NACHI15111915

State of Montana Licensed Home Inspector
HI0163

CERTIFIED RADON

CERTIFIED MOLD INSPECTOR

CERTIFIED WATER TESTER

Inspection Date: 12th of Never

Prepared For: Jane and John Doe

Prepared By:

Gunstock Home Inspection LLC
33136 East Bay Lane Polson, MT 59860
(406) 887-2058 (406) 253-8333
montanamike1@centurytel.net

Report Number: JJD00000000

Inspector: Michael Parker

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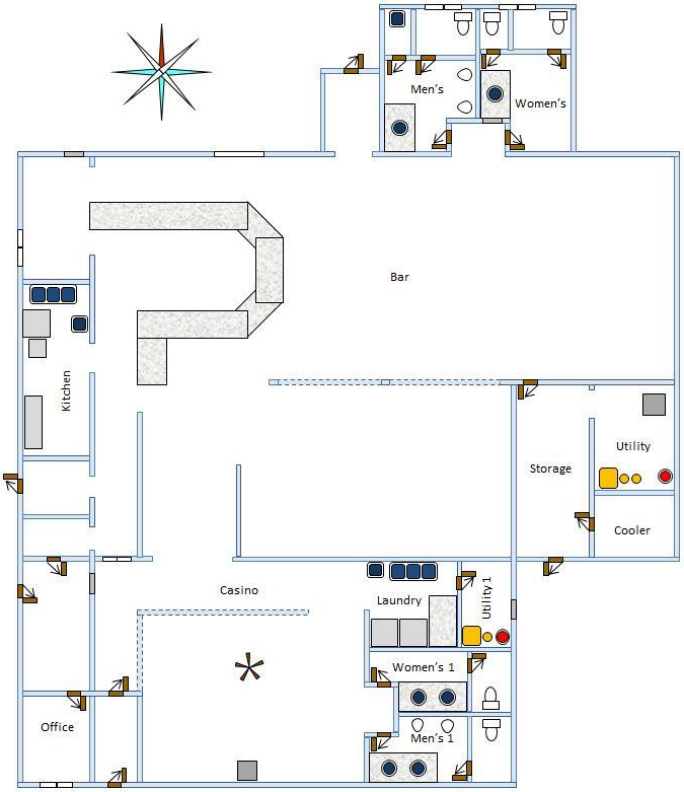
REPORT OVERVIEW

THE BUILDING IN PERSPECTIVE PRIMROSE LANE SOMEWHERE USA



Schematic is not to scale. It is intended for reference only.

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement immediately.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

INSPECTORS NOTE – Observations and comments from the inspector which clarify or highlight a specific area. Not considered to be a formal part of the report.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Inter NACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Throughout this report the Inspector will "Recommend Repair/Replacement" to correct an observed problem.
All repairs should be made by professionals licensed in the area being referenced.

Receipt of this report and/or reliance of the information within constitutes acceptance of the contract associated with this report, even if the contract is not signed by the parties making use of the report.

BUILDING DATA

Approximate Age:	Sometime this century
Style:	Bar/Restaurant
State of Occupancy:	Occupied
Weather Conditions:	Overcast
Recent Precipitation:	Rain the day of the Inspection
Ground cover:	None

RECEIPT / INVOICE

Gunstock Home Inspection LLC
33136 East Bay Lane
Polson, MT 59860
(406) 253-8333

Date: 12th of Never

Report Number: JJD00000000

Name: Jane and John Doe

Inspection:	$000.00
Other**	
Total:	$000.00

☐ Check #:
☐ Cash

** ☐ Radon ☐ Water – Bacteria ☐ Water – Heavy Metals ☐ Mold ☐ 10% Discount

Inspected By: **Michael Parker**

SERVICE WALKS ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Material: ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other
☐ ***Trip Hazard*** ☒ ***Pitched towards the building*** ☒ ***Settling cracks*** ☐ ***Public sidewalk needs repair*** ☐ Typical cracks

The service walks are pitched toward the building. Recommend Repair.

Large settling cracks on service walks. Recommend sealing to help prevent moisture intrusion.

Scaling (loss of surface aggregate) observed. Repair would be cosmetic.

DRIVEWAY/PARKING ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☐ Concrete ☒ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other
☐ ***Pitched towards home*** ☐ ***Trip hazard*** ☐ ***Settling Cracks*** ☐ Typical crack

The driveway is properly pitched away from the building.

Large settling cracks on the driveway. Recommend sealing to help prevent moisture intrusion.

Typical cracks on driveway. No indication of recent movement, no trip hazard.

Recommend removing vegetation from expansion joints/cracks.

Inspector's Note: Periodically sealing the asphalt driveway will help increase its service life.

PATIO ☒ None

COVERED ENTRANCE ☐ None

Footings: ☒ Concrete ☐ Wood ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Support Pier: ☐ Concrete ☒ Wood ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Earth to wood contact*** ☐ ***Concrete to wood contact*** ☐ ***Moisture/Insect damage***

The footings and piers are in Satisfactory Condition.

Wood to asphalt contact. Untreated wood should never be allowed to be in contact with asphalt (can cause deterioration). No deterioration detected at the time of the inspection. Recommend Monitoring.

Weathered piers have been properly painted.

Floor: ☐ Satisfactory ☒ Marginal ☐ Poor
Material: ☒ Wood ☐ Metal ☐ Composite ☐ Concrete
Finish: ☐ Treated ☒ Painted/Stained ☐ Other

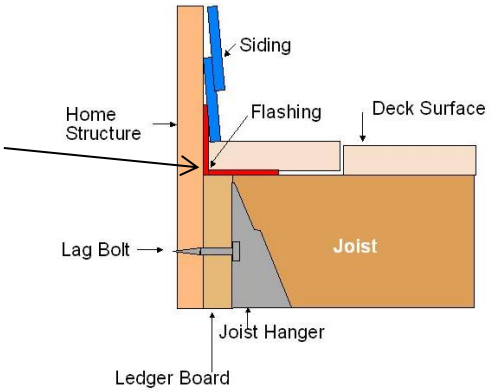
The floor is properly pitched away from the home.

The floor is weathering. Early indications of deterioration observed. Recommend Repair/ Replacement.

☐ ***Improper attachment to house*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***
Flashing: ☐ Metal ☐ Plastic ☐ Other ☐ Not visible ☒ None

The floor is not flashed. Flashing helps prevent moisture intrusion at the deck/home junction. If the floor is ever replaced recommend flashing be added.

Proper attachment between the ledger board and home structure observed.



Railing:
Required ☐Yes ☒ No Decks over 30 inches in height must have a guardrail
☐ Missing ***Safety Hazard***
Proper Height: ☒Yes ☐ No Guardrail must me a minimum of 36 inches in height. Balusters spacing should be no greater than 4 inches.
☐ Too Low ***Safety Hazard***
Material: ☒ Wood ☐ Metal ☐ Composite ☐ Concrete
Finish: ☐ Treated ☒ Painted/Stained ☐ Other
☐ Satisfactory ☒ Marginal ☐ Poor
☐ ***Improper attachment*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***

The railing is the proper height. Balusters are properly spaced.

The railings are weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.

Decks/balconies are by nature vulnerable to moisture intrusion due to the fact that they are continuously exposed to the elements and there are multiple seams and joints where moisture can penetrate. Decks/balconies always require monitoring and maintenance. Moisture intrusion is often unseen and unpredictable and in most cases cannot be verified visually.

STEPS - FRONT ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Material: ☐ Concrete ☒ Wood ☐ Other ☐ ***Railing/Balusters recommended***
☐ ***Cracked*** ☐ ***Settled*** ☐ ***Rotted/Damaged*** ☐ ***Uneven risers*** ☐ ***Safety Hazard***

The steps are not properly pitched. Recommend Repair.

Wood to asphalt contact. Untreated wood should never be allowed to be in contact with asphalt (can cause deterioration).

No deterioration detected at the time of the inspection. Recommend Monitoring.

The steps are weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.

Hand Rail:
Required ☐Yes ☒ No Stairs over 30 inches in height must have a guardrail
☐ Missing ***Safety Hazard***
Proper Height: ☒Yes ☐ No The handrail must me a minimum of 34 inches in height. Balusters
☐ Too Low ***Safety Hazard***
Material: ☐ Wood ☒ Metal ☐ Composite ☐ Concrete
Finish: ☐ Treated ☐ Painted/Stained ☒ Other
☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Improper attachment*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***

The handrail is the proper height.

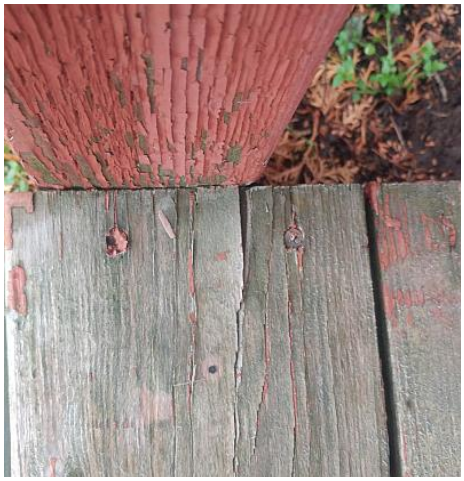
STEPS - SIDE ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Material: ☐ Concrete ☒ Wood ☐ Other ☐ ***Railing/Balusters recommended***
☐ ***Cracked*** ☐ ***Settled*** ☐ ***Rotted/Damaged*** ☐ ***Uneven risers*** ☐ ***Safety Hazard***

The steps are properly pitched.

Wood to earth contact. Untreated wood should never be allowed to be in contact with earth (can cause deterioration).

No deterioration detected at the time of the inspection. Recommend Monitoring.

The steps are weathering. Early indications of deterioration observed. Recommend Repair.



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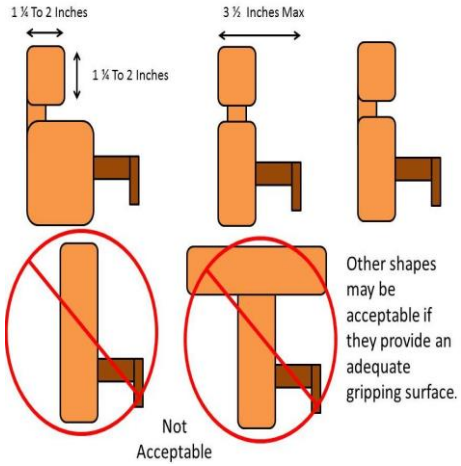
Finish: ☐ Treated ☒ Painted/Stained ☐ Other
☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Improper attachment*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***

The railing is the proper height.

The balusters are improperly spaced. Recommend Repair.

The grip surface is not proper. Illustrated are a few (but not the only)types of proper grip surfaces. Recommend Replacement.



REAR ENTRY ☐ None

Footings: ☒ Concrete ☐ Wood ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Support Pier: ☐ Concrete ☒ Wood ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Earth to wood contact*** ☒ ***Concrete to wood contact*** ☐ ***Moisture/Insect damage***

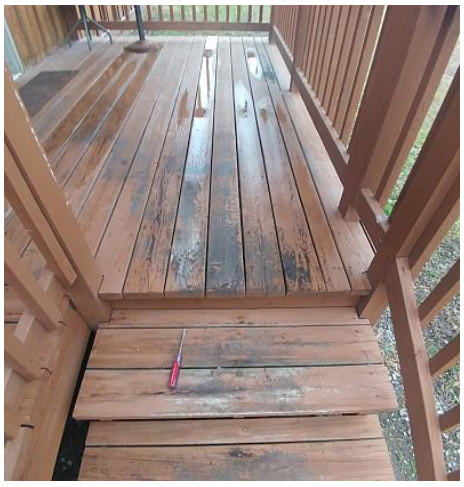
The footings and piers are in Satisfactory Condition.

Positive attachment observed between all structural components.

Floor: ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☒ Wood ☐ Metal ☐ Composite ☐ Concrete
Finish: ☐ Treated ☒ Painted/Stained ☐ Other

The floor is properly pitched away from the building.

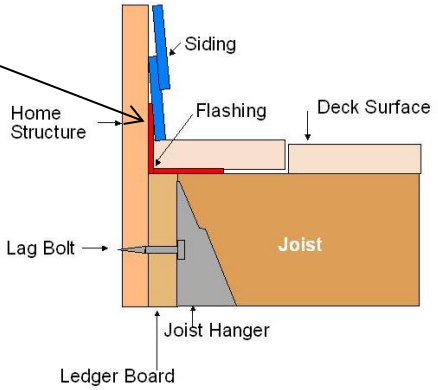
The floor is weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.



☐ ***Improper attachment to house*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***
Flashing: ☐ Metal ☐ Plastic ☐ Other ☐ Not visible ☒ None

The floor is not flashed. Flashing helps prevent moisture intrusion at the deck/home junction. If the floor is ever replaced recommend flashing be added.

The ledger board is not properly attached to the home structure. Lag bolts are one (but not the only) means of positively attaching the ledger board to the home structure. Recommend Repair.



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☐ Too Low ***Safety Hazard***
Material: ☒ Wood ☐ Metal ☐ Composite ☐ Concrete
Finish: ☐ Treated ☒ Painted/Stained ☐ Other
☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Improper attachment*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***

The railing is the proper height. Balusters are properly spaced.

The railings are weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.

Decks/balconies are by nature vulnerable to moisture intrusion due to the fact that they are continuously exposed to the elements and there are multiple seams and joints where moisture can penetrate. Decks/balconies always require monitoring and maintenance. Moisture intrusion is often unseen and unpredictable and in most cases cannot be verified visually.

STEPS ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Material: ☒ Concrete ☐ Wood ☐ Other ☐ ***Railing/Balusters recommended***
☐ ***Cracked*** ☐ ***Settled*** ☐ ***Rotted/Damaged*** ☐ ***Uneven risers*** ☐ ***Safety Hazard***

Proper treated wood used for contact with concrete. Material has eroded from under the concrete pad the steps are resting on. Recommend Repair (backfill).

The steps are properly pitched.

The steps are weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.

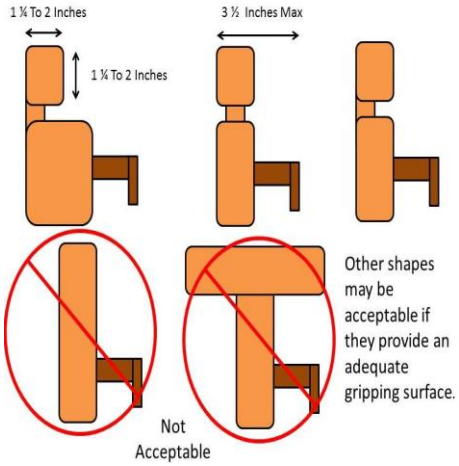
Railing:
Required ☐Yes ☒ No Stairs over 30 inches in height must have a guardrail
☐ Missing ***Safety Hazard***
Proper Height: ☒Yes ☐ No Guardrail must me a minimum of 34 inches in height. Balusters spacing should be no greater than 4 inches.
☐ Too Low ***Safety Hazard***
Material: ☒ Wood ☐ Metal ☐ Composite ☐ Concrete
Finish: ☐ Treated ☒ Painted/Stained ☐ Other
☐ Satisfactory ☐ Marginal ☐ Poor
☐ ***Improper attachment*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***

The rail post has deteriorated and is loose. The loose railing is a potential Safety Hazard. Recommend Repair/Replacement.

The railing is the proper height. Balusters are properly spaced.

The railings are weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.

The grip surface is not proper. Illustrated are a few (but not the only) types of proper grip surfaces. Recommend Replacement.



RAMP ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☐ Concrete ☒ Wood ☐ Other ☐ ***Railing/Balusters recommended***
☐ ***Cracked*** ☐ ***Settled*** ☐ ***Rotted/Damaged*** ☐ ***Uneven risers*** ☐ ***Safety Hazard***

The slope of the ramp is in compliance with the Americans with disabilities act (ADA).

Wood to concrete contact. Untreated wood should never be allowed to be in contact with earth/concrete (can cause deterioration).

No deterioration detected at the time of the inspection. Recommend Monitoring.

The ramp is weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.

Railing:
Required ☒Yes ☐ No Stairs over 30 inches in height must have a guardrail
☐ Missing ***Safety Hazard***
Proper Height: ☒Yes ☐ No Guardrail must me a minimum of 34 inches in height. Balusters spacing should be no greater than 4 inches.
☐ Too Low ***Safety Hazard***
Material: ☒ Wood ☐ Metal ☐ Composite ☐ Concrete
Finish: ☐ Treated ☒ Painted/Stained ☐ Other
☐ Satisfactory ☐ Marginal ☐ Poor
☐ ***Improper attachment*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***

The railing is the proper height. Balusters are properly spaced.

The hand rail is not continuous. The ADA stipulates that ram handrails should run the entire length on both sides of the ramp.

Recommend Replacement.

DECK - STAGE ☐ None

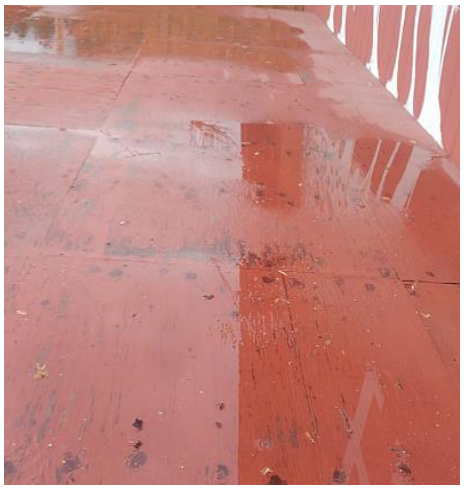
Footings: ☒ Concrete ☐ Wood ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Support Pier: ☐ Concrete ☒ Wood ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Earth to wood contact*** ☒ ***Concrete to wood contact*** ☐ ***Moisture/Insect damage***

The footings and piers are in Satisfactory Condition. Proper treated wood used for contact with concrete.

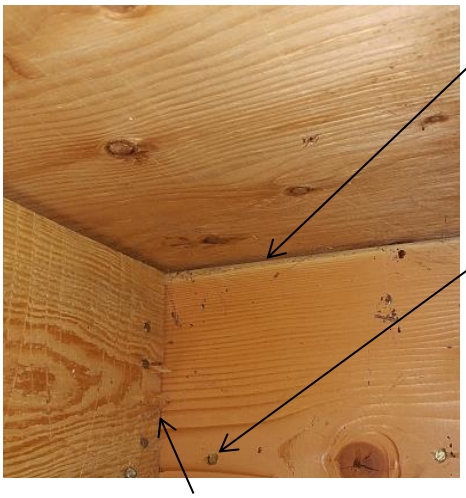
Floor: ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☒ Wood ☐ Metal ☐ Composite ☐ Concrete
Finish: ☐ Treated ☒ Painted/Stained ☐ Other

The floor is properly pitched away from the building.

Plywood is being used as a deck floor. The only plywood suitable for this purpose is marine grade plywood. Marine grade plywood has few knows, no voids and 9 layers. This does not appear to be marine grade plywood.

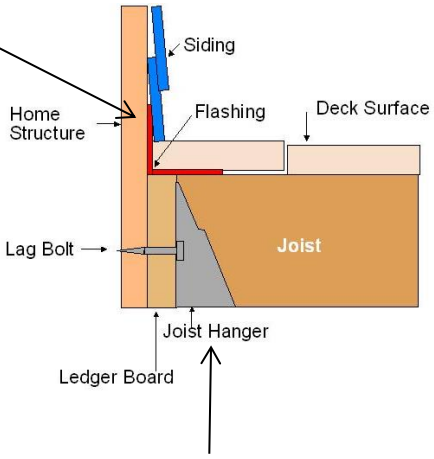


☐ ***Improper attachment to house*** ☐ ***Railing loose*** ☐ ***Railing/Balusters recommended***
Flashing: ☐ Metal ☐ Plastic ☐ Other ☐ Not visible ☒ None



The floor is not flashed. Flashing helps prevent moisture intrusion at the deck/home junction. If the floor is ever replaced recommend flashing be added.

The ledger board is not properly attached to the home structure. Lag bolts are one (but not the only) means of positively attaching the ledger board to the home structure. Recommend Repair.



There are no joist hangers installed. Joist hangers ensure positive attachment between the joists and ledger board. Recommend Repair/Replacement.

Railing:
Required ☐Yes ☒ No Decks over 30 inches in height must have a guardrail

The loading ramp, for the purpose it was built for, is in Satisfactory Condition.

The ramp is weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.

FENCE/WALL ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Type: ☐ Brick/Block ☒ Wood ☐ Metal ☐ Chain Link ☒ Other Plastic
☐ ***Loose Blocks/Caps*** ☐ ***Rusted*** ☐ ***Rot*** ☐ ***Planks missing/damaged***
Gate: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Planks missing/damaged***

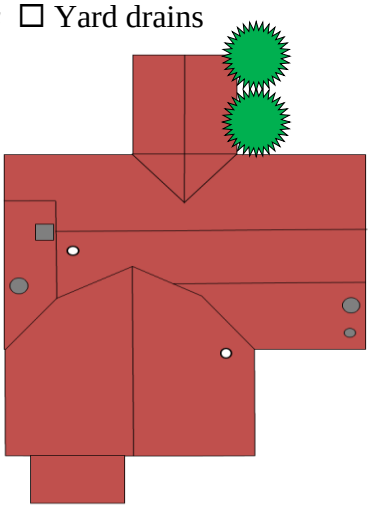
The fences are in Satisfactory Condition.

LANDSCAPING AFFECTING FOUNDATION ☐ None

Negative Grade: ☐ No ☒ Yes ☐ Where:

☐ ***Recommend additional backfill*** ☐ ***Recommend window wells/covers***

☒ ***Trim back trees/shrubberies*** ☐ Yard drains



Vegetation where indicated is in direct contact with/overgrowing the home. Recommend Trimming.

Negative grade observed in several areas. Recommend Repair (backfill).

RETAINING WALL ☒ None

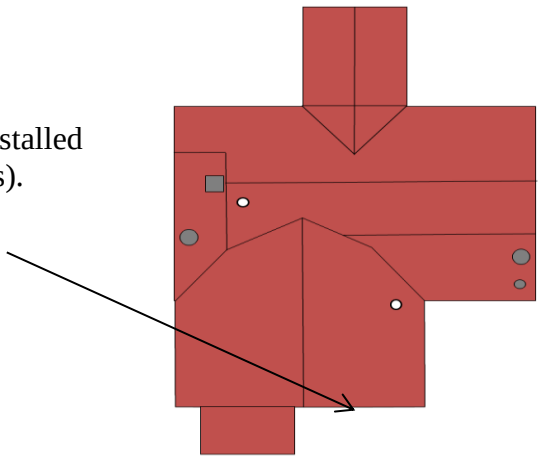
EXTERNAL FAUCETS ☐ None **Operate:** ☒ Yes ☐ No **Leak:** ☐ Yes ☒ No

Loose: ☒ Yes ☐ No **Frost – Free valve:** ☒ Yes ☐ No **Isolation valve:** ☐ Yes ☒ No

External faucets (bibs) should have either a frost free valve or a means of internally turning the water off (isolation valve) to keep them from freezing in temperatures below 32°F.

Proper anti-siphon valve installed on all external faucets (bibs).

The bib indicated is loose. Recommend Repair.



Conditions reported above reflect <u>visible</u> portion only

GENERAL COMMENTS

ROOF

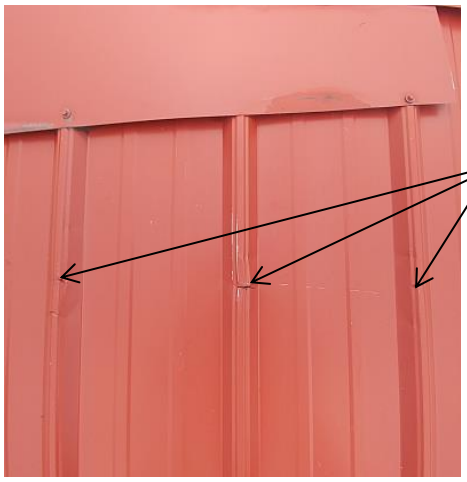
ROOF VISIBILITY ☒ All ☐ Partial ☐ None ☐ Limited by:

INSPECTED FROM ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars

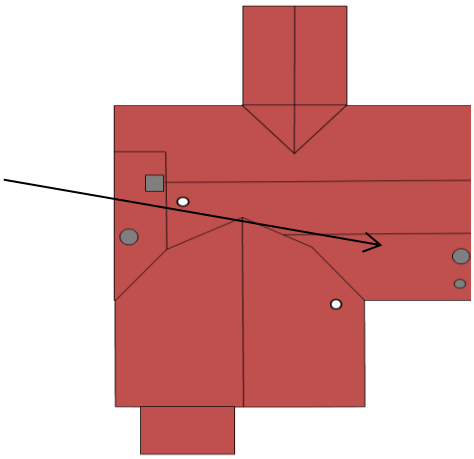
STYLE OF ROOF **Type:** ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat ☐ Other
Pitch: ☒ Low ☒ Medium ☐ Steep ☐ Flat

ROOF COVERING **Type:** Metal Estimated Layers: 2 Approximate age of cover: 15 years
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Not visible **Problems Observed:**
☒ Screws Backing Out ☒ Rust ☒ Dented Metal ☐ Seams Improperly Overlapped
☐ Moss buildup ☐ Exposed felt ☐ Incomplete/Improper Securing
☒ ***Recommend roofer evaluate***

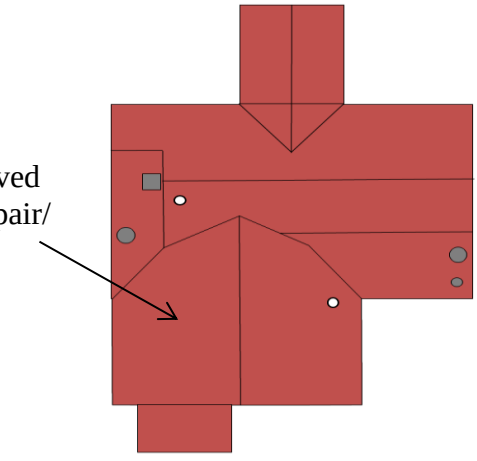
The metal roof cover has been installed directly over asphalt shingles. When this is done a membrane (30 pound roofing felt is common) is laid over the asphalt shingles before the metal roof is installed. This helps protect the metal roof from the abrasive granules on the asphalt shingles. There is no membrane visible. Recommend Replacement.

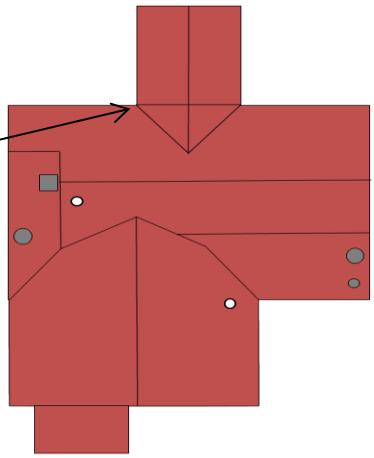


The roof cover is bent/cracked in numerous areas where indicated. Recommend Repair/Replacement.

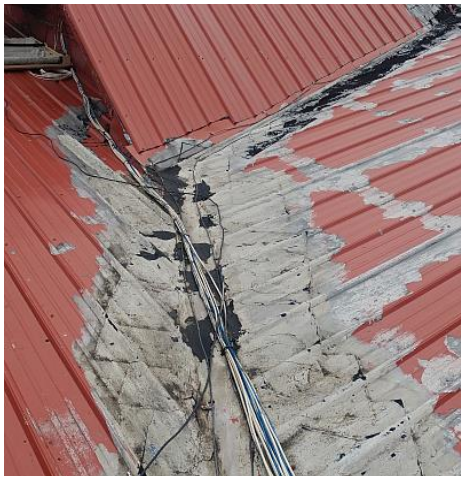


Loose/damaged snow brake observed where indicated. Recommend Repair/ Replacement.



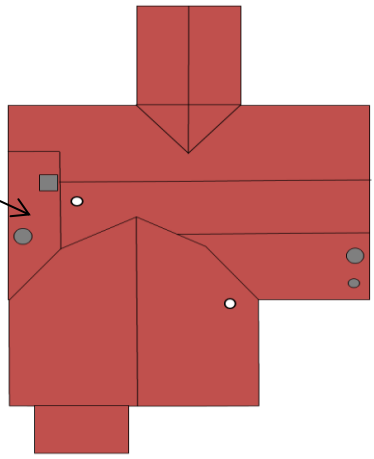


Numerous loose screws observed. Damaged roof cover observed where indicated. Some rusting observed on the lower edges. Recommend Repair/ Replacement.



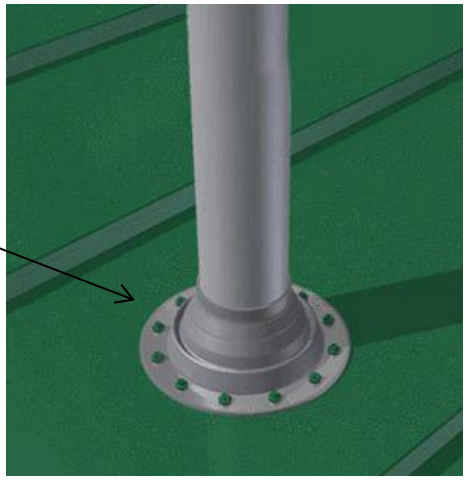
There is a lot of sealant on various areas of the roof. Typically a properly installed metal roof system does not need surface sealant to keep it from leaking.

The roof pitch in some areas is very shallow. The pitch in the area indicated is close to 1:12. Typically metal roofs are not installed on roofs with a pitch of 1:12 or less in areas where heavy snowfall is likely as the snow can accumulate on the roof . There are some snow melters installed in this area.



CHIMNEY ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Viewed From: ☒ Roof ☐ Ladder at eaves ☐ Ground with binoculars
Rain Cap/Spark Arrestor: ☒ Yes ☐ No ☐ ***Recommended***
Chase: ☐ Brick ☐ Stone ☒ Metal ☐ Blocks ☐ Framed

Evidence of: ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose Brick ☒ Rust
Flue: ☐ Tile ☒ Metal ☐ ***Unlined*** ☐ Not visible
Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote ☐ ***Not evaluated*** ☐ ***Have flue cleaned- reevaluate*** ☐ ***Recommend Cricket/Saddle/Flashing***

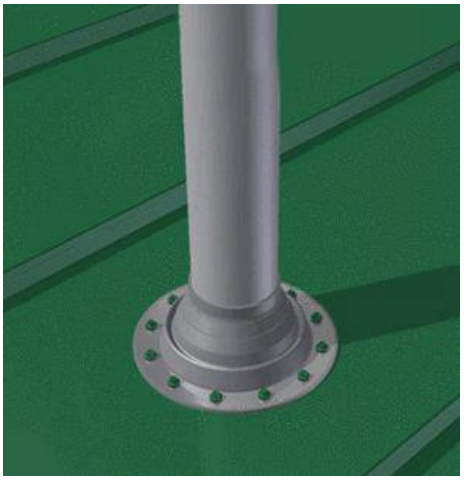


The PVC exhaust for the furnace is being run through an old metal flue. While the PVC exhaust is heavily sealed where it goes through the old spark arrestor, a proper weather boot is recommended. The old metal flue is rusting. Recommend Repair.

Water is collecting on the 'uphill' side of the chimney. Water should never be allowed to collect on a roof cover. Recommend Repair.

This is the wrong type of weather boot for this type of roof cover. Illustrated is one (but not the only) type of weather boot for use on this type of roof cover. Recommend Replacement.

This is the flue for the gas water heater.



VENTILATION SYSTEM

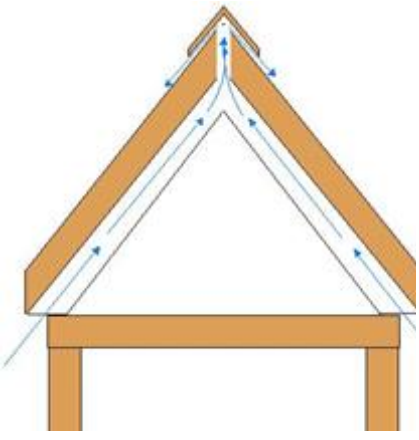
Type: ☐ Soffit ☐ Ridge ☒ Gable ☐ Roof Vent ☐ Turbine ☐ Powered ☐ Other **Appears Adequate:** ☐ Yes ☒ No

The ventilation system does not appear adequate. There are no soffit vents.

A well balanced ventilation system helps keep ice dams from forming on the roof in the winter and helps keep the home cool in the summer.

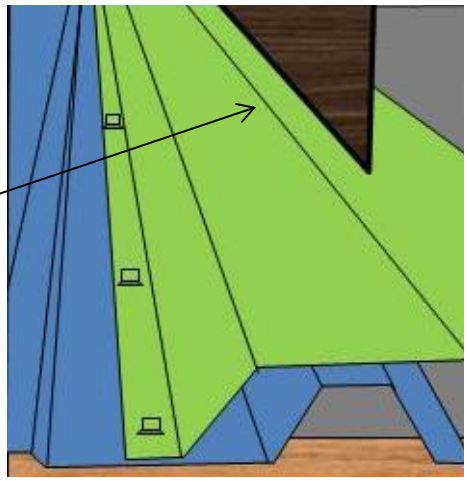
Recommend Repair.

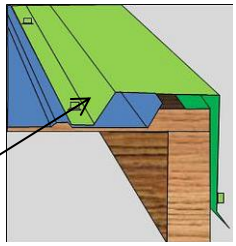
The generally accepted formula for calculating attic ventilation is one square foot of ventilation for every 150 square feet of attic space.

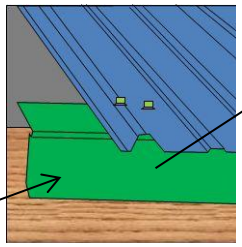


FLASHING ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Not visible
Material: ☒ Galvanized/Alum ☐ Asphalt ☐ Rubber ☐ Copper ☐ Other ☐ Not Visible
☐ ***Rusted*** ☐ ***Separated from chimney/roof*** ☐ ***Recommend Sealing*** ☐ Other

The side wall flashing is not properly installed in areas. The flashing should go under, not on top of, the siding. While the top of the flashing is heavily sealed there are gaps at the wall/flashing junction. Recommend Repair.

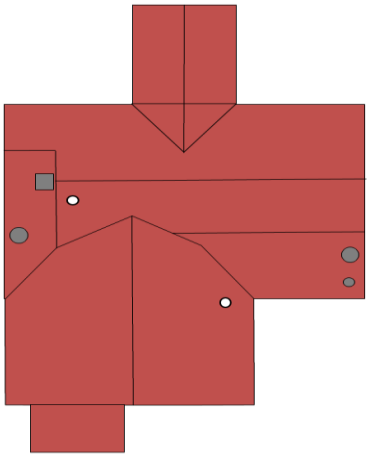






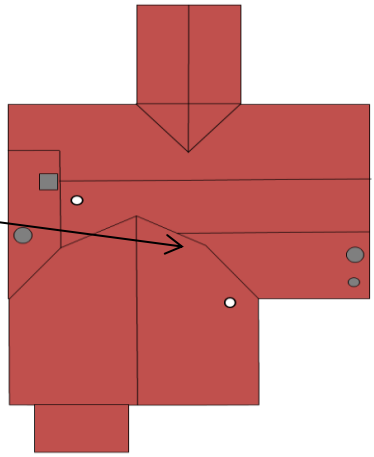
The eave and gable flashing is not completely installed. This flashing helps secure the roof edges and helps prevent moisture intrusion. Recommend Replacement.

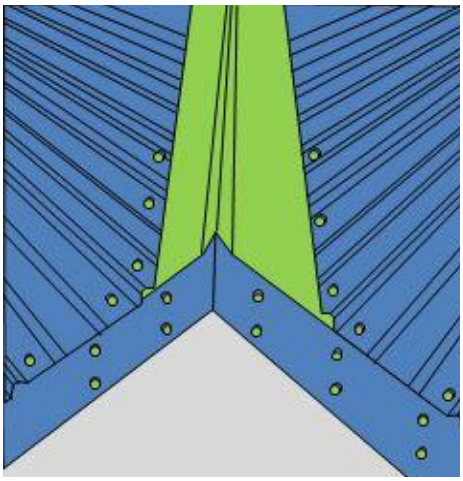
There is a parapet wall where indicated. The roof side of the wall is not completely flashed, exposing the sheathing. Loose flashing observed. Recommend Repair.



VALLEYS ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Not visible
Material: ☒ Galvanized/Alum ☐ Asphalt ☐ Rubber ☐ Copper ☐ Other ☐ Not Visible

☐ ***Rusted*** ☐ Holes ☐ ***Recommend Sealing***

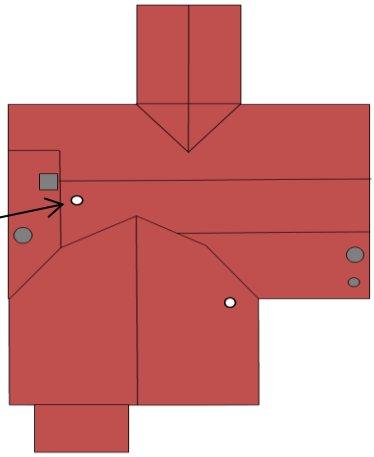




Pre formed valleys are not being used where indicated. Pre formed valleys have a diverted that helps prevent water from rushing under the panels on the opposite side and help channel water smoothly off the roof.

SKYLIGHTS ☒ None

PLUMBING VENTS ☒ Yes ☐ No ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Not Visible



For the plumbing vent indicated, this is the wrong type of weather boot for this type of roof cover. Illustrated is one (but not the only) type of weather boot for use on this type of roof cover. Recommend Replacement.

The weather boot on the plumbing vent above is gapped. This is a Major Concern. Recommend Repair. The plumbing vent has been heavily sealed.

The remaining plumbing vent is in Satisfactory Condition.

Conditions reported above reflect <u>visible</u> portion only

GENERAL COMMENTS

GUTTERS **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None ☐ ***Recommended***
☒ ***Need cleaning*** ☐ ***Downspouts needed*** ☐ ***Rusting***

Material: ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum ☐ Other

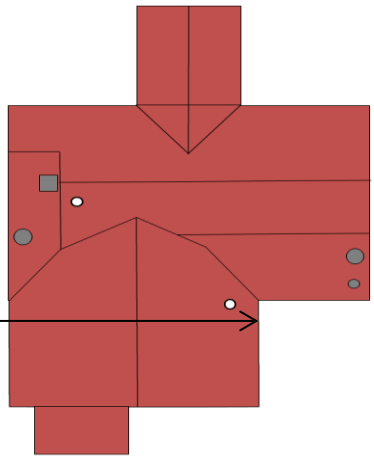
Leaking: ☐ Corners ☐ Joints ☐ ***Hole in main run***

Attachment: ☐ Loose ☐ ***Missing spikes*** ☐ ***Improperly sloped***

Drip Edge Overlaps Gutters: ☐ Yes ☒ No

Extension needed: ☒ Yes ☐ No ☐ Where:

The gutters are not completely installed. Recommend gutters help divert runoff away from the foundation and help keep backsplash away from the homes siding. Recommend Replacement.



The gutters where indicated are loose. Recommend Repair.

The downspouts are short of the ground drains in several areas. Recommend Repair.

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not visible

Type: ☐ Not visible ☒ Framed ☐ Masonry ☐ Other

SIDING ☐**Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor ☐ ***Recommend Repair/Painting***

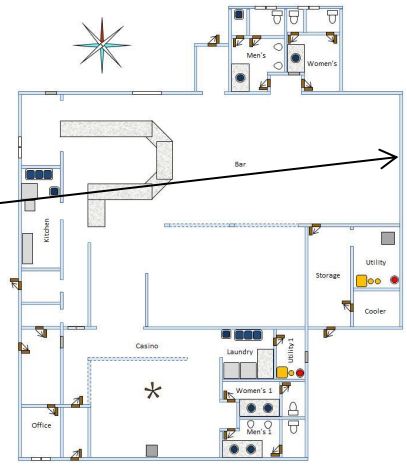
Material: ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco
☐ EIFS ('Synthetic Stucco') ☐ Asphalt ☒ Wood ☐ Metal/Vinyl ☐ Other

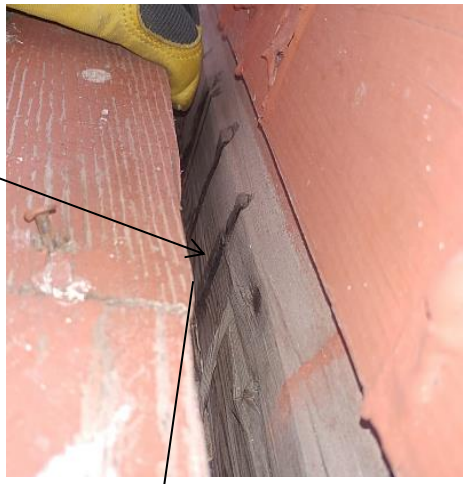
☐ Louisiana Pacific Inner-Seal siding (Recalled, Manufactured 1990 – 1996)

☐ Typical cracks ☒ Wood Rot ☒ Peeling paint ☒ Missing Siding ☒ Holes ☐ Other
☐ ***Siding in contact with/improper clearance to soil***

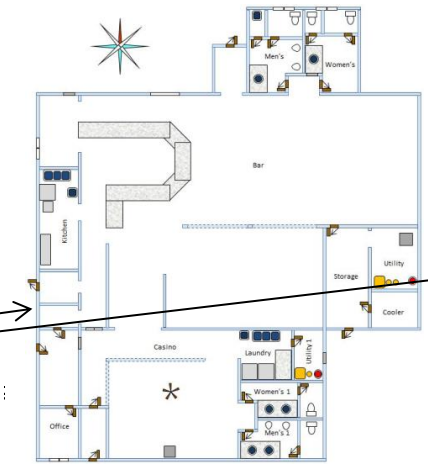


The siding is heavily weathered in areas. Loose/missing siding observed. Some deteriorated siding observed. Recommend Repair/Replacement.





A faux wall has been added where indicated, on top of the load bearing wall. There is a gap at the top between the faux wall and the load bearing wall. The gap is not sealed (fiberglass insulation is not a proper moisture seal). Moisture, debris, and 'critters' can get into this area. The visible siding on the load bearing wall is weathered, possible deterioration observed. Recommend Repair/Replacement.

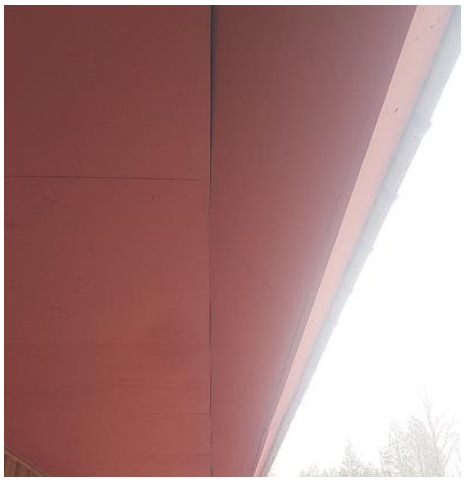



The siding is missing where indicated, giving direct access from the exterior to part of the attic structure. Moisture, debris, and 'critters' can get into this area. Recommend Repair.

OSB is being used as part of the roof parapet. Typically this material is not designed to be exposed to the elements, even when painted. The OSB is gapped. Recommend Repair/Replacement.

SOFFIT **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Material: ☒ Wood ☐ Fiberboard ☐ Metal/Vinyl ☐ Fiber Cement ☐ Stucco
☒ ***Recommend repair/painting*** ☐ ***Damaged wood*** ☐ Other

The soffit is loose/gapped in several areas. Recommend Repair.



FASCIA **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☒ Wood ☐ Fiberboard ☐ Metal/Vinyl ☐ Fiber Cement ☐ Stucco
☒ ***Recommend repair/painting*** ☒ ***Damaged wood*** ☐ Other

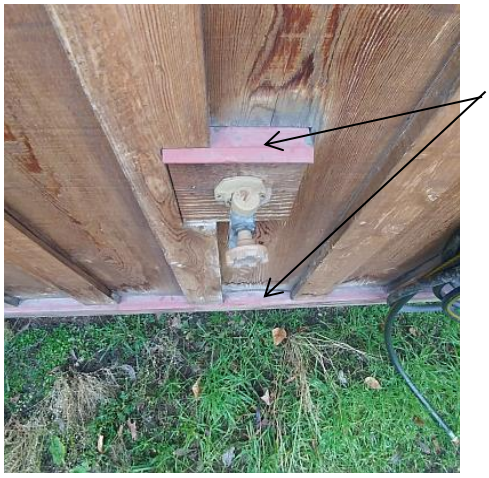
The fascia is heavily weathered in several areas. Recommend prepping and sealing (painting/staining). Recommend Repair.

Damaged fascia observed. Recommend Repair/Replacement.

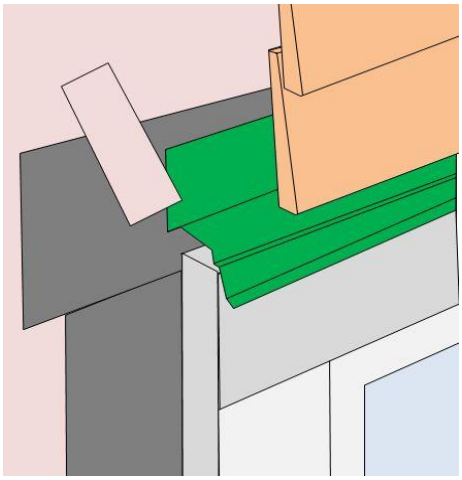
TRIM **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Material: ☒ Wood ☐ Fiberboard ☐ Metal/Vinyl ☐ Fiber Cement ☐ Stucco
☒ ***Recommend repair/painting*** ☐ ***Damaged wood*** ☐ Other

The trim is heavily weathered in several areas. Recommend prepping and sealing (painting/staining). Recommend Repair.

FLASHING **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Installed
Material: ☐ Plastic ☒ Metal ☐ Other
☐ ***Recommend repair*** ☐ ***Damaged material*** ☐ Other



Flashing is installed primarily at the siding transitions. Flashing is a thin continuous piece of material that is installed to prevent moisture intrusion. Flashing is installed in a manner that directs water down and away from the structure. It is typically installed above windows, doors and at siding transitions.



CAULKING **Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor
☒ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations***
☒ ***Recommend repair/painting***

There is no visible calking installed. Calking is normally applied to corners, edges, and under ledges. All trim joints should also to be sealed. Calking should not be applied to the exposed bottoms of siding or trim. This allows any moisture that has penetrated the siding to drain out. Recommend Repair.

Conditions reported above reflect <u>visible</u> portion only

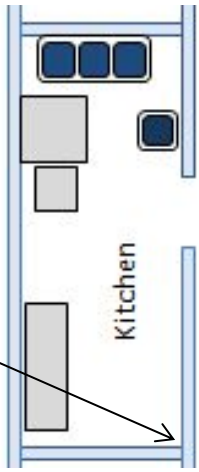
GENERAL COMMENTS

KITCHEN

COUNTERTOPS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/caulking***
Material: ☐ Granite ☐ Formica ☐ Tile ☒ Silstone ☒ Other Stainless

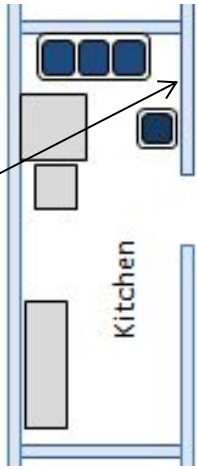
CABINETS ☒ None

WALLS AND CEILING: **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:



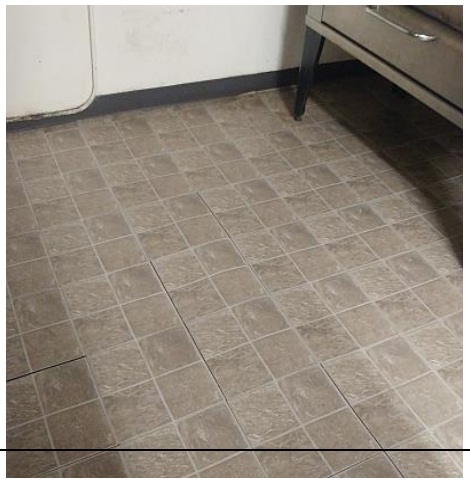
There is a large settling crack on the wall where indicated. The ceiling is not level. Recommend Evaluation/ Repair by a licensed contractor.

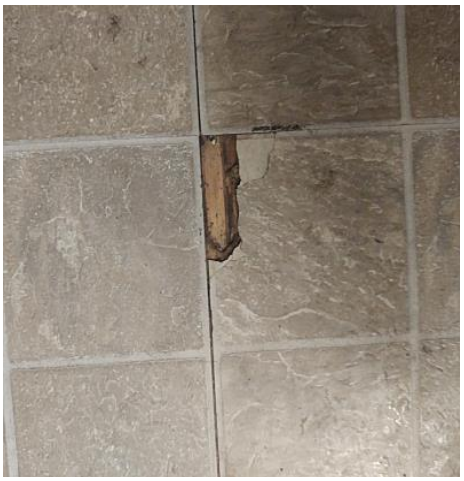
Drywall holed where indicated. Recommend Repair.



FLOOR **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Sloping ☐ Squeaks
Material: ☐ Tile ☒ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

The floor is swayed/bowed in several areas. Recommend Repair.





The floor cover is gapped/holed in several areas. Recommend Repair/ Replacement.

WINDOWS & SCREENS

Windows: ☒ None

The window has been removed to accommodate a portable air conditioner. When viewed from the exterior there are large gaps between the unit and building structure. Recommend Repair.

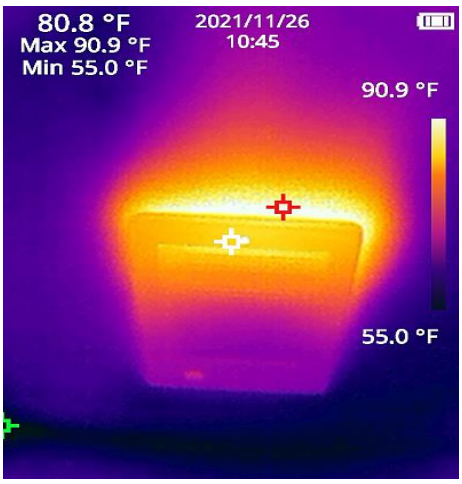
HEATING / COOLING SOURCE

☒ Yes ☐ No

Ceiling Register Checked For Condition: ☐ Satisfactory ☒ Marginal ☐ Poor

The ceiling register cover is dirty. Recommend Cleaning.

Very little heat/air flow detected at the ceiling register. Recommend Repair.



The window air conditioner was not plugged in at the time of the inspection.

The inspector plugged the unit in. The unit does not appear to be operating/ Recommend Repair/ Replacement.

PLUMBING COMMENTS

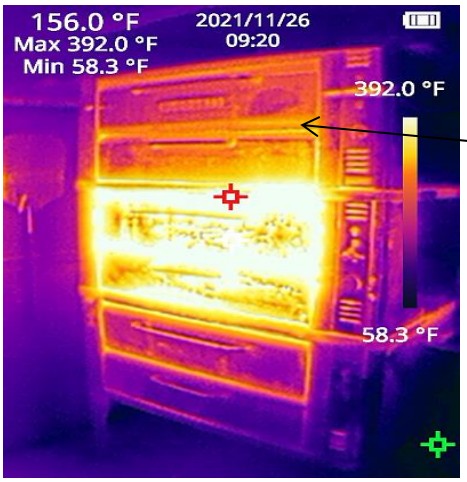
Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No Pipes/Valves Leak**:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor Drain Line P Trap: ☒ Yes ☐ No
Drain Line S Trap: ☐ Yes ☒ No

All sinks drain to a proper floor trap.

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

APPLIANCES

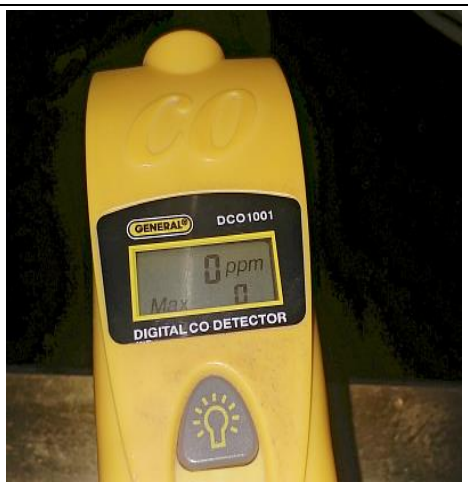
☐ Disposal	*Operates*:	☐ Yes ☐ No	☐ Trash Compactor	*Operates*:	☐ Yes ☐ No
☒ Oven	*Operates*:	☒ Yes ☐ No	☒ Exhaust Fan	*Operates*:	☒ Yes ☐ No
☐ Range	*Operates*:	☐ Yes ☐ No	☒ Refrigerator	*Operates*:	☒ Yes ☐ No
	Tip Bracket	☒ Yes ☐ No	☐ Dishwasher	*Operates*:	☐ Yes ☐ No
☒ Microwave	*Operates*:	☒ Yes ☐ No	Air Gap		☐ Yes ☐ No
☐ Other	*Operates*:	☐ Yes ☐ No	Drain Line High Loop		☐ Yes ☐ No
			Drain Line “P” Trap		☐ Yes ☐ No



The upper pizza oven is not operating. Parts are missing. Recommend Repair.

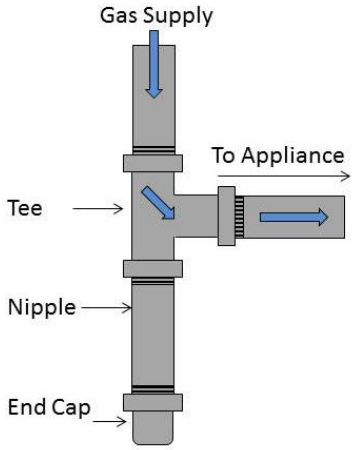
The lower two pizza ovens are operating.

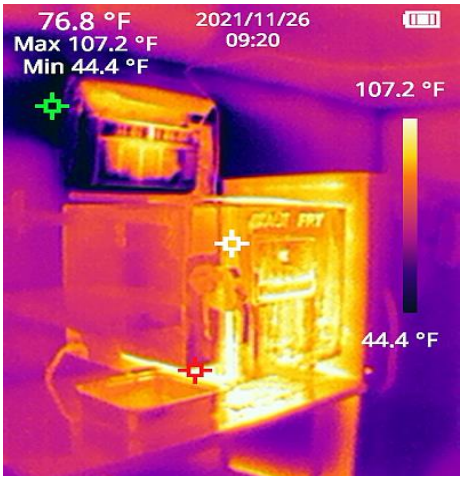
No gas or CO leaks detected.
Testers TIF 8800/DCO 1001.



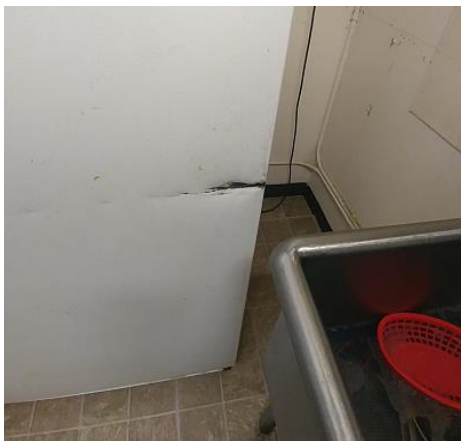
Proper sediment trap installed.

The sediment trap helps prevent contaminants from entering the appliance burner section.





The electric oven is operating.



The door for the upright refrigerator is dinged. Recommend Repair. Both refrigeration units are operating.

The roof mounted exhaust fan is operating.

The flue is very dirty. Recommend Cleaning.

ELECTRICAL

Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No
Potential safety hazards present: ☐ Yes ☒ No

The kitchen outlets are not GFCI. Current standards call for all kitchen outlets (except for the refrigerator) to be GFCI. This is a potential Safety Hazard. Recommend Repair/ Replacement.

GENERAL COMMENTS

LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink: ☐ None **Faucet leaks:** ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No
Pipes/Valves Leak: ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor **Functional Flow:** ☐ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☒ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor Drain Line P Trap: ☒ Yes ☐ No
Drain Line S Trap: ☐ Yes ☒ No

The ceramic sink has a proper P trap. The utility sinks drain to a proper floor trap.

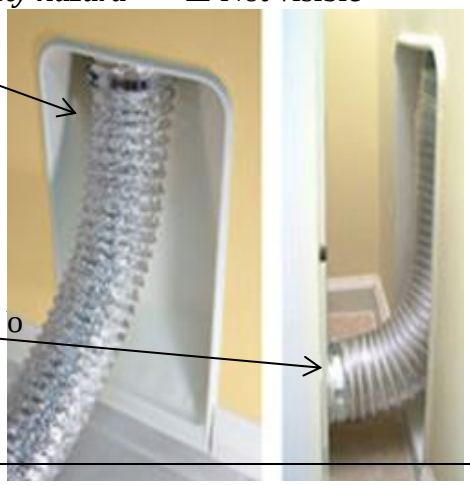
Cross connections: ☐ Yes ☒ No
Room vented: ☐ Yes ☒ No
Dryer vented: ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor
☒ ***Not vented to Exterior*** ☐ ***Recommend repair*** ☒ ***Safety hazard***

The dryer duct is not vented to the exterior. Venting warm/moist air into the building could promote mold/microbial growth and could possibly damage the structure. Dryer lint is very flammable. The improperly terminated duct is a potential Safety Hazard. Recommend Repair.

Appliances: ☒ Washer ☒ Dryer ☐ Water heater ☐ Furnace
Washer hook-up lines/valves: ☐ Leaking ☐ Corroded ☐ Not visible
Gas Shut-off Valve: ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ ***Safety hazard*** ☐ Not visible

Wire bound vinyl or plastic ducting is being used to connect the dryer to the dryer duct. This ducting can melt and will not contain a fire within the dryer.

The most preferred material for connecting the dryer to dryer duct is aluminum flexible duct.



COUNTERTOPS ☐ Satisfactory ☒ Marginal ☐ Poor ☐ ***Recommend repair/caulking***
Material: ☐ Granite ☒ Formica ☐ Tile ☐ Silstone ☒ Other Stainless

The formica countertop is slightly loose. Recommend Repair.

CABINETS ☒ None

WALLS AND CEILING: **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:

Minor dings observed on the walls. Recommend Repair.

FLOOR **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Material: ☐ Tile ☒ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

The floor cover is loose/gapped in areas. Recommend Repair.

INTERIOR DOOR ☐ Yes ☒ No

HEATING SOURCE ☐ Yes ☒ No

WINDOWS & SCREENS **Windows:** ☒ None

ELECTRICAL

Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No

Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No

Potential safety hazards present: ☐ Yes ☒ No

All outlets tested are Proper GFCI.

EXHAUST FAN

Exhaust Fan: ☐ Yes ☒ No

GENERAL COMMENTS

BATHROOM: MENS

SINKS

Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes/Valves Leak:** ☐ Yes ☒ No
Fixtures Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor Drain Line P Trap: ☒ Yes ☐ No
Drain Line S Trap: ☐ Yes ☒ No

The utility sink faucet is leaking. The drain is leaking. Recommend Repair.

TOILET

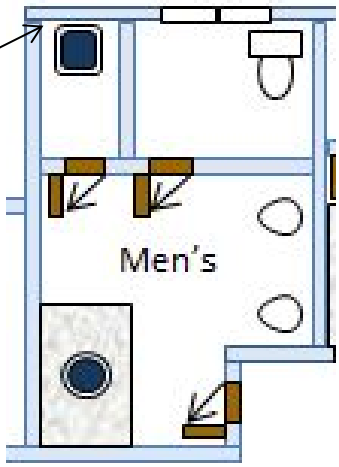
Bowl Loose: ☐ Yes ☒ No **Tank Loose:** ☐ Yes ☒ No **Operates:** ☒ Yes ☐ No
☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

URINAL

Bowl Loose: ☐ Yes ☒ No **Tank Loose:** ☐ Yes ☒ No **Operates:** ☒ Yes ☐ No
☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

EVIDENCE OF MOLD/MICROBIAL GROWTH ☒ Yes ☐ No

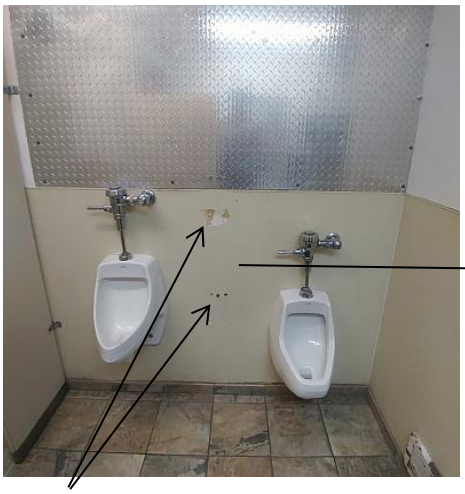
Indications of mold growth observed where indicated. The actual presence or absence of mold can only be verified by testing. Recommend Removal.

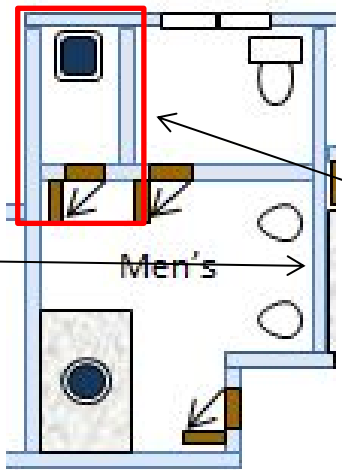


COUNTERTOPS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/caulking***
Material: ☐ Granite ☒ Formica ☐ Tile ☐ Silstone ☐ Other

CABINETS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/adjustment***

WALLS AND CEILING: **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☒ Yes ☐ No Where:





Dinged walls where indicated (appears to be from a removed divider). Recommend Repair.

Numerous areas of peeling paint observed in the utility sink room. This appears to be from high humidity Recommend Repair.

FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Material: ☒ Tile ☐ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

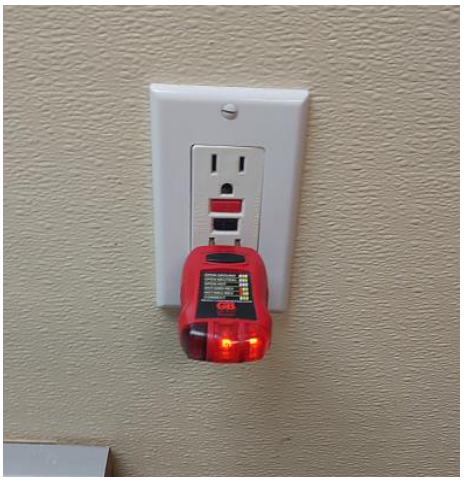
INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Locks/Latches Operable: ☒ Yes ☐ No ☒ Missing

HEATING SOURCE ☒ Yes ☐ No
In Wall Electric Heater Checked For Condition: ☐ Satisfactory ☐ Marginal ☒ Poor

The in wall electric heater is not operating. The cover is rusted. There is no visible thermostat for the heater. Recommend Repair/Replacement.

Inspector's Note. These heaters are not maintenance free. Annual cleaning of the heating element and lubrication of the motor/fan assembly is recommended. Without preventative maintenance the heating element can clog with dust, the motor can slow down and as a result the unit can run hot.

ELECTRICAL
Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No
Potential safety hazards present: ☐ Yes ☒ No

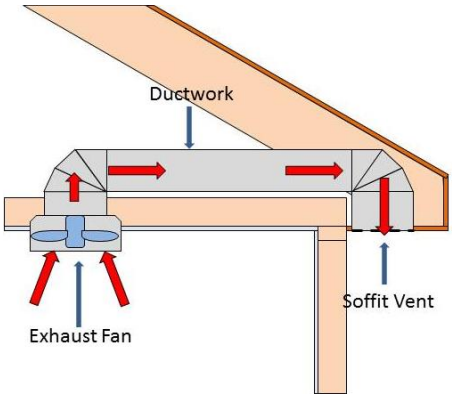


Proper GFCI outlet installed.

EXHAUST FAN

Exhaust Fan: ☒ Yes ☐ No **Operates:** ☐ Yes ☒ No **Noisy:** ☐ Yes ☒ No
Exhausted To: Attic: ☐ Yes ☒ No Outside: ☐ Yes ☒ No ☐ Not visible

The exhaust fan vents into the ceiling. Bathroom exhaust fans should vent cleanly to the exterior. Venting warm moist air directly into the ceiling can promote mold/ microbial growth and possibly cause structural damage to the home. There is a lot of dust/possible mold at the exhaust port. Illustrated is one (but not the only) method of venting a bathroom exhaust fan cleanly to the exterior.

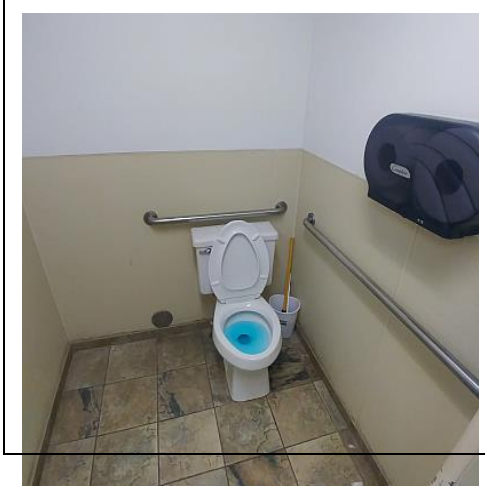


Recommend Repair.

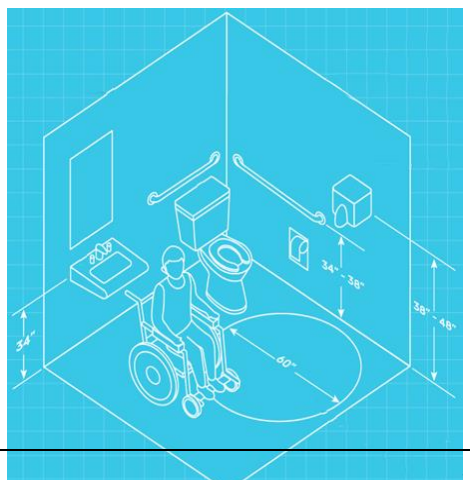
WINDOWS & SCREENS

Windows: ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl Clad
Operate: ☒ Yes ☐ No Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A
☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Security Bars Present: ☐ Yes ☒ No ☐ Release Mechanism ☐ Yes ☐ No ☐ ***Safety hazard***
Screens: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Torn ☐ Bent ☐ Holed ☐ Not installed

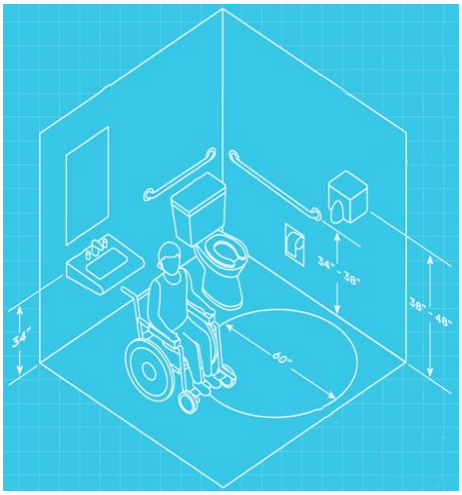
GENERAL COMMENTS



For ADA compliance, the railings are placed properly and are the proper height(34 to 38 inches).



The sink is the proper height (34 inches from the floor to the tip sink rim) and there is adequate clearance under the sink (27 inches).



Inspector's Note: A word about the Americans with Disabilities Act: Existing bathrooms are not grandfathered by the ADA. Even if alterations are not made, an existing *public use* restrooms must provide for accessible features *when feasible*. The "*when feasible*" requirement is based on the size and resources of the business. The small business ADA guidelines require owners to make all *reasonable efforts* to accommodate any individual with a disability. The general assumption is that all bathrooms, whether newly constructed or remodeled, public or common, be usable by people with disabilities.

ADA rules stipulate each *public* and *common use* restrooms shall comply with ADA laws. *Public use* bathrooms are those that are made available for use by the general public and *Common use* restrooms are provided for two or more people including offices that do not see the general public.

Other restrooms, such as those for the sole use by an occupant of a private office, shall be made "adaptable". An adaptable restroom requires clear floor space and minimum door widths. Other items such as grab bars, accessible faucets and plumbing fixtures can be installed later when needed.

For bathroom *alterations*, an altered fixture must be made accessible. For instance, if you are replacing a faucet, it must be replaced with an accessible faucet. Altering one item does not necessarily require compliance for existing items.

There is, what appears to be, a temperature sensor connected to an unmarked multi position switch in this bathroom. Purpose unknown.

BATHROOM

BATHROOM: MENS 1

SINKS

Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes/Valves Leak:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor Drain Line P Trap: ☒ Yes ☐ No
Drain Line S Trap: ☐ Yes ☒ No

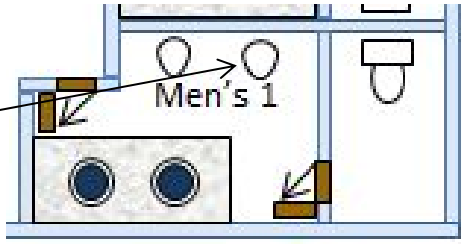
TOILET

Bowl Loose: ☐ Yes ☒ No **Tank Loose:** ☐ Yes ☒ No **Operates:** ☒ Yes ☐ No
☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

URINAL

Bowl Loose: ☐ Yes ☒ No **Tank Loose:** ☐ Yes ☒ No **Operates:** ☒ Yes ☐ No
☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

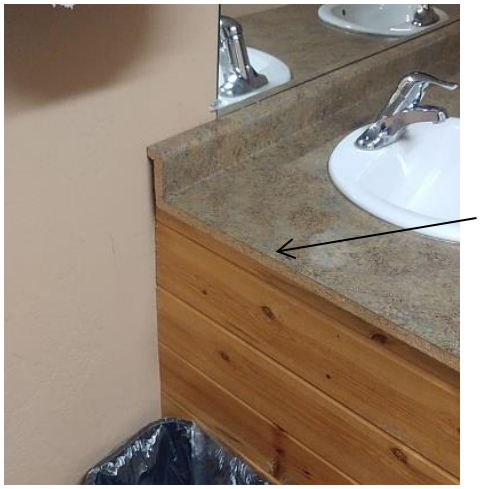
The handle assembly for the urinal indicated is loose. Recommend Repair/Adjustment.



EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

COUNTERTOPS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/caulking***

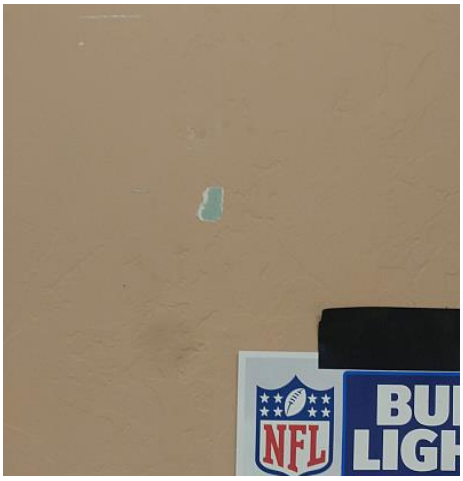
Material: ☐ Granite ☒ Formica ☐ Tile ☐ Silstone ☐ Other



The end countertop trim is missing. Recommend Replacement.

CABINETS ☒ None

WALLS AND CEILING: **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:

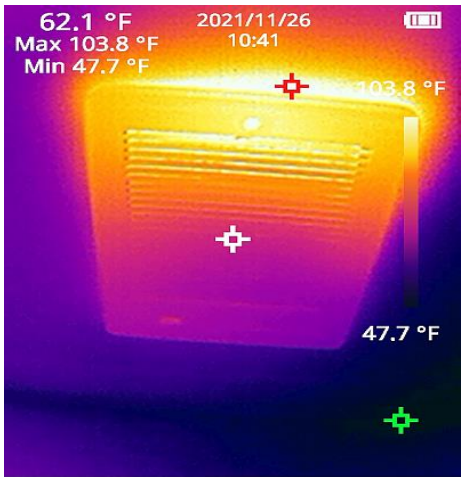


Minor dings observed on the walls. Recommend

FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Material: ☐ Tile ☒ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Locks/Latches Operable: ☐ Yes ☐ No ☒ Missing

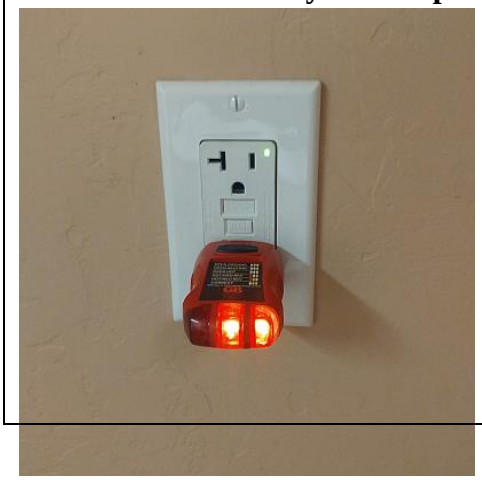
HEATING SOURCE ☒ Yes ☐ No
In Wall Electric Heater – Operates : ☒ Yes ☐ No
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor



The in wall electric heater is operating. The heater is dirty. Recommend Cleaning.

Inspector's Note. These heaters are not maintenance free. Annual cleaning of the heating element and lubrication of the motor/fan assembly is recommended. Without preventative maintenance the heating element can clog with dust, the motor can slow down and as a result the unit can run hot.

ELECTRICAL
Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No
Potential safety hazards present: ☐ Yes ☒ No



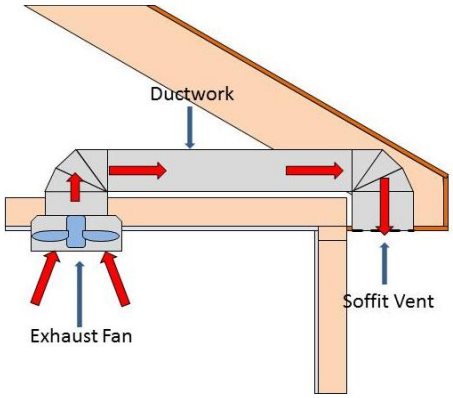
All outlets are proper GFCI.

EXHAUST FAN

Exhaust Fan: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No **Noisy:** ☐ Yes ☒ No
Exhausted To: Attic: ☐ Yes ☒ No Outside: ☒ Yes ☐ No ☐ Not visible

The exhaust fan shares a common duct with the Woman's 1 bathroom.. Bathroom exhaust ducts should always have dedicated (not shared) ductwork. Recommend Repair.

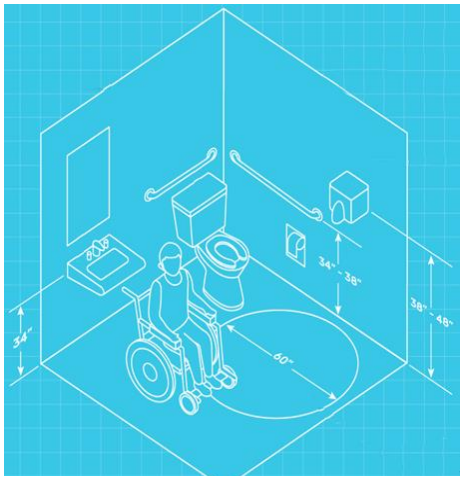
The termination backdraft damper is loose. Recommend Repair.



WINDOWS & SCREENS

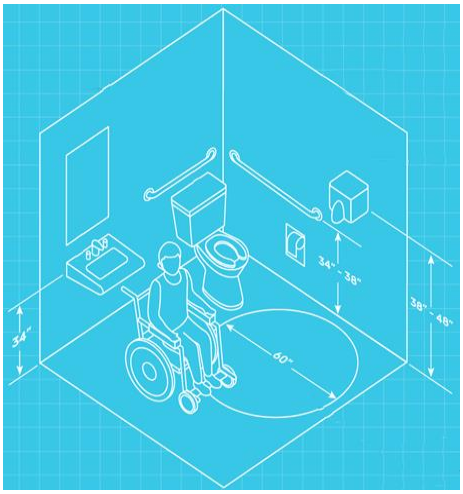
Windows: ☒ None

GENERAL COMMENTS



For ADA compliance, the railings are placed properly and are the proper height(34 to 38 inches).

The sink is the proper height (34 inches from the floor to the tip sink rim) and there is adequate clearance under the sink (27 inches).



BATHROOM

BATHROOM: WOMENS

SINKS

Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes/Valves Leak:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor Drain Line P Trap: ☒ Yes ☐ No
Drain Line S Trap: ☐ Yes ☒ No

TOILET

Bowl Loose: ☐ Yes ☒ No **Tank Loose:** ☐ Yes ☒ No **Operates:** ☒ Yes ☐ No
☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

COUNTERTOPS ☐ Satisfactory ☒ Marginal ☐ Poor ☐ ***Recommend repair/caulking***

Material: ☐ Granite ☒ Formica ☐ Tile ☐ Silstone ☐ Other

The countertop has pulled away from the wall. The end trim is missing. Recommend Repair/Replacement.

CABINETS ☒ None

WALLS AND CEILING: **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:

The walls are slightly dinged. Recommend Repair.

FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐

Material: ☒ Tile ☐ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Locks/Latches Operable: ☐ Yes ☐ No ☒ Missing

HEATING SOURCE ☒ Yes ☐ No
In Wall Electric Heater Checked For Condition: ☐ Satisfactory ☐ Marginal ☒ Poor

The in wall electric heater is not operating. The cover is rusted. There is no visible thermostat for the heater. Recommend Repair/Replacement.

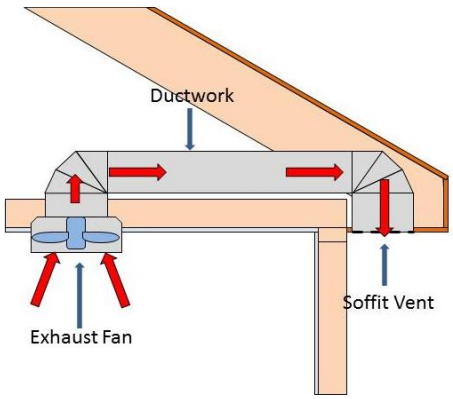
Inspector's Note. These heaters are not maintenance free. Annual cleaning of the heating element and lubrication of the motor/fan assembly is recommended. Without preventative maintenance the heating element can clog with dust, the motor can slow down and as a result the unit can run hot.

ELECTRICAL
Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No
Potential safety hazards present: ☐ Yes ☒ No

All outlets are proper GFCI.

EXHAUST FAN
Exhaust Fan: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No **Noisy:** ☐ Yes ☒ No
Exhausted To: Attic: ☐ Yes ☒ No Outside: ☒ Yes ☐ No ☐ Not visible

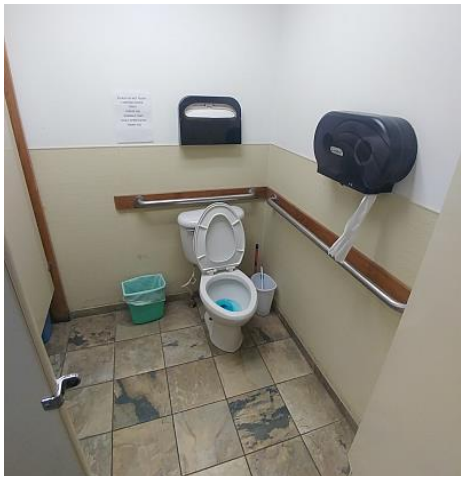
The exhaust fan vents into the ceiling. Bathroom exhaust fans should vent cleanly to the exterior. Venting warm moist air directly into the ceiling can promote mold/ microbial growth and possibly cause structural damage to the home. There is a lot of dust/possible mold at the exhaust port. Illustrated is one (but not the only) method of venting a bathroom exhaust fan cleanly to the exterior. Recommend Repair.

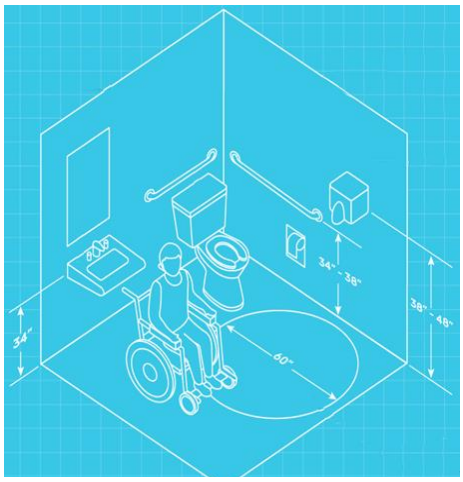


WINDOWS & SCREENS **Windows:** ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl Clad
Operate: ☒ Yes ☐ No Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A
☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Security Bars Present: ☐ Yes ☒ No ☐ Release Mechanism ☐ Yes ☐ No ☐ ***Safety hazard***
Screens: Condition: ☐ Satisfactory ☐ Marginal ☐ Poor
☐ Torn ☐ Bent ☐ Holed ☒ Not installed

The screen is not installed. Recommend Replacement.

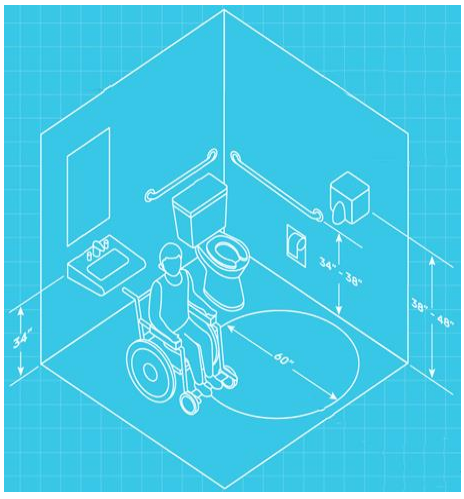
GENERAL COMMENTS





For ADA compliance, the railings are placed properly and are the proper height(34 to 38 inches).

The sink is the proper height (34 inches from the floor to the tip sink rim) and there is adequate clearance under the sink (27 inches).



BATHROOM: WOMENS 1

SINKS

Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes/Valves Leak:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor Drain Line P Trap: ☒ Yes ☐ No
Drain Line S Trap: ☐ Yes ☒ No

TOILET

Bowl Loose: ☐ Yes ☒ No **Tank Loose:** ☐ Yes ☒ No **Operates:** ☒ Yes ☐ No
☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

COUNTERTOPS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/caulking***

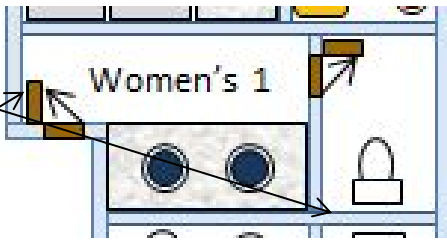
Material: ☐ Granite ☒ Formica ☐ Tile ☐ Silstone ☐ Other

CABINETS ☒ None

WALLS AND CEILING: **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor

Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☒ Yes ☐ No Where:

There is a hole cut in the wall where indicated (access for repair?). The wall is holed where indicated. Minor dings observed. Recommend Repair.



FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

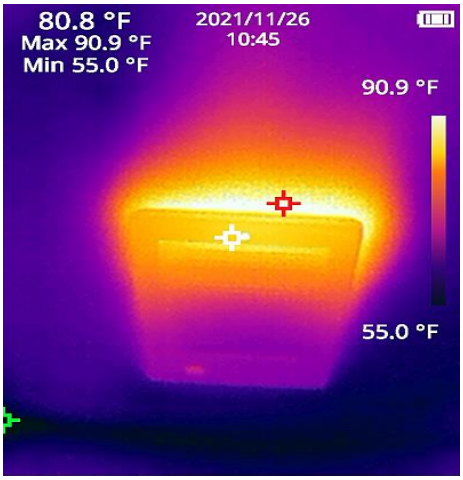
Material: ☐ Tile ☒ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor

Locks/Latches Operable: ☐ Yes ☐ No ☒ Missing

HEATING SOURCE ☒ Yes ☐ No

In Wall Electric Heater – Operates : ☒ Yes ☐ No
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor



The in wall electric heater is operating. The heater is dirty. Recommend Cleaning.

Inspector's Note. These heaters are not maintenance free. Annual cleaning of the heating element and lubrication of the motor/fan assembly is recommended. Without preventative maintenance the heating element can clog with dust, the motor can slow down and as a result the unit can run hot.

ELECTRICAL

Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No
Potential safety hazards present: ☐ Yes ☒ No

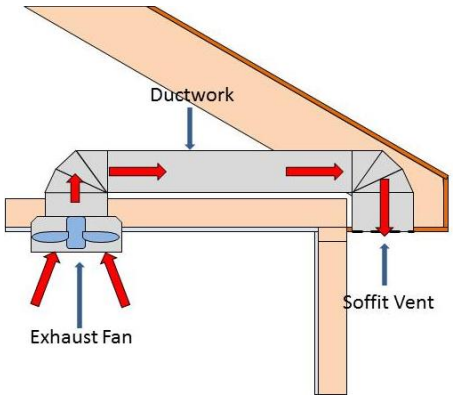
Proper GFCI installed.

EXHAUST FAN

Exhaust Fan: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No **Noisy:** ☐ Yes ☒ No
Exhausted To: Attic: ☐ Yes ☒ No Outside: ☒ Yes ☐ No ☐ Not visible

The exhaust fan shares a common duct with the Man's 1 bathroom.. Bathroom exhaust ducts should always have dedicated (not shared) ductwork. Recommend Repair.

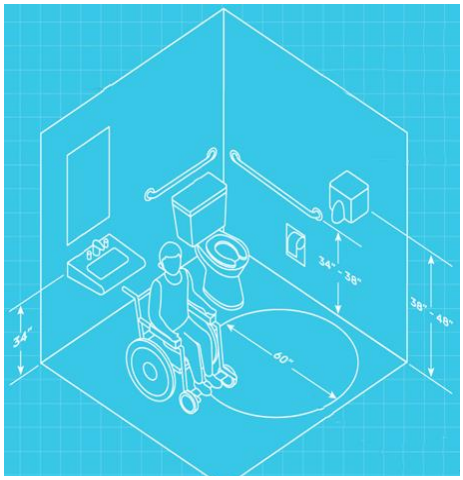
The termination backdraft damper is loose. Recommend Repair.



WINDOWS & SCREENS

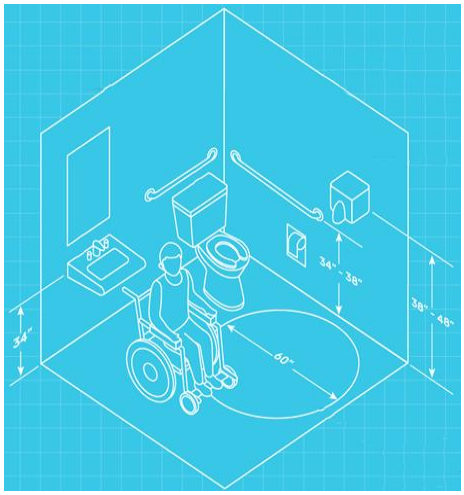
Windows: ☐ None

GENERAL COMMENTS



For ADA compliance, the railings are placed properly and are the proper height(34 to 38 inches).

The sink is the proper height (34 inches from the floor to the tip sink rim) and there is adequate clearance under the sink (27 inches).



LOCATION: BAR

WALLS AND CEILING: **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:

Visible/loose dry wall seams/holes observed on the ceiling. Recommend Repair.

FLOOR **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Sloping ☐ Squeaks
Material: ☐ Tile ☒ Linoleum ☒ Carpet ☐ Wood ☐ Composite ☐ Other

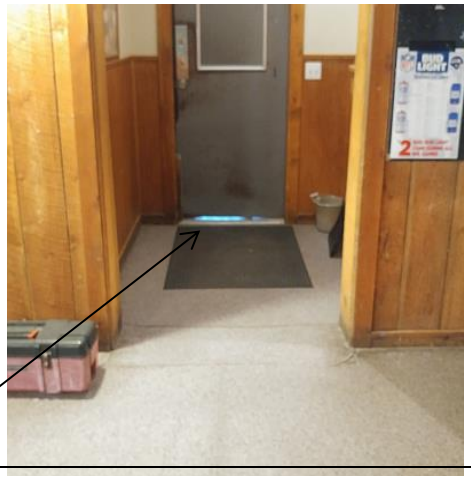
The floor cover is worn/missing in several areas. The floor is sloped in several areas. Recommend Repair.

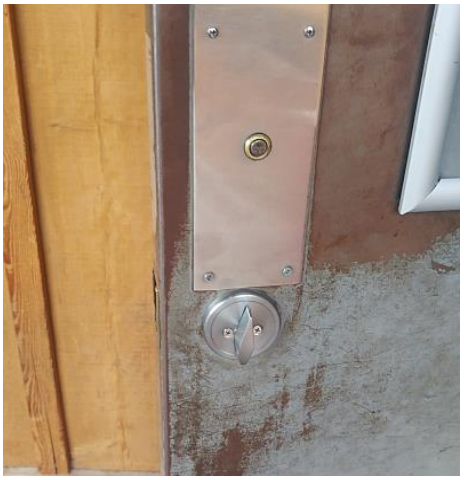
EXTERIOR DOOR ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing Door Sill Plumb ☒ Yes ☐ No

The weather stripping is torn/holed. Recommend Repair/ Replacement.

Foam insulation installed on the door (this is not a viable substitute for weather stripping).

Threshold weather stripping is torn/holed. There is a visible gap at the threshold. Recommend Repair/ Replacement.



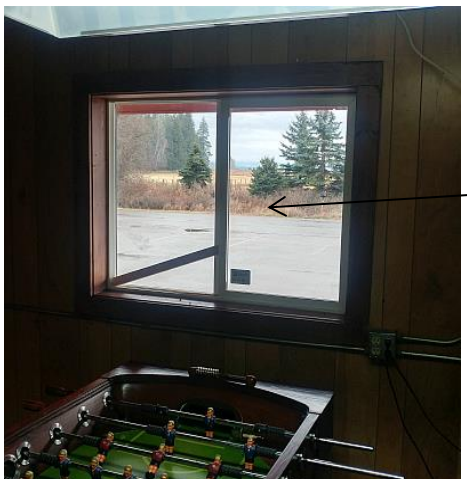


The door is weathered. Recommend Repair

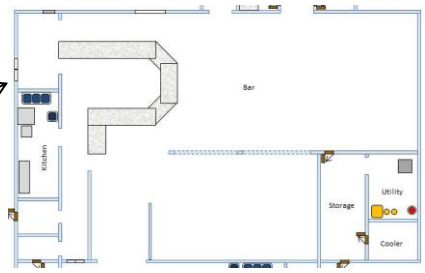
The exterior door frame is weathered/dinged. Recommend Repair

INTERIOR DOOR ☐ Yes ☒ No

WINDOWS & SCREENS **Windows:** ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☒ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl Clad
Operate: ☒ Yes ☐ No Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A
☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Security Bars Present: ☐ Yes ☒ No ☐ Release Mechanism ☐ Yes ☐ No ☐ ***Safety hazard***
Screens: Condition: ☐ Satisfactory ☐ Marginal ☐ Poor
☐ Torn ☐ Bent ☐ Holed ☒ Not installed

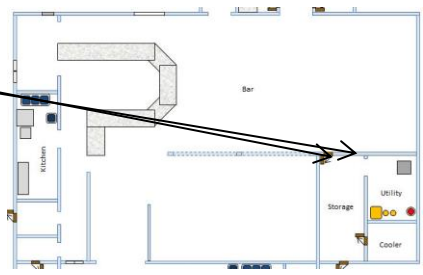


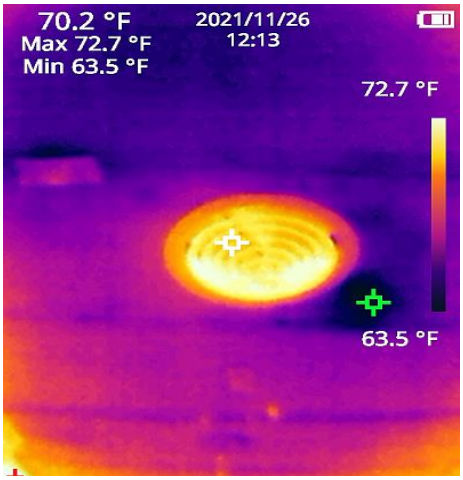
The screen is not installed in the window indicated. Recommend Replacement.

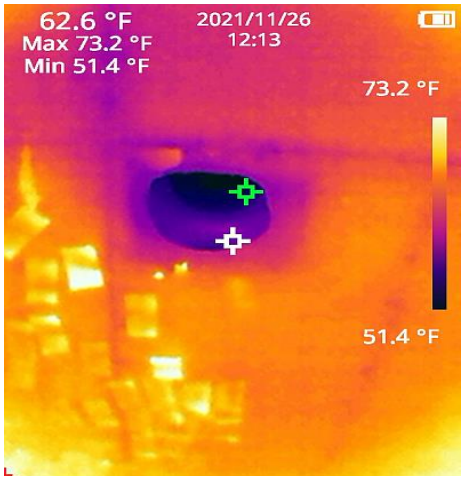


HEATING / COOLING SOURCE ☒ Yes ☐ No
Ceiling/Wall Registers Checked For Condition: ☐ Satisfactory ☒ Marginal ☐ Poor

The wall registers where indicated are very dirty. Recommend Cleaning.







Only the ceiling registers with covers are heat/cooling sources. The other uncovered openings are likely for the inoperative evaporative cooler (see Cooling, Page 84).

COUNTERTOPS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/caulking***
Material: ☐ Granite ☒ Formica ☐ Tile ☐ Silstone ☐ Other

CABINETS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/adjustment***

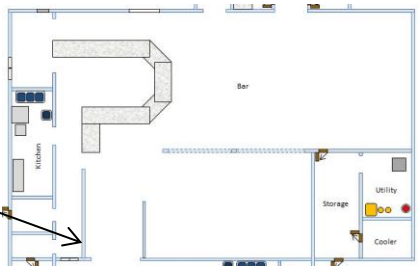
PLUMBING COMMENTS
Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No Pipes/Valves Leak**:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor Drain Line P Trap: ☒ Yes ☐ No
Drain Line S Trap: ☐ Yes ☒ No

All of the sinks are properly drained to floor traps.

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

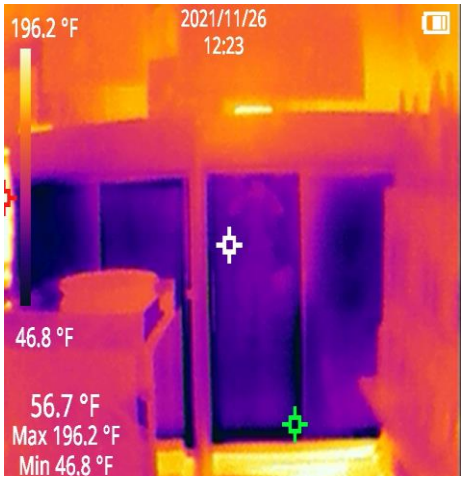
ELECTRICAL
Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☒ No
Potential safety hazards present: ☐ Yes ☒ No

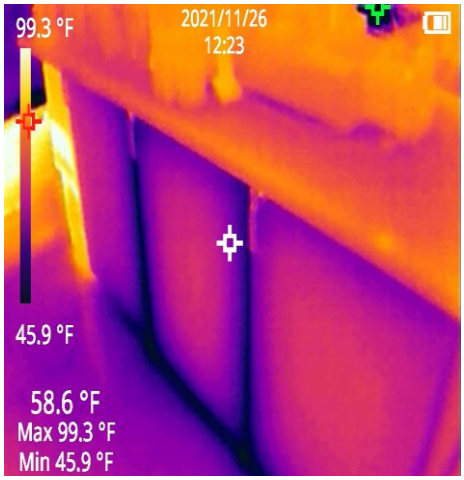
The bar outlets within 6 feet of water (sinks) are not GFCI. Current standards call for all kitchen outlets (except for the refrigerator) to be GFCI. This is a potential Safety Hazard. Recommend Repair/ Replacement.

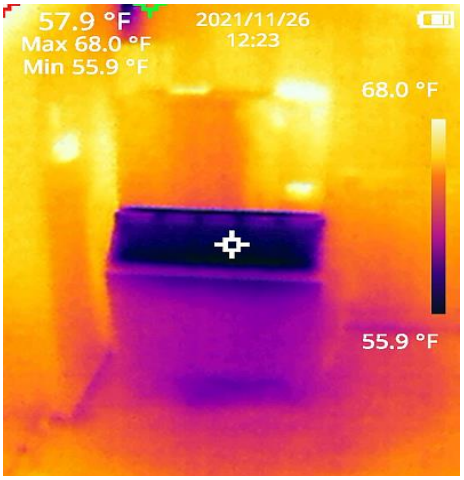


Missing cover plate where indicated. This is a potential Safety Hazard. Recommend Replacement.

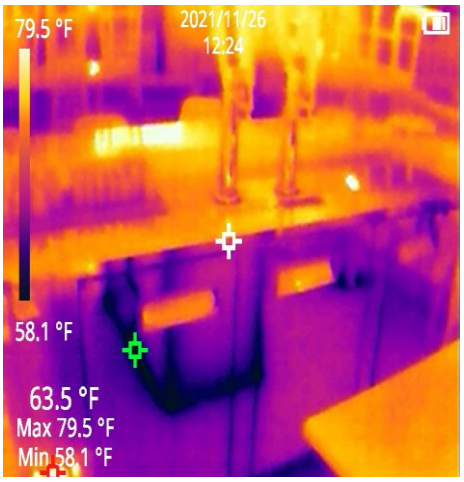
GENERAL COMMENTS







All of the cooling units are operating.



LOCATION: CASINO

WALLS AND CEILING: **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:
Ceiling Fan: ☒ Satisfactory ☐ Marginal ☐ Poor

FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Material: ☐ Tile ☐ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

EXTERIOR DOOR ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Weather stripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Missing ☒ Replace
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing Door Sill Plumb ☒ Yes ☐ No

The weather stripping is missing. Recommend Replacement.

The exterior door frame is rusting. Recommend prepping and sealing (painting/staining). Recommend Repair

INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing

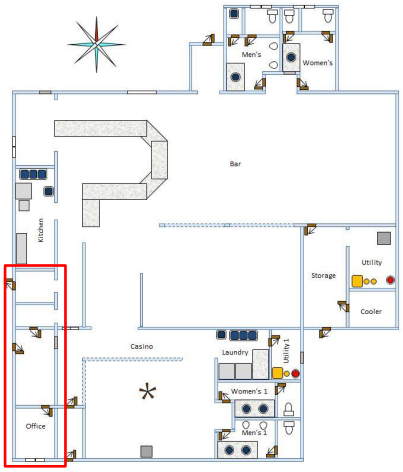
WINDOWS & SCREENS **Windows:** ☒ None

HEATING / COOLING SOURCE ☐ Yes ☒ No

ELECTRICAL:
Switches: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Outlets: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Cover plates missing ☐ **Safety Hazard**

GENERAL COMMENTS

LOCATION: OFFICE



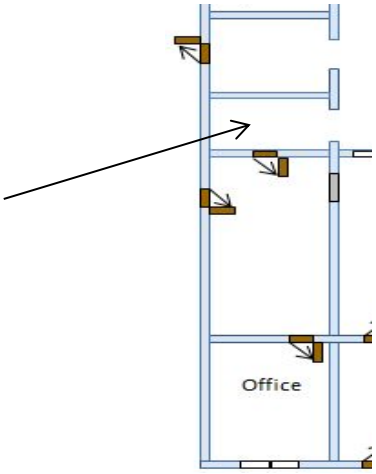
The highlighted area is the Office.

WALLS AND CEILING: **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:

FLOOR **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Material: ☐ Tile ☒ Linoleum ☒ Carpet ☒ Wood ☐ Composite ☐ Other

OSB has been installed on the floor where indicated.

The linoleum floor tiles are chipped/worn. Recommend Replacement.



EXTERIOR DOOR ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Weather stripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Missing ☒ Replace
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing Door Sill Plumb ☒ Yes ☐ No

The weather stripping is missing. Recommend Replacement.

The exterior door frame is weathered. Recommend prepping and sealing (painting/staining). Recommend Repair

EXTERIOR DOOR ☐ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Weather stripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Missing ☒ Replace
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing Door Sill Plumb ☒ Yes ☐ No

The weather stripping is torn/holed. Recommend Repair/ Replacement.

The exterior door frame is weathered. Recommend prepping and sealing (painting/staining). Recommend Repair

INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing

WINDOWS & SCREENS **Windows:** ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☐ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl Clad
Operate: ☒ Yes ☐ No Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A
☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Security Bars Present: ☐ Yes ☒ No ☐ Release Mechanism ☐ Yes ☐ No ☐ ***Safety hazard***
Screens: Condition: ☐ Satisfactory ☐ Marginal ☐ Poor
☐ Torn ☐ Bent ☐ Holed ☒ Not installed

The window screen is not installed. Recommend Replacement.

HEATING SOURCE

☒ Yes ☐ No

In Wall Electric Heater – Operates : ☐ Yes ☒ No

Condition: ☐ Satisfactory ☐ Marginal ☒ Poor

The control knob is missing. The inspector could not het the heater to operate. Recommend repair. The heater is dirty. Recommend Cleaning.

Inspector's Note. These heaters are not maintenance free. Annual cleaning of the heating element and lubrication of the motor/fan assembly is recommended. Without preventative maintenance the heating element can clog with dust, the motor can slow down and as a result the unit can run hot.

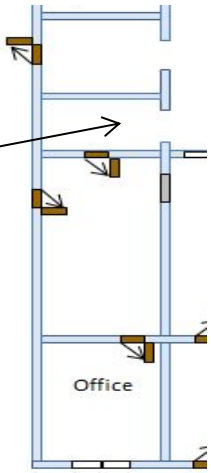
ELECTRICAL:

Switches: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No

Outlets: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No

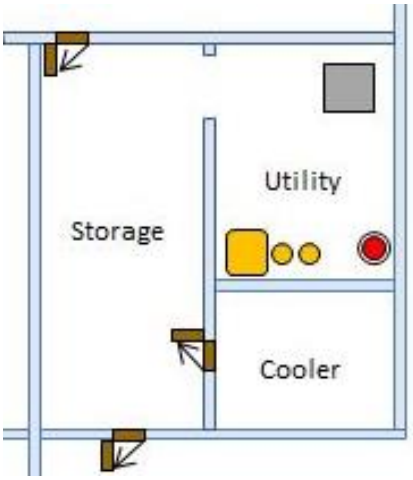
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Cover plates missing ☐ **Safety Hazard**

The ceiling light fixture where indicated is loose. Recommend Repair.



GENERAL COMMENTS

LOCATION: STORAGE/UTILITY/COOLER

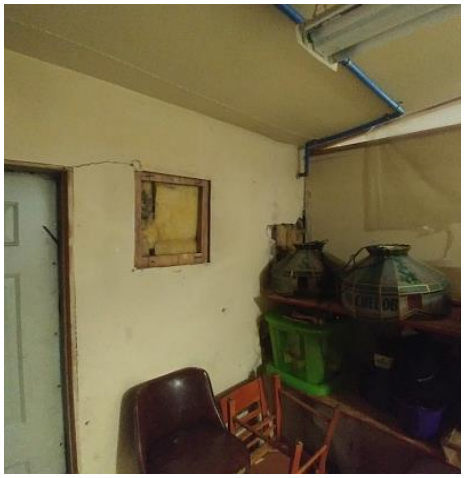


Storage/Utility/Cooler

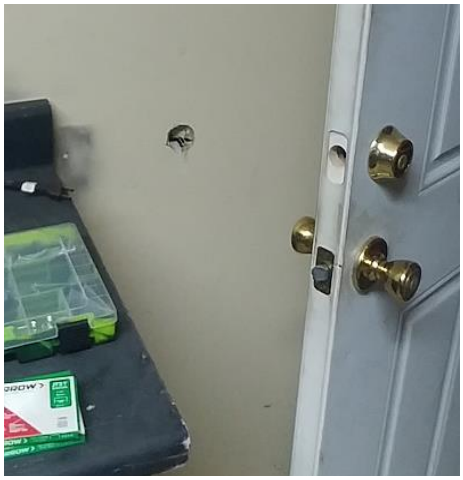
WALLS AND CEILING: **Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor
Moisture stains: ☒ Yes ☐ No Where: **Holes:** ☒ Yes ☐ No Where:

Heavy moisture staining observed on the ceiling of the utility room. Although testing with a moisture meter showed the area to be dry, the stains came from somewhere. Recommend Repair.

Inspector's Note: This problem was likely corrected when the metal roof was installed.



The walls are holed/cracked in multiple areas. Recommend Repair.



FLOOR **Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor ☒ Sloping ☐ Squeaks
Material: ☐ Tile ☒ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☒ Other Concrete

The floors are sloped. Large settling cracks observed. Recommend Repair.

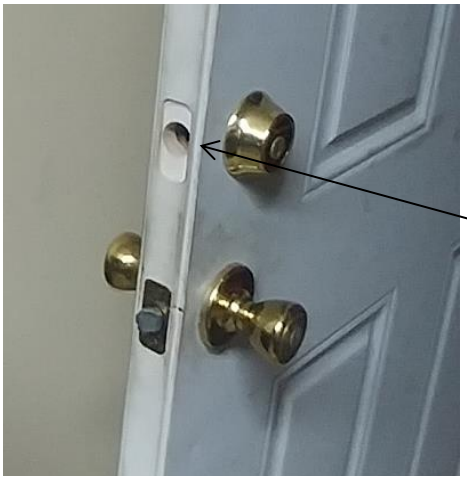
The floor tiles are chipped/ damaged. Recommend Replacement.
These tiles are 9 x 9 in size. Tiles of is this size manufactured before 1990 may contain asbestos.

Inspector's Note: Asbestos in vinyl products becomes dangerous when fibers are released and become airborne. Normally, if the material is in good condition, it does not pose a threat. The asbestos is enclosed in vinyl, preventing the fibers from escaping. It is always safer to assume that material manufactured before the 1990s contains asbestos. Abating asbestos vinyl and floor tiles does not *typically* require a license since these materials are considered non-friable. Vinyl flooring that contains asbestos cannot be recognized on sight. The only way of determining if the tiles contain asbestos is through testing. Proper Personal Protective Equipment (PPE) should always be worn when handling these materials. Tiles should be sprayed with water before removing. Keeping the material damp will prevent fibers from escaping.

EXTERIOR DOOR ☐ None **Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor
Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Missing ☐ Replace
Locks/Latches Operable: ☐ Yes ☐ No ☒ Missing Door Sill Plumb ☒ Yes ☐ No

The door appears to be sealed shut and could not be operated.

INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing



The dead bolt lock bolt is missing. Recommend Replacement.

WINDOWS & SCREENS **Windows:** ☒ None

HEATING / COOLING SOURCE ☐ Yes ☒ No

ELECTRICAL:
Switches: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Outlets: ☒ Yes ☐ No **Operates:** ☒ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Cover plates missing ☐ **Safety Hazard**

Open junction box/improperly spliced wiring observed in the utility room. This is a potential Safety Hazard. Recommend Repair.

GENERAL COMMENTS

FIREPLACE, GAS

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Type: ☒ Gas ☐ Vent less ☐ Electric
Flue: ☒ Metal (pre-fabricated) ☐ Cracks ☐ Rust ☐ Pitting
Carbon Monoxide: ☒ Not Detected ☐ Detected ☐ Not Tested, No Fire in the Fireplace
Where: ***Safety Hazard*** Tester: TIF 8800
Combustion Air Venting Present: ☒ Yes ☐ No ***Required*** ☐ N/A
Miscellaneous: ☐ Blower built-in Operates: ☐ Yes ☐ No **Hearth Adequate:** ☒ Yes ☐ No
Mantle: ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Physical Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend having flue cleaned***
Smoke Detector in the same room as the Fireplace: ☐ Yes ☒ No ☐ Recommended
CO Detector in the same room as the Fireplace: ☐ Yes ☒ No ☐ Recommended

There are no Smoke or carbon monoxide detectors in the room with the fireplace. Recommend Replacement.

Inspector's Note: Smoke and Carbon Monoxide (CO) detectors should always be installed in accordance with the manufacture's recommendations. As heated air rises, smoke detectors are typically placed high on the wall or ceiling. Carbon monoxide, however, mixes with air and diffuses evenly throughout a room. For this reason, CO detectors are typically installed at knee level – the approximate height of a sleeping person's nose and mouth.

The fireplace is in Satisfactory Condition. No gas or CO leaks detected (testers TIF 8800/DCO 1001).

DETECTORS

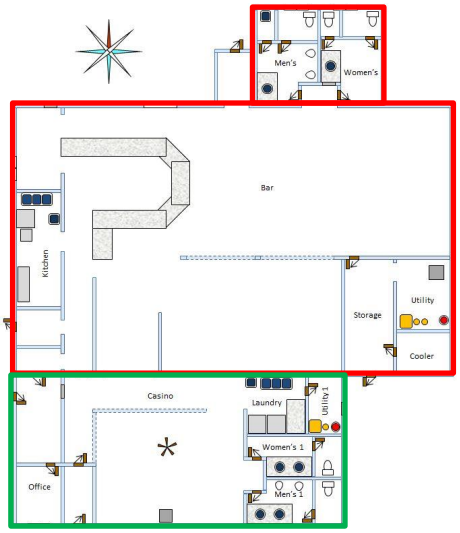
Present: Smoke Detector: ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No ☐ Not tested
CO Detector: ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No ☐ Not tested

Beginning in 2016, The State of Montana requires at least one Carbon Monoxide (CO) Detector in all residences /buildings with attached garages and/or gas appliances. Montana state law requires that all residential rental properties have at least one carbon monoxide detector regardless of when the structure was built. The building has a central alarm system. There is no visible CO detector associated with this system. Recommend Replacement.

At a minimum, industry experts recommend a CO Detector be installed on each level of the home - ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO Detectors are recommended 5-20 feet from any fuel burning appliance (furnace, water heater or fireplace).

ATTIC/STRUCTURE/FRAMING/INSULATION ☐ N/A

Attics and all related components are inspected visually from an area that does not put either the inspector or the home at risk. The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to, accessibility, clearances, insulation levels, stored items, temperature, etc. Inspectors will access the attic if possible, but most attics are unfinished and outside the living space of the home. Many attics are too dangerous to fully enter or are not accessible due to house structure. Hidden attic damage is always possible, and no attic can be fully evaluated during a visual home inspection.



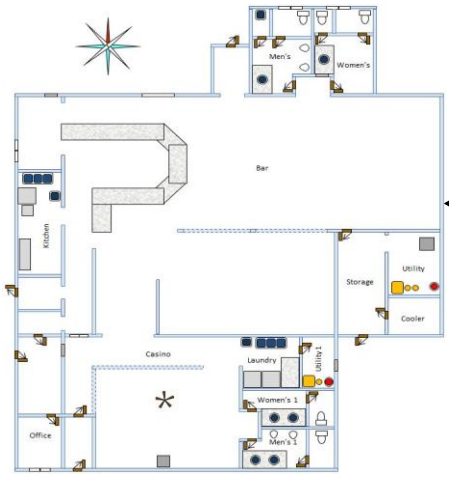
The building has been added on to. There are two separate attics.

Attic 1

Attic 2

ATTIC 1 ☐ N/A

Access: ☐ Stairs ☐ Pull-down ☐ Scuttle hole/Hatch ☐ ***No access*** ☒ Other
Inspected From: ☒ Access panel ☐ In the attic ☐ Other
Location: ☐ Hallway ☐ Bedroom closet ☐ Garage ☒ Other



← The access is on the exterior where indicated.

Access Limited By: No Flooring (Partial Walkway)
Access Insulated: ☐ Yes ☐ No ☒ N/A
Flooring: ☐ Complete ☐ Partial ☒ None
Insulation: Type: ☒ Batts ☐ Loose Average inches: 8 Approx. R-rating: 20
☐ ***Damaged*** ☒ ***Displaced*** ☐ ***Missing*** ☒ ***Compressed***

Installed In: ☐ Rafters ☐ Walls ☒ Between ceiling joists ☐ Not visible
☒ ***Recommend additional insulation***

Inspector's Note: The following are generally accepted R (Resistance) values that apply to different types of insulation used in a home. Insulation values can vary depending on the manufacturer.

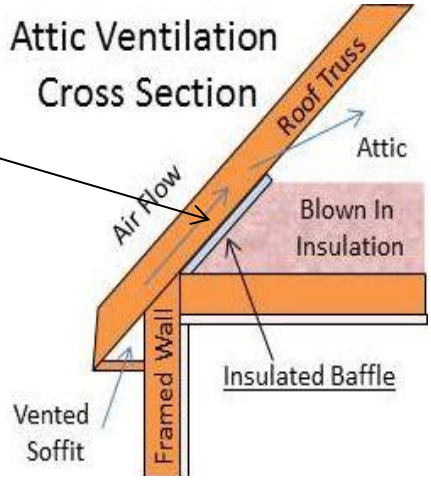
Fiberglass Batts	R-3.35	per inch
Fiberglass, blown in	R-2.5	per inch
Cellulose, blown in	R-3.5	per inch
Rock Wool	R-3.0	per inch

Eight inches of blown in insulation equates to an R (Resistance) value of 20. R 39 is recommended for attics in this region.

The insulation is displaced/ compressed in areas. Recommend Repair.

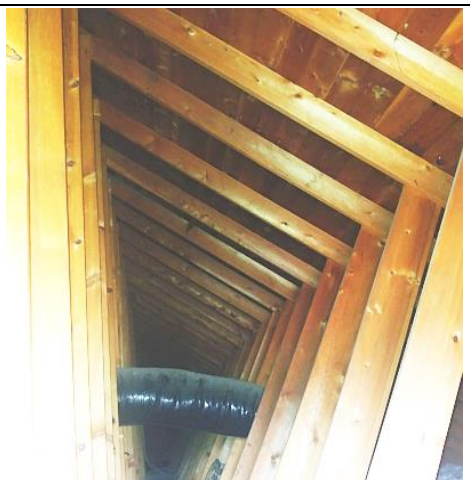
Ventilation: ☐ Ventilation appears adequate ☒ Recommend additional ventilation
☒ ***Recommend Baffles @ Eaves***

There are no baffles at the eaves. Baffles help keep insulation out of the soffits, allowing air from the soffit vents to freely enter the attic space. If soffit vents are ever installed baffles are recommend.



Fans Exhausted To: ☐ N/A Attic: ☐ Yes ☒ No Outside: ☒ Yes ☐ No ☐ Not visible
Chimney Chase: ☒ N/A ☐ Satisfactory ☐ ***Needs repair*** ☐ Not visible
Structural Problems Observed: ☐ Yes ☒ No ☐ ***Recommend repair***
☐ ***Recommend Structural Engineer Evaluate***

ROOF STRUCTURE ☒ Rafters ☐ Trusses ☐ Other
Material: ☒ Wood ☐ Metal ☐ Other ☐ Not visible
Collar Ties Present: ☒ Yes ☐ No ☐ N/A
Roof Sheathing: ☐ Plywood ☐ OSB ☒ lx Wood ☐ ***Rotted*** ☐ ***Stained*** ☐ ***Delaminated***
Evidence of Condensation/Moisture Leaking: ☐ Yes ☒ No



The attic structure is in Satisfactory Condition.

The attic structure is consistent with the construction techniques in use when the home was built.

Indications of Mold / Microbial Growth: ☐ Yes ☒ No

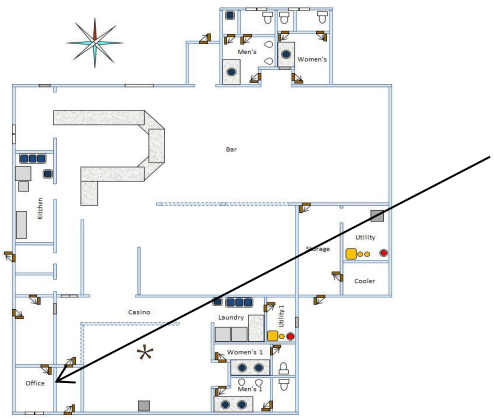
HVAC DUCTING **Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Damaged*** ☐ ***Split*** ☐ ***Disconnected*** ☐ ***Leaking*** ☐***Repair/Replace***

VAPOR RETARDER ☒ Yes ☐ No ☐ Improperly installed ☒ Recommended
☐ Kraft/foil face ☐ Plastic ☒ Latex Paint ☐ Not visible According to the 2012 version of the Montana Energy Code, the latex paint applied to the ceiling is an approved vapor retarder.

ELECTRICAL **Potential safety hazards present:** ☐ Yes ☒ No ☐ Open junction boxes
☒ Improperly secured electric wires (every 4 ½ feet, 1 foot from a service box)
☐ Handyman wiring ☐ ***Visible knob-and-tube***, ***Safety Hazard***

Improperly secured electric wires (every 4 ½ feet, 1 foot from a service box) observed. Recommend Repair.

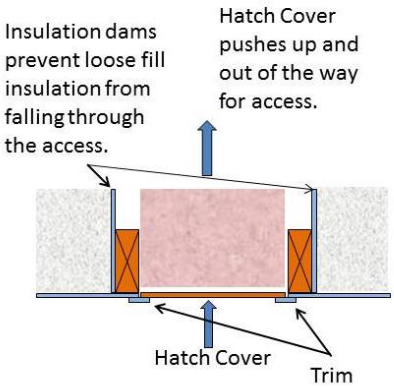
ATTIC 2 ☐ N/A
Access: ☐ Stairs ☐ Pull-down ☒ Scuttle hole/Hatch ☐ ***No access*** ☐ Other
Inspected From: ☒ Access panel ☐ In the attic ☐ Other
Location: ☐ Hallway ☐ Bedroom closet ☐ Garage ☒ Other



The access is where indicated.

Access Limited By: No Flooring
Access Insulated: ☒ Yes ☐ No ☐ N/A

The hatch cover is properly insulated.
Insulation dams are installed around the access.
The attic access should be as well insulated as the attic.
Insulation dams help hold insulation away from the access.



Flooring: ☐ Complete ☐ Partial ☒ None
Insulation: Type: ☐ Batts ☒ Loose Average inches: 13 Approx. R-rating: 32.5
☐ ***Damaged*** ☒ ***Displaced*** ☐ ***Missing*** ☒ ***Compressed***
Installed In: ☐ Rafters ☐ Walls ☒ Between ceiling joists ☐ Not visible
☒ ***Recommend additional insulation***

Inspector's Note: The following are generally accepted R (Resistance) values that apply to different types of insulation used in a home. Insulation values can vary depending on the manufacturer.

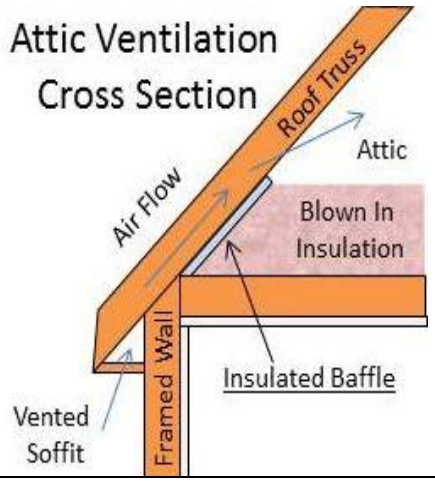
Fiberglass Batts	R-3.35	per inch
Fiberglass, blown in	R-2.5	per inch
Cellulose, blown in	R-3.5	per inch
Rock Wool	R-3.0	per inch

Thirteen inches of blown in insulation equates to an R (Resistance) value of 32.5. R 39 is recommended for attics in this region.

The insulation is displaced/ compressed in areas. Recommend Repair.

Ventilation: ☐ Ventilation appears adequate ☒ Recommend additional ventilation
☐ ***Recommend Baffles @ Eaves***

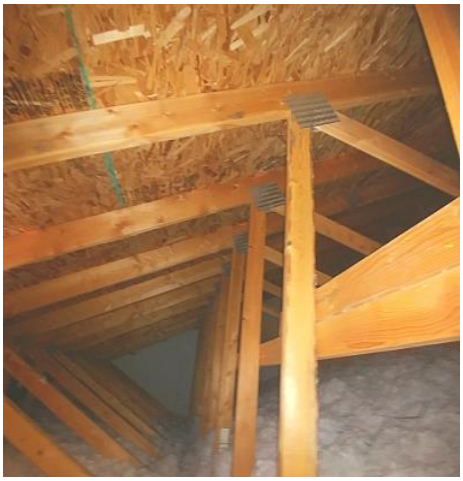
There are no baffles at the eaves. Baffles help keep insulation out of the soffits, allowing air from the soffit vents to freely enter the attic space. If soffit vents are ever installed baffles are recommend.



Fans Exhausted To: ☐ N/A Attic: ☐ Yes ☒ No Outside: ☒ Yes ☐ No ☐ Not visible
Chimney Chase: ☒ N/A ☐ Satisfactory ☐ ***Needs repair*** ☐ Not visible
Structural Problems Observed: ☐ Yes ☒ No ☐ ***Recommend repair***
☐ ***Recommend Structural Engineer Evaluate***

ROOF STRUCTURE

☐ Rafters ☒ Trusses ☐ Other
Material: ☒ Wood ☐ Metal ☐ Other ☐ Not visible
Collar Ties Present: ☒ Yes ☐ No ☐ N/A
Roof Sheathing: ☐ Plywood ☒ OSB ☐ lx Wood ☐ ***Rotted*** ☐ ***Stained*** ☐ ***Delaminated***
Evidence of Condensation/Moisture Leaking: ☐ Yes ☒ No



The attic structure is in Satisfactory Condition.

Indications of Mold / Microbial Growth: ☐ Yes ☒ No

VAPOR RETARDER

☒ Yes ☐ No ☐ Improperly installed ☒ Recommended
☐ Kraft/foil face ☐ Plastic ☒ Latex Paint ☐ Not visible According to the 2012 version of the Montana Energy Code, the latex paint applied to the ceiling is an approved vapor retarder.

ELECTRICAL

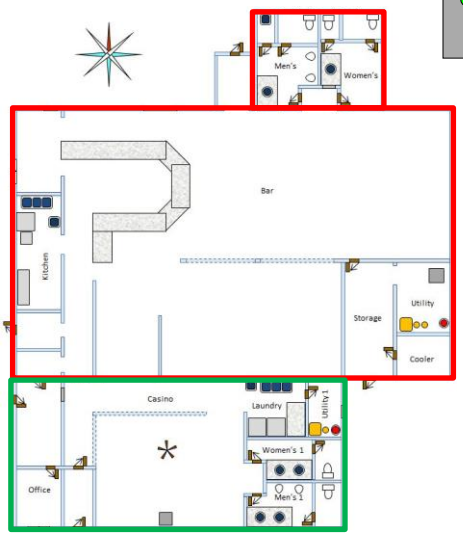
Potential safety hazards present: ☐ Yes ☒ No ☐ Open junction boxes
☐ Improperly secured electric wires (every 4 ½ feet, 1 foot from a service box)
☐ Handyman wiring ☐ ***Visible knob-and-tube***, ***Safety Hazard***

FIREWALL BETWEEN UNITS

☒ N/A

Conditions reported above reflect <u>visible</u> portion only

GENERAL COMMENTS

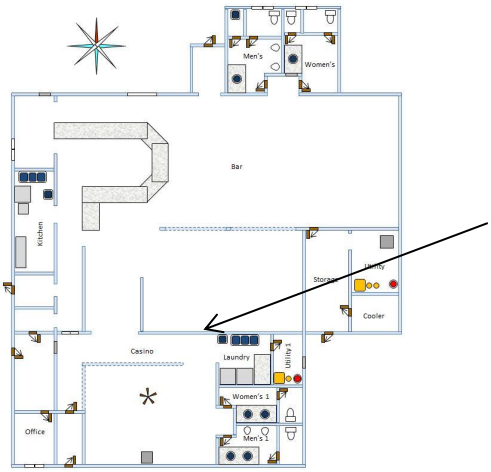


The building has been added on to. There are two separate crawl spaces.

Crawl Space 1

Crawl Space 2

CRAWL SPACE 1



The access is in the crawl space where indicated. This crawl space can only be accessed by going through Crawl Space 2

FOUNDATION WALLS

Condition: ☐ Satisfactory ☒ Marginal ☒ ***Have evaluated*** ☐ ***Monitor***

Material: ☒ Poured ☐ Concrete block ☐ ICF (Insulated Concrete Forms) ☐ Brick ☐ Fieldstone ☐ Wood ☐ Piers & columns

Horizontal Cracks:	☐ Yes ☒ No ☐ Where
Step Cracks:	☐ Yes ☒ No ☐ Where
Vertical Cracks:	☐ Yes ☒ No ☐ Where
Covered Walls:	☐ Yes ☒ No ☐ Where
Movement Apparent:	☒ Yes ☐ No ☐ Where
Indication Of Moisture:	☐ Yes ☒ No ☐ Fresh ☐ Old stains

Condition reported above reflects <u>visible</u> portion only

Where the access was cut through the foundation wall stacked concrete blocks are being used to support the wall. The blocks are dry stacked (no mortar) and are not setting on a visible footing. Footings help prevent settling and stability to a structure. Several of the blocks are not in the right orientation (see below) Recommend evaluation/repair by a licensed contractor.

FLOOR **Material:** ☐ Concrete ☒ Dirt/Gravel ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks

FOUNDATION BOLTS ☐ N/A ☒ None visible ☐ Appear satisfactory ☐ Recommend evaluation

DRAINAGE
Sump Pump: ☐ Yes ☒ No ☐ Working ☐ Not working ☐ Needs cleaning ☐ ***Not tested***
Floor Drains: ☐ Yes ☒ No **Tested:** ☐ Yes ☐ No ☐ Efflorescence present

The inspector always recommends drainage of some type. If a sump pump is to be installed a sealed crock unit (illustrated) is recommended.

BEAMS / COLUMNS **Material:** ☐ Steel ☒ Wood ☒ Block ☐ Concrete ☐ Not visible
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ Stained/rusted
☒ ***Earth to wood contact*** ☐ ***Concrete to wood contact*** ☐ ***Moisture/Insect damage***

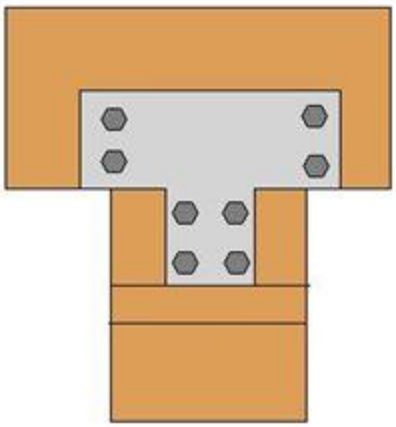
The cinder blocks in the pier are not in the right orientation. Cinder blocks should be stacked as illustrated. This provides maximum structural support and helps reduce the probability of structural failure.

There is no visible footing. Footings help prevent settling and add stability to a structure. Recommend Repair.

There is a visible sag in the beam. This is likely the cause of the un-level floors noted previously in this report.

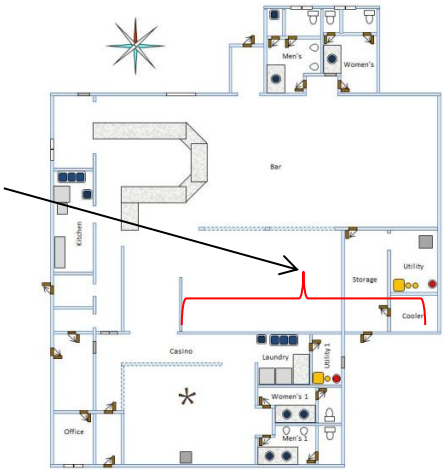
Recommend evaluation/repair by a licensed contractor.

There is no indication of positive attachment between the beam and stacked wood piers. Piers are typically one piece or properly sized wood positively attached to the beam by a gusset plate (illustrated) or some other approved means. Recommend Repair.



Wood to earth/concrete contact. Untreated wood should never be allowed to be in contact with earth/concrete (can cause deterioration). No indication of deterioration observed at the time of the inspection. Recommend Monitoring.

Deterioration observed on the piers running along the foundation wall where indicated. This is a Major Concern. Recommend evaluation/ repair by a licensed contractor.



JOISTS **Material:** ☒ Wood ☐ Steel ☐ Truss ☐ Not visible
☒ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type ☐ ***Sagging/altered joists***
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor

The joists properly overlap the beam. Possible mold growth (the white coloration) observed on the joists and beam. The actual presence or absence of mold can only be verified by testing. Recommend Removal.

SUB FLOOR ☐ Indication of moisture stains/rotting
** Areas around shower stalls, etc., as viewed from basement or crawl space

EVIDENCE OF MOLD/MICROBIAL GROWTH ☒ Yes ☐ No See Above, Joists

INSULATION ☐ Yes ☒ No ***Recommended***

VENTILATION ☐ Yes ☒ No ***Recommended***

Inspector's Note: Non-vented crawlspaces are allowed by current standards, provided the following criteria are met:

Mechanically circulating air is established between the upper conditioned area of the home and crawlspace. The air-circulating device must move at least 1 cubic foot of air per 50 square feet of crawlspace area and should operate continuously.

The crawlspace floor area must be completely sealed with a vapor-retarding material. This means lapping the edges of the vapor retarder up against the inner foundation walls, overlapping separate sheets by at least six inches, and sealing up those seams.

All crawlspace walls must be insulated to appropriate R-values for the regional climate.

VAPOR BARRIER ☐ Yes ☒ No ***Recommended***

There is no vapor barrier installed. A crawl space vapor barrier helps prevents moisture in the dirt floor of the crawl space from evaporating and then seeping into the air in the crawl space, where it can then enter the structure of the home. A vapor barrier helps prevents problems caused by excess moisture like mold, odors, insects, wood rot and other structural and environmental concerns.
Recommend Repair.

ELECTRICAL

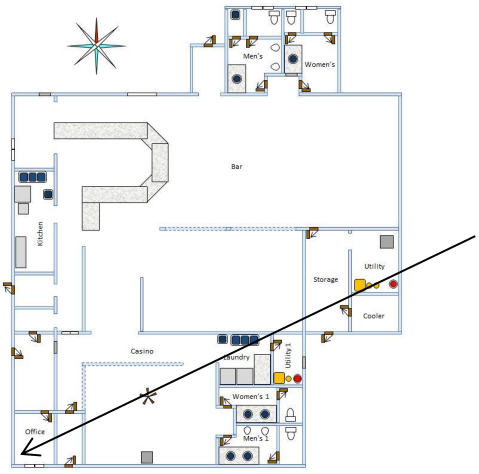
Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No
Potential safety hazards present: ☒ Yes ☐ No ☒ Open junction boxes ☐ Handyman wiring
☒ Improperly secured electric wires (every 4 ½ feet, 1 foot from a service box)
☐ ***Visible knob-and-tube, Safety Hazard***

Open fuse box observed (voltage detected). This is a potential Safety Hazard. Recommend Repair.

Improperly secured electric wires (every 4 ½ feet, 1 foot from a service box) observed.
Recommend Repair.

Only the portion of the Crawl Space 1 highlighted was accessible. Access to the remainder of the crawl space is too small for the inspector to fit

CRAWL SPACE 2



The access is where indicated.

FOUNDATION WALLS

Condition: ☒ Satisfactory ☐ Marginal ☐ ***Have evaluated*** ☐ ***Monitor***

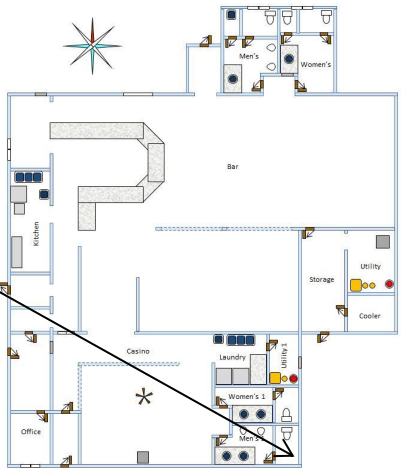
Material: ☒ Poured ☐ Concrete block ☐ ICF (Insulated Concrete Forms) ☐ Brick ☐ Fieldstone ☐ Wood ☐ Piers & columns

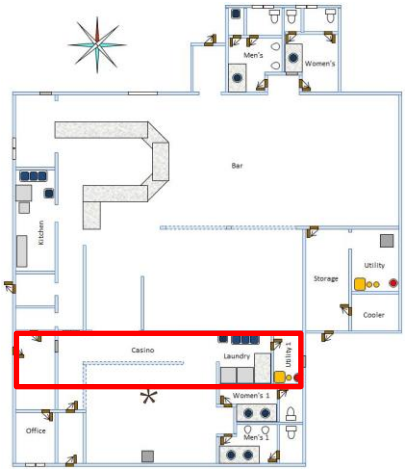
Horizontal Cracks:	☐ Yes ☒ No ☐ Where
Step Cracks:	☐ Yes ☒ No ☐ Where
Vertical Cracks:	☐ Yes ☒ No ☐ Where
Covered Walls:	☒ Yes ☐ No ☐ Where
Movement Apparent:	☐ Yes ☒ No ☐ Where
Indication Of Moisture:	☒ Yes ☐ No ☒ Fresh ☐ Old stains

Condition reported above reflects <u>visible</u> portion only

The foundation walls are covered by insulation and could not be visually inspected. There are no obvious indications of problems with the foundation walls.

Moisture is penetrating the foundation wall where indicated. The insulation is down in this area. Recommend Repair.





There is standing water/mud in the section of the crawl space highlighted. While this may be ground sourced, there is a lot of moisture on the plumbing drain lines in this area. This is likely condensation (there is no obvious indication of an active leak). The standing water in the crawl space is a Major Concern. Recommend Repair.

FLOOR **Material:** ☐ Concrete ☒ Dirt/Gravel ☐ Not visible ☐ Other
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks

FOUNDATION BOLTS ☐ N/A ☐ None visible ☒ Appear satisfactory ☐ Recommend evaluation

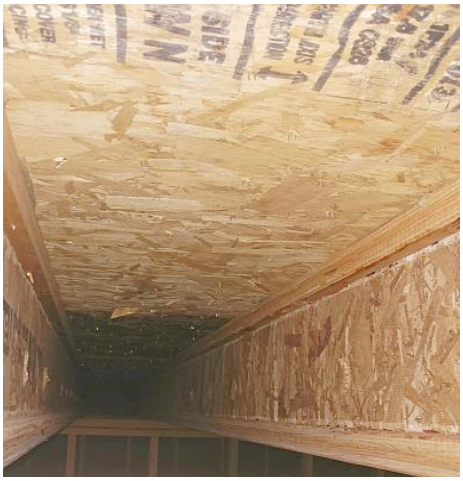
DRAINAGE
Sump Pump: ☒ Yes ☐ No ☒ Working ☐ Not working ☐ Needs cleaning ☐ ***Not tested***
Floor Drains: ☐ Yes ☒ No **Tested:** ☐ Yes ☐ No ☐ Efflorescence present

The sump pump is not properly installed. The pump is in a plastic container setting on top of the floor. A properly installed sump pump is buried in a perforated crock. The top of the crock is sealed to help prevent water accumulated in the crock from evaporating back into the crawl space before the sump and pump it to the exterior. Recommend Repair.

BEAMS / COLUMNS **Material:** ☐ Steel ☒ Wood ☐ Block ☐ Concrete ☐ Not visible
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Stained/rusted
☐ ***Earth to wood contact*** ☒ ***Concrete to wood contact*** ☐ ***Moisture/Insect damage***

The structure is in Satisfactory Condition. Proper treated wood used for contact with concrete. The rust on the foundation bolts is typical.

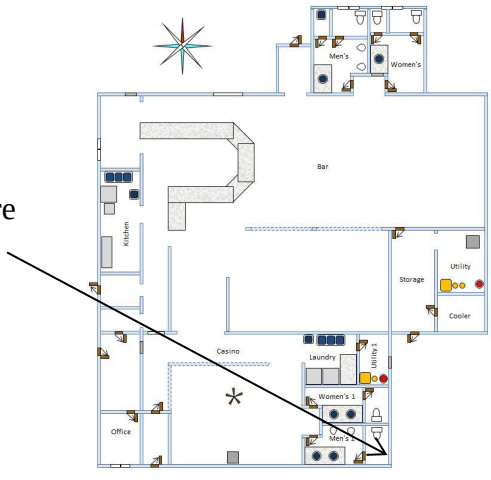
JOISTS **Material:** ☒ Wood ☐ Steel ☐ Truss ☐ Not visible
☐ 2x8 ☒ 2x10 ☐ 2x12 ☒ Engineered I-Type ☐ ***Sagging/altered joists***
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The joists are in Satisfactory Condition.

INSULATION ☒ Yes ☐ No ***Recommended***
Type: ☒ Fiberglass ☐ Foam ☐ Other **Installed Where:** ☐ On walls ☐ Between floor joists
Problems Observed: ☐ None ☒ Displaced ☐ Sagging ☐ Damaged

The insulation is displaced where indicated. Recommend Repair/ Replacement.



SUB FLOOR ☐ Indication of moisture stains/rotting
** Areas around shower stalls, etc., as viewed from basement or crawl space

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

VENTILATION ☐ Yes ☒ No ***Recommended***

Inspector's Note: Non-vented crawlspaces are allowed by current standards, provided the following criteria are met:

Mechanically circulating air is established between the upper conditioned area of the home and crawlspace. The air-circulating device must move at least 1 cubic foot of air per 50 square feet of crawlspace area and should operate continuously.

The crawlspace floor area must be completely sealed with a vapor-retarding material. This means lapping the edges of the vapor retarder up against the inner foundation walls, overlapping separate sheets by at least six inches, and sealing up those seams.

All crawlspace walls must be insulated to appropriate R-values for the regional climate.

VAPOR BARRIER ☒ Yes ☐ No ***Recommended***
Type: ☒ Plastic ☐ Foam ☐ Other
Problems Observed: ☒ None ☐ Displaced ☐ Inadequate Coverage ☐ Damaged

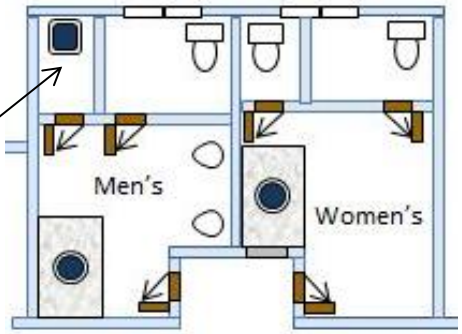
ELECTRICAL
Outlets present: ☒ Yes ☐ No **G.F.C.I. Present:** ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No
Potential safety hazards present: ☒ Yes ☐ No ☐ Open junction boxes ☐ Handyman wiring
☐ Improperly secured electric wires (every 4 ½ feet, 1 foot from a service box)
☐ ***Visible knob-and-tube, Safety Hazard***

The outlets are not GFCI. This is a potential Safety Hazard. Recommend Repair/Replacement.

Conditions reported above reflect <u>visible</u> portion only

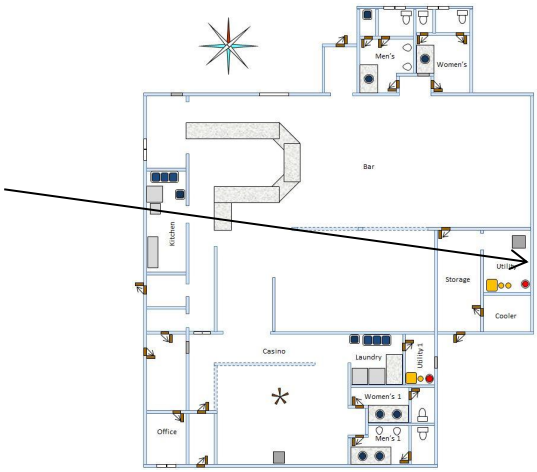
GENERAL COMMENTS

There appears to be another crawl space access where indicated. If this is an access the inspector could not get the cover to move.



WATER SERVICE

Main water shutoff is where indicated.



Water Entry Piping: ☐ Not visible ☐ Copper/Galvanized ☒ Plastic (PVC, CPVC, ***Polybutylene***, PEX)
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Visible Water Distribution Piping: ☐ Not visible ☒ Copper ☐ Galvanized ☐ Plastic (PVC, CPVC, ***Polybutylene***, PEX)
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Lead Other Than Solder Joints: ☐ Yes ☐ No ☒ Unknown
Inspector's Note: The Safe Water Drinking act of 1988 prohibited the use of lead pipes, solder and flux in all drinking water systems.
Weter Pressure: ☐ Poor ☒ Satisfactory - between 35 and 60 psi ☐ O***ver 80 psi***
Functional Flow: ☐ Poor ☒ Satisfactory - between 6 and 12 gpm

The water pressure is 36psi, which is within acceptable limits.

The flow rate is 6psi, which is within acceptable limits.

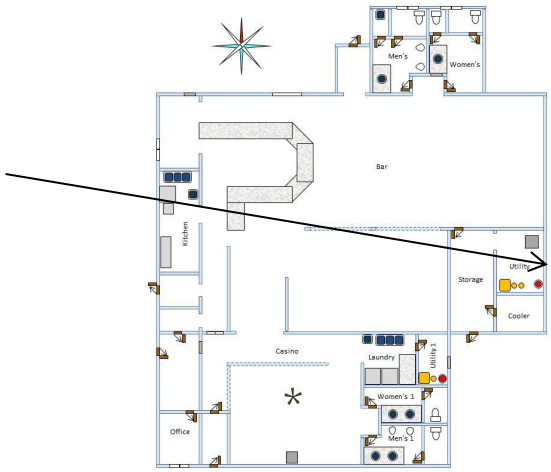
Pipes, Supply/Drain: ☐ ***Corroded*** ☐ ***Leaking*** ☐ ***Valves broken/missing*** ☐ ***Dissimilar metal***
Drain/Waste/Vent Pipe: ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor **Cross connection:** ☐ Yes ☐ No
Supports: Type: Plumbing Straps Adequate ☒ Yes ☐ No ☐ Not Visible

The plumbing lines are properly supported.

Insulation: ☐ Yes ☒ No ☐ Not Visible
Traps Proper P-Type: ☐ N/A ☒ Yes ☐ No ☐ ***P-traps recommended***
Functional Drainage: ☒ Adequate ☐ Poor ☐ ***Recommend plumber evaluate***

FUEL SYSTEM (LP, NATURAL GAS, OIL) ☐ N/A

Main fuel shutoff is where indicated.



Interior Fuel Storage System: ☐ Yes ☒ No Leaking: ☐ Yes ☐ No
Fuel Line: ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ Not visible
☐ CSST (Corrugated Stainless Steel Tubing) Electrically Bonded ☐ Yes ☐ No ***Safety Hazard***
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

WELL PUMP ☐ N/A ☒ Submersible ☐ Above Ground
Pressure Tank Location: ☐ In basement/crawl space ☐ Well house ☐ Exterior
Pressure Gauge Operates: ☐ Yes ☒ No ☐ Unknown Well pressure: psi ☐ Not visible

The pressure gauge is 'pegged' and does not appear to be operating. Recommend Repair/Replacement.

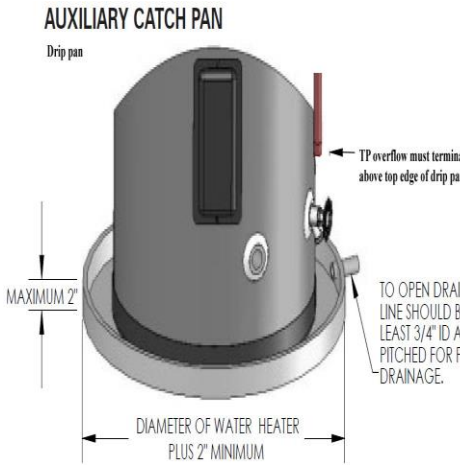
Well Location: ☐ In basement ☐ Well house ☒ Outside ☐ Shared well
Well Casing: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Proper Height (18 inches)
☐ Cracked ☐ Corroded ☐ Damaged
Terrain around well properly sloped away from well casing ☒ Yes ☐ No
Cap: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Cracked ☐ Corroded ☐ Damaged ☐ Missing
Electric Lines: ☒ Satisfactory ☐ Marginal ☐ Poor

The well casing is in Satisfactory Condition.

The electric lines for the well house are exposed (should be in conduit). Recommend Repair.

WATER HEATER - GAS **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Brand name: Bradford White **Model #:** MI5036FBN **Serial #:** JF16789845
Unit Elevated/Drain Pan: ☐ Yes ☒ No ☐ N/A

There is no drip pan installed. Current standards state that where water heaters tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank shall be installed in a galvanized steel pan having a minimum thickness of 24 gage, or other pans approved for such use. Ideally the pan should be plumbed to an approved drain. Recommend Repair.



Capacity: 50 gallons Approximate age: Manufactured June 2013
Water Temperature: ☐ 120°F ☒ Other

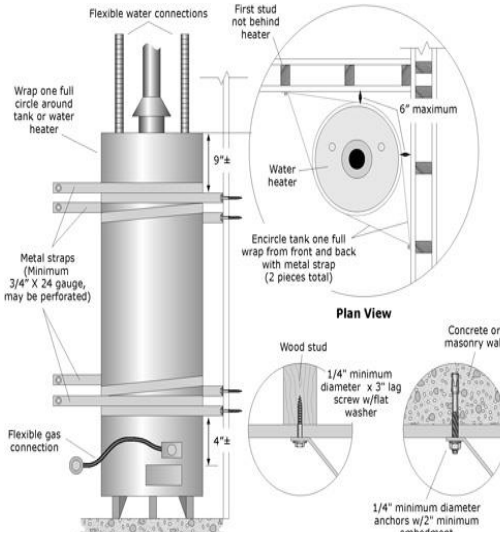
Water temperature is 108.7°F. A water temperature of 120°F is considered optimal for domestic use.

Carbon Monoxide: ☐ N/A ☒ Not Detected ☐ Detected ***Where:*** ***Safety Hazard***
Testers: TIF 8800/DCO 1001

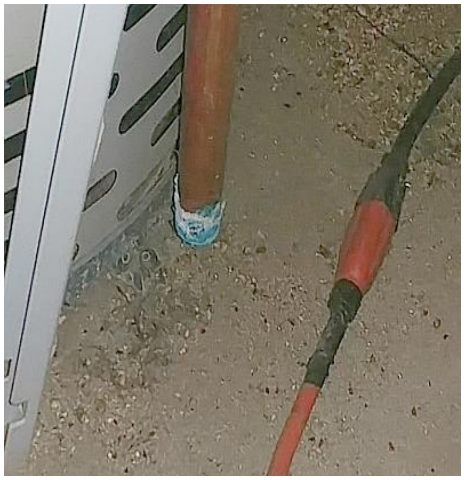
No gas or CO leaks detected. No indication of back drafting. Testers TIF 8800/DCO 1001.

Combustion Air Venting Present: ☐ Yes ☒ No ☐ N/A
Seismic restraints: ☐ Yes ☐ No ☐ Required

Proper seismic restraints installed. Current standards require seismic restraints in this region of Montana. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion.



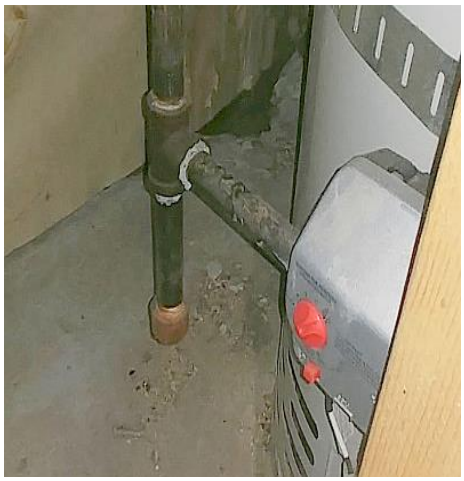
Temperature/Pressure Relief (TPR) Valve: ☒ Yes ☐ No **Extension proper:** ☐ Yes ☒ No
☐ ***Missing, Safety Hazard***



The temperature /pressure relief (TPR) valve extension is in contact with the floor (should terminate within 6 inches of the floor. There are indications the TPR valve is leaking. Recommend Repair/Replacement.

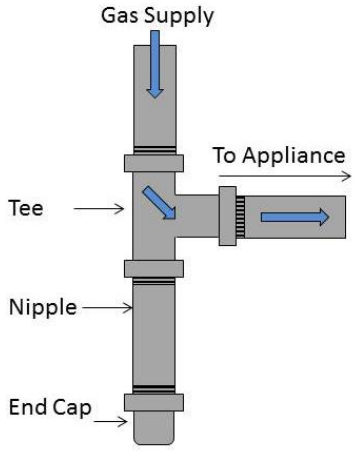
Vent Pipe: ☒ Satisfactory ☐ Marginal ☐ Poor
Pitch proper ☒ Yes ☐ No ***Safety Hazard*** ☐ ***Rusted*** ☐ ***Recommend Repair***
Indications of Back Drafting**:** ☐ Yes ☒ No ***Safety Hazard*** ☐ ***Recommend Repair***

Plumbing Hookups: Leaking: ☐ Yes ☒ No Corroded: ☐ Yes ☒ No ☐ ***Recommend Repair***
Water Isolation Valve: ☒ Yes ☐ No ☐ Recommend Adding
If in Garage, elevated 18 Inches: ☐ Yes ☐ No ☒ N/A ☐ FVIR
Gas Isolation Valve: ☐ Yes ☐ No ☐ Recommend Adding
Gas Sediment Trap: ☐ Yes ☐ No ☐ Recommend Adding



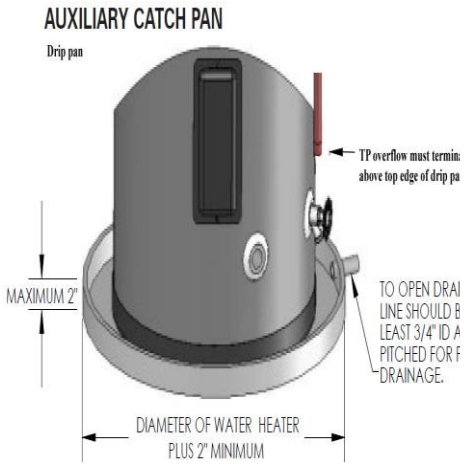
Proper sediment trap installed.

The sediment trap helps prevent contaminants from entering the appliance burner section.



WATER HEATER - ELECTRIC **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Brand name: AO Smith **Model #:** ECT 52 200 **Serial #:** KO7J033513
Unit Elevated/Drain Pan: ☐ Yes ☒ No ☐ N/A

There is no drip pan installed. Current standards state that where water heaters tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank shall be installed in a galvanized steel pan having a minimum thickness of 24 gage, or other pans approved for such use. Ideally the pan should be plumbed to an approved drain. Recommend Repair.

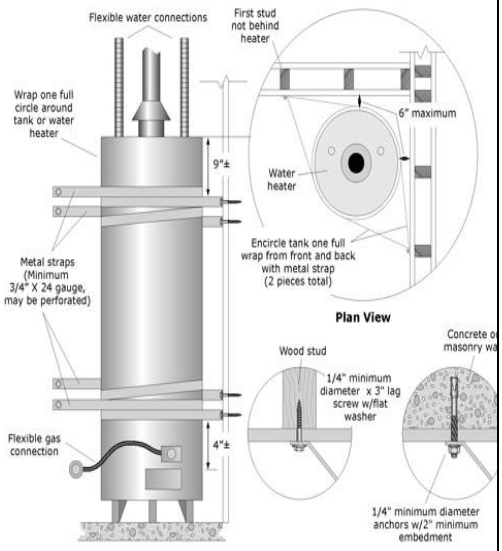


Capacity: 50 gallons Approximate age: Manufactured September 2007
Water Temperature: ☐ 120°F ☒ Other

Water temperature is 129.6°F. A water temperature of 120°F is considered optimal for domestic use. Water temperatures near 130°F can scald adult skin in 30 seconds or less.

Seismic restraints: ☐ Yes ☒ No ☒ Required

There are no seismic restraints on the water heater. Current standards require seismic restraints in this region of Montana. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one third (1/3) of its vertical dimensions. At the lower point, the strapping will be a minimum distance of four (4) inches above the controls.



Relief Valve: ☒ Yes ☐ No **Extension proper:** ☐ Yes ☒ No ☐ ***Missing, Safety Hazard***

The temperature /pressure relief (TPR) valve extension terminates to the exterior. Current standards state that when the TPR valve discharges to the exterior in areas subject to freezing, discharge piping shall be first piped to an indirect waste receptor through an air gap located in a conditioned area. It will discharge in a manner that does not cause personal injury or structural damage and discharge to a termination point that is readily observable by the building occupants.

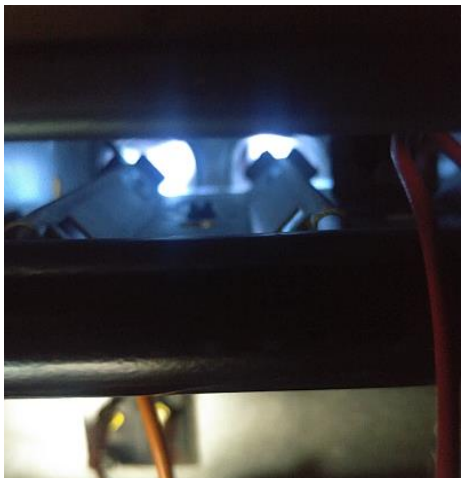
Plumbing Hookups: Leaking: ☐ Yes ☒ No Corroded: ☐ Yes ☒ No ☐ ***Recommend Repair***
Water Isolation Valve: ☒ Yes ☐ No ☐ Recommend Adding
Electrical Connections: Wiring/Amperage Proper: ☒ Yes ☐ No

WATER SOFTENER

Softener Present: ☒ Yes ☐ No
Plumbing Hooked Up: ☒ Yes ☐ No **Bypass Loop Installed:** ☒ Yes ☐ No
Plumbing Leaking: ☐ Yes ☒ No

GENERAL COMMENTS

HEATING SYSTEM Location: Utility ☒ Central system ☐ Floor/Wall unit
Brand Name: Rheem **Model #:** RGRK-07EYBGS **Serial #:** GM5D707F280611823
Approximate age: Manufactured July 2006
Energy Source: ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid Fuel
Type: ☒ Up-flow (fan at the bottom) ☐ Down-flow (fan at the top)
☐ Low Boy (intake/output on top) ☐ Horizontal mount ☐ ***Mounted on back***
Warm Air System: ☐ Belt drive ☒ Direct drive ☐ Gravity
Heat Exchanger: ☐ N/A (sealed) ☐ Visual ☒ Visual with mirror ☐ ***Flame distortion*** ☐ ***Rusted***
Evidence of a Heat Exchanger Crack: ☐ Yes ☒ No ☐ N/A ☐ Carbon/soot buildup
☐ Flame Roll Back
Heat exchangers cannot be completely examined nor their condition thoroughly determined without the furnace being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.
Carbon Monoxide: ☐ N/A ☒ Not Detected ☐ Detected ***Where: Safety Hazard***



Blue flame observed. No indication of distortion. No indication of gas or CO leaks – Testers TIF 8800/DCO 1001.

The fan door safety switch is not operating. As this is a safety device, the inoperative switch is a potential Safety Hazard. Recommend Repair/Replacement.

There is a condensation leak in the lower cabinet housing. The housing is beginning to rust. Recommend Repair/Replacement.

Combustion Air Venting Present: ☐ Yes ☒ No ☐ N/A
Indications of Back Drafting**:** ☐ Yes ☒ No ***Safety Hazard*** ☐ ***Recommend Repair***

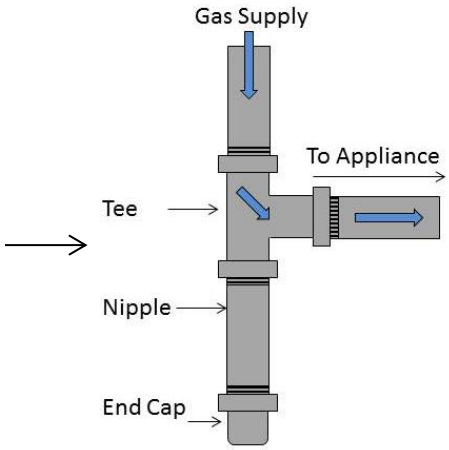
Vent Pipe: ☒ Satisfactory ☐ Marginal ☐ Poor
Pitch proper ☒ Yes ☐ No ***Safety Hazard*** ☐ ***Rusted*** ☐ ***Recommend Repair***
Supports***:*** ☐ N/A ☐ Yes ☐ No ☒ None visible
Return Air Vent in the Furnace Room: ☒ No ☐ Yes ***Safety Hazard*** ☐ N/A
Controls: Disconnect: ☒ Yes ☐ No ☐ Normal operating and safety controls observed
Gas Isolation Valve: ☒ Yes ☐ No ☐ Recommend Adding
Condensate Line/Drain: ☐ N/A ☐ To exterior ☐ To pump ☐ Floor drain ☐ Other

The condensation is collected by a pump which sends the collected condensation into the building exterior.
The plumbing carrying the condensation to the exterior is disconnected. The condensation is draining to the floor. Recommend Repair.

Gas Sediment Trap: ☒ Yes ☐ No ☐ Recommend Adding

Proper sediment trap installed.

The sediment trap helps prevent contaminants from entering the appliance burner section.



Distribution: ☒ Metal duct ☐ Insulated flexile duct ☐ Duct board
Cold air returns ☒ Yes ☐ No ☐ ***Asbestos-like wrap*** ☐ ***Sub-Slab ducts***
Filter: ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing

There is no cover on the furnace filter housing and the filter is too large. A cover prevents air within the furnace from spilling out, making the furnace run more efficiently. The cover will also help prevent unfiltered air from entering the furnace cabinet. Unfiltered air can contain particulates which could damage the furnace.

Recommend Repair.

There is a second filter visible inside the lower compartment. The filter is very dirty. HVAC units are designed to operate with one properly sized filter. Adding an additional filter will not increase the air quality and will likely damage the unit of shorten its operational life expectancy. Recommend Removal.

When Turned On By Thermostat: ☒ Fired ☐ Did not fire
Proper Operation: ☒ Yes ☐ No ☐ Not tested
Temperature Rise: 45 - 65°F Within Limits ☒ Yes ☐ No ☐ Not tested

The temperature rise of 49.8°F is within limits.

Temperature Differential: Within 10°F ☒ Yes ☐ No ☐ Not tested

Temperature readings taken at opposite ends of the building. A temperature differential of 5.7°F was measured. A temperature differential of less than 10°F is indicative of a well-balanced heat distribution system.

System Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
☒ ***Recommend technician examine*** ☐ ***Before closing***

The condition of the individual room heating systems is described throughout this report.

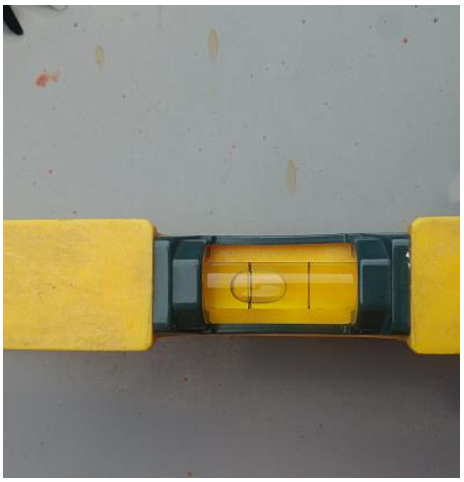
GENERAL COMMENTS

COOLING SYSTEM ☒ Central system ☐ Wall Unit Location:
Energy Source: ☒ Electric ☐ Gas ☐ Water ☐ Other
Unit Type: ☒ Air cooled ☐ Water cooled ☐ Gas chiller ☐ Geothermal ☐ Heat pump
Condensing Unit
Brand: ICP **Model #:** NAC048AKC3 **Serial #:** E050271627 Approximate age:
Manufactured May 2005

This is an older unit that uses R22 as a refrigerant. R22 is a known ozone depleting substance production of which was stopped in 2010. While recycled R22 may be available and there are R22 substitutes, it is going to become more and more difficult to obtain R22 or a substitute. The inspector recommends budgeting for a new system.

Outside Disconnect: ☒ Yes ☐ No
Maximum fuse/breaker rating: 40 Amps ☐ ***Improperly sized fuses/breakers*** ☐ ***Safety Hazard***
Level: ☐ Yes ☒ No ☐ ***Cabinet/housing rusted*** ☐ ***Damaged base/pad***

The condensing unit is not level on both axis. Keeping the compressor level can help extend its service life.
Recommend Repair.

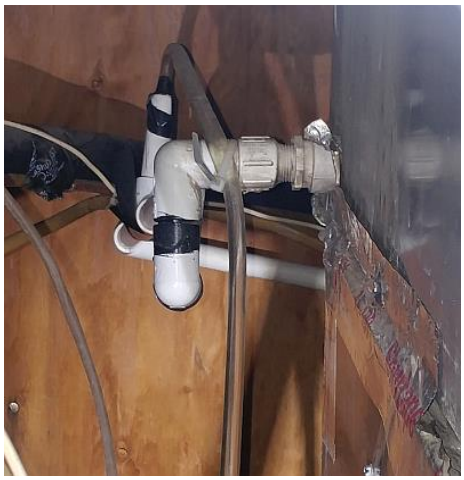


The Condensing Unit is properly spaced from obstructions: ☐ N/A ☐ Yes ☒ No ***Recommended***
Proper spacing between multiple units: ☒ N/A ☐ Yes ☐ No ***Recommended***
Dryer Vent – 10 feet from Condensing Unit: ☒ N/A ☐ Yes ☐ No ***Recommended***

The condensing unit is within 24 inches of vegetation. Debris from vegetation can clog the compressor evaporator coils, making the unit less efficient and possibly shortening the life expectancy of the compressor. Recommend Repair.

There is debris (leaf litter) inside the housing. This can clog the evaporator coil, making the unit operate less efficiently and possibly shortening the life expectancy of the unit. Recommend Cleaning.

Evaporator Coil: ☐ Satisfactory ☐ Not visible ☒ Needs cleaning ☐ Damaged
Condensate Line/Drain: ☐ To exterior ☒ To pump ☐ Floor drain ☐ Other



The condensation is plumbed to the exterior. The plumbing carrying the condensation to the exterior is disconnected. The condensation is draining to the floor. Recommend Repair.

Refrigerant lines: ☐ ***Leak*** ☐ ***Damage*** ☐ ***Insulation missing*** ☒ Satisfactory
Operation: Refrigerant Lines Temperature
Suction Line: Temperature should be close to 40°F
Liquid Line: Temperature should be close to 90°F
Inside Air Temperature Differential: Within 10°F ☐ Yes ☐ No ☐ Not tested
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
☒ ***Not operated due to exterior temperature***
☐ ***Recommend HVAC technician examine/clean/service***

The air conditioner was not operated due to the exterior temperature. Operating the air conditioner at exterior temperatures below 65°F can damage the compressor. It was below 65°F (46°F) at the time of the inspection.

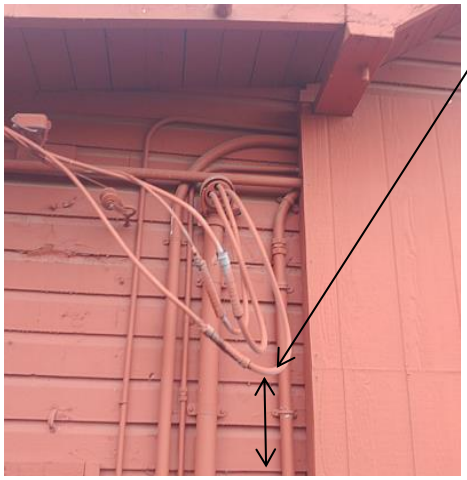
GENERAL COMMENTS

There is an evaporative (swamp) cooler on the roof. The unit does not appear to be operating.

ELECTRICAL

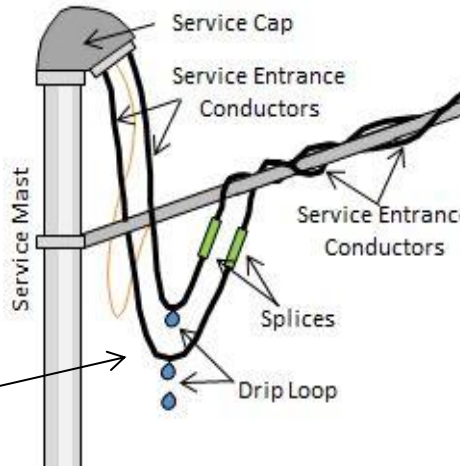
SERVICE DROP

☐ Underground
☒ Overhead Drip loop installed **:** ☐ Yes ☐ No ***Recommend Repair***
☐ ***Weather head/mast needs repair*** ☐ ***Overhead wires too low***
☐ ***Less than 3' from balcony/deck/windows***
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor



The bottom of the service conductor drip loop must be at least 12 feet above the ground (it is 11 feet above the ground). The entrance cable must have at least 18 inches of excess wire left past the weather head to allow connection of the service wire. This is a potential Safety Hazard. Recommend Repair.

Proper drip loop installed.

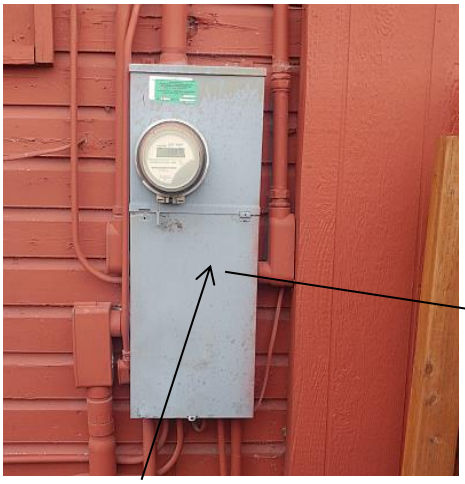


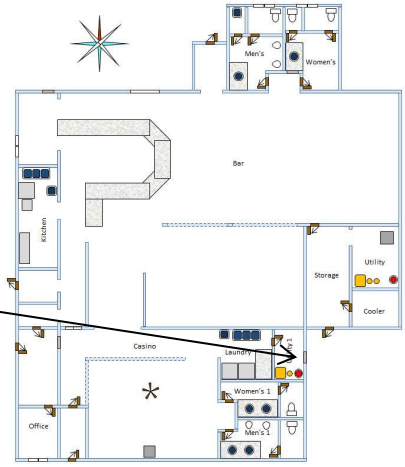
Exterior outlets: ☒ Yes ☐ No **Operative:** ☒ Yes ☐ No
GFCI present: ☒ Yes ☐ No **Operative:** ☒ Yes ☐ No
☐ **Reverse polarity** ☐ **Open ground** ☐ ***Safety Hazard***

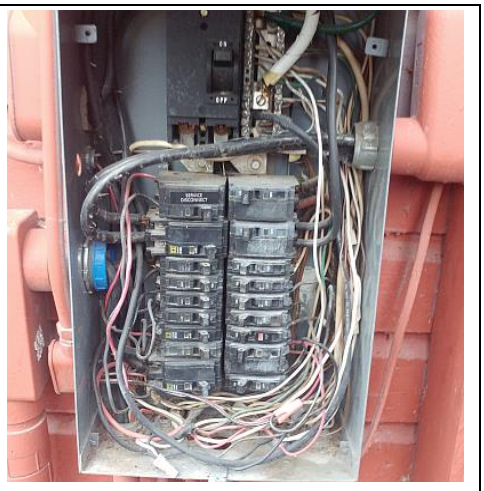
None of the exterior outlets tested test for GFCI. This is a potential Safety Hazard. Recommend Repair.

MAIN PANEL

Location: **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Adequate Clearance To Panel: ☒ Yes ☐ No
Amperage: 200 Volts 120/240 ☒ Breakers ☐ Fuses
Appears Grounded: ☒ Yes ☐ No ☐ Not visible

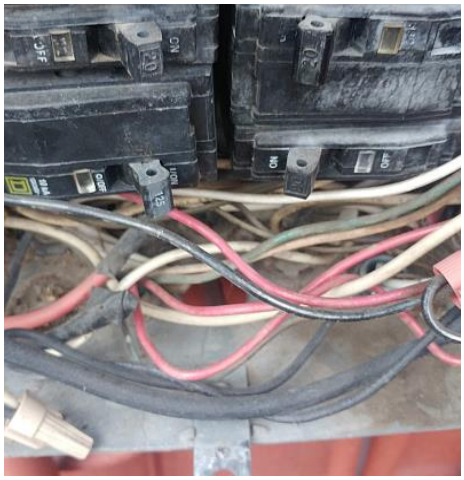






The service entry/main panel are where indicated. This is also the location of the main electric disconnect.

The dead front (interior panel cover) is missing. This provides access to the interior (live) portion of the panel. This is a potential Safety Hazard. Recommend Repair/Replacement.



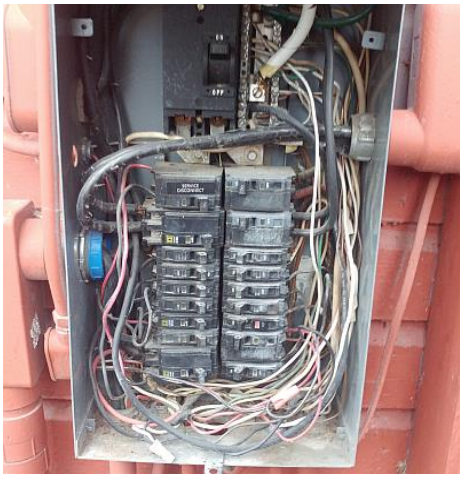
A knock out is missing from the bottom of the panel case. This provides access to the interior (live) portion of the panel. This is a potential Safety Hazard. Recommend Repair/Replacement.

One of the panel cover hinges is missing. Recommend Replacement.

G.F.C.I. present: ☐ Yes ☒ No **Operative**: ☐ Yes ☐ No
A.F.C.I. present: ☐ Yes ☒ No **Operative**: ☐ Yes ☐ No

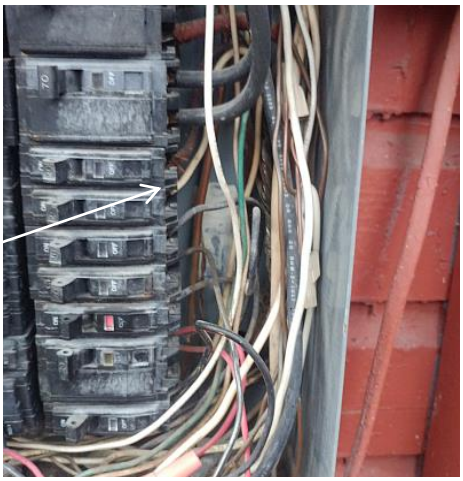
Arc Fault Circuit Interrupters (AFCI) are not required in commercial buildings.

☐ **Pushmatic® Panel** ***Recommend Replacement***
☐ **Zinsco® Panel** ***Recommend Replacement***
☐ **Federal Pacific / Stab Lok® Panel** ***Safety Hazard***
MAIN WIRE: ☐ Copper ☒ Aluminum ☐ Copper clad aluminum ☐ Not visible
☐ ***Tapping before the main breaker*** ☐ ***Double tapping of the main wire***
Condition: ☐ Satisfactory ☐ Poor
BRANCH WIRE: ☒ Copper ☐ Aluminum ☐ Copper clad aluminum ☐ Not visible
Condition: ☒ Satisfactory ☐ Poor ☐ ***Recommend electrician evaluate/repair****
Type: ☒ Romex ☐ BX cable ☐ Conduit ☐ Knob & tube ***Safety Hazard***
Problems: ☐ ***Double tapping*** ☐ ***Wires undersized/oversized breaker/fuse***
☐ Panel not accessible ☐ Not evaluated **Reason:**
Breakers the same brand as the panel: ☒ Yes ☐ No ***Safety Hazard***
Brand Name of Panel and Breakers: Square D
Breakers Labeled: ☐ Yes ☒ No Recommended

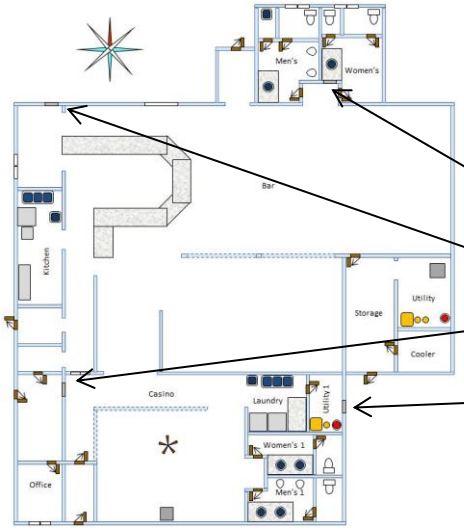


The breakers are not labeled. Recommend Repair.

White (neutral) wires used as black (live or line) wires should be color coded black or red with electricians tape.



SUB PANEL



The sub panels are as indicated:

Sub Panel 4

Sub Panel 3

Sub Panel 2

Sub Panel 1

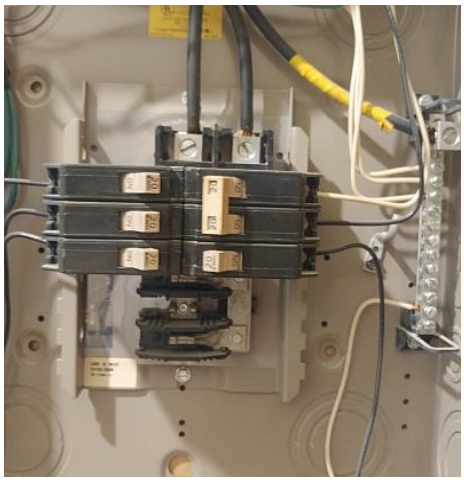
SUB PANEL 4

☐ Panel not accessible ☐ Not evaluated **Reason:**

Branch Wire: ☐ Copper ☐ Aluminum ☐ Copper clad aluminum

Neutral/ground separated: ☐ Yes ☐ No Neutral isolated (bonding screw removed): ☐ Yes ☐ No

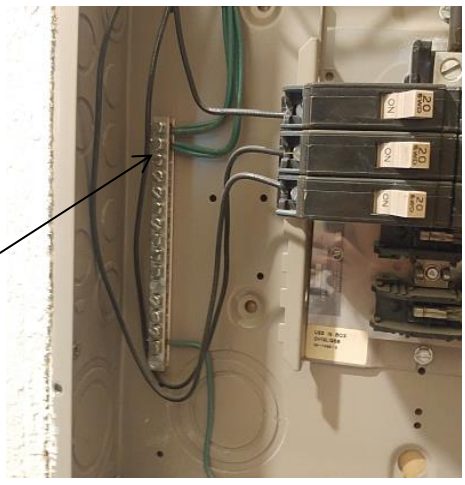
☐ ***Safety hazard***



The neutrals and grounds are properly separated.

There is no obvious ground. This is a potential Safety Hazard. Recommend Repair.

Double tapped neutrals observed. Unless otherwise marked these terminals are designed for one wire per lug. Recommend Repair.



Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend separating/isolating neutrals***

SUB PANEL 3

☐ Panel not accessible ☐ Not evaluated **Reason:**

Branch Wire: ☒ Copper ☐ Aluminum ☐ Copper clad aluminum

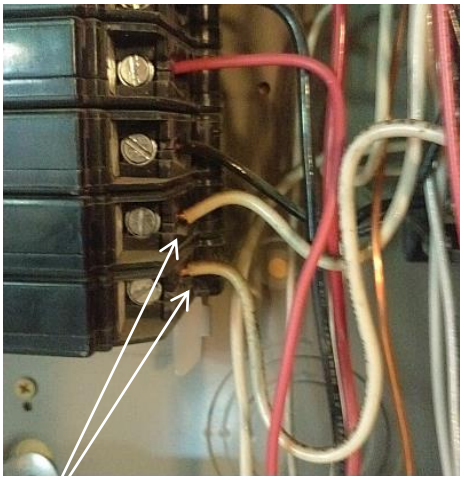
Neutral/ground separated: ☐ Yes ☒ No Neutral isolated (bonding screw removed): ☒ Yes ☐ No

☐ ***Safety hazard***

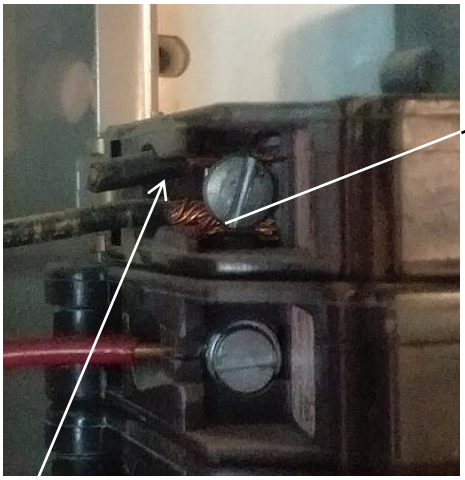
The neutrals and grounds are not isolated. This is a potential Safety Hazard. Recommend Repair.

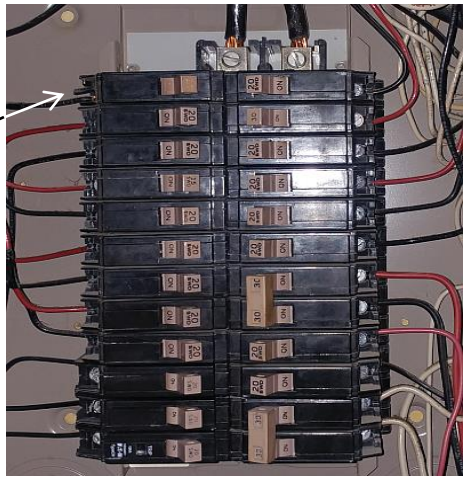
There is no obvious ground. This is a potential Safety Hazard. Recommend Repair.

The panel is not completely labeled. Recommend Repair.



White (neutral) wires used as black (live or line) wires should be color coded black or red with electricians tape.

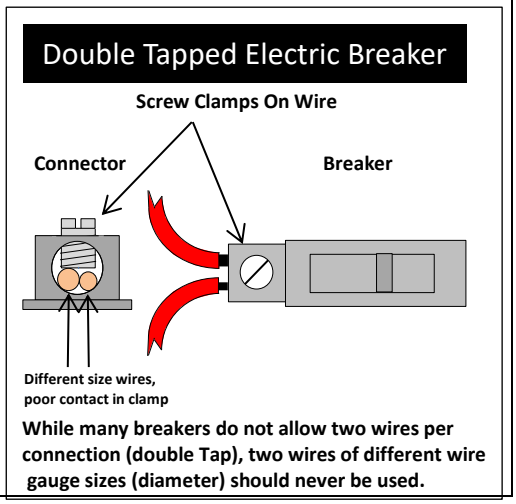




Double tapped breaker where indicated (even though one wire has been cut this is still considered a double tap). This is a potential Fire and Safety Hazard. Recommend Repair.

A double tapped circuit breaker (Two wires entering the same breaker from two separate circuits) is one of the most common electrical defects found when checking the main electric panel. The problem with putting two wires in a circuit breaker designed to hold one is that the wires could become loose, even if they feel very tight. Loose wires can lead to overheating, arcing, and possible fire.

When this condition is observed it is always recommended that the breaker be checked for safety by a licensed electrician



Condition: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ ***Recommend separating/isolating neutrals***

SUB PANEL 2

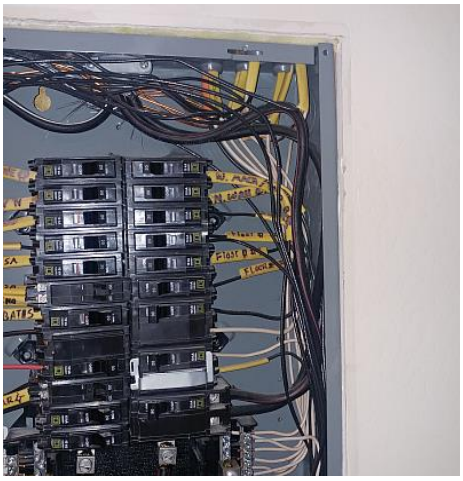
☐ Panel not accessible ☐ Not evaluated **Reason:**
Branch Wire: ☒ Copper ☐ Aluminum ☐ Copper clad aluminum
Neutral/ground separated: ☒ Yes ☐ No Neutral isolated (bonding screw removed): ☒ Yes ☐ No
☐ ***Safety hazard***

The sub panel is in Satisfactory Condition. The neutrals and grounds are properly isolated.

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend separating/isolating neutrals***

SUB PANEL 1

☐ Panel not accessible ☐ Not evaluated **Reason:**
Branch Wire: ☒ Copper ☐ Aluminum ☐ Copper clad aluminum
Neutral/ground separated: ☒ Yes ☐ No Neutral isolated (bonding screw removed): ☒ Yes ☐ No
☐ ***Safety hazard***



The sub panel is in Satisfactory Condition. The neutrals and grounds are properly isolated.

White (neutral) wires used as black (live or line) wires should be color coded black or red with electricians tape.

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend separating/isolating neutrals***

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:
Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
☐ Open grounds ☐ Reverse polarity ☒ GFCIs not operating/missing

☐ ***Solid conductor aluminum branch wiring circuits***
☐ Ungrounded 3-prong outlets

☐

Recommend electrician evaluate/repair

GENERAL COMMENTS

ITEMS NOT OPERATING OR NOT INSTALLED

Kitchen		Page 29	Pizza oven upper oven not operating
Baths	Men's	Page 36	Heat not operating
Baths	Men's	Page 37	Exhaust fan not properly installed
Baths	Men's 1	Page 41	Exhaust fan not properly installed
Baths	Woman's	Page 43	Heat not operating
Baths	Woman's	Page 43	Exhaust fan not properly installed
Baths	Woman's 1	Page 46	Exhaust fan not properly installed
Rooms	Office	Page 55	Heat not operating
Interior	Fireplace	Page 59	Smoke/CO detectors not installed
Interior		Page 59	CO detector not installed
Crawl Space		Page 68	Vapor barrier not installed
Plumbing		Page 75	Well pressure gauge not operating

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon

Roof	Page 22	Plumbing vent	
Crawl Space	Page 67	Structure	Evaluate
Crawl Space	Page 69/70	Moisture	

POTENTIAL SAFETY HAZARDS

Grounds		Page 13	Stair rail
Kitchen		Page 31	Missing GFCI
Laundry		Page 31	Dryer duct
Rooms	Bar	Page 50/51	Missing GFCI/cover plate
Rooms	SUC	Page 58	Open junction box
Crawl Space		Page 68	Electric
Crawl Space		Page 72	Missing GFCI
Electric		Page 85	Service drop
Electric		Page 85	Missing GFCI
Electric		Page 86	Dead front/knockout missing
Electric	Sub Panel 4	Page 87	Not grounded
Electric	Sub Panel 3	Page 88	Not grounded
Electric	Sub Panel 3	Page 88	Neutral/ground not separated
Electric	Sub Panel 3	Page 88	Double tapped breaker

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement <u>anytime during the next five (5) years</u>.

None

'TO DO' LIST (ITEMS NEEDING MINOR REPAIR)

Grounds		Page 6	Service walks
Grounds		Page 6	Parking
Grounds		Page 7	Deck floor
Grounds		Page 8	Deck rail
Grounds		Page 8/9	Deck steps
Grounds		Page 11	Deck floor
Grounds		Page 12	Deck attachment
Grounds		Page 12	Deck rail
Grounds		Page 12/13	Deck steps
Grounds		Page 13/14	Deck rail
Grounds		Page 14/15	Ramp
Grounds		Page 15	Ramp hand rail
Grounds		Page 15	Stage floor
Grounds		Page 16	Stage attachment
Grounds		Page 17	Landscaping
Grounds		Page 17	Bib
Roof		Page 18/19	Roof cover
Roof		Page 19/20	Chimneys
Roof		Page 20	Ventilation
Roof		Page 21	Flashing
Roof		Page 21/22	Valleys
Exterior		Page 23	Gutters
Exterior		Page 23/25	Siding
Exterior		Page 25	Soffit
Exterior		Page 25	Fascia
Exterior		Page 26	Trim
Exterior		Page 26	Calking
Kitchen		Page 27	Walls/ceiling
Kitchen		Page 27/28	Floor
Kitchen		Page 28	Ceiling heat
Kitchen		Page 28	Portable air conditioner
Kitchen		Page 30	Refrigerator
Kitchen		Page 31	Exhaust fan
Laundry		Page 31	Dryer duct connection
Laundry		Page 33	Counter top
Laundry		Page 33	Floor
Bath	Men’s	Page 35	Utility sink
Bath	Men’s	Page 35	Mold
Bath	Men’s	Page 36	Walls
Bath	Men’s 1	Page 39	Urinal handle
Bath	Men’s 1	Page 40	Heat
Bath	Woman’s	Page 42	Counter top
Bath	Woman’s	Page 44	Screen
Bath	Woman’s 2	Page 45	Walls
Bath	Woman’s 2	Page 45/46	Heat
Rooms	Bar	Page 48	Ceiling
Rooms	Bar	Page 48	Floor
Rooms	Bar	Page 48/49	Exterior door
Rooms	Bar	Page 49	Screen

Rooms	Bar	Page 49	Heat	
Rooms	Casino	Page 52	Exterior door	
Rooms	Office	Page 53	Floor	
Rooms	Office	Page 53/54	Exterior doors	
Rooms	Office	Page 54	Screen	
Rooms	Office	Page 55	Heat	
Rooms	Office	Page 55	Light	
Rooms	SUC	Page 56	Walls/ceiling	
Rooms	SUC	Page 56/57	Floor	
Rooms	SUC	Page 56/57	Floor tiles	
Rooms	SUC	Page 57	Exterior door	
Interior	Attic	Page 61	Insulation	
Interior	Attic	Page 61	Ventilation	
Interior	Attic	Page 62	Wiring	
Interior	Attic	Page 63	Insulation	
Interior	Attic	Page 63	Ventilation	
Crawl Space		Page 65	Foundation	Evaluate
Crawl Space		Page 66	Structure	Evaluate
Crawl Space		Page 67/68	Mold	
Crawl Space		Page 68	Ventilation	
Crawl Space		Page 70	Sump pump	
Crawl Space		Page 71	Insulation	
Crawl Space		Page 72	Ventilation	
Plumbing		Page 76	Well house electric line	
Plumbing		Page 76/77	Water heater	
Plumbing		Page 78/79	Water heater	
Heating		Page 80	Condensation leak	
Heating		Page 80	Condensation drain	
Heating		Page 81/82	Filter	
Cooling		Page 80	Condensing unit	
Cooling		Page 80	Condensation drain	
Electric		Page 87	Main panel label	
Electric		Page 88	Sub panel 3 label	

Items listed in this report may inadvertently have been left off the Summary Sheet. The customer should read the entire report, including the Remarks.

REMARKS

The remarks section is provided as a service to the client listing general information about home systems and the life expectancy of some of these systems.

GROUNDS

SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

PATIOS that have settled towards the structure should be mud jacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6” below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1” per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water is diverted away from the building.

WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

VALLEYS AND FLASHING that is covered with shingles and/or tar or any other material is considered not visible and is not part of the inspection.

TAR AND GRAVEL ROOFS are a type of covering on a pitched roof requires ongoing annual maintenance. The Inspector recommends that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
*Asphalt Multi-Thickness Shingles**	20-30 years	Heavier and more durable than regular asphalt shingles
*Asphalt Interlocking Shingles**	15-25 years	Especially good in high-wind areas
Asphalt Rolls	10 years	Used on low slope roofs
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
*Wood Shingles**	10-40 years[1]	Treat with preservative every 5 years to prevent decay
*Clay Tiles** *Cement Tiles**	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
*Slate Shingles**	30-100 years[2]	Extremely durable, but brittle and expensive
*Asbestos Cement Shingles**	30-75 years	Durable, but brittle and difficult to repair
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
Single Ply Membrane	15-25 years (Manufacturers claim)	New material; not yet passed test of time
Polyurethane with Elastomeric Coating	5-10 years[1]	Used on low slope roofs.

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation
[2] Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and

roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

CHIMNEYS

Chimneys built of masonry will eventually need sealing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

UNLINED CHIMNEY should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

CRICKET FLASHING Small, sloped structure designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4’ or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be re-caulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. EIFS: This type of siding is synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

OVERHEAD DOOR OPENERS

The Inspector recommends that a separate electrical outlet be provided for garage door openers. Extension cords should not be used.. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. The Inspector recommends the operating switches be set high enough so children cannot reach them. If an electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16” wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS

The inspector will make every effort to operate and inspect all windows. Sometimes this is not possible, particularity in homes that are occupied (bookcases, furniture etc. Can block access to windows).

EXTERIOR DOORS

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weather stripping is a must to prevent drafts.

BATHS

STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to buildup of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. ***Don't use a caustic cleaner***. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing all outlets with G.F.C.I.'s are recommended.

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows.

FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform to most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

WOODBURNERS

Once installed, it can be difficult to determine proper clearances for wood burning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

The recommended insulation in the attic area is R-38, approximately 12”. If insulation is added, it is important that the ventilation is proper.

ATTIC VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible or detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all affect the view of the windows at the time of the inspection.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required b hly recommended.

BASEMENT

Any basement that has cracks or leaks is technically considered to have failed. Most block basements have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements that have been freshly painted or sealed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement wall can become expensive.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

MONITOR indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED The Inspector recommends that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

MOISTURE PRESENT

Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. **No representation is made to future moisture that may appear.**

PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

DRAIN TILE

The Inspector offers no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS

The Inspector recommends that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

CRAWL SPACE

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

HAVE EVALUATED

The Inspector recommends that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

PLUMBING

WELLS

The well casing, pressure tank, and all visible portions of the well are included in the inspection. While the well pump operation is verified, inspection of the well pump and the below grade well casing is not possible. It is recommended that you have well water checked for purity annually by a certified tester. It is recommended the flow of the well be checked during a period of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

EXTERNAL FAUCETS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

WATER HEATER

The life expectancy of a water heater is 8-12 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

HEATING

REMARKS

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR	15-25 years
OIL-FIRED HOT AIR	20-30 years
CAST IRON BOILER (Hot water or steam)	30-50 years or more
STEEL BOILER (Hot water or steam)	30-40 years or more
COPPER BOILER (Hot water or steam)	10-20 years
CIRCULATING PUMP (Hot water)	10-15 years
AIR CONDITIONING COMPRESSOR	8-12 years
HEAT PUMP	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very significant.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every six months (or on a shorter period if recommended by the manufacturer). This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. The Inspector suggests doing this before closing.

Heat exchangers cannot be completely examined nor their condition thoroughly determined without the furnace being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

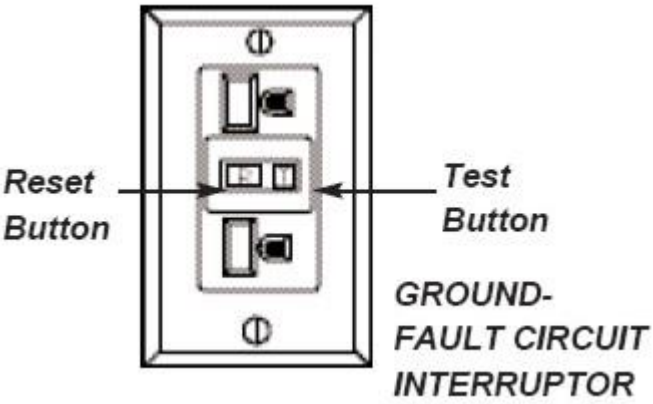
Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

Combustible Gas Detector If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, the Inspector cautions you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

ELECTRICAL

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.
See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be recovered with insulation. The Inspector considers knob and tube wiring a safety hazard because of its age and the fact that it is not grounded.

Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels are unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of overheating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

ARC FAULTS

Arc Faults are required in new homes, starting in 2002 and these control outlets in the bedrooms. While GFCIs prevent shocks, Arc Faults detect arcing that could start a fire.

REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called “reverse polarity.” Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp services. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

COOLING SYSTEM

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated for any period of time without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

A/C COMPRESSORS

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding $500 dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.**

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	4,000 - 8,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	1,800 - 3,500
Replace central A/C /heat pump	Per ton	1,000 – 1,500
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase electrical service to 200 amps	Each	1,000 – 1,500
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	150 - 250
Install new dishwasher	Each	500 – 1,000
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-50 gallon water heater	Each	350 - 650
Install new 75 gallon water heater	Each	750 – 1,000
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Re-grade around exterior	Each	get estimate
Install new sump pump	Each	150 - 300
Build new redwood or pressure-treated deck	Square foot	15 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement window	Each	150 - 400
Install new gutters and downspouts	Lineal foot	4.00 – 8.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Install 1-ply membrane rubberized roof	Square foot	get estimate
Install new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in basement	Lineal foot	get estimate
Concrete drive or patio	Square foot	4.50 – 9.00
Plus removal of old	Square foot	1.50 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a “condition” standpoint.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

PREVENTIVE MAINTENANCE TIPS

I. FOUNDATION & MASONRY: ***Basements, Exterior Walls***: To prevent seepage and condensation problems.

a. Check basement for dampness & leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. ROOFS & GUTTERS: To prevent roof leaks, condensation, seepage and decay problems.

a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents,
louvers and chimneys for birds' nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage & decay.

III. EXTERIOR WALLS: To prevent paint failure, decay and moisture penetration problems.

a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. DOORS AND WINDOWS: To prevent air and weather penetration problems.

a. Check caulking for decay around doors, windows, corner boards, joints. Re-caulk and weather strip as
needed. Check glazing, putty around windows.

V. ELECTRICAL: For safe electrical performance, mark & label each circuit.

a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
c. Check exposed wiring & cable for wear or damage.
d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance
& have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. PLUMBING: For preventive maintenance.

a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

VII. HEATING & COOLING: For comfort, efficiency, energy conservation and safety.

a. Change or clean furnace filters, air condition filters, electronic filters as needed.
b. Clean and service humidifier. Check periodically and annually.
c. Have oil burning equipment serviced annually.

VIII. INTERIOR: General house maintenance.

a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well
sealed with tile grout to prevent damage to walls, floors & ceilings below.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and
around chimneys.

IX. Know the location of:

- Main water shutoff valve.
- Main electrical disconnect or breaker.
- Main emergency shutoff switch for the heating system.