



NACHI15111915



State of Montana Licensed Home Inspector
HI0163



Environmental Solutions
Association
CERTIFIED RADON



Environmental Solutions
Association
CERTIFIED MOLD
INSPECTOR



Environmental Solutions
Association
CERTIFIED WATER TESTER



Infrared
certified



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: 12000000

Inspector: Michael Parker

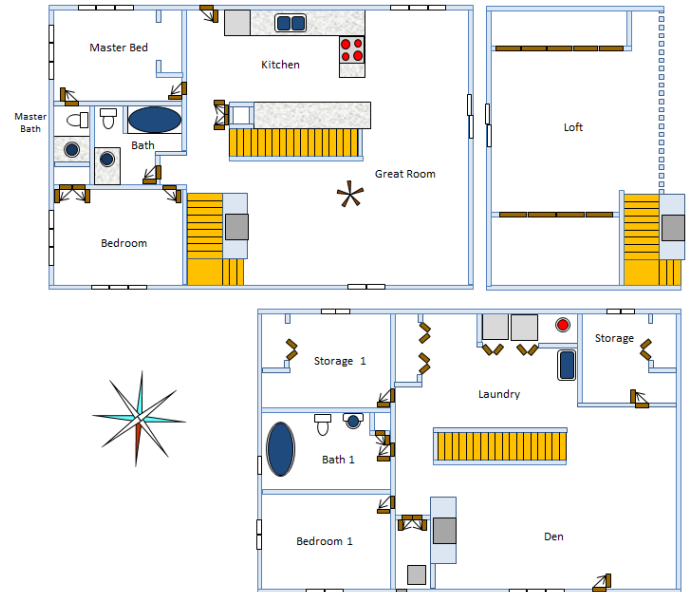
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TABLE OF CONTENTS

REPORT OVERVIEW	3
RECEIPT/INVOICE	5
GROUNDS	6
ROOF	15
EXTERIOR	19
GUEST HOUSE	22
KITCHEN	28
LAUNDRY/BATH	32
BATHROOM	35
ROOMS	38
INTERIOR	45
CRAWL SPACE	48
PLUMBING	52
HEATING SYSTEM	55
ELECTRIC SYSTEM	56
SUMMARY	61

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE 1 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:	Built 12 th of Never
Style:	Multi Floor
State of Occupancy:	Vacant but Furnished
Weather Conditions:	Clear
Recent Precipitation:	None
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: 12000000

Name: Jane and John Doe

Inspection:	\$000.00
Other**	
Total:	\$000.00

- Check #: **Paid In Full**
- 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 home Settling cracks Public sidewalk needs repair
- Typical cracks



The service walks are properly pitched away from the home.

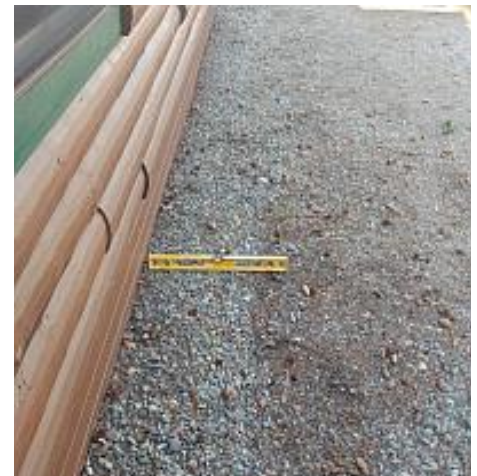
Material has eroded from underneath the service walks. Recommend Repair (backfill).

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 pitched toward the home. Recommend Repair.



ENTRANCE - FRONT

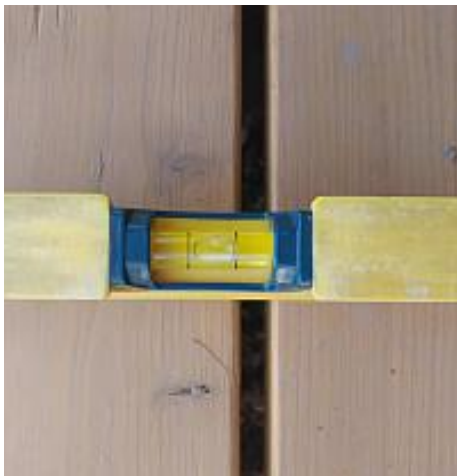
- None
- Footings:** Concrete Wood Not visible Other
- Condition:** Satisfactory Marginal Poor
- Support Pier:** Concrete Wood Not visible Other
- Condition:** Satisfactory Marginal Poor
- Earth to wood contact Concrete to wood contact Moisture/Insect damage



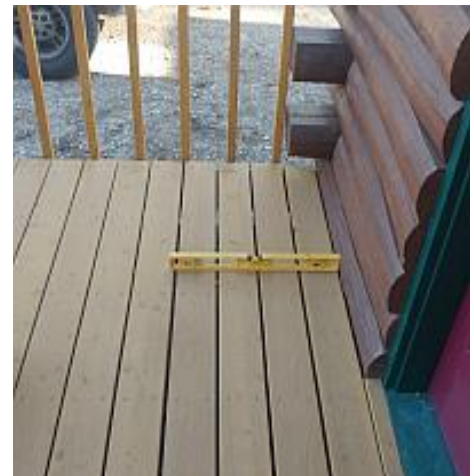
The footings and piers are in Satisfactory Condition.

Positive attachment observed between all structural components.

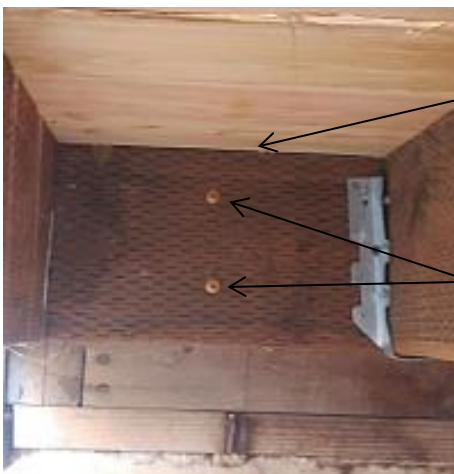
- Floor:** Satisfactory Marginal Poor
Material: Wood Metal Composite Concrete
Finish: Treated Painted/Stained Other



The floor is in Satisfactory Condition. Properly pitched away from the home.

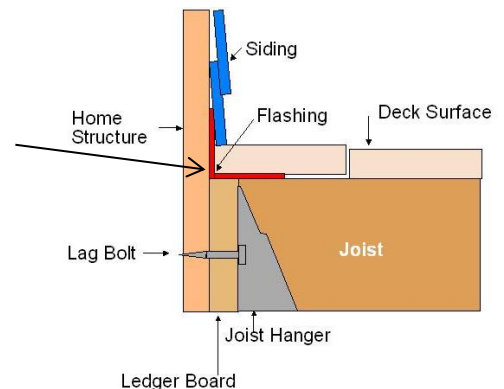


- Improper attachment to house* *Railing loose* *Railing/Balusters recommended*
Flashing: Metal Plastic Other Not visible None



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 be 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 improperly spaced. 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*

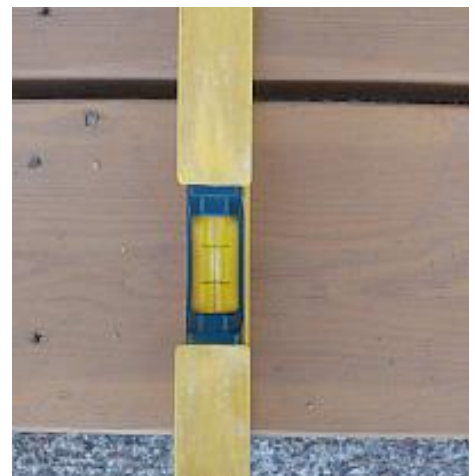
Cracked *Settled* *Rotted/Damaged* *Uneven risers* *Safety Hazard*



Proper treated wood used for contact with concrete.



The steps are in Satisfactory Condition. Properly pitched.



Railing:

Required Yes No Stairs over 30 inches in height must have a guardrail

Missing *Safety Hazard*

Proper Height: Yes No Guardrail must be 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**

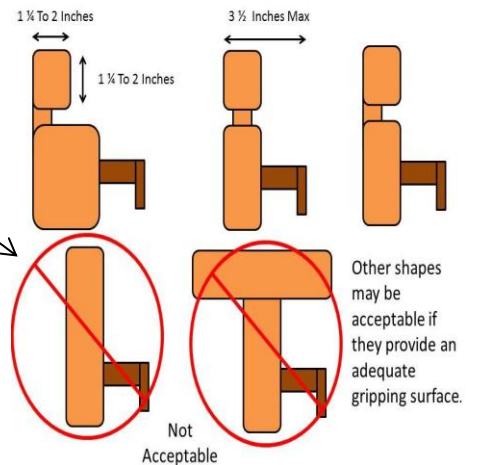


The railing is the proper height.

There are no balusters installed.
Recommend Repair.



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



ENTRANCE - BACK

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 in Satisfactory Condition. Properly pitched away from the home.

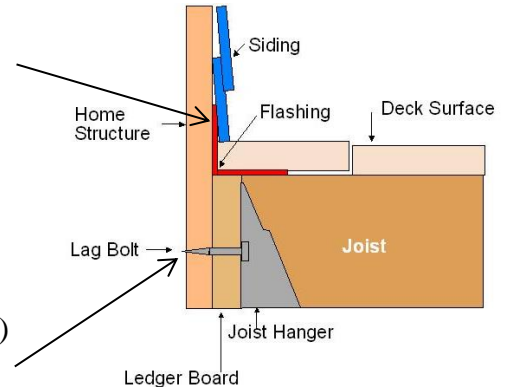


- Improper attachment to house Railing loose Railing/Balusters recommended
Flashing: Metal Plastic Other Not visible Non



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.



Railing:

- Required** Yes No Decks over 30 inches in height must have a guardrail
Proper Height: Yes No Guardrail must be 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.

Balusters are not installed. Recommend Repair.

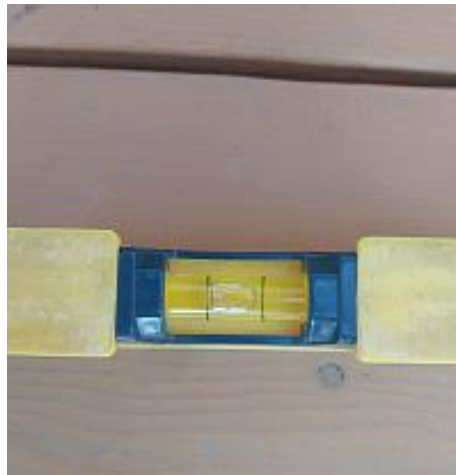


Decks/balconies are by nature vulnerable to moisture intrusion due to the fact that they are continuously exposed to the elements and there are multiple seams and joints where moisture can penetrate. Decks/balconies always require monitoring and maintenance. Moisture intrusion is often unseen and unpredictable 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.



The steps are in Satisfactory Condition. Properly pitched.



Railing:

- Required** Yes No Stairs over 30 inches in height must have a guardrail
 Missing *Safety Hazard*

- Proper Height:** Yes No Guardrail must be 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*



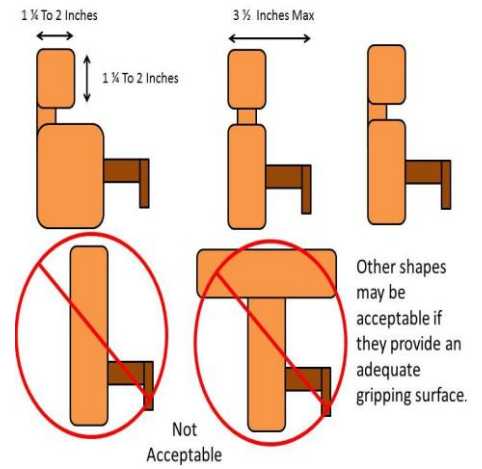
The railing is the proper height.

Balusters are not installed
 Recommend Repair.





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



STEPS - KITCHEN

None **Condition:** Satisfactory Marginal Poor

Material: Concrete Wood Other *Railing/Balusters recommended*

Cracked *Settled* *Rotted/Damaged* *Uneven risers* *Safety Hazard*



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



The steps are not properly pitched. Recommend Repair.

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

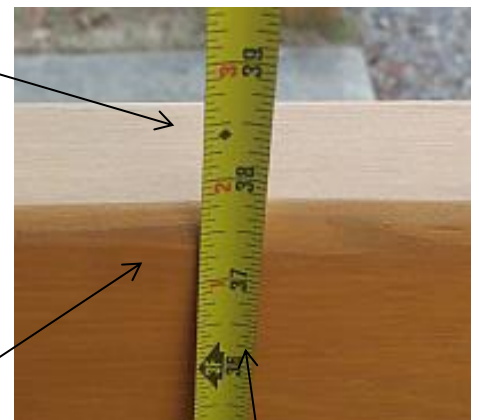


Flashing: Metal Plastic Other Not visible Non



The steps are 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.



Joist hangers are the recommended method of securing structure to a ledger board. Recommend Repair.

Railing:

Required Yes No Stairs over 30 inches in height must have a guardrail
 Missing *Safety Hazard*

FENCE/WALL

None **Condition:** Satisfactory Marginal Poor

Type: Brick/Block Wood Metal Chain Link Other

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 in several areas 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).

When the bibs are turned on and then off the anti-siphon valves are briefly directing water back toward the home. As the valves are not flush mounted with the log siding the water is getting behind the logs. Recommend Repair.



Conditions reported above reflect visible portion only

GENERAL COMMENTS



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: Asphalt Shingles Estimated Layers: 1

Approximate age of cover: +15 years

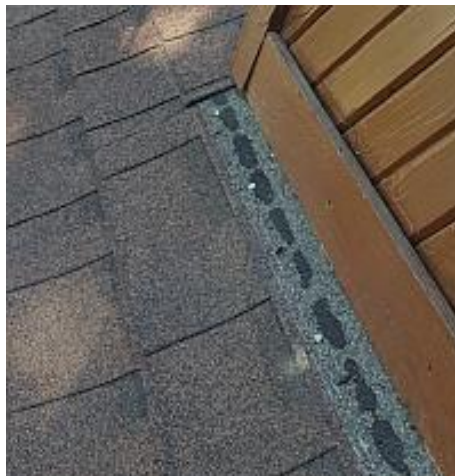
Condition: Satisfactory Marginal Poor Not visible **Problems Observed:**

Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles

Granules missing Alligating Blistering Missing Tabs/Shingles/Tiles Moss buildup

Exposed felt Cupping Incomplete/Improper Nailing Nail popping Exposed Nail Heads Shingles not properly overlapped (racking)

Recommend roofer evaluate



Broken/missing shingles observed. Granule loss observed. Recommend Repair/Replacement.



Exposed nail heads observed. Recommend sealing to help prevent moisture intrusion.



Slight 'bow' observed in the roof cover in one area (not really visible in the photo). Cause unknown. Recommend Repair.



Moss/lichen growth observed. This growth can, over time, deteriorate a roof cover. Recommend Removal.

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



Indications of creosote buildup observed. Recommend cleaning and seasonal cleaning thereafter.

Some rusting observed. Recommend Repair.

VENTILATION SYSTEM

Type: Soffit Ridge Gable Roof Vent Turbine

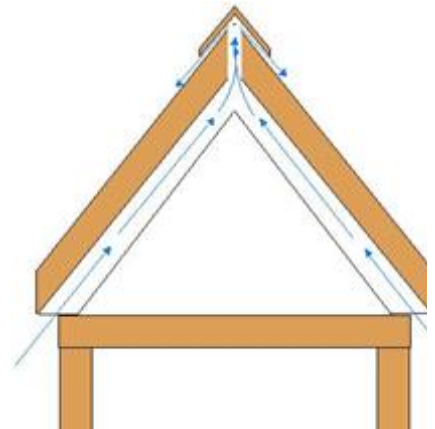
Powered Other **Appears Adequate:** Yes No

The ventilation system does not appear adequate. There are no roof or 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

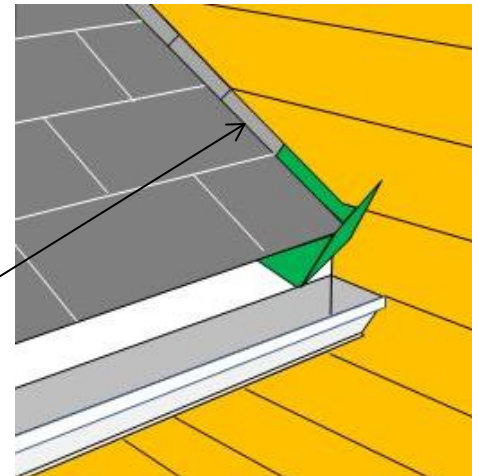
Material: Galvanized/Alum Asphalt Rubber Copper Other Not Visible

Rusted *Separated from chimney/roof* *Recommend Sealing* Other



The inspector verified that sidewall flashing is being used on the dormers.

The siding is in direct contact with the roof cover (a one inch offset is recommended). Recommend Repair.



There is no visible headwall flashing. Headwall flashing helps prevent leaks at the wall/roof cover junction. Recommend Repair.



The flashing on the kitchen entry is not correctly installed (the top edge of the flashing should be under, not on top of, the siding). Recommend Repair.

VALLEYS

None

Condition:

Satisfactory

Marginal

Poor

Not visible

Material:

Galvanized/Alum

Asphalt

Rubber

Copper

Other

Not Visible

Rusted

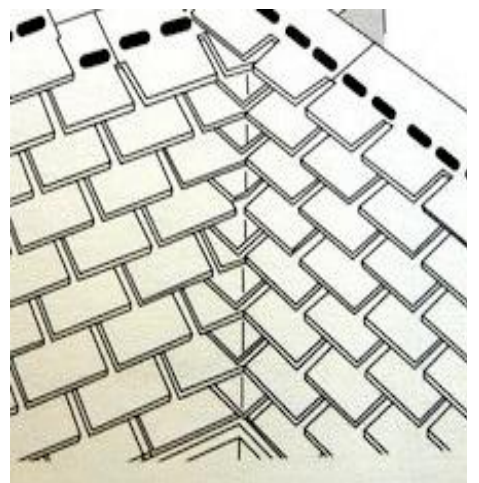
Holes

Recommend Sealing



A weave pattern is being used in the valleys. The weave should be tight and the shingles should lay flush with the roof surface to help prevent leaks.

Raised shingles observed in all of the valleys. Recommend Repair.



PLUMBING VENTS

Yes No Satisfactory Marginal Poor Not Visible



The plumbing vents are in Satisfactory Condition.

Conditions reported above reflect visible portion only

GENERAL COMMENTS



GUTTERS

Condition: Satisfactory Marginal Poor None *Recommended*



Recommend gutters to help channel runoff away from the foundation and help keep backsplash off the homes' siding.

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*

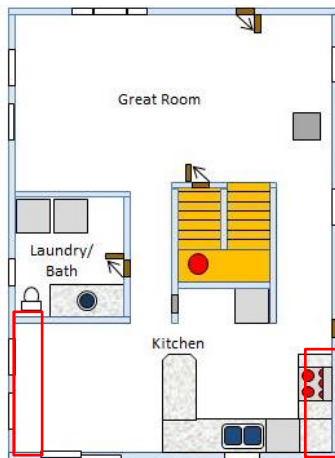
Material: Stone Slate Block/Brick Fiberboard Fiber-cement Stucco

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



Two deteriorated logs where indicated. The log siding is the load bearing component of a log home. This is a Major Concern. Recommend Evaluation/Repair by a licensed contractor.

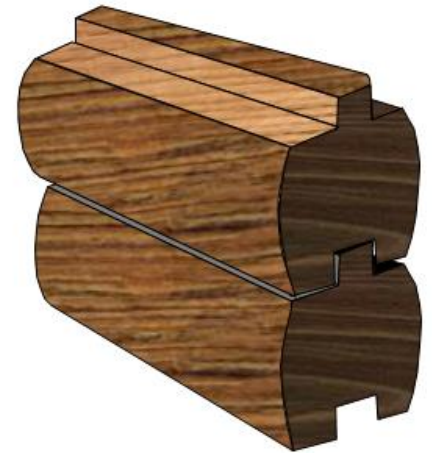
Birds are nesting in this deteriorated log.



Inspector's Note: This deterioration could be the result of moisture infiltration. Anytime there is moisture infiltration there is the possibility of hidden damage.



Numerous offset logs observed. This home is constructed of single tongue and groove milled logs. These types of log are designed to fit tightly together. The tongue and groove should help minimize the type of offsetting observed.



Inspector's Note: The home could have been built this way. Logs of different diameters would explain the offsetting.



Weathering/early indications of deterioration observed where the siding is in contact with the roof cover (see page 17). Recommend Repair.

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

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



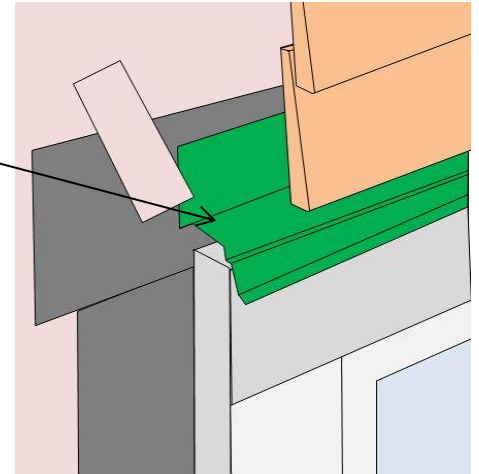
Weathering/early indications of deterioration observed where the fascia is in contact with the roof cover (see page 17). Recommend Repair.

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

FLASHING **Condition:** Satisfactory Marginal Poor Not Installed



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 and doors.



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



There is no visible chinking/sealing between the logs. There are several large gaps observed. Chinking helps seal out moisture and air and helps with the overall insulation of the structure. Recommend Repair.

Recommend sealing all utility penetrations.

Conditions reported above reflect visible portion only

GENERAL COMMENTS



TYPE None Attached Detached 1-car 2-car 3-car 4-car

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:** Asphalt Shingles Estimated Layers: 1
Approximate age of cover: +15 years

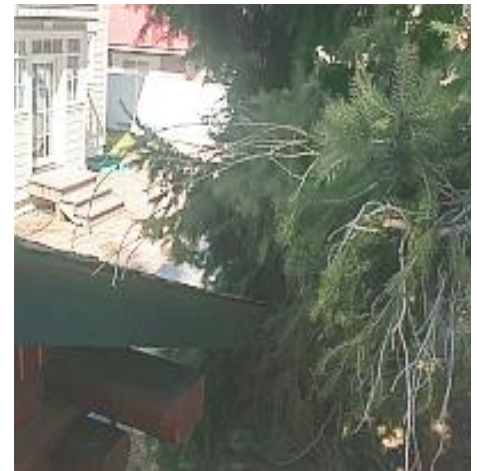
Condition: Satisfactory Marginal Poor Not visible **Problems Observed:**
 Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles Moss buildup
 Exposed felt Cupping Incomplete/Improper Nailing Nail popping Exposed Nail
Heads Shingles not properly overlapped (racking)
 Recommend roofer evaluate



Missing/damaged shingles observed. Recommend Repair/Replacement.



Moss/lichen growth observed. This growth can, over time, deteriorate a roof cover. Recommend Removal.



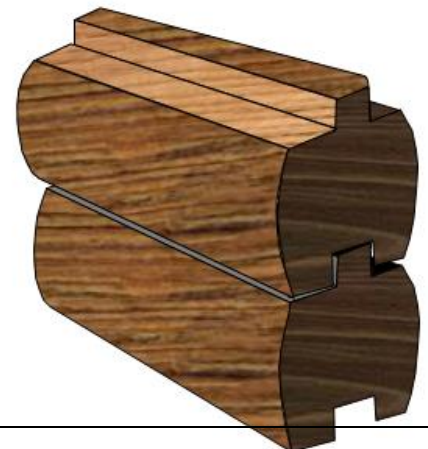
Vegetation is overgrowing/in contact with the roof cover. Recommend Trimming.

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



Numerous offset logs observed. This home is constructed of single tongue and groove milled logs. These types of log are designed to fit tightly together. The tongue and groove should help minimize the type of offsetting observed.

Inspector's Note: The home could have been built this way. Logs of different diameters would explain the offsetting.



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

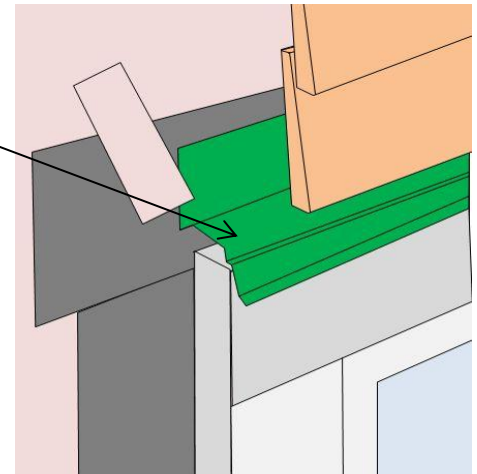
FASCIA **Condition:** Satisfactory Marginal Poor
Material: Wood Fiberboard Metal/Vinyl Fiber Cement Stucco
 Recommend repair/painting *Damaged wood* Other

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

FLASHING **Condition:** Satisfactory Marginal Poor Not Installed



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 and doors.



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



There is no visible chinking/sealing between the logs. There are several large gaps observed. Chinking helps seal out moisture and air and helps with the overall insulation of the structure. Recommend Repair.



Conditions reported above reflect visible portion only

COVERED ENTRANCE None
Footings: Concrete Wood Not visible Other
Condition: Satisfactory Marginal Poor
Support Pier: Concrete Wood Not visible Other
Condition: Satisfactory Marginal Poor

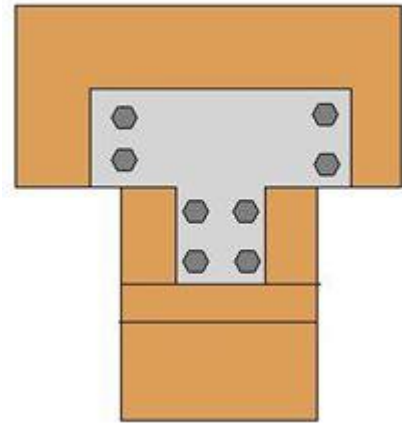
Earth to wood contact *Concrete to wood contact* *Moisture/Insect damage*



There are no visible footings (the inspector probed down six inches and could not find footings). Footings help stabilize a structure and help prevent settling. Recommend Replacement.



There is no indication of positive attachment between the piers and beam. The piers are secured to the beam by nails toenailed into the structure. The inspector recommends gusset plates (illustrated) to ensure positive attachment.



Proper treated wood used for contact with the earth.



The entry structure is leaning noticeably. This is a Major Concern. Recommend Repair.



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



The steps are in Satisfactory Condition. Properly pitched.





Proper treated wood used for contact with concrete.

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



The walls are in overall Satisfactory Condition. There is visible caulking in some areas.

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 door is not weather stripped. Recommend Replacement.

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



Indications of leaking insulated glass observed. Recommend Replacement.



Moisture stains observed on the window sill. Although the area tested dry with a moisture meter, the stains came from somewhere. Recommend Repair.



HEATING SOURCE Yes No

Base Board Electric Heater – Operates : Yes No

Condition: Satisfactory Marginal Poor

Power to the building was off at the time of the inspection. The heater could not be tested.

ELECTRICAL:

Switches: Yes No **Operates:** Yes No

Outlets: Yes No **Operates:** Yes No

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



Power to the building was turned off at the sub panel. The electric system could not be tested.

Wiring should not be exposed within a living area. Recommend Repair.



SMOKE DETECTORS (BEDROOMS)

Present: Smoke Detector: Yes No Recommend Smoke Detectors in all Bedrooms

BEDROOM EGRESS **Restricted:** Yes No **Egress Windows:** N/A Yes No
Room Can be Used as A Bedroom: N/A Yes No The room has an exterior door. An egress window is not required.

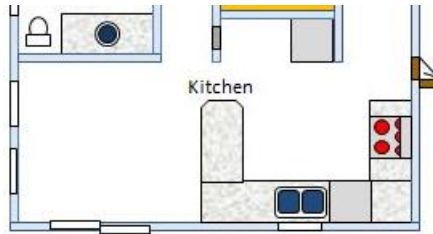
GENERAL COMMENTS



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

CABINETS Satisfactory Marginal Poor *Recommend repair/adjustment*

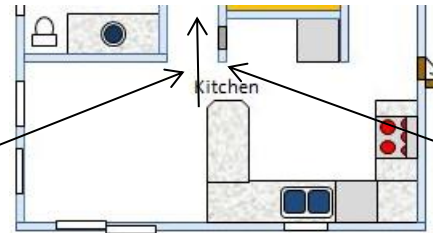
WALLS AND CEILING: **Condition:** Satisfactory Marginal Poor
Moisture stains: Yes No Where: **Holes:** Yes No Where:



There are numerous moisture stains on the walls, particularly where indicated. While testing with a moisture meter showed the walls to be dry, the stains came from somewhere. Anytime there is

moisture penetration there is the possibility of hidden damage. Recommend Repair.

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



The floor is noticeably sloped where indicated. Recommend Repair.

The floor is holed where indicated and loose at the edges (no baseboard trim installed). 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 door scrapes on the threshold when opened/closed. Recommend Repair/Adjustment.

The door has to be lifted slightly for the dead bolt to engage. Recommend Repair/Adjustment.



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 sliding glass door is installed backwards (the track is on the exterior). This makes to door relatively easy to remove from the exterior and difficult to secure. 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

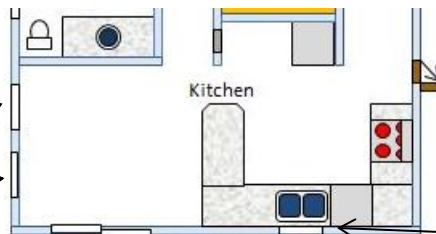
Evidence of Leaking Insulated Glass: Yes No N/A

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



Moisture stains observed in the windows indicated. Indications of leaking insulated glass observed in the window indicated. Recommend Repair/Replacement.

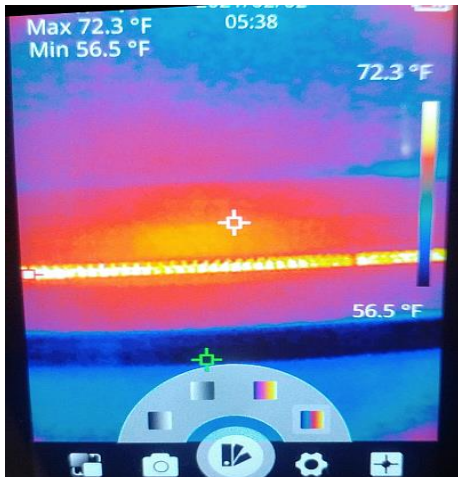


HEATING SOURCE

Yes No

Base Board Electric Heater – Operates : Yes No

Condition: Satisfactory Marginal Poor



The baseboard electric heater is operating.

Inspector’s Note. These heaters are not maintenance free. Annual cleaning of the heating element is recommended. Without preventative maintenance the heating element can clog with dust and as a result the unit can run hot.

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

EVIDENCE OF MOLD/MICROBIAL GROWTH

Yes No

APPLIANCES

- Disposal
- Oven
- Range

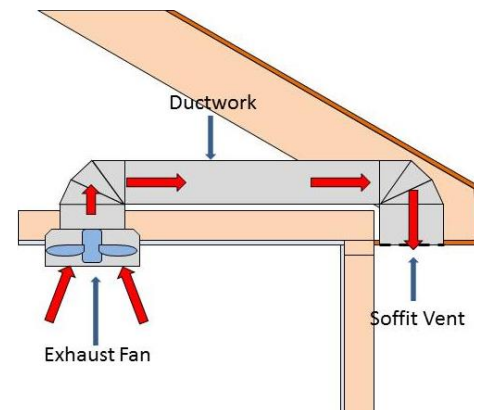
Operates: Yes No
Operates: Yes No
Operates: Yes No
Tip Bracket Yes No
Operates: Yes No
Operates: Yes No

- Trash Compactor
- Exhaust Fan
- Refrigerator
- Dishwasher
- Air Gap
- Drain Line High Loop
- Drain Line “P” Trap

Operates: Yes No
Operates: Yes No
Operates: Yes No
Operates: Yes No
 Yes No
 Yes No
 Yes No



The exhaust fan vents into the kitchen. Exhaust fan must be vented to the exterior unless alternate mechanical or natural ventilation (window) is provided. It is always recommended that kitchen exhaust fans be vented to the exterior.





The disposal is not operating.
Recommend Repair/Replacement.



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

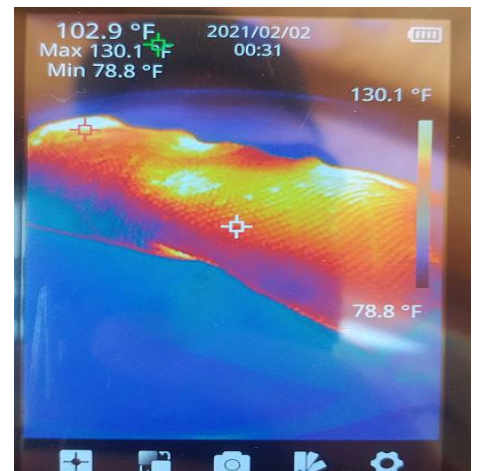


The kitchen outlets are not GFCI. While required by current standards, this home was constructed before those standards were in place. It is highly recommended that all kitchen outlets be GFCI. Recommend Repair/Replacement.

GENERAL COMMENTS



Except as noted, the kitchen appliances are operating.





ROOM COMPONENTS

Dryer vented: N/A Wall Ceiling Floor
 Not vented to Exterior Recommend repair Safety hazard



Dryer duct properly vented to the exterior.

Dryer duct is dirty. Recommend cleaning and annual cleaning thereafter.

Flexible line is being used for the dryer duct. Current requirements call for metal ducting, fastened without screws (foil tape is used to connect the sections together). The line should be as straight as possible and be no more than 35 feet in length.

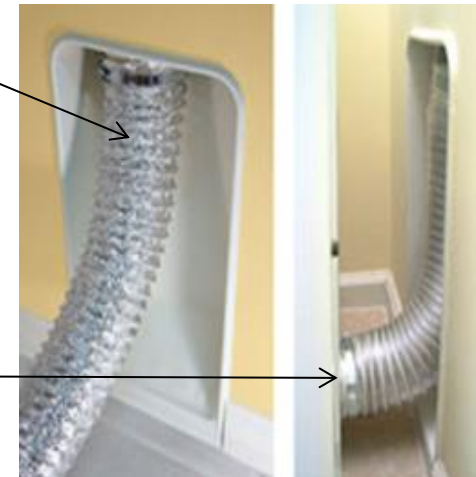


Appliances: Washer Dryer Water heater Furnace
Washer hook-up lines/valves: Leaking Corroded Not visible
Gas Shut-off Valve: N/A Yes No Cap Needed Safety hazard Not visible



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.



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 Plastic

CABINETS Satisfactory Marginal Poor *Recommend repair/adjustment*

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

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



There are numerous moisture stains on the exterior wall and bubbled paint on the ceiling. While testing with a moisture meter showed the walls to be dry, the stains came from somewhere. Anytime there is moisture penetration there is the possibility of hidden damage. Recommend Repair.



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

Material: Tile Linoleum Carpet Wood Composite Other



The floor is gapped at the wall junction (there is no base board trim installed). Recommend Repair.

HEATING SOURCE Yes No

Base Board Electric Heater – Operates : Yes No

Condition: Satisfactory Marginal Poor



The baseboard electric heater is operating.

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

INTERIOR DOOR Yes No Satisfactory Marginal Poor

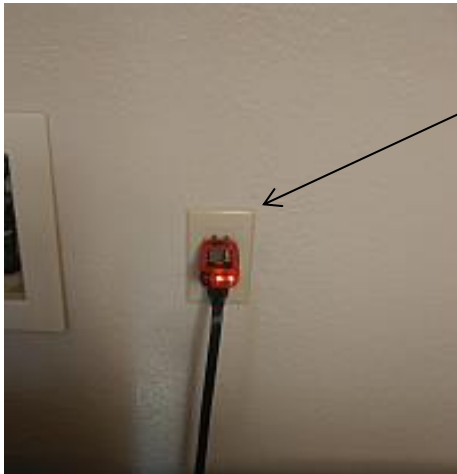
Locks/Latches Operable: Yes No Missing

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 GFCI for the countertop outlet is in the main electric panel. The outlet indicated is not GFCI. Current standards call for all bath outlets to be GFCI. This is a potential Safety Hazard. Recommend Repair/ Replacement.



EXHAUST FAN

Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

Exhausted To: Attic: Yes No Outside: Yes No Not visible

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



Indications of leaking insulated glass observed. Recommend Replacement.

GENERAL COMMENTS



BATHROOM: BATH

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



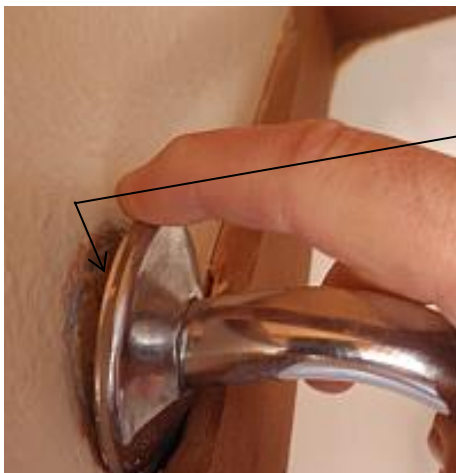
The sink drains slowly. Recommend Repair.

TOILET

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

SHOWER/TUB

Faucet leaks: Yes No
Loose: Yes No
Pipes leak: Yes No
Showerhead leaks: Yes No
Loose: Yes No
Calking Needed Behind Showerhead: Yes No



Recommend calking where indicated to help prevent moisture penetration into the walls.

The showerhead is leaking. Recommend Repair.



Fixture Condition: Satisfactory Marginal Poor
Shower/ Tub Material: Ceramic/Plastic Fiberglass Metal Tile Other
Condition: Satisfactory Marginal Poor
Surround Material: Ceramic/Plastic Fiberglass Metal Tile Other
Condition: Satisfactory Marginal Poor
Caulk/Grouting Needed: Yes No Where:
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor
Built In Drain Stopper: Yes No **Operates:** Yes No

EVIDENCE OF MOLD/MICROBIAL GROWTH Yes No

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

CABINETS Satisfactory Marginal Poor *Recommend repair/adjustment*

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

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



The upper hinge squeaks. Recommend Repair (lubrication).

HEATING SOURCE Yes No

Base Board Electric Heater – Operates : Yes No

Condition: Satisfactory Marginal Poor



The baseboard electric heater is operating.

Inspector’s Note. These heaters are not maintenance free. Annual cleaning of the heating element is recommended. Without preventative maintenance the heating element can clog with dust 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



The GFCI is in the main electric panel. The outlet is loose. Recommend Repair.

EXHAUST FAN

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

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



ROOMS

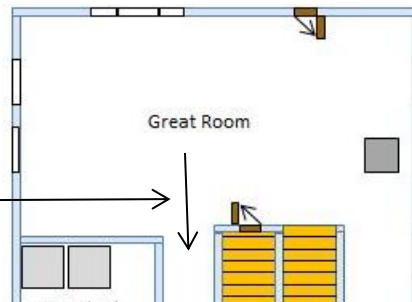
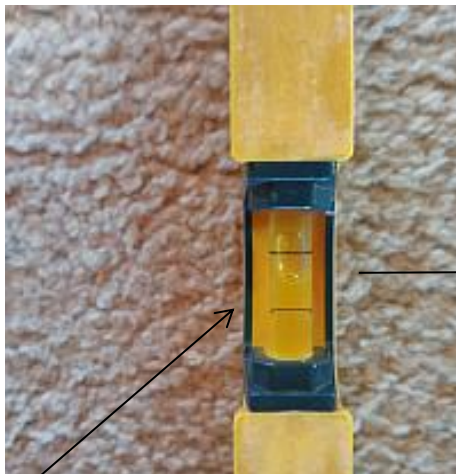
LOCATION: GREAT ROOM

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



There are numerous moisture stains on the exterior walls and bubbled paint on the walls. While testing with a moisture meter showed the walls to be dry, the stains came from somewhere. Anytime there is moisture penetration there is the possibility of hidden damage. Recommend Repair.

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



The floor slopes where indicated. 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



Door scrapes on the frame when opened/closed. Recommend Repair/Adjustment.

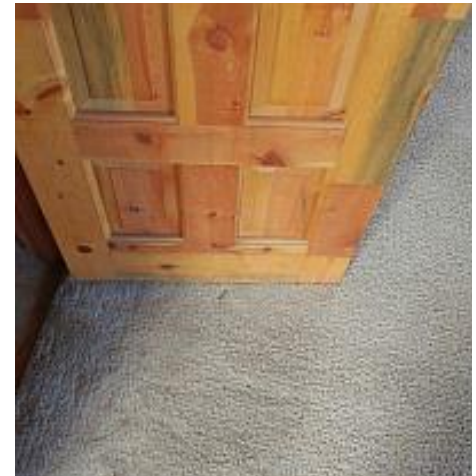
The door is gapped where indicated. Recommend Repair/Adjustment.



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



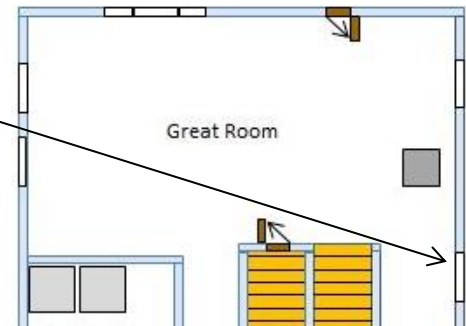
The door to the water heater scrapes on the floor cover when opened/closed. Recommend Repair/Adjustment.



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 indicated is holed/bent. Recommend Replacement.

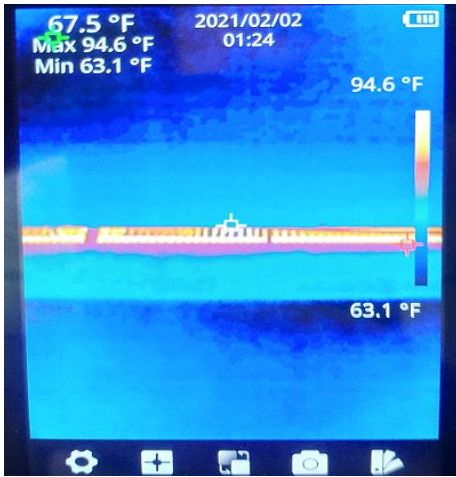


HEATING SOURCE

Yes No

Base Board Electric Heater – Operates : Yes No

Condition: Satisfactory Marginal Poor



The baseboard electric heater is operating.

Inspector's Note. These heaters are not maintenance free. Annual cleaning of the heating element is recommended. Without preventative maintenance the heating element can clog with dust 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**

GENERAL COMMENTS



LOCATION: BEDROOM

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

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 screens in both windows are holed. Recommend replacement.

HEATING SOURCE

Yes No
Base Board Electric Heater – Operates : Yes No
Condition: Satisfactory Marginal Poor



The baseboard electric heater is operating.

Inspector’s Note. These heaters are not maintenance free. Annual cleaning of the heating element is recommended. Without preventative maintenance the heating element can clog with dust 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**

SMOKE DETECTORS (BEDROOMS)

Present: Smoke Detector: Yes No Recommend Smoke Detectors in all Bedrooms

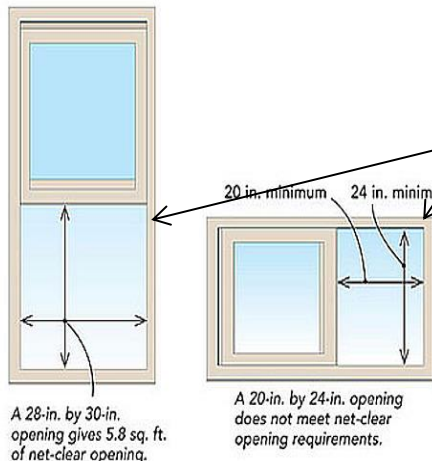
BEDROOM EGRESS **Restricted:** Yes No **Egress Windows:** N/A Yes No
Room Can be Used as A Bedroom: N/A Yes No 23 x 34.4 5.51 Sq. Ft.



The window is too small and does not open far enough to be considered an egress window. Recommend Replacement.



GENERAL COMMENTS



Inspector's Note: A word about Egress Windows. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (5.0 square feet for ground floors). The net clear opening is the normal operation of the window. This area is required to provide egress for firefighters and rescue personnel while wearing equipment. The minimum net clear opening height shall be 24". The net clear opening width shall be 20". The window shall also be no more than 44" from the floor.



LOCATION: BEDROOM 1

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



The carpet where indicated is torn/missing. 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

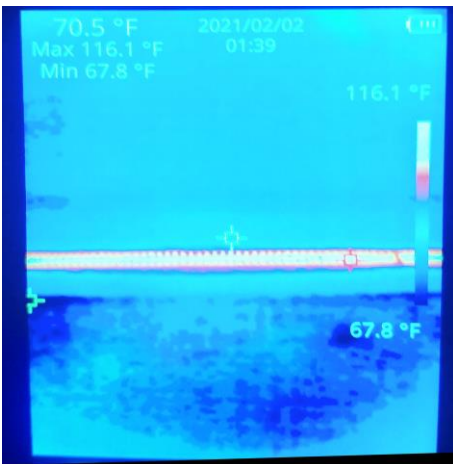
Torn Bent Holed Not installed

HEATING SOURCE

Yes No

Base Board Electric Heater – Operates : Yes No

Condition: Satisfactory Marginal Poor



The baseboard electric heater is operating.

Inspector's Note. These heaters are not maintenance free. Annual cleaning of the heating element is recommended. Without preventative maintenance the heating element can clog with dust 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**

SMOKE DETECTORS (BEDROOMS)

Present: Smoke Detector: Yes No Recommend Smoke Detectors in all Bedrooms

BEDROOM EGRESS Restricted: Yes No **Egress Windows:** N/A Yes No

Room Can be Used as A Bedroom: N/A Yes No 23 x 34.4 5.51 Sq. Ft.



The window is too small and does not open far enough to be considered an egress window. Recommend Replacement.



GENERAL COMMENTS



WOOD STOVE

Condition: Satisfactory Marginal Poor

Brand name: Vermont **Model #:** Defiant 1945 **Serial #:** 1307

Material: Masonry Metal (pre-fabricated) Metal insert

Flue: Metal (pre-fabricated) Cracks Rust Pitting

Fireplace has its own flue: Yes No **Safety Hazard**

Damper: Yes No Operates: Yes No Condition: Cracks Rust Pitting

Open joints or cracks in firebrick/panels *Fireplace doors need repair*

Pre-fab panels damaged/worn



The cracked fire bricks are typical. The door gasket is showing expected indications of wear.



Carbon Monoxide: N/A Not Detected Detected **Where:**

Tester: TIF 8800 Not Tested – No Fire in the Wood Stove

Combustion Air Venting Present: Yes No **Recommended**

Blower built-in: Yes No Operates: Yes No

Mantle: None Satisfactory Marginal Poor

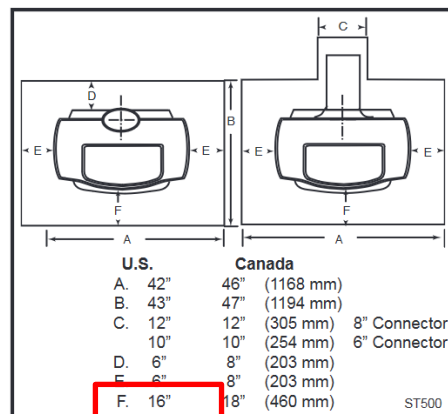
Physical Condition: Satisfactory Marginal Poor *Recommend having flue cleaned*

Hearth Adequate: Yes No

Proper Clearance From Walls: Yes No **Safety Hazard**

Stove – 36” inches from unprotected walls, Flue -18” from unprotected walls.

Safety Hazard



According to the owner’s manual there should be 16 inches of hearth in front of the unit. The hearth only extends 9 inches to the front of the unit. This is a potential Safety Hazard. Recommend Repair.



Cracked/loose hearth stones observed. Recommend Replacement.

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.

STAIRS

Satisfactory Marginal Poor None

Handrail: Satisfactory Marginal Poor *Missing, Safety hazard*



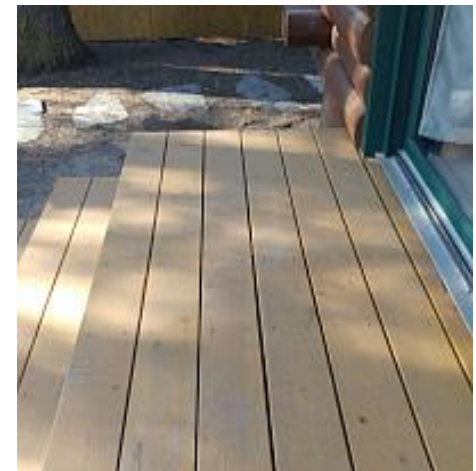
The stair guard/stair rail is the proper height (36 inches minimum). The balusters are not properly spaced (4 inches maximum). Recommend Repair.

All of the stair guards/rails and balcony rails are loose to some degree. Recommend Repair.

Risers/Treads: Satisfactory Marginal Poor *Risers/Treads uneven*



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



Lighting: Yes No **Operational:** Yes No *Missing, Safety hazard*

Light Switches at the Top and Bottom of the Stairs: Yes No *Required*

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 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. There is no visible CO detector in this home. 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).



The ceiling fan is operating.

The variable speed controller will only turn the ceiling fan on – it does not vary the speed. Recommend Replacement.

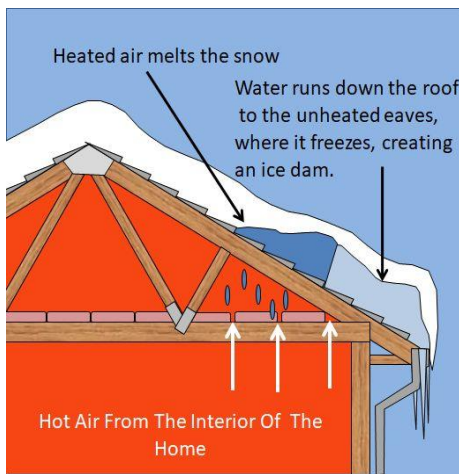


ATTIC/STRUCTURE/FRAMING/INSULATION

N/A

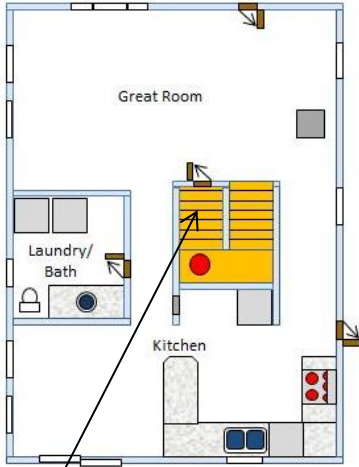
Conditions reported above reflect visible portion only

GENERAL COMMENTS



Inspector’s Note: A word about ice damming. There is a possibility that the moisture stains seen throughout the home on the walls and ceiling are the result of ice damming. As mentioned previously in this report, the attic ventilation is not adequate. This could allow heat from the interior of the home to melt snow on the roof, which can cause ice damming. Correcting the attic ventilation could correct this problem.

Inspector’s Note: A word about floors. Floors are rarely level, and are commonly crowned in places or slope. The inspection is that of a generalist and not a specialist. Equipment (level) was used to determine if the floors are level. No other equipment was used. It is worth repeating that floors are rarely level, and it is generally agreed that a slope of one inch in twenty feet is acceptable. Sloping floors can be caused by a variety of issues (differential settling, natural deflection in the floor joists, sub-standard construction) and are rarely determined to be a structural deficiency. It is worth noting that the floors in this home, where noted to be out of level, are sloped more than one inch in twenty.



The crawl space access is where indicated.



The crawl space access is too small (18 x 24 inches minimum). IN addition to being too small the access is blocked by one electric and two water lines that run across the crawl space opening. Because of this the inspector was not able to get completely into the crawl space.

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

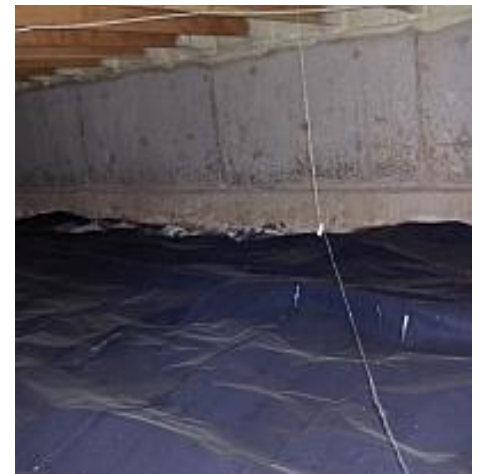
Movement Apparent: Yes No Where

Indication Of Moisture: Yes No Fresh Old stains

Condition reported above reflects visible portion only



The visible foundation walls are in Satisfactory Condition.



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*



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

There is no indication of positive attachment between the piers and beam. The piers are secured to the beam by nails toenailed into the structure. The inspector recommends gusset plates (illustrated) to ensure positive attachment.

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

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. Proper overlap of the beam observed.



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

INSULATION

Yes No *Recommended*

Type: Fiberglass Foam Other **Installed Where:** On walls Between floor joists

Problems Observed: None Displaced Sagging Damaged

VENTILATION

Yes No *Recommended*

Type: Wall Vents Draft Vents Powered floor joists

Problems Observed: None Appears Adequate Recommend additional ventilation



The ventilation does not appear adequate. There is only one visible wall vent. Recommend Repair.

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.

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



Some (not all) of the water lines are wrapped in heat tape. The heat tape is plugged into extension cords that run out of the crawl space and into the home (the heat tape was not plugged in at the time of the inspection). Extension cords are not a substitute for permanent wiring.



Conditions reported above reflect visible portion only

GENERAL COMMENTS



WATER SERVICE



Main water shutoff is in the crawl space 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

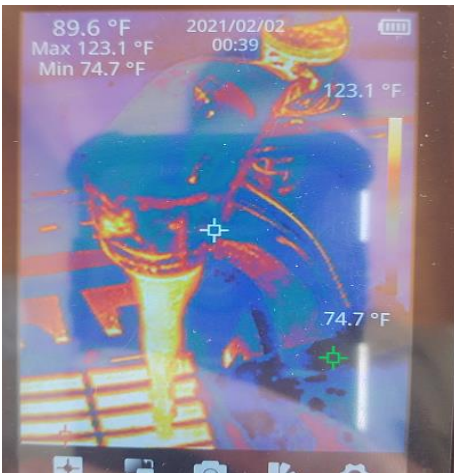
Lead Other Than Solder Joints: Yes No Unknown

Inspector's Note: The Safe Water Drinking act of 1988 prohibited the use of lead pipes, solder and flux in all drinking water systems.

Water Pressure: Poor Satisfactory - between 35 and 60 psi Over 80 psi

Functional Flow: Poor Satisfactory - between 6 and 12 gpm

Water Temperature: 120°F Other



Water temperature is 123.1°F. A water temperature of 120°F is considered optimal for domestic use.



The water pressure is 40psi, which is within acceptable limits.



The flow rate is 6 gpm, 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: Plumbers Tape Adequate Yes No Not Visible
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

SANITARY GRINDER/PUMP N/A

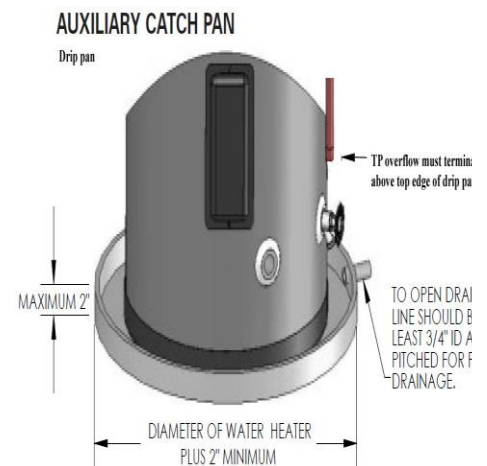
WATER HEATER - ELECTRIC **Condition:** Satisfactory Marginal Poor

Brand name: Rheem **Model #:** XE40M06ST45U1 **Serial #:** M381612559

Unit Elevated/Drain Pan: Yes No N/A



Proper 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.

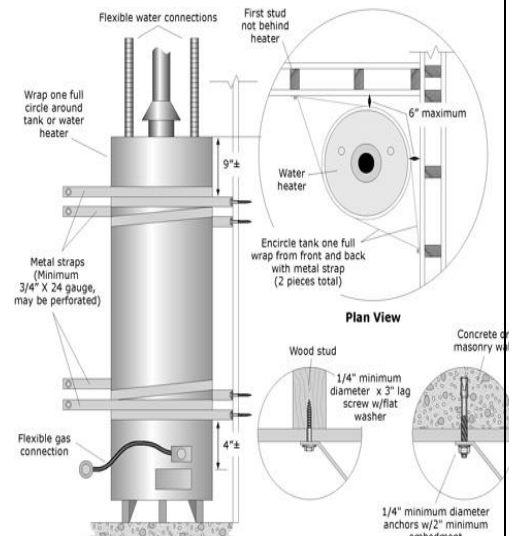


Capacity: 40 gallons **Approximate age:** Manufactured September 2016

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.



This is a 40 gallon water heater. A rule of thumb sizing guide for water heater size is:

For 1 to 2 people: 30-40 gallons
For 2 to 3 people: 40-50 gallons
For 3 to 4 people: 50-60 gallons
For 5+ people: 60-80 gallons

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



The temperature /pressure relief (TPR) valve extension is missing. This is a potential Safety Hazard. Recommend Replacement.

The temperature /pressure relief valve extension is typically made of a heat resistant material (copper and galvanized are common). It must extend to with 6 inches of the floor and terminate in a non-threaded end.

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

GENERAL COMMENTS

HEATING SYSTEM

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

GENERAL COMMENTS

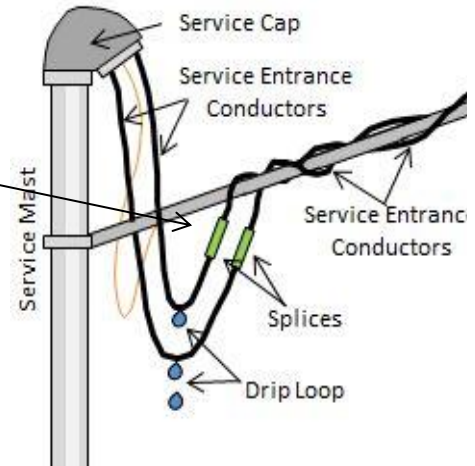


SERVICE DROP

- 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 drip loop is not properly installed. The drip loop should channel runoff away from the splices. Recommend Repair.



The weather boot is cracked/holed. This is a Major Concern. Recommend Replacement.

The service mast and conductors are less than 3 feet from an opening window. Overhead service conductors must maintain a clearance of 3 feet from windows that open or similar locations. This is a potential Safety Hazard. Recommend Repair.



The ground is not proper. All of the grounding rod must be buried. A portion of the grounding rod is visible above ground. This is a Major Concern. Recommend Repair.



The exterior service panel is in Satisfactory Condition. This is also the location of the main electrical disconnect.

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



All exterior outlets tested are GFCI. The GFCI is in the main electric panel.

The outlet where indicated is loose. Recommend Repair.

- MAIN PANEL** Location: Kitchen **Condition:** Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No
 Amperage: 200 Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No **Operative:** Yes No
A.F.C.I. present: Yes No **Operative:** Yes No

An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. An AFCI must distinguish between a harmless arc that occurs incidental to normal operation of switches, plugs and brushed motors and an undesirable arc that can occur, for example, in a lamp cord that has a broken conductor in the cord. Recommend AFCIs in all living areas.

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: Cutler Hammer

Breakers Labeled: Yes No Recommended



The breakers are not labeled.
Recommend Repair.



There are numerous double tapped neutral and ground wires. Unless otherwise marked these terminals are designed for one wire per lug. Recommend Repair.



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



A piece of cardboard is being used to label a wire. There are (nonflammable) products designed specifically for this. Recommend

SUB PANEL None apparent Location: Guest House

Panel not accessible Not evaluated **Reason:**

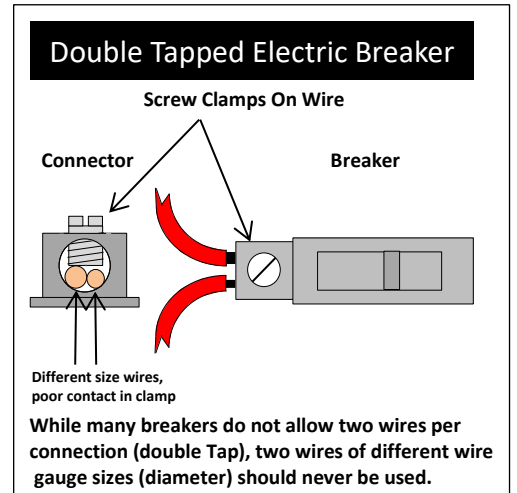
Branch Wire: Copper Aluminum Copper clad aluminum

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

Safety hazard



Double tapped breaker where indicated. This is a potential Fire and Safety Hazard. Recommend Repair.



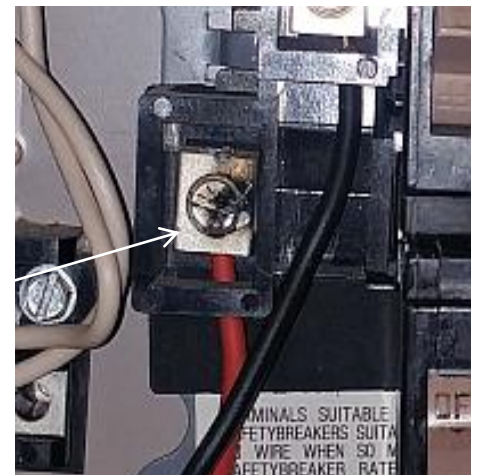
A double tapped circuit breaker (Two wires entering the same breaker from two separate circuits) is one of the most common electrical defects found when checking the main electric panel. The problem with putting two wires in a circuit breaker designed to hold one is that the wires could become loose, 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



The bonding screw has not been removed. This means the neutrals and grounds are not isolated (required on a sub panel). This is a potential Safety Hazard. Recommend Repair.

Scorching observed on the main wire indicated. This can be an indication of overheating. This is a potential Safety Hazard. Recommend Repair.



There are numerous double tapped neutral wires. Unless otherwise marked these terminals are designed for one wire per lug. Recommend Repair.

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
 Solid conductor aluminum branch wiring circuits
 Ungrounded 3-prong outlets

Recommend electrician evaluate/repair

GENERAL COMMENTS



The electric line to the guest house is exposed (should be in conduit).
Recommend Repair.





ITEMS NOT OPERATING OR NOT INSTALLED

Exterior		Page 19	Gutters not installed
Kitchen		Page 31	Disposal not operating
Rooms	Bedroom	Page 42	Smoke detector not installed
Rooms	Bedroom	Page 42	Egress window not installed
Rooms	Bedroom 1	Page 44	Smoke detector not installed
Rooms	Bedroom 1	Page 44	Egress window not installed
Interior		Page 46/47	CO detector not installed

MAJOR CONCERNS

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

Exterior		Page 19/20	Siding
Guest House		Page 23/24	Entryway
Electric		Page 56	Ground

POTENTIAL SAFETY HAZARDS

Laundry/Bath		Page 34	Missing GFCI
Interior		Page 45	Wood stove hearth
Plumbing	Water Heater	Page 53/54	TPR valve extension
Electric		Page 56	Service drop
Electric	Sub Panel	Page 59	Double tapped breaker
Electric	Sub Panel	Page 59	Neutral/ground separation
Electric	Sub Panel	Page 59	Scorched wiring

DEFERRED COST ITEMS

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

None

'TO DO' LIST (ITEMS NEEDING MINOR REPAIR)

Grounds		Page 6	Service walks	
Grounds		Page 6	Driveway	
Grounds		Page 10	Deck attachment	
Grounds		Page 13	Steps structure	
Grounds		Page 13	Landscaping	
Grounds		Page 13/14	Bib	
Roof		Page 15	Roof cover	Evaluate
Roof		Page 16	Chimney	
Roof		Page 16	Ventilation	
Roof		Page 16/17	Flashing	

Exterior		Page 20	Fascia
Exterior		Page 20	Flashing
Exterior		Page 20	Calking
Guest House		Page 22	Roof
Guest House		Page 22	Siding
Guest House		Page 23	Flashing
Guest House		Page 25	Exterior door
Guest House		Page 26	Window
Guest House		Page 26	Wiring
Kitchen		Page 28	Walls
Kitchen		Page 28	Floor
Kitchen		Page 28/29	Exterior doors
Kitchen		Page 29	Windows
Kitchen		Page 31	Missing GFCI
Laundry/Bath		Page 32	Dryer duct
Laundry/Bath		Page 33	Walls/ceiling
Laundry/Bath		Page 33	Floor
Laundry/Bath		Page 34	Window
Bath		Page 35	Sink
Bath		Page 35	Shower head
Bath		Page 36	Door
Bath		Page 37	Outlet
Rooms	Great Room	Page 38	Walls/ceiling
Rooms	Great Room	Page 38	Floor
Rooms	Great Room	Page 38/39	Exterior door
Rooms	Great Room	Page 39	Door
Rooms	Great Room	Page 39	Window
Rooms	Bedroom	Page 41	Screen
Rooms	Bedroom 1	Page 43	Floor
Interior		Page 45	Wood stove hearth
Interior		Page 46	Stair rails
Interior		Page 47	Ceiling fan
Interior		Page 47	Ice damming
Interior		Page 47	Floors
Crawl Space		Page 48	Entry
Crawl Space		Page 49	Structure
Crawl Space		Page 50	Ventilation
Crawl Space		Page 50/51	Electric
Plumbing	Water Heater	Page 53	Seismic restraints
Electric		Page 56	Service drop
Electric		Page 57	Outlet
Electric		Page 58	Main panel
Electric		Page 60	Exterior wire

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



GROUND

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

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 by most states, but for safety reasons, are highly 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 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.



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

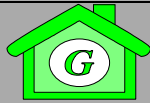
Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced.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



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.....	30-50 years
(Hot water or steam)	or more
STEEL BOILER.....	30-40 years
(Hot water or steam)	or more
COPPER BOILER.....	10-20 years
(Hot water or steam)	
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.

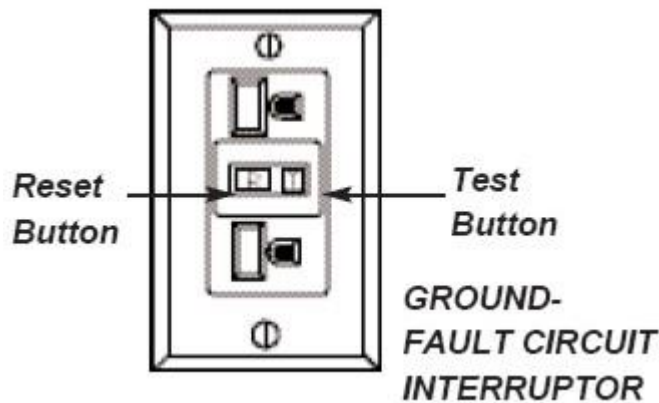
CO Test This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

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.



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.



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.