse operated |
| 12. Not Present | Heating:   |