

INSPECTION REPORT



For the Property at:
123 RAINY STREET
FARGO, ND 58103

Prepared for: JOHN DOE
Inspection Date: Monday, February 11, 2019
Prepared by: Cody Lewis



Pro-Tech Home Inspection
Moonlight Bay Rd
Pelican Rapids, MN 56572
2183327222

www.protechinspects.com
service@protechinspects.com



February 16, 2019

Dear John Doe,

RE: Report No. 1193, v.2
123 Rainy Street
Fargo, ND
58103

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please note that while we may periodically reference various building and trade industry codes, this is NOT a code compliance inspection, and we have no authority to compel any party to alter, repair, or improve any aspect of the home. Codes vary by jurisdiction and construction era, and can sometimes be overridden by manufacturer's instructions. Any code compliance questions should be directed to the state, county or municipal authority under whose purview the code is enforced.

Our consulting service via telephone is available at no cost to you for as long as you own the home. We aim to be a valuable resource for the clients who have placed their trust in us and our company.

Thanks again for allowing us to work with you.

Sincerely,

Cody Lewis
on behalf of
Pro-Tech Home Inspection

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INVOICE

February 16, 2019

Client: John Doe

Report No. 1193, v.2

For inspection at:

123 Rainy Street

Fargo, ND

58103

on: Monday, February 11, 2019

Enhanced Inspection 0-2500 sq ft	\$450.00
Radon test (included with enhanced)	\$0.00
Discount	(\$25.00)
Total	<u>\$425.00</u>

PAID IN FULL - THANK YOU!

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SUMMARY

123 Rainy Street, Fargo, ND February 11, 2019

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SUMMARY

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Not well secured](#)

Southwest downspout is not well secured against the wall. Consult a contractor to secure.

Implication(s): Leakage



Not well secured

WALLS \ General

Condition: • The siding material appears to be asbestos cement. There is typical minor damage in several areas. Recommend repairing where needed; if replacement is desired it is usually advisable to minimize disturbance of the material. Presence of asbestos can only be confirmed by laboratory testing.



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Condition: • Damage

Noted damage and patched repairs around the back (north) exterior door. Monitor repairs for adequacy.



Damage

WALLS \ Vent (fan, clothes dryer, etc.)

Condition: • Cover damaged

Laundry vent cover damaged. Replace.

Implication(s): Increased operating costs

Task: Replace

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Cover damaged

EXTERIOR GLASS/WINDOWS \ Window wells

Condition: • Noted snow accumulation inside window wells. If drains are not present, water can pool and leak during melt. If no drains are present consider using covers to limit snow accumulation in the window well.



GARAGE \ General

Condition: • Typical low quality structure

Implication(s): Chance of water entering building | Chance of structural movement | Chance of pests entering building | Physical injury

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Typical low quality structure



Typical low quality structure

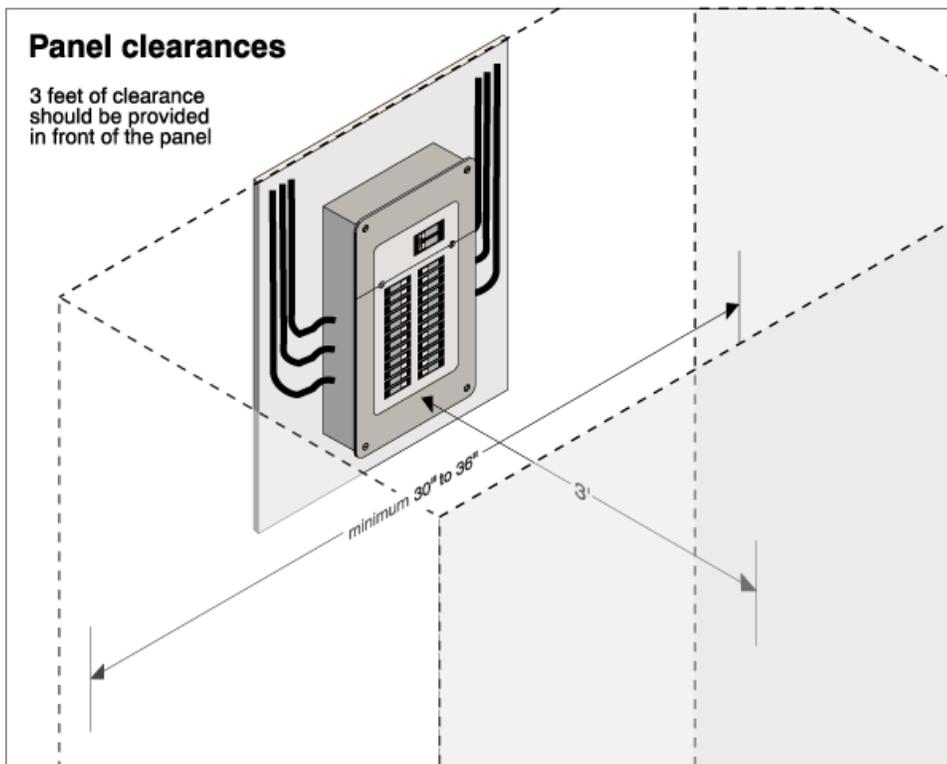
Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Poor access](#)

Poor access to service panel due to router and coax cable. Recommend re mounting network equipment away from the panel to allow clear access.

Implication(s): Difficult to service



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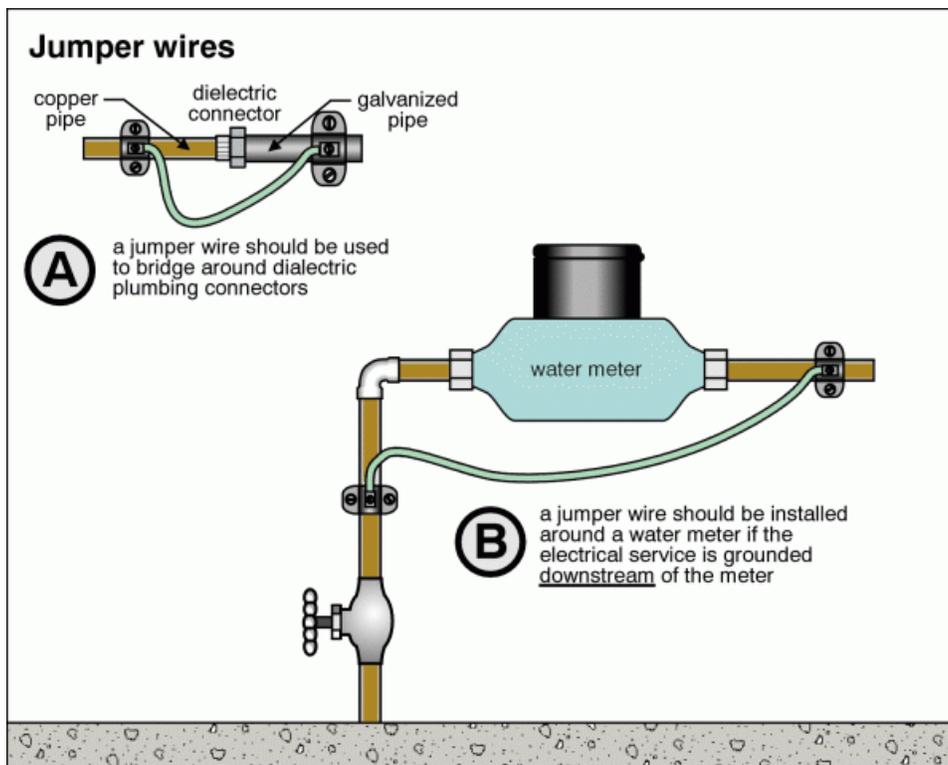
Poor access

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • [No jumper for meters and valves](#)

Implication(s): Electric shock

Task: Provide



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No jumper for meters and valves



No jumper for meters and valves

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Noted small gauge wire spliced with overhead cable from house to garage. Garage electrical components inaccessible due to storage. Recommend evaluation by electrician.



DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Uncovered junction box in basement. Add a cover.

Implication(s): Electric shock | Fire hazard

Task: Correct

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Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Some of the receptacles are older 2 prong type. This is not a defect, but does indicate lack of an equipment ground.](#) If updating the receptacles is desired, refer to the link for further reading.

Task: Upgrade

Time: Discretionary



Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Exterior GFCI receptacle does not trip. Consult electrician to replace faulty unit.

Implication(s): Electric shock

Task: Replace

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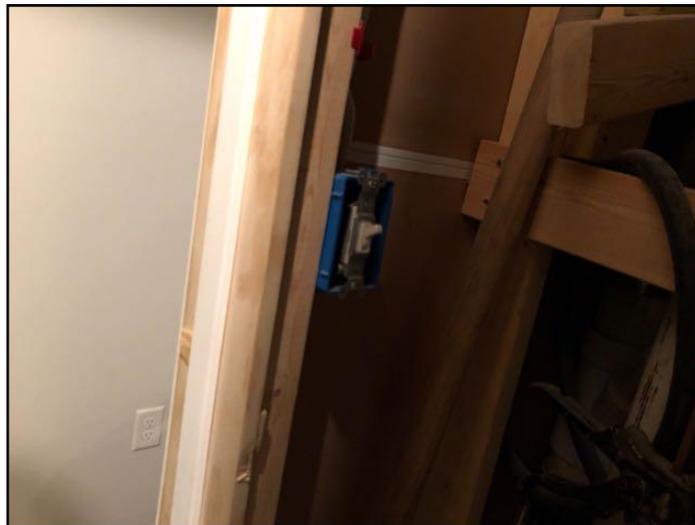
Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION SYSTEM \ Cover plates

Condition: • For switch is missing

Location: Basement

Task: Provide



For switch is missing

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • None observed

No CO alarms noted. Recommend installing on each level.

Implication(s): Health hazard

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Heating

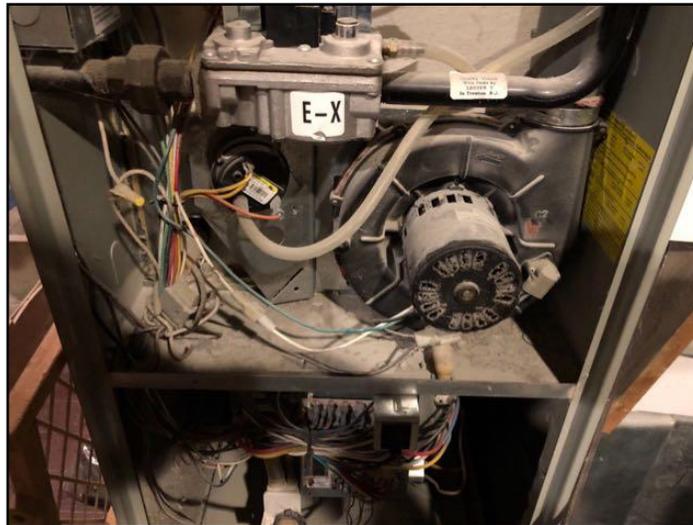
FURNACE \ General

Condition: • Service Furnace

Dust accumulation noted on the inducer fan an inside furnace cabinet. Recommend the furnace is cleaned and serviced if not performed recently.

Task: Service

Time: Regular maintenance



Service Furnace

FURNACE \ Filter

Condition: • [Dirty](#)

Filter is dirty and is a low quality "rock filter." Replace and consider using a higher quality pleated filter to improve IAQ and protect circulation equipment.

Implication(s): Increased heating costs | Reduced comfort

Task: Replace

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Dirty

FURNACE \ Humidifier

Condition: • The central humidifier is installed loosely on the duct. Recommend better securing and sealing around the duct.

Implication(s): Heating loss, damage to equipment if humidifier comes loose

Task: Improve



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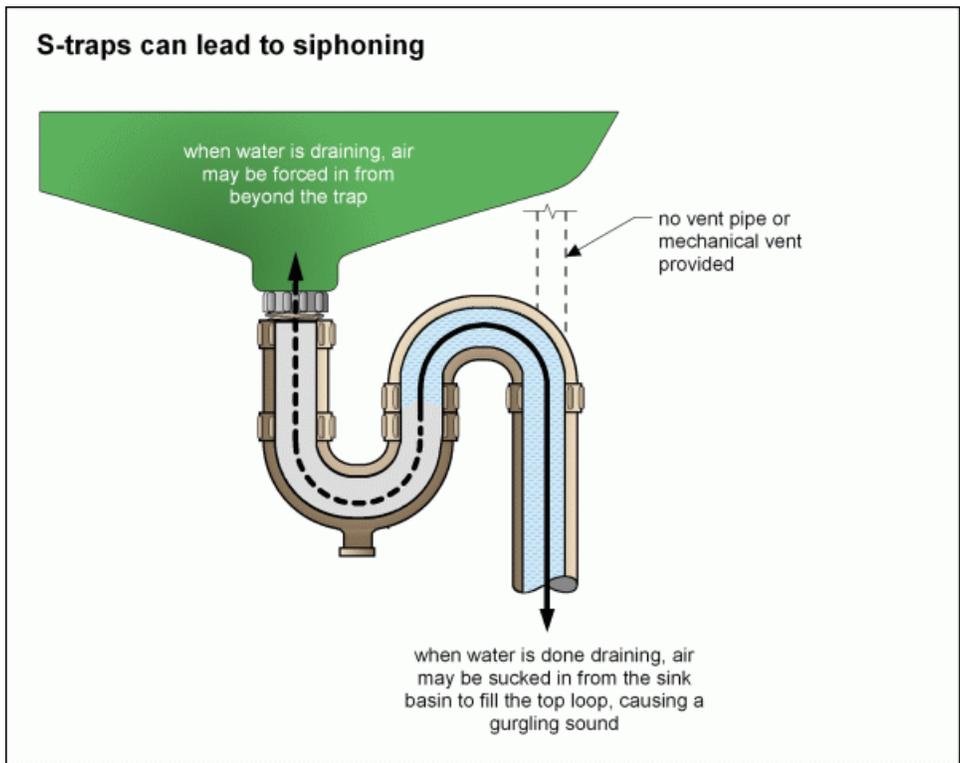
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Plumbing

WASTE PLUMBING \ Traps - installation

Condition: • [S trap noted on bathroom sink. This trap design can be vulnerable to siphoning. If sewer gas odors are suspected, consult a plumber to correct. See link for further reading on S traps.](#)



FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

Condition: • [Leak](#)

Noted a leak in the plumbing access around the jacuzzi tub. The leak may be due to inadequate caulking on the

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surround. Consult a plumber to diagnose and repair.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair



Leak



Leak

Condition: • No GFCI (Ground Fault Circuit Interrupter)

The jacuzzi tub does not appear to be GFCI protected. There is no GFCI breaker in the panel, no motor access panel found and the tub is not protected by the bathroom GFCI. Consult an electrician to add GFCI or confirm if already protected.

Implication(s): Electric shock

Task: Provide

FIXTURES AND FAUCETS \ Toilet

Condition: • Basement toilet water is off at the time of inspection. Determine the reason the water is off and repair as needed.

Implication(s): Toilet not working

Location: Basement bathroom

Task: Further investigate

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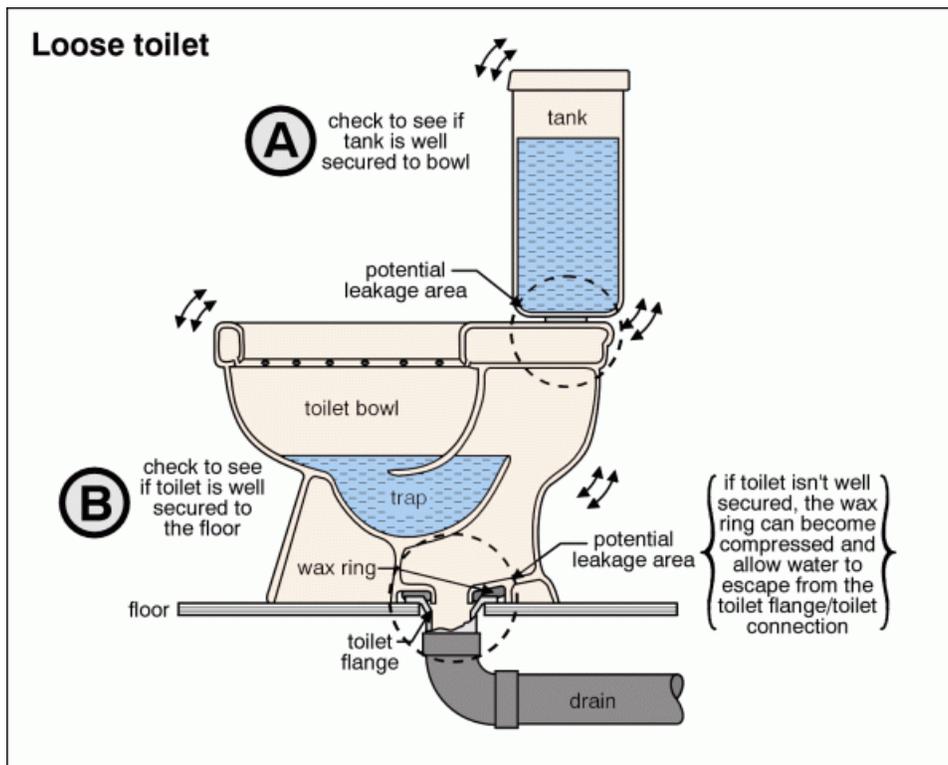


Condition: • [Loose](#)

Main floor toilet is very loose. Consult a plumber to secure and, if necessary, replace the wax ring to prevent leaks

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Task: Repair



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Loose

Interior

STAIRS \ Guardrails

Condition: • [Missing](#)

Implication(s): Fall hazard

Task: Provide

Time: Discretionary

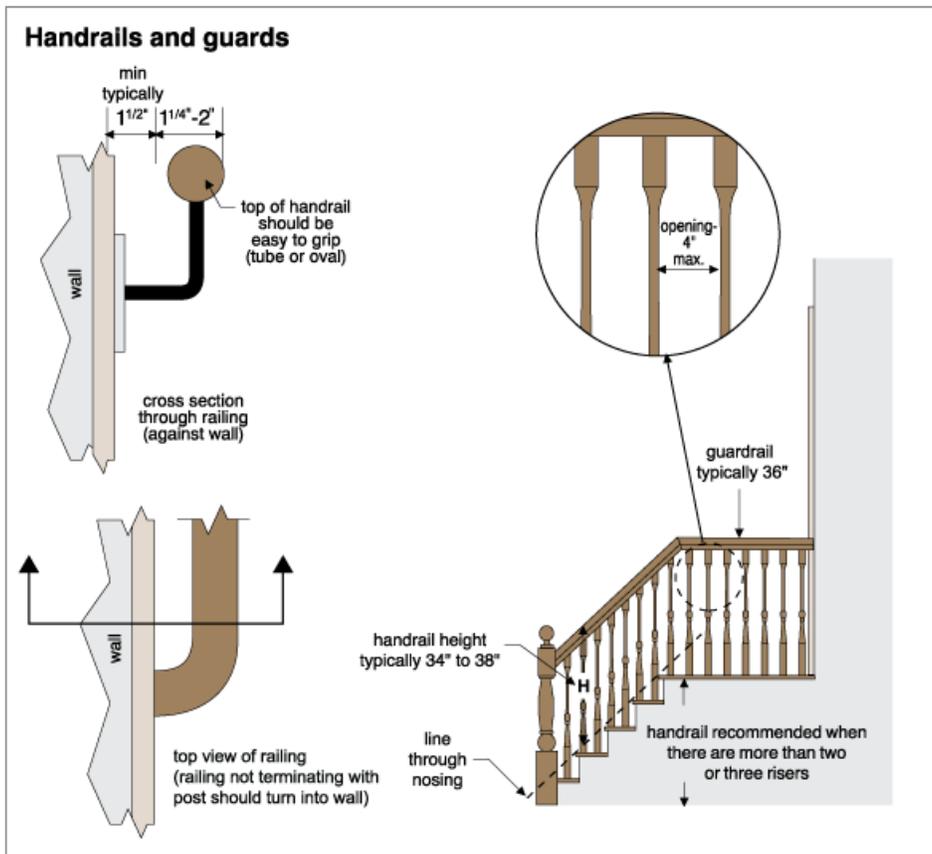
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Missing

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

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The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Limitations

Roof inspection limited/prevented by:

- Snow/ice/frost

Roof is concealed by near complete snow cover. Refer to sellers disclosure.



Snow/ice/frost

Inspection performed: • From roof edge

Description

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Aluminum

Approximate age: • Beginning to middle of life cycle

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

EXTERIOR

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Limitations

Inspection limited/prevented by: • Snow / ice / frost

No or limited access to:

• Garage

Garage is full of storage. Inspection is limited to accessible areas.



Garage

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge: • [Above grade](#)

Lot slope: • The lot grade cannot be accurately assessed while under snow cover. Monitor for pooling water and saturated soil adjacent to the home during the snow melt and rain season

Wall surfaces and trim: • [Asbestos cement](#)

Driveway: • Concrete

Exterior steps: • Concrete

Garage: • Detached

Recommendations

ROOF DRAINAGE \ Downspouts

2. Condition: • [Not well secured](#)

Southwest downspout is not well secured against the wall. Consult a contractor to secure.

Implication(s): Leakage

EXTERIOR

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Not well secured

WALLS \ General

3. Condition: • The siding material appears to be asbestos cement. There is typical minor damage in several areas. Recommend repairing where needed; if replacement is desired it is usually advisable to minimize disturbance of the material. Presence of asbestos can only be confirmed by laboratory testing.



EXTERIOR

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4. Condition: • Damage

Noted damage and patched repairs around the back (north) exterior door. Monitor repairs for adequacy.



Damage

WALLS \ Vent (fan, clothes dryer, etc.)

5. Condition: • Cover damaged

Laundry vent cover damaged. Replace.

Implication(s): Increased operating costs

Task: Replace

EXTERIOR

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Cover damaged

EXTERIOR GLASS/WINDOWS \ Window wells

6. Condition: • Noted snow accumulation inside window wells. If drains are not present, water can pool and leak during melt. If no drains are present consider using covers to limit snow accumulation in the window well.



GARAGE \ General

7. Condition: • Typical low quality structure

Implication(s): Chance of water entering building | Chance of structural movement | Chance of pests entering building | Physical injury

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Typical low quality structure



Typical low quality structure

GARAGE \ Vehicle doors

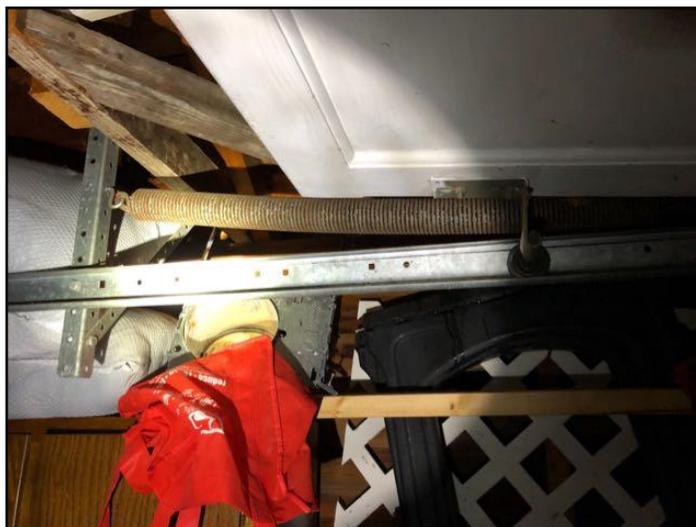
8. Condition: • Paint or stain needed

Implication(s): Material deterioration

9. Condition: • [Missing safety cables](#)

Implication(s): Chance of damage to contents, finishes and/or structure | Physical injury

Task: Provide



Missing safety cables

STRUCTURE

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Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage • New finishes/paint

Percent of foundation not visible: • 90 %

Description

Configuration: • [Basement](#)

Foundation material: • Not visible

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

Recommendations

RECOMMENDATIONS \ Overview

10. Condition: • No structure recommendations are offered as a result of this inspection.

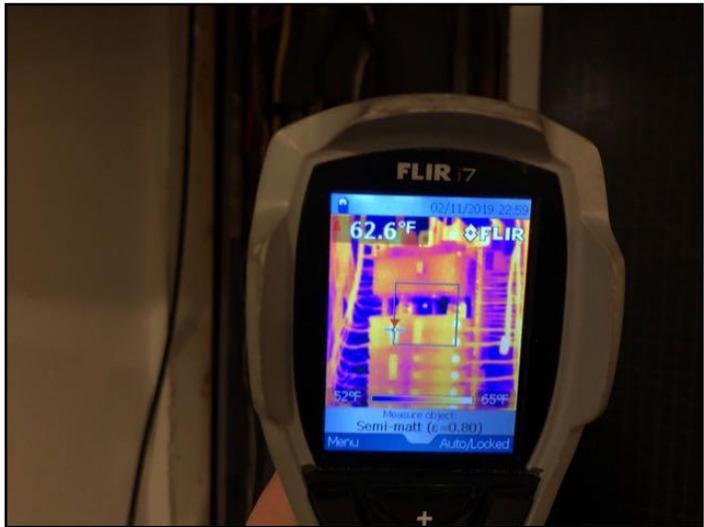
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Limitations

System ground: • Ground wire path partially concealed

Description

General: • Thermal imaging performed on the electrical service panel while under load. Thermal imaging can reveal overheated circuits due to loose connections, faulty breakers, undersized conductors, etc. No anomalies noted.



- Service entrance cable and location:** • [Overhead aluminum](#)
- Service size:** • [200 Amps \(240 Volts\)](#)
- Main disconnect/service box rating:** • [200 Amps](#)
- Main disconnect/service box type and location:** • [Breakers - basement](#)
- System grounding material and type:** • [Copper - water pipe](#)
- Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)
- Type and number of outlets (receptacles):** • [Grounded and ungrounded - typical](#)
- Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • GFCIs present • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - laundry room](#) • AFCIs present • [AFCI - panel](#)
- Smoke alarms (detectors):** • [Present](#)
- Carbon monoxide (CO) alarms (detectors):** • None noted

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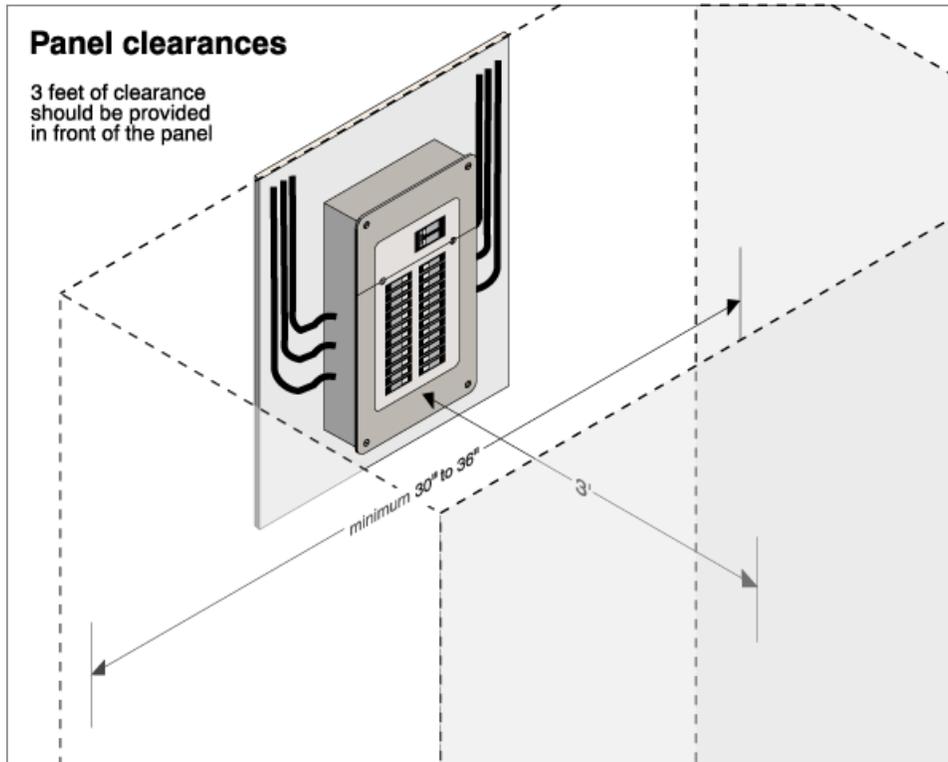
Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

11. Condition: • [Poor access](#)

Poor access to service panel due to router and coax cable. Recommend re mounting network equipment away from the panel to allow clear access.

Implication(s): Difficult to service



Poor access

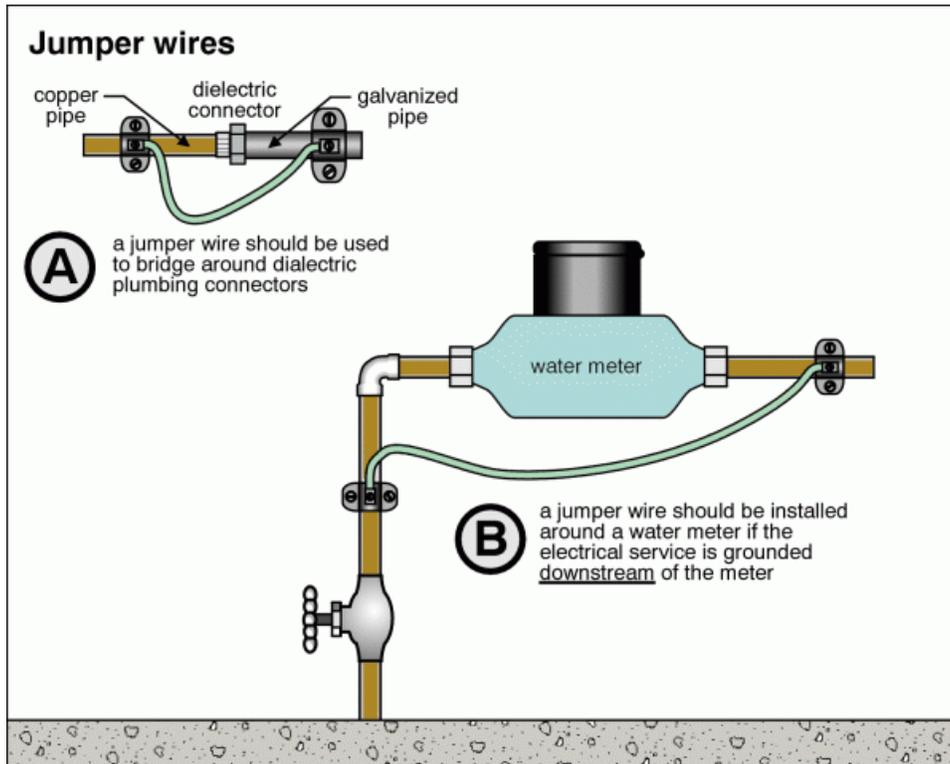
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SERVICE BOX, GROUNDING AND PANEL \ System grounding

12. Condition: • [No jumper for meters and valves](#)

Implication(s): Electric shock

Task: Provide



No jumper for meters and valves



No jumper for meters and valves

DISTRIBUTION SYSTEM \ Outdoor wiring

13. Condition: • Noted small gauge wire spliced with overhead cable from house to garage. Garage electrical components inaccessible due to storage. Recommend evaluation by electrician.



DISTRIBUTION SYSTEM \ Junction boxes

14. Condition: • [Cover loose or missing](#)

Uncovered junction box in basement. Add a cover.

Implication(s): Electric shock | Fire hazard

Task: Correct



Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

15. Condition: • [Some of the receptacles are older 2 prong type. This is not a defect, but does indicate lack of an equipment ground.](#) If updating the receptacles is desired, refer to the link for further reading.

Task: Upgrade

Time: Discretionary



16. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Exterior GFCI receptacle does not trip. Consult electrician to replace faulty unit.

Implication(s): Electric shock

Task: Replace



Test faulty on GFCI/GFI (Ground Fault...

DISTRIBUTION SYSTEM \ Cover plates

17. Condition: • For switch is missing

Location: Basement

Task: Provide

ELECTRICAL

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For switch is missing

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

18. Condition: • None observed

No CO alarms noted. Recommend installing on each level.

Implication(s): Health hazard

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Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Only a small portion visible

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [19 years](#)

Main fuel shut off at: • Meter

Supply temperature:

• 120°



120°

• Rounded to nearest 5 degrees

Return temperature:

• 65°

HEATING

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65°

Air filter: • Disposable

Exhaust pipe (vent connector): • PVC plastic

Chimney liner: • [Not visible](#)

Combustion air source: • Interior of building

Mechanical ventilation system for home: • None

Recommendations

FURNACE \ General

19. Condition: • Service Furnace

Dust accumulation noted on the inducer fan an inside furnace cabinet. Recommend the furnace is cleaned and serviced if not performed recently.

Task: Service

Time: Regular maintenance

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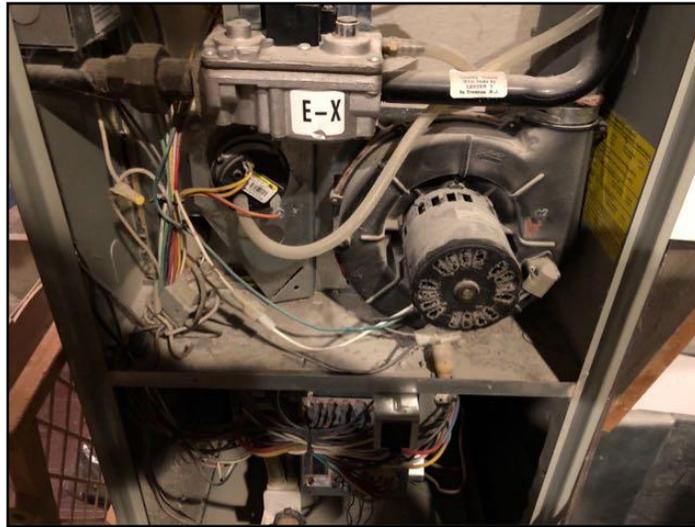
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Service Furnace

FURNACE \ Filter

20. Condition: • [Dirty](#)

Filter is dirty and is a low quality "rock filter." Replace and consider using a higher quality pleated filter to improve IAQ and protect circulation equipment.

Implication(s): Increased heating costs | Reduced comfort

Task: Replace

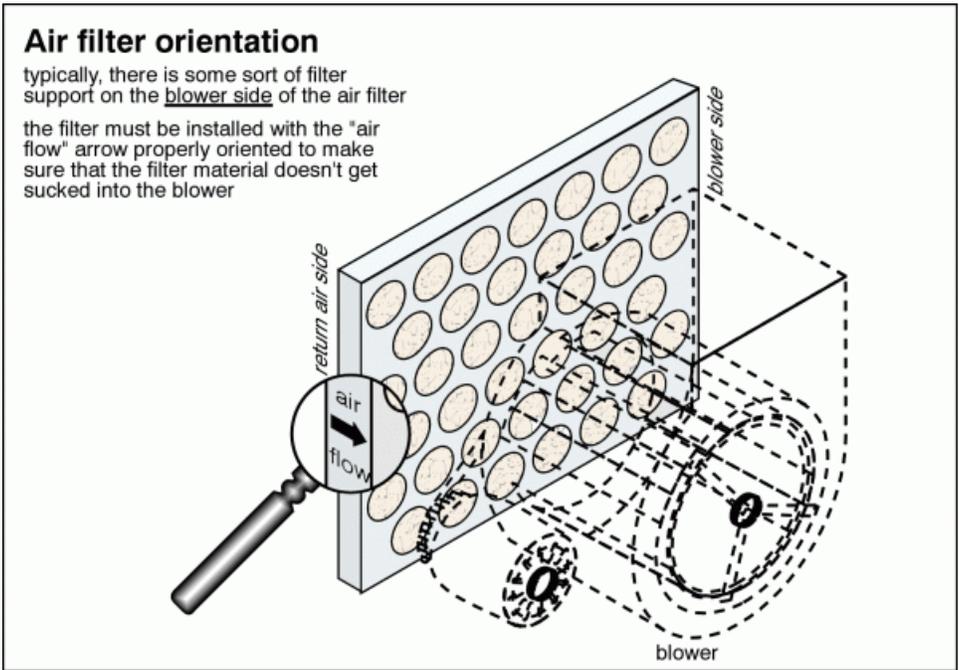


Dirty

21. Condition: • [Loose or collapsed](#)

Implication(s): Increased fire hazard | Increased heating costs | Reduced comfort

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	RECALLS	REFERENCE						



FURNACE \ Humidifier

22. Condition: • The central humidifier is installed loosely on the duct. Recommend better securing and sealing around the duct.

Implication(s): Heating loss, damage to equipment if humidifier comes loose

Task: Improve



COOLING & HEAT PUMP

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Limitations

Inspection limited/prevented by: • Air conditioner not tested due to low outdoor temperature. The system cannot be operated safely below 65 degrees fahrenheit. Test when conditions permit and refer to seller's disclosure as appropriate.

Inspection limited/prevented by: • Outdoor unit covered

Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [2 Tons](#)

Compressor approximate age: • Not determined

Failure probability: • [Medium](#)

Recommendations

RECOMMENDATIONS \ Overview

23. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Gable vent](#)

Wall insulation material: • Not visible

Foundation wall insulation material: • Not visible

Foundation wall air/vapor barrier: • None found

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Recommendations

RECOMMENDATIONS \ Overview

24. Condition: • No insulation recommendations are offered as a result of this inspection.

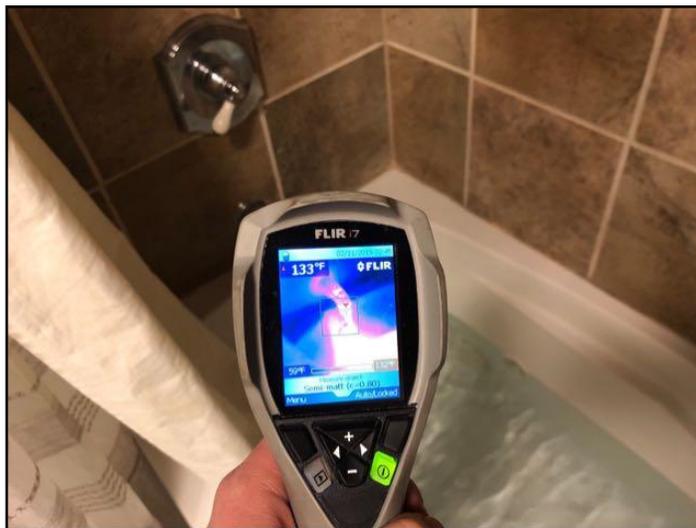
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Limitations

- Inspection limited/prevented by:** • Exterior spigots not tested due to low outdoor temperature
- Fixtures not tested/not in service:** • Toilet • Outdoor faucet (hose bibs/bibbs) shut off for winter
- Items excluded from a building inspection:** • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Description

- Water supply source:** • Public
- Service piping into building:** • [Copper](#)
- Supply piping in building:** • [Copper](#)
- Main water shut off valve at the:** • Basement
- Water heater type:** • Tank
- Water heater fuel/energy source:** • [Gas](#)
- Water heater manufacturer:** • A.O. Smith
- Water heater tank capacity:** • [40 gallons](#)
- Water heater approximate age:** • 19 years
- Hot water temperature (Generally accepted safe temp. is 120° F):**
- 135° F



135° F

- Waste and vent piping in building:** • [PVC plastic](#) • [Cast iron](#)
- Pumps:** • [Sump pump](#)

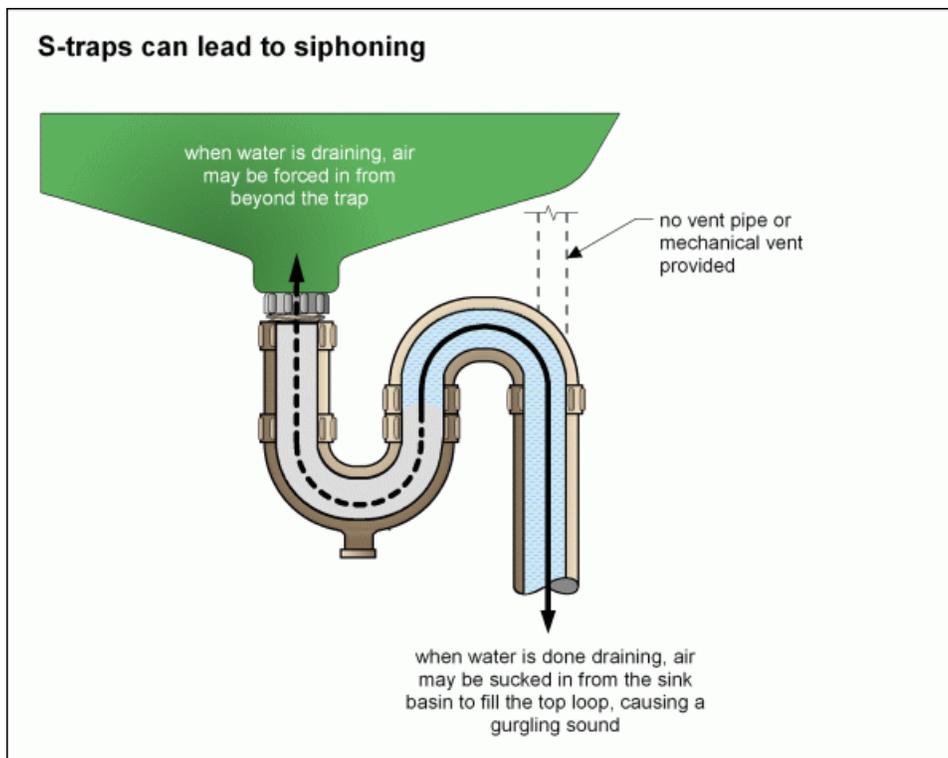
Recommendations

RECOMMENDATIONS \ Overview

25. Condition: • No plumbing recommendations are offered as a result of this inspection.

WASTE PLUMBING \ Traps - installation

26. Condition: • [S trap noted on bathroom sink. This trap design can be vulnerable to siphoning. If sewer gas odors are suspected, consult a plumber to correct. See link for further reading on S traps.](#)



PLUMBING

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FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

27. Condition: • [Leak](#)

Noted a leak in the plumbing access around the jacuzzi tub. The leak may be due to inadequate caulking on the surround. Consult a plumber to diagnose and repair.

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair



Leak



Leak

28. Condition: • No GFCI (Ground Fault Circuit Interrupter)

The jacuzzi tub does not appear to be GFCI protected. There is no GFCI breaker in the panel, no motor access panel found and the tub is not protected by the bathroom GFCI. Consult an electrician to add GFCI or confirm if already protected.

Implication(s): Electric shock

Task: Provide

FIXTURES AND FAUCETS \ Toilet

29. Condition: • Basement toilet water is off at the time of inspection. Determine the reason the water is off and repair as needed.

Implication(s): Toilet not working

Location: Basement bathroom

Task: Further investigate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	RECALLS	REFERENCE						

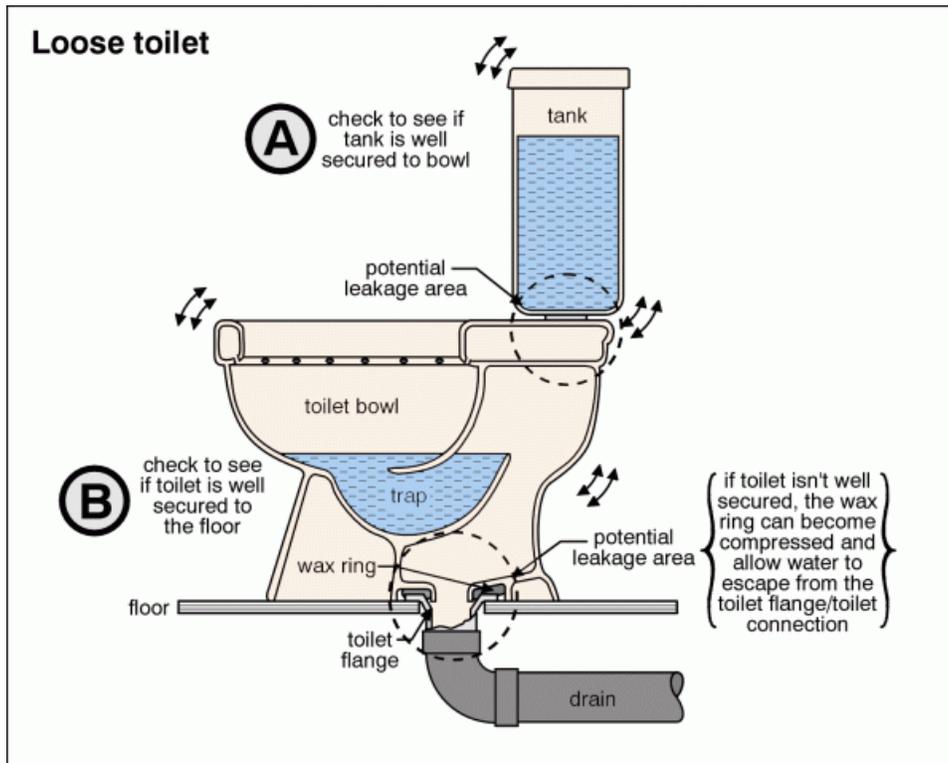


30. Condition: • [Loose](#)

Main floor toilet is very loose. Consult a plumber to secure and, if necessary, replace the wax ring to prevent leaks

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Task: Repair



PLUMBING

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Loose

INTERIOR

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Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Cosmetic issues • Decorative items • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Paint, wallpaper, and other finishes • Floor coverings

Description

General: • Thermal imaging performed on the finished interior surfaces to identify potential hidden moisture, significant insulation deficiencies and other issues. No anomalies noted.



Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Casement](#) • Wood • Vinyl

Exterior doors - type/material: • Hinged • Metal-clad

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

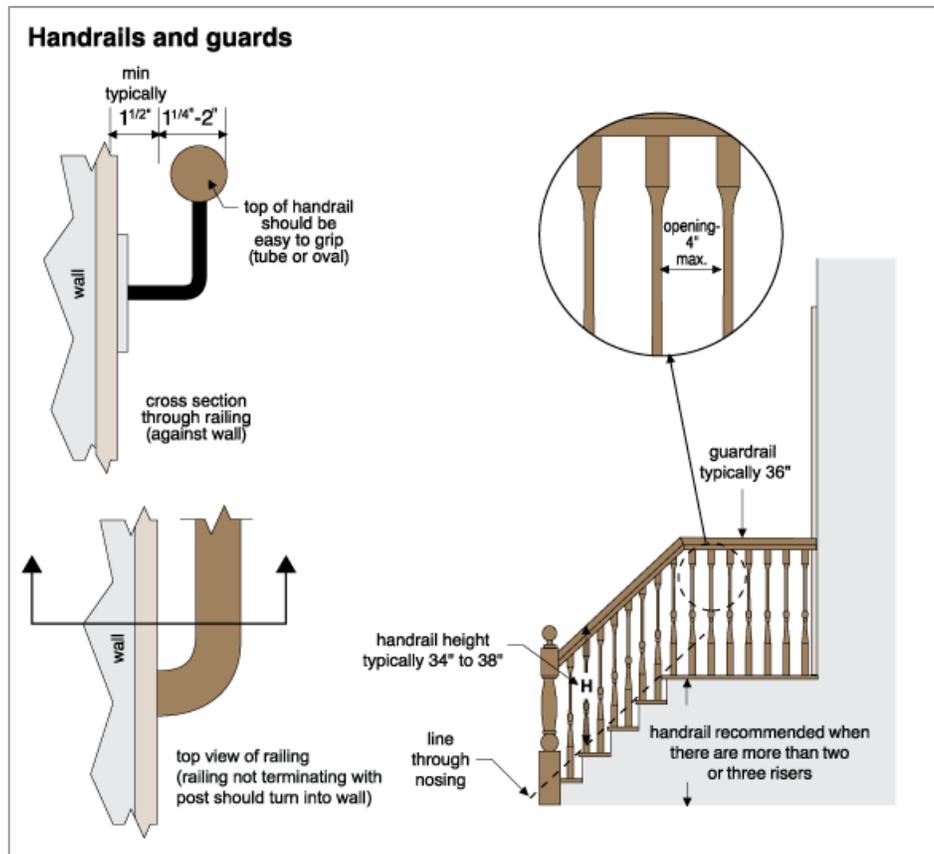
Recommendations

STAIRS \ Handrails and guards

31. Condition: • [Missing](#)

Implication(s): Fall hazard

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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STAIRS \ Guardrails

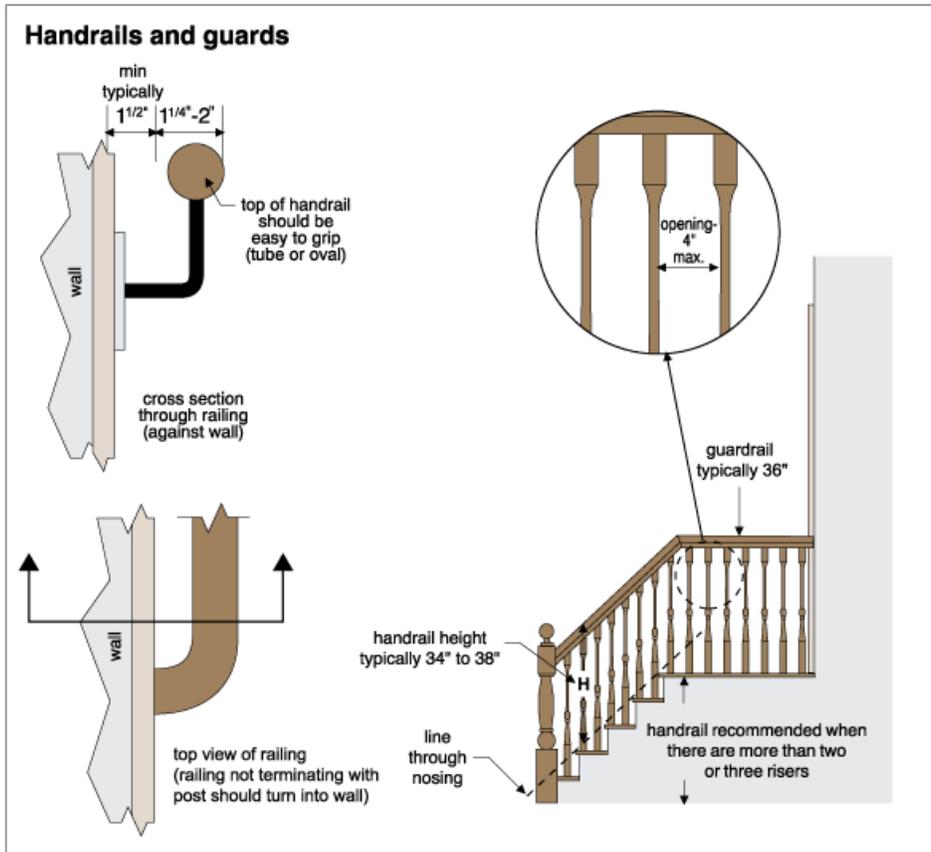
32. Condition: • [Missing](#)

Implication(s): Fall hazard

Task: Provide

Time: Discretionary

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Missing

SITE INFO

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Description

Weather: • [This inspection was performed during the winter season. There are inherent limitations during the winter.](#) including snow cover and dry/frozen ground. See link for winter home maintenance tips.

RADON

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Description

Monitor Placement: • Basement

Measurement Period: • 48 hour

Type: • CRM (Continuous Radon Monitoring)

Weather Conditions: • Variable • Snow

Ground: • Ground was frozen

License #:

• item

AARST A3338

NRPP Certification 108308RMT

RECALLS

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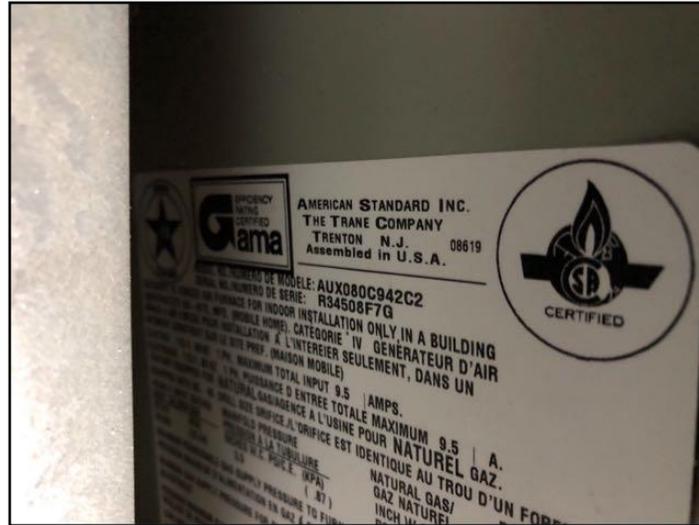
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Description

Furnace:

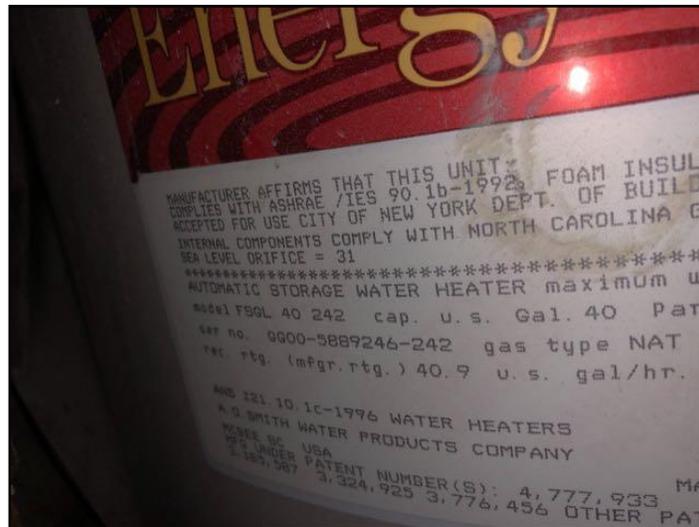
- American Standard



American Standard

Water Heater:

- A.O. Smith



A.O. Smith

Refrigerator:

- GE

RECALLS

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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GE

Range:

- GE



GE

Dishwasher:

- Electrolux

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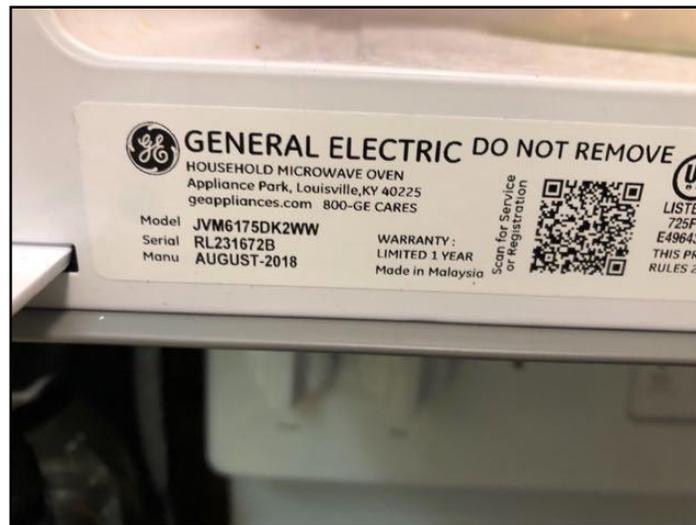
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Electrolux

Microwave:

- GE



GE

Washer:

- Kenmore

RECALLS

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Kenmore

Dryer:

- Kenmore



Kenmore

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS