



HomePro Home Inspections
PO Box 6261
Rochester, MN 55903



941 10th Avenue NE
Rochester, MN 55906

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.

Outbuilding

1. Garage Outbuilding Trim, Soffit, Eaves: Wood, Metal, Common cracks - [Recommend painting wood trim as necessary to prevent moisture damage](#)

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

1. Grading: Level Site - [Recommend soil slope away from structure](#)

Exterior

2. Exterior Walls: Wood frame, Metal siding, Common cracks - [Recommend sealing cracks and openings at exterior](#)
3. Gutters/Downspouts: Fully installed - [Gutters debris filled, recommend cleaning gutters, Loose, missing downspouts at north west side](#)

Plumbing

4. Gas Service Lines: Copper, Black pipe, CSST - [Recommend properly bonding CSST gas line and provide proper clearance/insulation from adjacent metal surfaces at water heater](#)
5. Basement Water Heater TPRV and Drain Tube: [Drain tube opening is not within six inches of the floor](#)

Air Conditioning

6. Rear AC System Refrigerant Lines: [Deteriorated Insulation](#)

Electrical

7. Wiring Notes: [Outlet has Hot/Neutral reversed near kitchen - To the right of door way going into kitchen, Junction box missing cover in basement near electrical panel, 3-prong outlets did not test properly, \(open ground\) at main level outlets - Recommend installing GFCIs at outlets that will be used the most](#)
8. GFCI's: Located at,Main Bathroom - [Recommend GFCI's at, Kitchen, Upper Bathroom](#)

Interior

9. Windows Double hung, Sliding, Awning, Wood, Vinyl - [Control is damaged at upper bedroom window - South east bedroom - East window, Wood rot present at upper bedroom window - South east bedroom - South window](#)
10. Smoke Detector: [Recommend smoke alarms in every bedroom and adjoining area, minimum one on every level.](#)
11. C/O Detector: [Recommend C/O detector within 10 feet of sleeping areas, minimum 1 on every level](#)

Bathroom

12. Main Bathroom Toilet: Plumbing acceptable - [The toilet leaks at the floor, recommend replacement of the wax seal](#)
13. Upper Bathroom Shower: Faucet, drain acceptable - [Shower walls need repairs](#)

Outbuilding

14. Garage Outbuilding Exterior Walls: Wood frame, Metal siding, Wood siding, Common cracks - [Damaged siding at front of garage](#)

Repairs Recommended Summary (Continued)

15. Garage Outbuilding Door Opener: [Garage door opener does not meet current safety standards - No safety sensors](#)
16. Garage Outbuilding Wiring Notes: [Extension cord used as permanent wiring at garage outlets](#)
17. Garage Outbuilding GFCI: [Recommend GFCI's at, Garage](#)

HomePro Home Inspections

18:25 March 07, 2016

Josh Locashio
941 10th Avenue NE
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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
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General Information

Property Information

Property Address 941 10th Avenue NE
City Rochester State MN Zip 55906
Property Age 1950 Square Footage 1728
Client Name Josh Locashio
Realtor Name

Client Information

Inspection Company

Inspector Name Pat Frank
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
Inspectors Name Pat Frank

Conditions

Inspection Date 03/07/2016
Start Time 1:00pm End Time 3:00pm
Utilities On Yes
Weather Conditions Partly Cloudy, Upper 50's
Space Below Grade Basement
Building Type Single family Garage Detached

Grounds

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- | | |
|------------------------|--|
| 1. Acceptable | Driveway: Concrete, Common cracks |
| 2. Acceptable | Sidewalks: Concrete, Common cracks |
| 3. Not Present | Patio: |
| 4. Acceptable | Exterior Stairs/Steps Concrete, Common cracks |
| 5. Not Present | Porch: |
| 6. Not Present | Deck: |
| 7. Not Present | Balcony: |
| 8. Repairs Recommended | Grading: Level Site - Recommend soil slope away from structure |



Grounds (Continued)

Grading: (continued)



- 9. Not Present
- 10. Acceptable

Retaining Walls:
Fences & Gates: Chain link

Exterior

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Exterior (Continued)

1. Repairs Recommended Exterior Walls: Wood frame, Metal siding, Common cracks - [Recommend sealing cracks and openings at exterior](#)



2. Acceptable
3. Acceptable

Trim, Soffit, Eaves: Wood, Metal, Common cracks
Hose Faucets: Anti frost

Exterior (Continued)

4. Repairs Recommended Gutters/Downspouts: Fully installed - Gutters debris filled, recommend cleaning gutters, Loose, missing downspouts at north west side



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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Basement (Continued)

1. Acceptable

Foundation Material:
Masonry block, Common
cracks, Basement walls not
fully visible - Note - Step
crack noted at foundation
wall at north side, Horizontal
crack at foundation wall at
north side - Monitor



2. Acceptable

Basement Floor: Concrete, Common cracks, Basement floor not fully visible

3. Acceptable

Floor Construction: Joists

4. Acceptable

Columns/Support: Wood beams and posts

5. Acceptable

Basement is: Full, partially finished, Basement stairs acceptable, Hand railing acceptable
- Moisture stains (dry) at north east corner and south basement wall - - Note -
Recommend cleaning gutters and recommend soil slope away from foundation



Basement (Continued)

Basement is: (continued)



- 6. Not Present
- 7. Not Inspected
- 8. Not Inspected

Sump Pump:
Insulation Type:
Vapor Barrier:

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: Hip

Roof (Continued)

2. Acceptable

Material: Asphalt shingle - Roof is showing signs of weathering and aging - Typical for age of roof - Monitor



3. Method of Inspection: Viewing with binoculars, Roof not walked due to height of roof

4. Approximate Age: ~ 15 to 20 years

5. Number of layers 1

6. Acceptable

7. Not Present

8. Acceptable

Flashings:

Skylights:

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: Rafter
3. Acceptable Sheathing: Plywood -
Discoloring noted due to moisture on roof sheathing -
Sheathing is not damaged -
Attic space could benefit from more venting



4. Acceptable Ventilation: Roof and soffit vents

Attic (Continued)

5. Acceptable

Insulation: Fiberglass batts - ~ 6 to 8 inches of insulation present - Recommend additional insulation be installed



6. Acceptable

Vapor Barrier: Paper - impregnated

7. Not Present

Attic Fan:

8. Acceptable

Wiring/Lighting: 110 VAC lighting circuit

Plumbing

Water, waste, gas lines not fully visible

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1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Basement
3. Acceptable Water Lines: Copper
4. Acceptable Waste Lines: PVC, Cast iron, Copper
5. Not Present Water Softener
6. Acceptable Gas Meter: Right side
7. Acceptable Main Gas Valve: Located at gas meter
8. Repairs Recommended Gas Service Lines: Copper, Black pipe, CSST - [Recommend properly bonding CSST gas line and provide proper clearance/insulation from adjacent metal surfaces at water heater](#)



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 2007

13. Acceptable

Vent System: Roof vent - metal

Plumbing (Continued)

14. Repairs Recommended TPRV and Drain Tube: [Drain tube opening is not within six inches of the floor](#)



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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Upper level Heating System

1. Acceptable Heating System: Forced Air
2. Fuel Type: Natural gas
3. Age 1970 or before

Heating System (Continued)

- | | |
|--------------------------------|---|
| 4. Acceptable | Vent System: Chimney - metal flue |
| 5. Acceptable | Air Filter: Standard filter |
| 6. Acceptable | Distribution: Ducts with registers |
| 7. Suspected Asbestos: No | |
| 8. Acceptable | Thermostats: Individual |
| 9. Not Present | Humidifier: |
| 10. Not Present | Air to Air Exchanger: |
| Basement Heating System | |
| 11. Acceptable | Heating System: Forced Air |
| 12. Fuel Type: Natural gas | |
| 13. Age 1984 | |
| 14. Acceptable | Vent System: Wall direct vent - PVC |
| 15. Acceptable | Air Filter: Standard filter |
| 16. Acceptable | Distribution: Ducts with registers |
| 17. Suspected Asbestos: No | |
| 18. Acceptable | Thermostats: Individual, Programmable |
| 19. Acceptable | Humidifier: Unit disconnected at time of inspection |
| 20. Not Present | Air to Air Exchanger: |

Air Conditioning

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- | | |
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Rear AC System

- | | |
|---------------|---|
| 1. Acceptable | A/C System Operation: Air temperature below 65 degrees - Unable to Inspect - Note - A/C unit year is 1984 |
| 2. Acceptable | System Type: Central air conditioning, External condenser, evaporator at furnace plenum |

Air Conditioning (Continued)

3. Repairs Recommended Refrigerant Lines:
Deteriorated Insulation



4. Acceptable Electrical Disconnect: Fused

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:

Electrical (Continued)

6. Repairs Recommended Wiring Notes: Outlet has Hot/Neutral reversed near kitchen - To the right of door way going into kitchen, Junction box missing cover in basement near electrical panel, 3-prong outlets did not test properly, (open ground) at main level outlets - Recommend installing GFCIs at outlets that will be used the most



Electrical (Continued)

7. Repairs Recommended GFCI's: Located at,Main Bathroom - [Recommend GFCI's at, Kitchen, Upper Bathroom](#)
Basement Electric Panel
-
8. Acceptable Amperage: 100 Amps
9. Acceptable Overcurrent Device: Breakers
10. Acceptable Sub Panel(s) Basement

Interior

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

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1. Acceptable Entry/Exterior Doors Entry/Exterior door hardware acceptable
2. Acceptable Interior doors Door hardware appears serviceable.
3. Repairs Recommended Windows Double hung, Sliding, Awning, Wood, Vinyl - [Control is damaged at upper bedroom window - South east bedroom - East window, Wood rot present at upper bedroom window - South east bedroom - South window](#)



Interior (Continued)

Windows (continued)



- 4. Acceptable Interior walls Drywall, Plaster, Paneling, Common cracks
- 5. Acceptable Ceilings Drywall, Plaster, Common cracks
- 6. Acceptable Floors Wood, Tile, Laminate
- 7. Acceptable Ceiling Fans
- 8. Acceptable Interior stairs Handrail appears acceptable
- 9. Repairs Recommended Smoke Detector: [Recommend smoke alarms in every bedroom and adjoining area, minimum one on every level.](#)
- 10. Repairs Recommended C/O Detector: [Recommend C/O detector within 10 feet of sleeping areas, minimum 1 on every level](#)
- 11. Not Present Wet bar

Bathroom

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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.

Main Bathroom

Bathroom (Continued)

1. Repairs Recommended Toilet: Plumbing acceptable
- The toilet leaks at the floor, recommend replacement of the wax seal



2. Acceptable Sink/Cabinet: Faucet, plumbing under sink acceptable
3. Not Present Bathtub:
4. Acceptable Shower: Faucet, drain acceptable
5. Acceptable Ventilation

Upper Bathroom

6. Acceptable Toilet: Plumbing acceptable
7. Acceptable Sink/Cabinet: Faucet, plumbing under sink acceptable
8. Acceptable Bathtub: Faucet, drain acceptable
9. Repairs Recommended Shower: Faucet, drain acceptable - Shower walls need repairs
10. Not Present Ventilation

Laundry Room/Area

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- | | |
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Basement Laundry Room/Area

1. Acceptable Washer/Dryer Electrical: 240 volt dryer outlet present
2. Acceptable Laundry Tub: Metal
3. Not Present Dryer Vent:
4. Not Present Dryer Gas Line:

Kitchen

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Main Floor Kitchen

- 1. Acceptable Counter Tops: Laminate
- 2. Acceptable Cabinets: Wood
- 3. Acceptable Sink/Plumbing/Fixtures:
Faucet, plumbing acceptable
- Note - Evidence of past leakage present - Dry at time of inspection



- 4. Not Present Disposal:
- 5. Acceptable Range/Cooktop Electric
- 6. Not Present Dishwasher:
- 7. Not Present Microwave - Built In:
- 8. Not Present Exhaust Vent:
- 9. Acceptable Refrigerator/Freezer: Door seal acceptable
- 10. Not Present Trash Compactor:

Outbuilding

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Garage Outbuilding

1. Roof Style: Gable
2. Acceptable Material: Asphalt shingle
3. Method of Inspection: From Ground
4. Number of layers 1
5. Approximate Age: ~ 8 to 10 years
6. Repairs Recommended Exterior Walls: Wood frame, Metal siding, Wood siding, Common cracks - [Damaged siding at front of garage](#)



7. Not Present Gutters/Downspouts:

Outbuilding (Continued)

8. Maintenance

Trim, Soffit, Eaves: Wood, Metal, Common cracks - [Recommend painting wood trim as necessary to prevent moisture damage](#)



- 9. Acceptable
- 10. Acceptable
- 11. Acceptable
- 12. Acceptable
- 13. Not Present
- 14. Not Present
- 15. Not Present
- 16. Not Present
- 17. Acceptable
- 18. Acceptable

Flashing:
Floor/Foundation: Concrete, Common cracks
Roof Framing: Rafter
Sheathing: Dimensional wood
Ventilation:
Insulation:
Vapor Barrier:
Firewall/Ceiling
Service Door: Wood
Vehicle Door: Roll Up

Outbuilding (Continued)

19. Repairs Recommended Door Opener: [Garage door opener does not meet current safety standards - No safety sensors](#)



Outbuilding (Continued)

Door Opener: (continued)



- 20. Repairs Recommended Wiring Notes: [Extension cord used as permanent wiring at garage outlets](#)
- 21. Repairs Recommended GFCI: [Recommend GFCI's at, Garage](#)
- 22. Not Present Heating: