



**Inspection Date: 12<sup>th</sup> of Never**

**Prepared For: John and Jane Doe**

**Prepared By:**

Gunstock Home Inspection LLC

33136 East Bay Lane

Polson, MT 59860

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**Report Number: JJD12NEVER**

**Inspector: Michael Parker**

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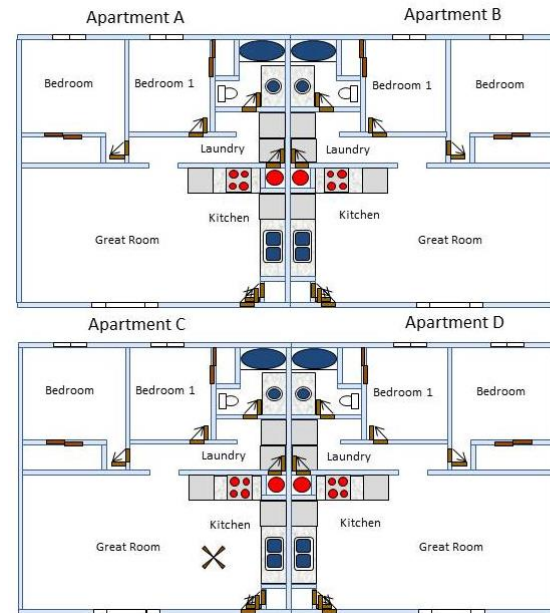
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# REPORT OVERVIEW

## THE UNIT IN PERSPECTIVE PRIMROSE LANE, SOMEWHERE USA



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

### CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

## **THE SCOPE OF THE INSPECTION**

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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**

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Approximate Age:	Built This Century
Style:	Multi Family
State of Occupancy:	Occupied
Weather Conditions:	Clear
Recent Precipitation:	None
Ground cover:	None

# RECEIPT / INVOICE

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

Date: 12<sup>th</sup> of Never

Report Number: JJD12NEVER

Name: John and Jane Doe

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

- Check #:
- Cash

\*\*  Radon     Water – Bacteria     Water – Heavy Metals     Mold

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 in Satisfactory Condition. Properly pitched away from the home.

Minor scaling observed. Repairs would be cosmetic.

Scaling is the loss of the surface mortar around the aggregate and it is generally isolated to the first 1/4". With mortar flaking, a form of scaling, there might be thin flakes of mortar in the area..



**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 in Satisfactory Condition. Properly pitched away from the building.

The driveway is properly pitched toward a central drain.

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

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

**PATIO**  None

**STAIRS**  None **Condition:**  Satisfactory  Marginal  Poor

**Material:**  Concrete  Wood  Other  Railing/Balusters recommended



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

The steps are properly pitched.



Cracks observed in the stringers. One step support is completely loose. This is a Major Concern. Recommend Repair/Replacement.

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

There is too much of a gap in the open risers (4 inches maximum). Recommend Repair.



**Railing:**

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

**Proper Height:**  Yes  No Guardrail must 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 improperly spaced. Recommend Repair.





The railing is deteriorated in areas. This is a Major Concern. Recommend Repair/Replacement.



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



The hand rail is the proper height.

- |                  |  |   |  |
|------------------|--|---|--|
| <b>Floor:</b>    | <input type="checkbox"/> Satisfactory    | <input type="checkbox"/> Marginal                   | <input checked="" type="checkbox"/> Poor                             |
| <b>Material:</b> | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Metal                      | <input type="checkbox"/> Composite <input type="checkbox"/> Concrete |
| <b>Finish:</b>   | <input type="checkbox"/> Treated         | <input checked="" type="checkbox"/> Painted/Stained | <input type="checkbox"/> Other                                       |



The floor is cantilevered 47 inches. According to current standards, cantilevers can extend up to one-fourth the back span of the joist. So the un-spliced joist would have to span 16 feet to allow the additional 47 inch cantilever. The joist structure is not visible so the inspector cannot make a determination if the cantilever is proper.



There are no joist hangers installed on the rim joist. Although not specifically required as the rim joists carry little load on a cantilevered deck, the inspector recommends properly installed joist hangers to help ensure positive attachment between the joists and rim joist.





The floor is properly pitched away from the home.



The floor is deteriorated in several areas. This is a potential Safety Hazard. Recommend Repair/ Replacement.

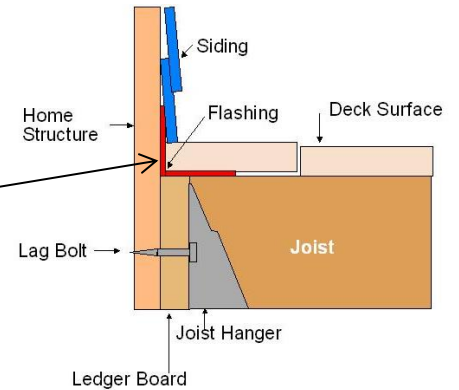


The floor is weathering. Recommend prepping and sealing (painting/staining). Recommend Repair.

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



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



**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

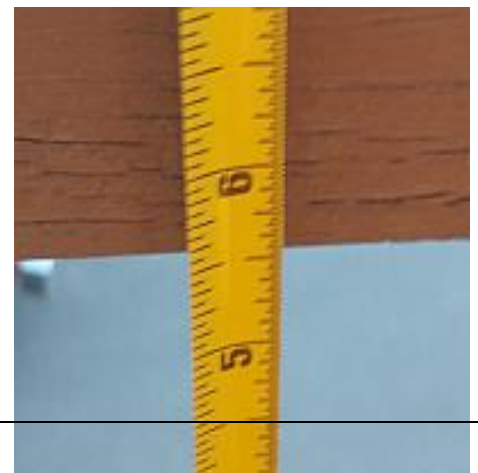
- Satisfactory  
 Marginal  
 Poor

- Improper attachment**  
 **Railing loose**  
 **Railing/Balusters recommended**



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

Balusters are improperly spaced. Recommend Repair.



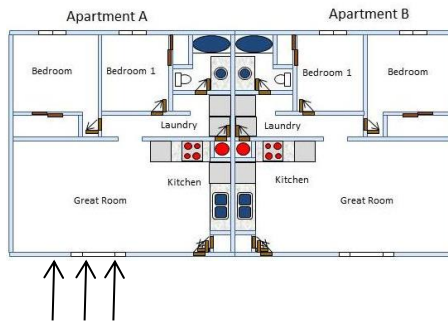


The railings are weathering. Recommend prepping and sealing (painting/staining). Recommend Repair. The railing is slightly loose. Recommend Repair

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

**LANDSCAPING AFFECTING FOUNDATION**  None

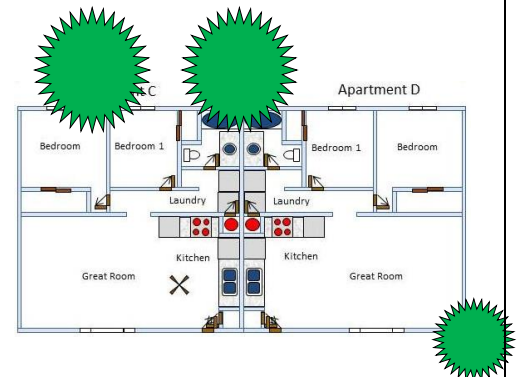
**Negative Grade:**  No  Yes  Where:  
 Recommend additional backfill  Recommend window wells/covers  
 Trim back trees/shrubberies  Yard drains



Negative grade where indicated. Recommend Repair (backfill).



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



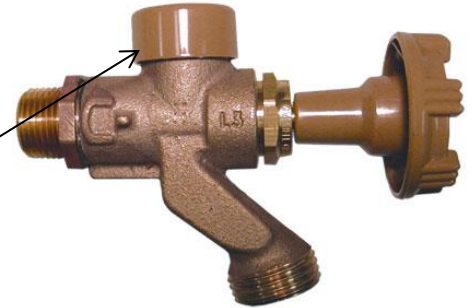
**EXTERNAL FAUCETS**

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.

No anti-siphon valve installed on the external faucets (bibs). This valve prevents water from the bib or attached hose from inadvertently being siphoned back into the homes water supply. Illustrated is one (but not the only) type of bib with an anti-siphon valve built in. Recommend Replacement.



*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

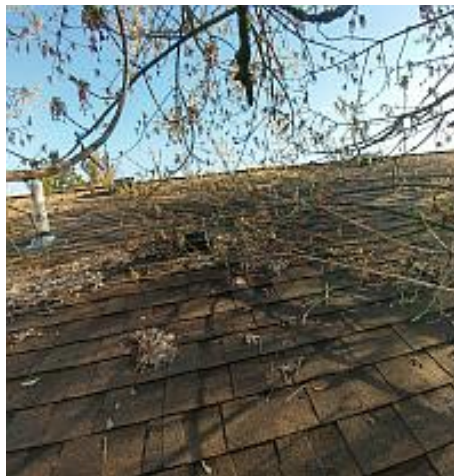
Condition:  Satisfactory  Marginal  Poor  Not visible **Problems Observed:**

Curling  Cracking  Ponding  Burn Spots  Broken/Loose Tiles/Shingles

Granules missing  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*



Most of the roof cover is in Satisfactory Condition. Trees are overgrowing the roof cover. Branches scraping on the roof cover have damaged shingles. This is a Major Concern. Recommend Repair/Replacement.

CHIMNEY

None

VENTILATION SYSTEM

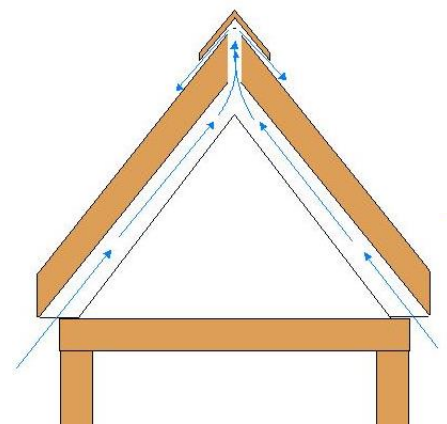
Type:  Soffit  Ridge  Gable  Roof Vent  Turbine

Powered  Other **Appears Adequate:**  Yes  No

The ventilation system is in Satisfactory Condition.

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.

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



FLASHING  None

VALLEYS  None

SKYLIGHTS  None

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*  
 *Need cleaning*  *Downspouts needed*  *Rusting*

**Material:**  Copper  Vinyl/Plastic  Galvanized/Aluminum  Other

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

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

**Drip Edge Overlaps Gutters:**  Yes  No

**Extension needed:**  Yes  No  Where:



The gutters are dirty. Recommend Cleaning and seasonal cleaning thereafter.

Down spout extensions needed. Extensions should be a minimum of three feet in length and carry runoff directly away from the home.



**BUILDING(S) EXTERIOR WALL CONSTRUCTION**

**Condition:**  Satisfactory  Marginal  Poor  Not visible  
**Type:**  Not visible  Framed  Masonry  Other

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

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

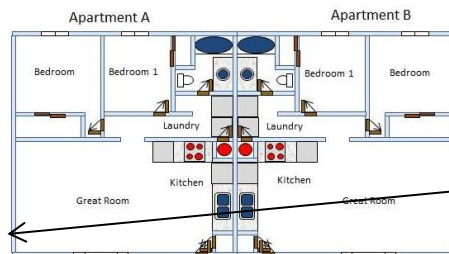
Louisiana Pacific Inner-Seal siding (Recalled, Manufactured 1990 – 1996)

Typical cracks  Wood Rot  Peeling paint  Missing Siding  Holes  Other

*Siding in contact with/improper clearance to soil*



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



The siding is beginning to deteriorate where indicated (backsplash from an incorrectly run gutter downspout). Recommend Repair/Replacement.

**SOFFIT** Condition:  Satisfactory  Marginal  Poor

Material:  Wood  Fiberboard  Metal/Vinyl  Fiber Cement  Stucco  
 *Recommend repair/painting*  *Damaged wood*  Other



The soffit is loose in several areas. Recommend Repair.



**FASCIA** Condition:  Satisfactory  Marginal  Poor

Material:  Wood  Fiberboard  Metal/Vinyl  Fiber Cement  Stucco  
 *Recommend repair/painting*  *Damaged wood*  Other



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

**TRIM** Condition:  Satisfactory  Marginal  Poor

Material:  Wood  Fiberboard  Metal/Vinyl  Fiber Cement  Stucco  
 *Recommend repair/painting*  *Damaged wood*  Other



The trim is weathering/slightly damaged. Recommend prepping and sealing (painting/staining). Recommend Repair.

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

Material:  Plastic  Metal  Other

Recommend repair  Damaged material  Other



Flashing is 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 calk at the siding transitions. Installed calk is cracked. Recommend Repair (re-caulking).



### GENERAL COMMENTS

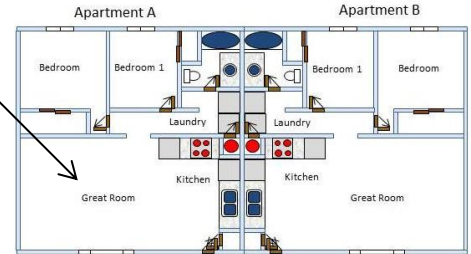




WATER SERVICE



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

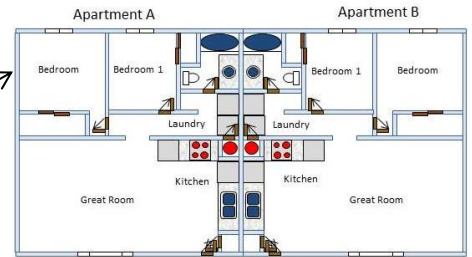
Inspector's Note: The Safe Water Drinking act of 1988 prohibited the use of lead pipes, solder and flux in all drinking water systems.

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 overhead service entry is in Satisfactory Condition.

This is the location of the main electrical disconnects.

- 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 Bath

**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:

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

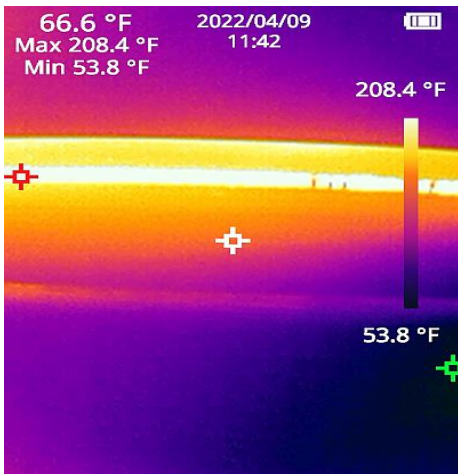
The door is dinged/rusted. The threshold weather stripping is torn. Recommend Repair/replacement.



**INTERIOR DOOR**  Yes  No

**WINDOWS & SCREENS** **Windows:**  None

**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



The labels on the faucet are reversed (hot should be on the left, cold should be on the right). Recommend Repair.

**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

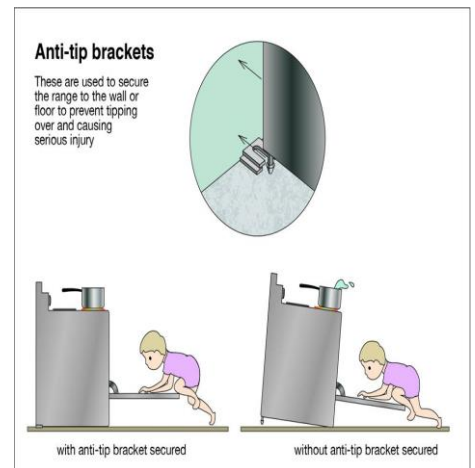
**EVIDENCE OF MOLD/MICROBIAL GROWTH**  Yes  No

**APPLIANCES**

- |   |                    |   |  |   |   |
|---|--------------------|---|--|---|---|
| <input type="checkbox"/> Disposal         | <i>Operates:</i>   | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Trash Compactor         | <i>Operates:</i>  | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| <input checked="" type="checkbox"/> Oven  | <i>Operates:</i>   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Exhaust Fan  | <i>Operates:</i>  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Range | <i>Operates:</i>   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Refrigerator | <i>Operates:</i>  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|   | <i>Tip Bracket</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Dishwasher   | <i>Operates:</i>  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Microwave        | <i>Operates:</i>   | <input type="checkbox"/> Yes <input type="checkbox"/> No            | Air Gap  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |
| <input type="checkbox"/> Other            | <i>Operates:</i>   | <input type="checkbox"/> Yes <input type="checkbox"/> No            | Drain Line High Loop                             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |   |
|   |                    |   | Drain Line "P" Trap                              | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |   |



The range tip bracket is missing. The tip bracket keeps the range from tilting forward (could happen with the oven door open). Recommend 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.

The refrigerator outlet is not GFCI. A GFCI outlet for a refrigerator *in the kitchen* is not required by current standards.

**GENERAL COMMENTS**



ROOM COMPONENTS

Laundry sink:  None Faucet leaks:  Yes  No Loose:  Yes  No

Room vented:  Yes  No

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



Dryer duct properly vented to the exterior.

There is a screen installed on the dryer duct termination. Screens should never be installed on dryer duct terminations as they can trap dryer lint and cause the dryer duct to clog.

The dryer duct is clogged. Dryer lint is very flammable. This is a Major Concern. Recommend Repair.

Appliances:  Washer  Dryer  Water heater  Furnace

Washer hook-up lines/valves:  Leaking  Corroded  Not visible

Gas Shut-off Valve:  N/A  Yes  No  Cap Needed  Safety hazard  Not visible



Wire bound vinyl or plastic ducting should not be 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, aluminum flexible duct, is being used.



EVIDENCE OF MOLD/MICROBIAL GROWTH  Yes  No

COUNTERTOPS  None

CABINETS  None

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

**HEATING SOURCE**

Yes  No

**WINDOWS & SCREENS**

**Windows:**  None

**ELECTRICAL**

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

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

**Potential safety hazards present:**  Yes  No

**EXHAUST FAN**

**Exhaust Fan:**  Yes  No

**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

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.

Fixture Condition:  Satisfactory  Marginal  Poor  
 Shower/ Tub Material:  Ceramic/Plastic  Fiberglass  Metal  Tile  Other  
 Condition:  Satisfactory  Marginal  Poor



The tub bottom is cracked. In the crawl space the area immediately under the tub is moisture stained. The testing with a moisture meter shows the area is wet. Recommend Repair.





**Surround Material:**  Ceramic/Plastic  Fiberglass  Metal  Tile  Other  
**Condition:**  Satisfactory  Marginal  Poor  
**Caulk/Grouting Needed:**  Yes  No **Where:**



Calking needed at the wall/surround junction. Recommend Repair.

**Functional Drainage:**  Adequate  Poor **Functional Flow:**  Adequate  Poor  
**Built In Drain Stopper:**  Yes  No **Operates:**  Yes  No



The built in stopper is not operating. Recommend Repair.

**EVIDENCE OF MOLD/MICROBIAL GROWTH**  Yes  No



Indications of mold growth on the walls and ceiling. The presence or absence of mold can only be verified by testing. Recommend Removal.

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

**Material:**  Granite  Formica  Tile  Silstone  Other



Calking needed at the backsplash/wall junction. Recommend Repair.

**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

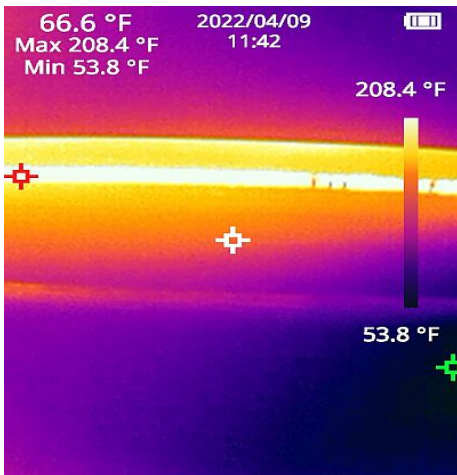
**INTERIOR DOOR**  Yes  No  Satisfactory  Marginal  Poor

Locks/Latches Operable:  Yes  No  Missing

**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

**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

**GENERAL COMMENTS**



LOCATION: GREAT ROOM

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

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

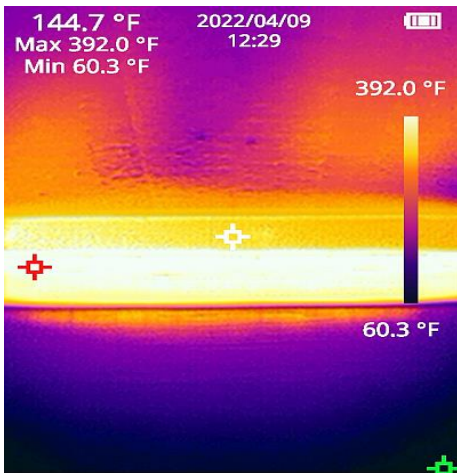
Screens: Condition:  Satisfactory  Marginal  Poor

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

GENERAL COMMENTS



LOCATION: BEDROOM

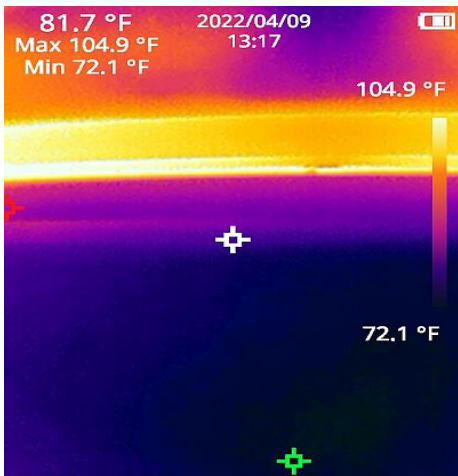
WALLS AND CEILING: Condition:  Satisfactory  Marginal  Poor  
Moisture stains:  Yes  No Where: Holes:  Yes  No Where:

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

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)

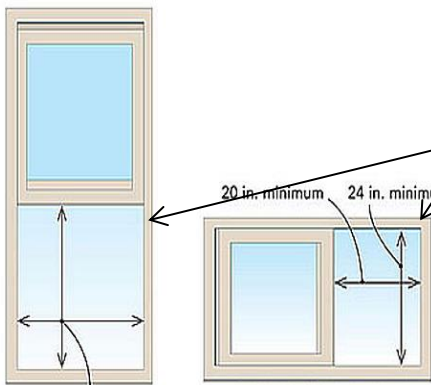
Present: Smoke Detector:  Yes  No Recommend Smoke Detectors in all Bedrooms

**BEDROOM EGRESS** Restricted:  Yes  No **Egress Windows:**  N/A  Yes  No  
**Room Can be Used as A Bedroom:**  N/A  Yes  No 19 x 41 5.40 Sq. Ft.



The window is not wide enough to be considered an egress window.

### GENERAL COMMENTS



A 28-in. by 30-in. opening gives 5.8 sq. ft. of net-clear opening.

A 20-in. by 24-in. opening does not meet net-clear opening requirements.

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.



The closet doors are difficult to operate.



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

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



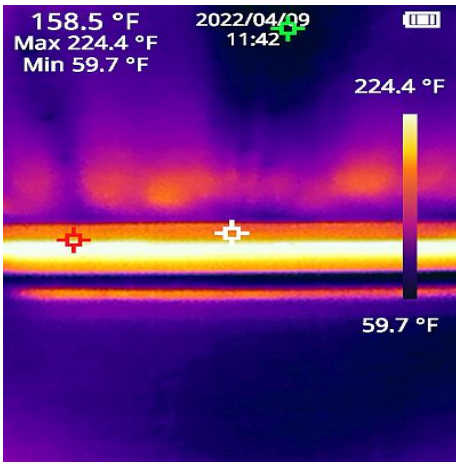
The latch bolt does not engage the strike plate. The door scrapes on the frame. Recommend Repair/Adjustment.



**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

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 19 x 41 5.40 Sq. Ft.



The window is not wide enough to be considered an egress window.

**GENERAL COMMENTS**

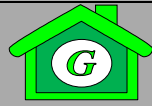




**DETECTORS**

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

**GENERAL COMMENTS**



**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 foundation walls are covered and could not be visually inspected. There are no obvious indications of problems with the foundations.

There are indications of moisture in the crawl space. This appears to be ground sourced. Recommend Repair.



**FLOOR Material:**  Concrete  Dirt/Gravel  Not visible  Other

**Condition:**  Satisfactory  Marginal  Poor  Typical cracks

**FOUNDATION BOLTS**  N/A  None visible  Appear satisfactory  Recommend evaluation

**DRAINAGE**

**Sump Pump:**  Yes  No  Working  Not working  Needs cleaning  *Not tested*

**Floor Drains:**  Yes  No **Tested:**  Yes  No  Efflorescence present



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

**BEAMS / COLUMNS**

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



The footings and piers are in Satisfactory Condition.

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

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

**JOISTS**

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



This is a truss system, not individual floor joists. The system is in Satisfactory Condition.

**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

**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)

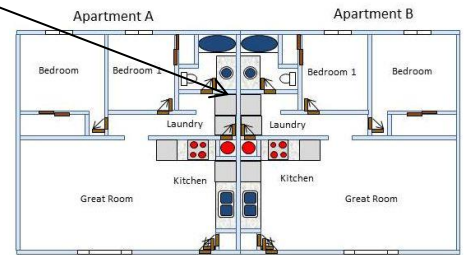
*Visible knob-and-tube, Safety Hazard*

*Conditions reported above reflect visible portion only*

**GENERAL COMMENTS**



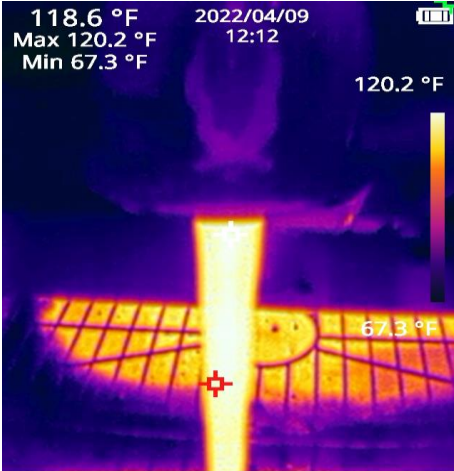
There is a hole in the OSB wall between the units. The area around the hole is moisture stained. Testing with a moisture meter showed the area to be dry. This hole could be the result of long term contact with water. There are no indications of current leaks in the crawl space. Recommend Repair.





DISTRIBUTION/WASTE SYSTEM

- Water Pressure:  Poor  Satisfactory - between 35 and 60 psi  Over 80 psi
- Functional Flow:  Poor  Satisfactory - between 6 and 14 gpm
- Water Temperature:  120°F  Other



Water temperature is 120.2°F. A water temperature of 120°F is considered optimal for domestic use.



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



The flow rate is 14gpm, 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

SANITARY GRINDER/PUMP  N/A

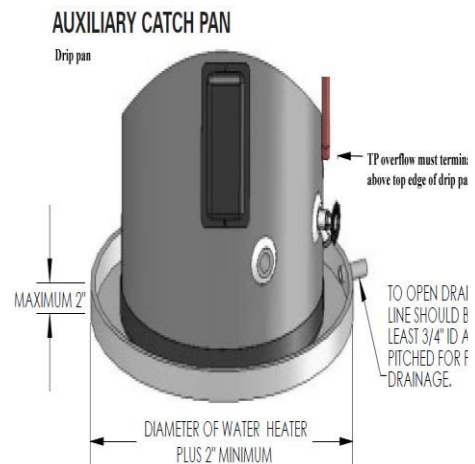
WATER HEATER - ELECTRIC **Condition:**  Satisfactory  Marginal  Poor

Brand name: Rheem Model #: RH9984283 Serial #: 1287139523

Unit Elevated/Drain Pan:  Yes  No  N/A



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

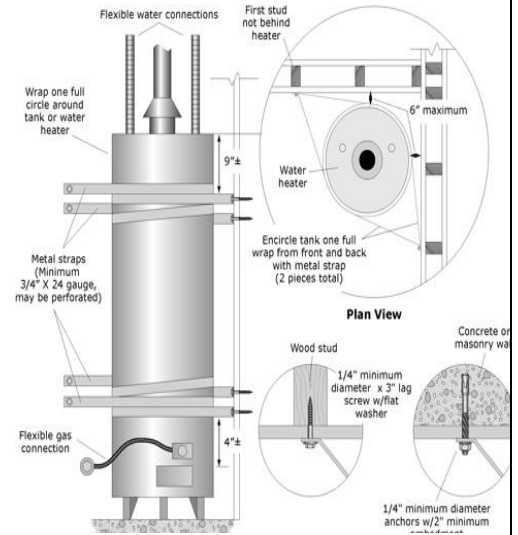


Capacity: 40 gallons Approximate age: Manufactured December 1987

Seismic restraints:  Yes  No  Required



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



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

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**

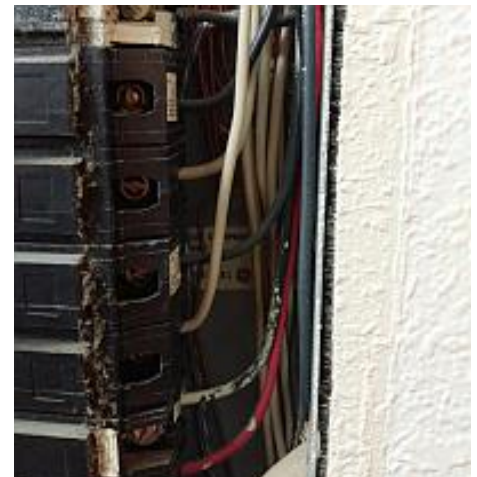


**MAIN PANEL** Location: Laundry **Condition:**  Satisfactory  Marginal  Poor  
**Adequate Clearance To Panel:**  Yes  No  
 Amperage: 100 Volts 120/240  Breakers  Fuses  
**Appears Grounded:**  Yes  No  Not visible  
**G.F.C.I. present:**  Yes  No **Operative:**  Yes  No  
**A.F.C.I. present:**  Yes  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:** General Electric  
**Breakers Labeled:**  Yes  No Recommended



The main panel is in Satisfactory Condition.

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

**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**



**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:  
**Ceiling Fan:**  Satisfactory  Marginal  Poor

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

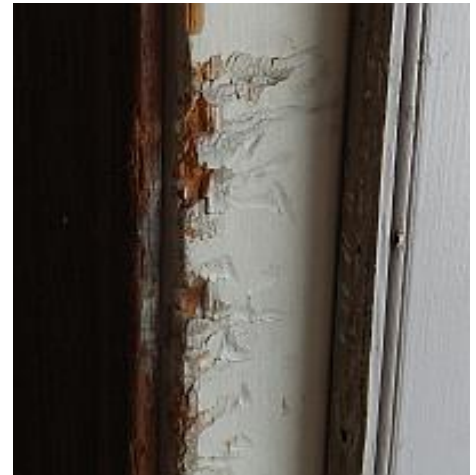
**EXTERIOR DOOR**  None **Condition:**  Satisfactory  Marginal  Poor  
**Weather stripping:**  Satisfactory  Marginal  Poor  Missing  Replace  
Locks/Latches Operable:  Yes  No  Missing Door Sill Plumb  Yes  No



The weather stripping is torn/holed. The door frame is cracked. Recommend Repair/Replacement.



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



The interior door frame is damaged. Recommend Repair/Replacement.



The lower door hinge is rusting. Recommend Repair.

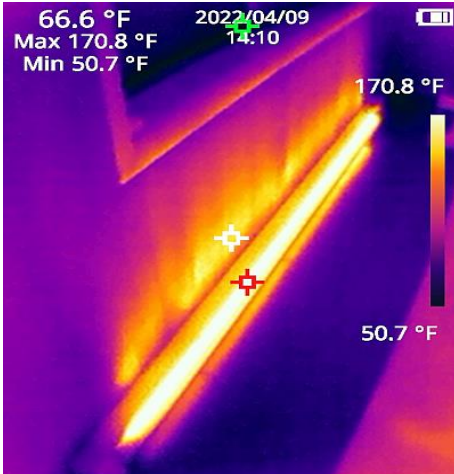
**INTERIOR DOOR**  Yes  No

**WINDOWS & SCREENS** **Windows:**  None

**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



Indications of mold growth in numerous areas. The presence or absence of mold can only be verified by testing. Recommend Removal.



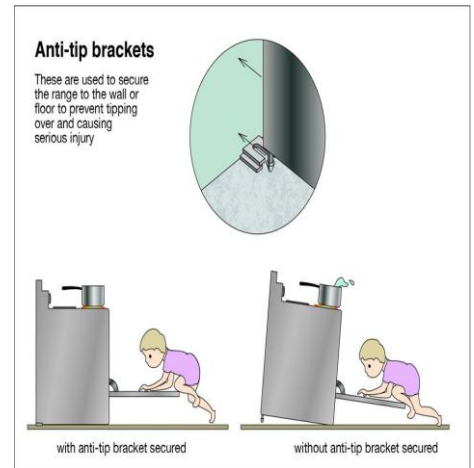
**APPLIANCES**

Disposal *Operates:*  Yes  No  
 Oven *Operates:*  Yes  No  
 Range *Operates:*  Yes  No  
*Tip Bracket*  Yes  No  
 Microwave *Operates:*  Yes  No  
 Other *Operates:*  Yes  No

Trash Compactor *Operates:*  Yes  No  
 Exhaust Fan *Operates:*  Yes  No  
 Refrigerator *Operates:*  Yes  No  
 Dishwasher *Operates:*  Yes  No  
 Air Gap  Yes  No  
 Drain Line High Loop  Yes  No  
 Drain Line "P" Trap  Yes  No



The range tip bracket is missing. The tip bracket keeps the range from tilting forward (could happen with the oven door open). Recommend 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.

The refrigerator outlet is not GFCI. A GFCI outlet for a refrigerator *in the kitchen* is not required by current standards.

**GENERAL COMMENTS**



ROOM COMPONENTS

Laundry sink:  None **Faucet leaks:**  Yes  No **Loose:**  Yes  No

Room vented:  Yes  No

Dryer vented:  N/A  Wall  Ceiling  Floor

*Not vented to Exterior*  *Recommend repair*  *Safety hazard*



Dryer duct properly vented to the exterior.

There is a screen installed on the dryer duct termination. Screens should never be installed on dryer duct terminations as they can trap dryer lint and cause the dryer duct to clog.

The dryer duct is clogged. Dryer lint is very flammable. This is a Major Concern. Recommend Repair.

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

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 should not be 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, aluminum flexible duct, is being used.



EVIDENCE OF MOLD/MICROBIAL GROWTH  Yes  No



Indications of mold growth on the walls to the side of and behind the clothes dryer. The actual presence or absence of mold growth can only be determined by testing. Recommend Removal.

**COUNTERTOPS**  None

**CABINETS**  None

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

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



There is a hole cut in the wall above the washer connections. Recommend Repair.

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

**Material:**  Tile  Linoleum  Carpet  Wood  Composite  Other

**INTERIOR DOOR**  Yes  No

**HEATING SOURCE**  Yes  No

**WINDOWS & SCREENS** **Windows:**  None

**ELECTRICAL**

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

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

**Potential safety hazards present:**  Yes  No

**EXHAUST FAN**

**Exhaust Fan:**  Yes  No

**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

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.

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



The built in stopper is not operating. Recommend Repair,

**EVIDENCE OF MOLD/MICROBIAL GROWTH**  Yes  No

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

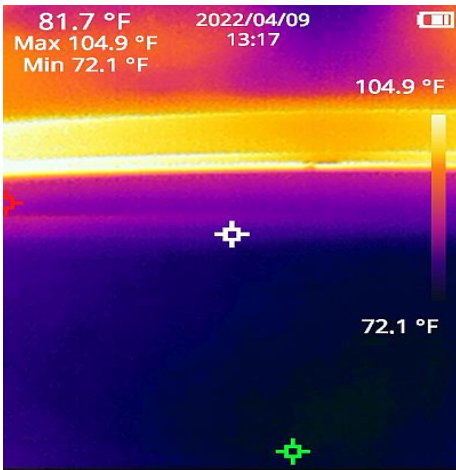
**CABINETS**  Satisfactory  Marginal  Poor  *Recommend repair/adjustment*

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

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

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

**HEATING SOURCE**  Yes  No  
**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.

The housing is rusting. Recommend Repair.



**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

**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

**GENERAL COMMENTS**





LOCATION: GREAT ROOM

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

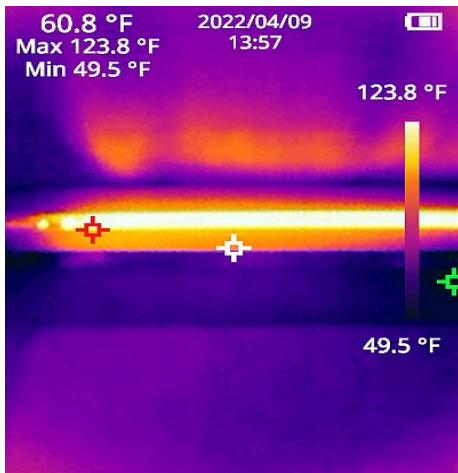
WINDOWS & SCREENS Windows:  None Condition:  Satisfactory  Marginal  Poor  
Material:  Wood  Metal  Vinyl  Aluminum/Vinyl Clad  
Operate:  Yes  No Locks/Latches Operable:  Yes  No  Missing  
Evidence of Leaking Insulated Glass:  Yes  No  N/A  
 Cracked glass  Hardware missing  Broken counter-balance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



Indications of mold growth on the windows. The actual presence or absence of mold growth can only be determined by testing. Recommend Removal.

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.

Part of the housing is loose. Recommend Repair.



**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



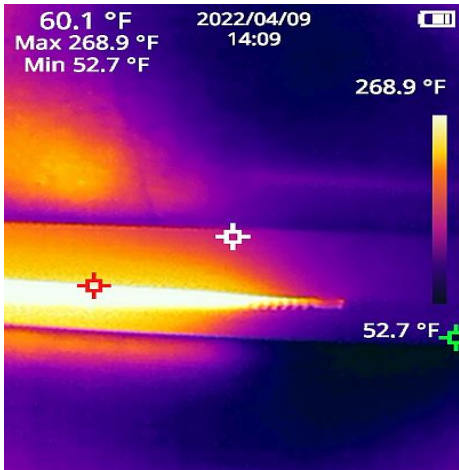
Indications of mold growth on the windows. The actual presence or absence of mold growth can only be determined by testing. Recommend Removal.

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)**

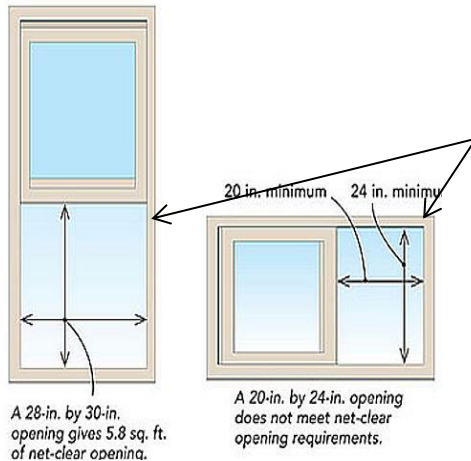
**Present:** Smoke Detector:  Yes  No    **Operates:**  Yes  No  Not tested  
 The generally accepted 'life expectancy' for Smoke Detectors is 8 to 10 years.

**BEDROOM EGRESS**    **Restricted:**  Yes  No    **Egress Windows:**  N/A  Yes  No  
**Room Can be Used as A Bedroom:**  N/A  Yes  No 19 x 41 5.40 Sq. Ft.



The window is not wide enough to be considered an egress window.

**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

INTERIOR DOOR  Yes  No  Satisfactory  Marginal  Poor

Locks/Latches Operable:  Yes  No  Missing



The plastic veneer is peeling off the door rim. Recommend Repair/Replacement.

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



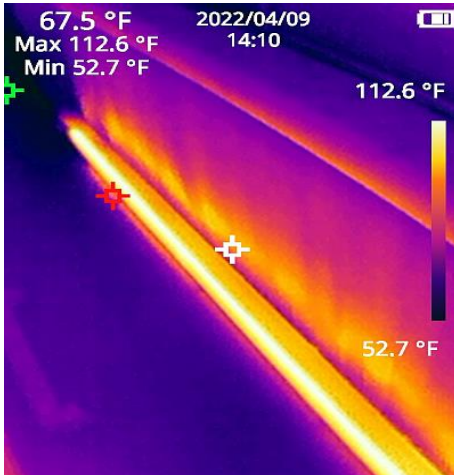
Indications of mold growth on the windows. The actual presence or absence of mold growth can only be determined by testing. Recommend Removal.

**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 **Operates:**  Yes  No  Not tested

The generally accepted ‘life expectancy’ for Smoke Detectors is 8 to 10 years.

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

**Room Can be Used as A Bedroom:**  N/A  Yes  No 19 x 41 5.40 Sq. Ft.



The window is not wide enough to be considered an egress window.

**GENERAL COMMENTS**



**DETECTORS**

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

**GENERAL COMMENTS**



**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

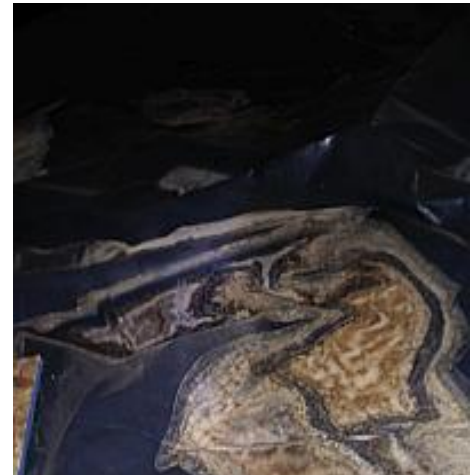
**Indication Of Moisture:**  Yes  No  Fresh  Old stains

*Condition reported above reflects visible portion only*



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

There are indications of moisture in the crawl space. This appears to be ground sourced. Recommend Repair.



**FLOOR**

**Material:**  Concrete  Dirt/Gravel  Not visible  Other

**Condition:**  Satisfactory  Marginal  Poor  Typical cracks

**FOUNDATION BOLTS**

N/A  None visible  Appear satisfactory  Recommend evaluation

**DRAINAGE**

**Sump Pump:**  Yes  No  Working  Not working  Needs cleaning  *Not tested*

**Floor Drains:**  Yes  No **Tested:**  Yes  No  Efflorescence present



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



**BEAMS / COLUMNS**

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



The footings and piers are in Satisfactory Condition.

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

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

**JOISTS**

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



This is a truss system, not individual floor joists. The system is in Satisfactory Condition.

**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

**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*

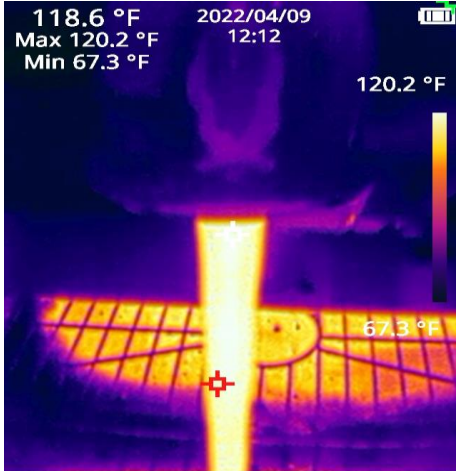
*Conditions reported above reflect visible portion only*

**GENERAL COMMENTS**



DISTRIBUTION/WASTE SYSTEM

- Water Pressure:  Poor  Satisfactory - between 35 and 60 psi  Over 80 psi
- Functional Flow:  Poor  Satisfactory - between 6 and 14 gpm
- Water Temperature:  120°F  Other



Water temperature is 120.2°F. A water temperature of 120°F is considered optimal for domestic use.



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



The flow rate is 14gpm, 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

SANITARY GRINDER/PUMP  N/A

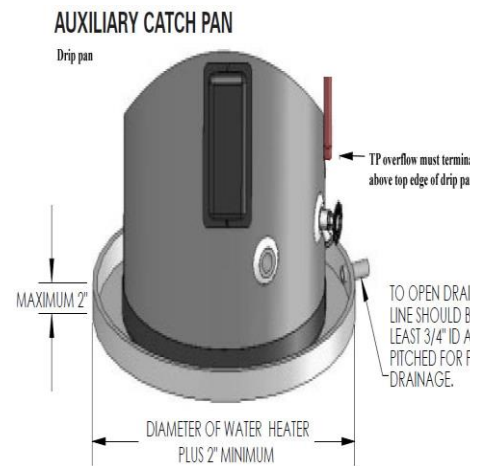
WATER HEATER - ELECTRIC **Condition:**  Satisfactory  Marginal  Poor

Brand name: Bradford White Model #: MI50L6DS13 Serial #: WB8645173

Unit Elevated/Drain Pan:  Yes  No  N/A



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

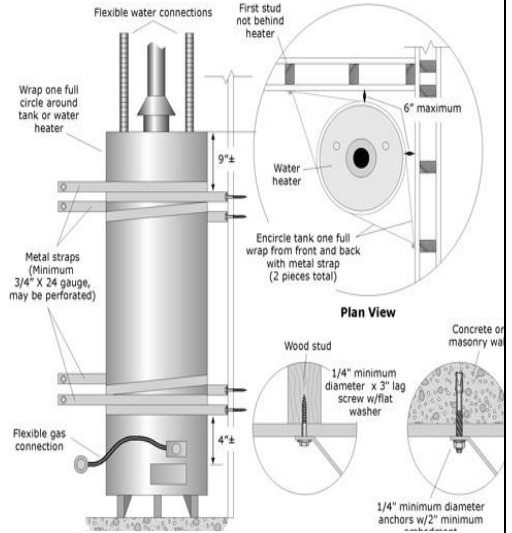


**Capacity:** 47 gallons **Approximate age:** Manufactured February 2000

**Seismic restraints:**  Yes  No  Required



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



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



The temperature /pressure relief (TPR) valve extension is too short. It must extend to with 6 inches of the floor and terminate in a non-threaded end. Recommend Repair

**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**



# ELECTRICAL

**MAIN PANEL** Location: Laundry **Condition:**  Satisfactory  Marginal  Poor  
**Adequate Clearance To Panel:**  Yes  No  
 Amperage: 100 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:** General Electric

**Breakers Labeled:**  Yes  No Recommended



The main panel is in Satisfactory Condition.



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

**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**

Inspector's Note: There is a lot of moisture in this apartment. During the inspection there was (what appeared to be) a humidifier running in Bedroom 1. This could be the source of the moisture. Moisture levels this high (there was standing water on the kitchen floor near the exterior door) are detrimental to the structure of a building. The mold growth observed can pose health risks to individuals sensitive to mold growth.



**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:  
**Ceiling Fan:**  Satisfactory  Marginal  Poor

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

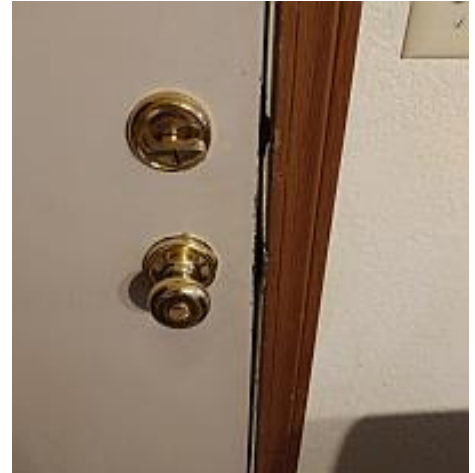
**EXTERIOR DOOR**  None **Condition:**  Satisfactory  Marginal  Poor  
**Weather stripping:**  Satisfactory  Marginal  Poor  Missing  Replace  
Locks/Latches Operable:  Yes  No  Missing Door Sill Plumb  Yes  No



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



The weather stripping is torn/holed. The door frame is dinged/cracked. Recommend Repair/ Replacement.

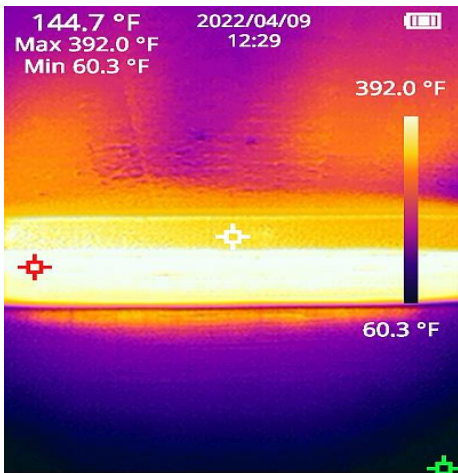


The lockset latch bolt does not properly engage. Even with the door locked and closed the door can be pulled open. Recommend Repair.

**HEATING SOURCE**

**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

**WINDOWS & SCREENS** **Windows:**  None

**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

*Operates:*

Yes  No

Oven

*Operates:*

Yes  No

Range

*Operates:*

Yes  No

*Tip Bracket*

Yes  No

Microwave

*Operates:*

Yes  No

Other

*Operates:*

Yes  No

Trash Compactor

*Operates:*

Yes  No

Exhaust Fan

*Operates:*

Yes  No

Refrigerator

*Operates:*

Yes  No

Dishwasher

*Operates:*

Yes  No

Air Gap

Yes  No

Drain Line High Loop

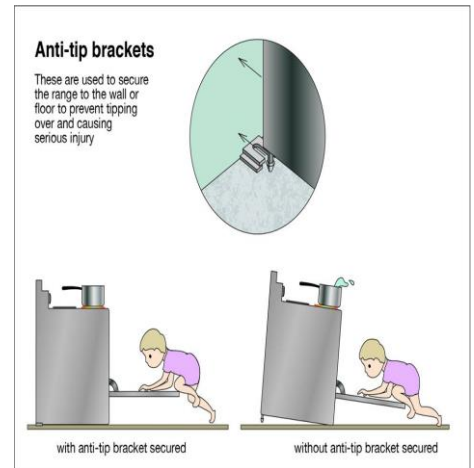
Yes  No

Drain Line "P" Trap

Yes  No



The range tip bracket is missing. The tip bracket keeps the range from tilting forward (could happen with the oven door open). Recommend 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.

The refrigerator outlet is not GFCI. A GFCI outlet for a refrigerator *in the kitchen* is not required by current standards.

**GENERAL COMMENTS**



ROOM COMPONENTS

Laundry sink:  None Faucet leaks:  Yes  No Loose:  Yes  No

Room vented:  Yes  No

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.

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 should not be 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, aluminum flexible duct, is being used.



EVIDENCE OF MOLD/MICROBIAL GROWTH  Yes  No

COUNTERTOPS  None

CABINETS  None

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

**HEATING SOURCE**

Yes  No

**WINDOWS & SCREENS**

**Windows:**  None

**ELECTRICAL**

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

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

**Potential safety hazards present:**  Yes  No

**EXHAUST FAN**

**Exhaust Fan:**  Yes  No

**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

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  
 Caulking Needed Behind Showerhead:  Yes  No



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

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

**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

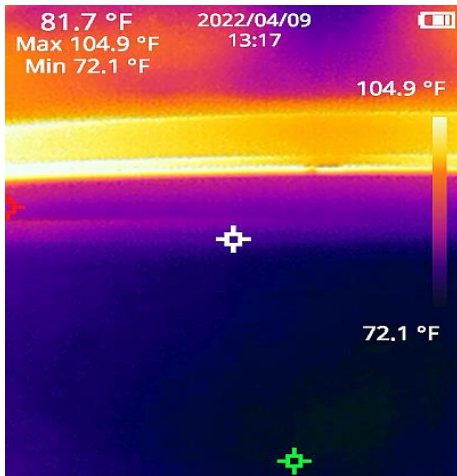
**INTERIOR DOOR**  Yes  No  Satisfactory  Marginal  Poor

**Locks/Latches Operable:**  Yes  No  Missing

**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

**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

**GENERAL COMMENTS**



LOCATION: GREAT ROOM

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

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

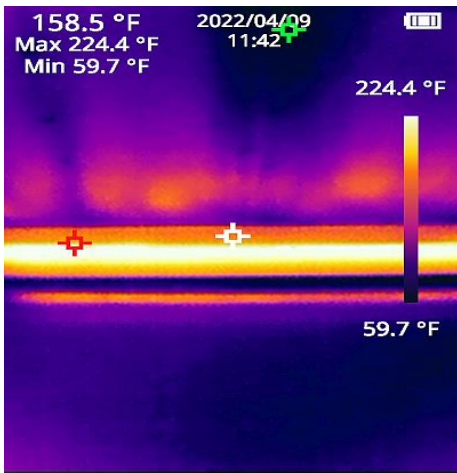
Screens: Condition:  Satisfactory  Marginal  Poor

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

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

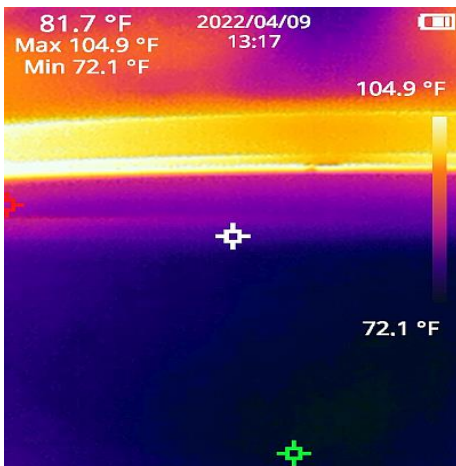
WINDOWS & SCREENS Windows:  None Condition:  Satisfactory  Marginal  Poor  
Material:  Wood  Metal  Vinyl  Aluminum/Vinyl Clad  
Operate:  Yes  No Locks/Latches Operable:  Yes  No  Missing  
Evidence of Leaking Insulated Glass:  Yes  No  N/A  
 Cracked glass  Hardware missing  Broken counter-balance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



The screen is loose. 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.

**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)**

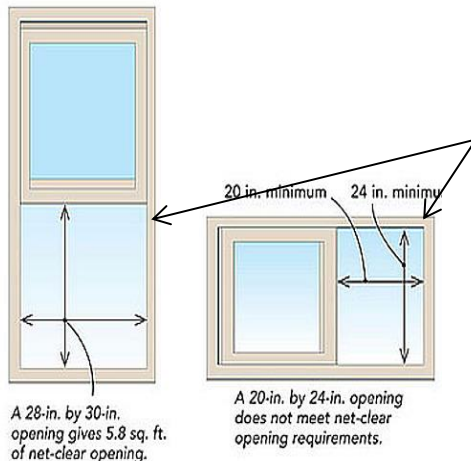
**Present:** Smoke Detector:  Yes  No **Operates:**  Yes  No  Not tested

The generally accepted 'life expectancy' for Smoke Detectors is 8 to 10 years.

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

**Room Can be Used as A Bedroom:**  N/A  Yes  No 20 x 43 5.97 Sq. Ft.

**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

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 Operates:  Yes  No  Not tested

The generally accepted 'life expectancy' for Smoke Detectors is 8 to 10 years.

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

Room Can be Used as A Bedroom:  N/A  Yes  No 20 x 43 5.97 Sq. Ft.

GENERAL COMMENTS



**DETECTORS**

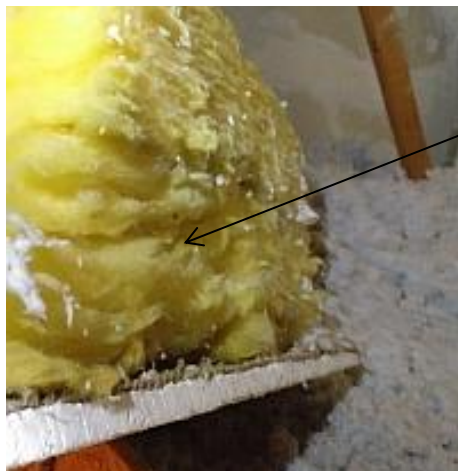
**Present:** Smoke Detector:  Yes  No **Operates:**  Yes  No  Not tested  
 CO Detector:  Yes  No **Operates:**  Yes  No  Not tested

**ATTIC/STRUCTURE/FRAMING/INSULATION**  N/A

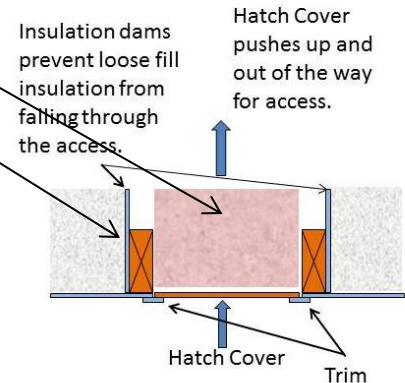
**Access:**  Stairs  Pull-down  Scuttle hole/Hatch  No access  Other  
**Inspected From:**  Access panel  In the attic  Other  
**Location:**  Hallway  Bedroom closet  Garage  Other  
**Access Limited By:** No Flooring  
**Access Insulated:**  Yes  No  N/A



The attic access only measures 20 x 23. While current standards require a minimum clear opening 22 x 30, this apartment was built before those standards were in place.



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



**Flooring:**  Complete  Partial  None  
**Insulation:** Type:  Batts  Loose Average inches: 17 Approx. R-rating: 42.5  
 Damaged  Displaced  Missing  Compressed  Recommend Baffles @ Eaves  
**Installed In:**  Rafters  Walls  Between ceiling joists  Not visible  
 Recommend additional insulation

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

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

Rock Wool

R-3.0 per inch



Seventeen inches of blown in/batt insulation equates to an R (Resistance) value of 42.5. R 39 is recommended for attics in this region.

The insulation is displaced in areas. Recommend Repair.



- Ventilation:**  Ventilation appears adequate  Recommend additional ventilation  
**Fans Exhausted To:**  N/A Attic:  Yes  No Outside:  Yes  No  Not visible  
**Chimney Chase:**  N/A  Satisfactory  Needs repair  Not visible  
**Structural Problems Observed:**  Yes  No  Recommend repair  
 Recommend Structural Engineer Evaluate

**ROOF STRUCTURE**

- Rafters  Trusses  Other  
**Material:**  Wood  Metal  Other  Not visible  
**Collar Ties Present:**  Yes  No  N/A  
**Roof Sheathing:**  Plywood  OSB  1x Wood  Rotted  Stained  Delaminated  
**Evidence of Condensation/Moisture Leaking:**  Yes  No



The attic structure is in Satisfactory Condition.



Possible mold growth observed around the kitchen exhaust fan ducting. The actual presence or absence of mold can only be verified by testing. Recommend removal.

The exhaust fan ducting should be insulated to help prevent condensation.



**VAPOR RETARDER**

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

**ELECTRICAL**

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

**FIREWALL BETWEEN UNITS**

N/A  Yes  No  *Needs repair/sealing*

*Conditions reported above reflect visible portion only*

**GENERAL COMMENTS**



DISTRIBUTION/WASTE SYSTEM

- Water Pressure:  Poor  Satisfactory - between 35 and 60 psi  Over 80 psi
- Functional Flow:  Poor  Satisfactory - between 6 and 14 gpm
- Water Temperature:  120°F  Other



Water temperature is 120.2°F. A water temperature of 120°F is considered optimal for domestic use.



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



The flow rate is 14gpm, which is within acceptable limits.

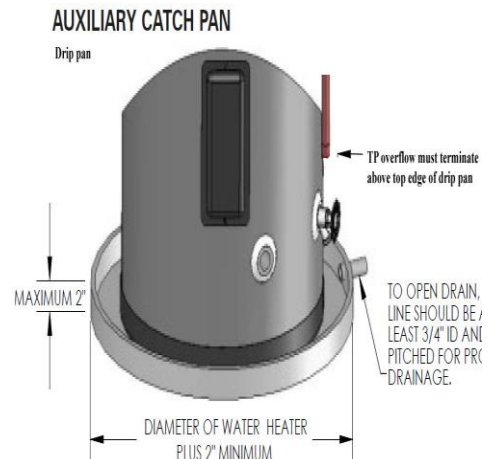
- Pipes, Supply/Drain:  Corroded  Leaking  Valves broken/missing  Dissimilar metal
- Drain/Waste/Vent Pipe:  Copper  Cast iron  Galvanized  PVC  ABS
- Condition:  Satisfactory  Marginal  Poor **Cross connection:**  Yes  No
- Supports: Type: Plumbers Tape Adequate  Yes  No  Not Visible
- Insulation:  Yes  No  Not Visible
- Traps Proper P-Type:  N/A  Yes  No  P-traps recommended
- Functional Drainage:  Adequate  Poor  Recommend plumber evaluate

SANITARY GRINDER/PUMP  N/A

- WATER HEATER - ELECTRIC **Condition:**  Satisfactory  Marginal  Poor
- Brand name: Bradford White **Model #:** MI50L6DS13 **Serial #:** OA8285833
- Unit Elevated/Drain Pan:  Yes  No  N/A



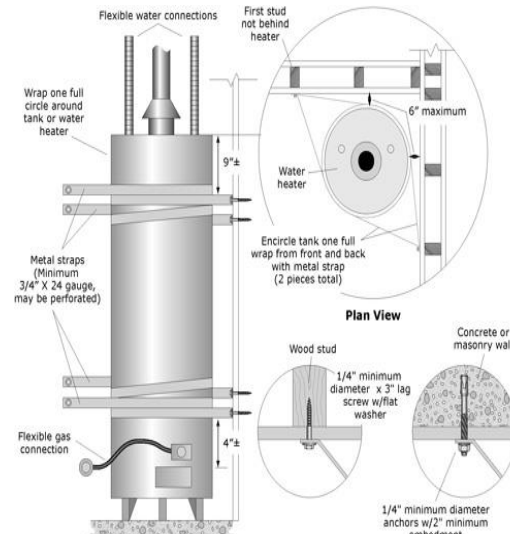
There is no drip pan installed. Current standards state that where water heaters tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank shall be installed in a galvanized steel pan having a minimum thickness of 24 gage, or other pans approved for such use.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



**Seismic restraints:**  Yes  No  Required



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



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



The temperature /pressure relief (TPR) valve extension is too short. It must extend to with 6 inches of the floor and terminate in a non-threaded end. Recommend Repair

**Plumbing Hookups: Leaking:**  Yes  No **Corroded:**  Yes  No  *Recommend Repair*  
**Water Isolation Valve:**  Yes  No  *Recommend Adding*



Indications of a leak at the input water line.  
 Indications of a leak at the lower heating element.  
 Recommend Repair.



**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**



**MAIN PANEL** Location: Laundry **Condition:**  Satisfactory  Marginal  Poor

**Adequate Clearance To Panel:**  Yes  No

Amperage: 100 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:** General Electric

**Breakers Labeled:**  Yes  No Recommended



The main panel is in Satisfactory Condition.

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



### 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



**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:  
**Ceiling Fan:**  Satisfactory  Marginal  Poor

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



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

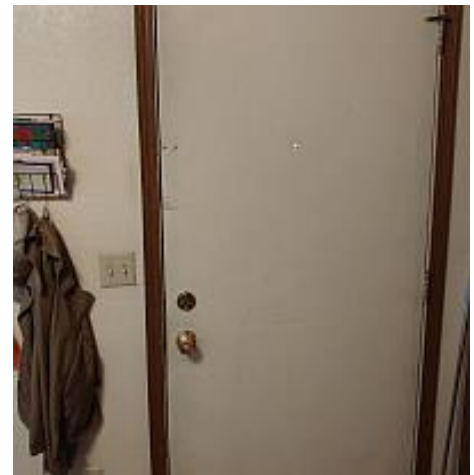
The weather stripping is painted, which causes it to loose flexibility and therefore effectiveness. Recommend Repair/Replacement.



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



The interior door frame is dinged. Recommend Repair



The door is dinged. Recommend Repair

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



The floor is dinged. Recommend Repair/Replacement.

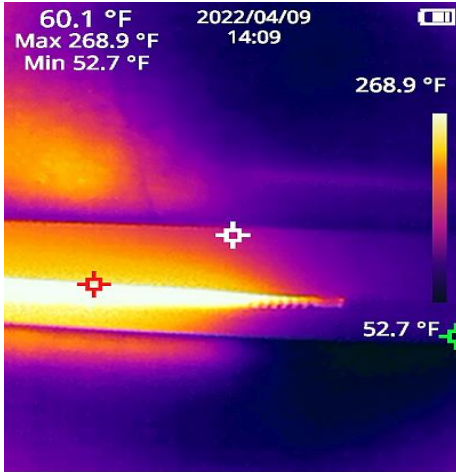
**INTERIOR DOOR**  Yes  No

**WINDOWS & SCREENS** **Windows:**  None

**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

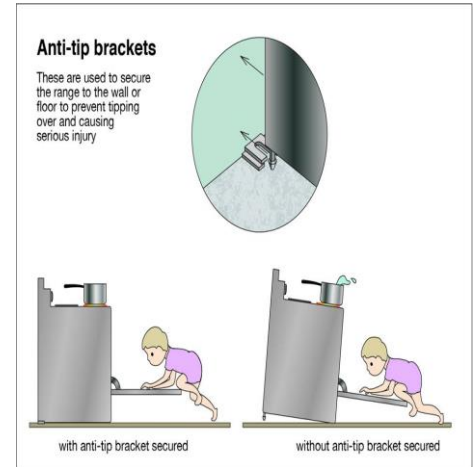
**APPLIANCES**

- Disposal *Operates:*  Yes  No
- Oven *Operates:*  Yes  No
- Range *Operates:*  Yes  No
- Tip Bracket*  Yes  No
- Microwave *Operates:*  Yes  No
- Other *Operates:*  Yes  No

- Trash Compactor *Operates:*  Yes  No
- Exhaust Fan *Operates:*  Yes  No
- Refrigerator *Operates:*  Yes  No
- Dishwasher *Operates:*  Yes  No
- Air Gap*  Yes  No
- Drain Line High Loop*  Yes  No
- Drain Line "P" Trap*  Yes  No



The range tip bracket is missing. The tip bracket keeps the range from tilting forward (could happen with the oven door open). Recommend 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.

The refrigerator outlet is not GFCI. A GFCI outlet for a refrigerator *in the kitchen* is not required by current standards.

**GENERAL COMMENTS**



ROOM COMPONENTS

Laundry sink:  None Faucet leaks:  Yes  No Loose:  Yes  No

Room vented:  Yes  No

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



Dryer duct properly vented to the exterior.

There is a screen installed on the dryer duct termination. Screens should never be installed on dryer duct terminations as they can trap dryer lint and cause the dryer duct to clog.

The dryer duct is clogged. Dryer lint is very flammable. This is a Major Concern. Recommend Repair.

Appliances:  Washer  Dryer  Water heater  Furnace

Washer hook-up lines/valves:  Leaking  Corroded  Not visible

Gas Shut-off Valve:  N/A  Yes  No  Cap Needed  Safety hazard  Not visible



Wire bound vinyl or plastic ducting should not be 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, aluminum flexible duct, is being used.



EVIDENCE OF MOLD/MICROBIAL GROWTH  Yes  No

COUNTERTOPS  None

CABINETS  None

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

**HEATING SOURCE**  Yes  No

**WINDOWS & SCREENS** **Windows:**  None

**ELECTRICAL**

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

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

**Potential safety hazards present:**  Yes  No

**EXHAUST FAN**

**Exhaust Fan:**  Yes  No

**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.

**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



The faucet drips. Calk at the faucet/wall junction is cracked. Recommend Repair.



**EVIDENCE OF MOLD/MICROBIAL GROWTH**  Yes  No

**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:

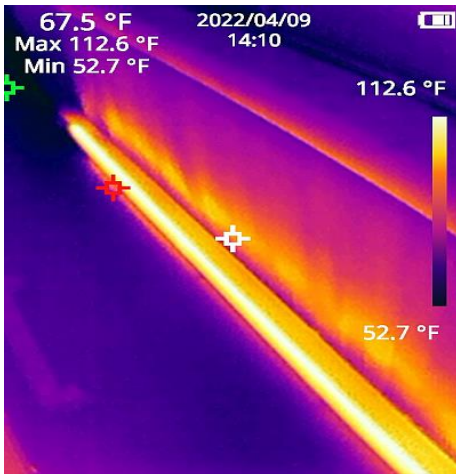
**FLOOR** **Condition:**  Satisfactory  Marginal  Poor  Sloping  Squeaks  
**Material:**  Tile  Linoleum  Carpet  Wood  Composite  Other

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



The plastic veneer on the door trim is peeling. 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.

**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**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**GENERAL COMMENTS**



LOCATION: GREAT ROOM

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

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



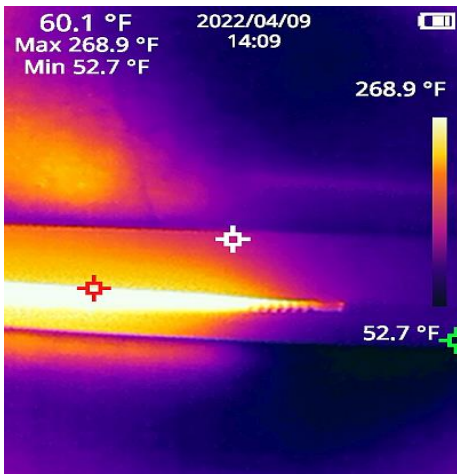
The wood windows are weathered. Recommend Repair.

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.

**ELECTRICAL:**

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

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

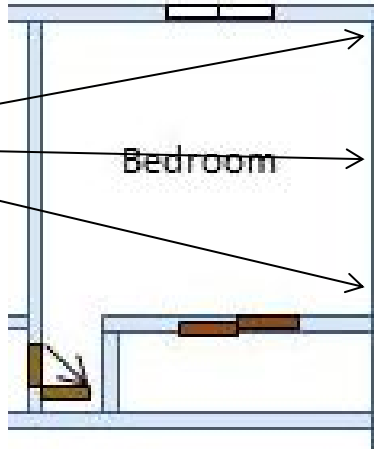
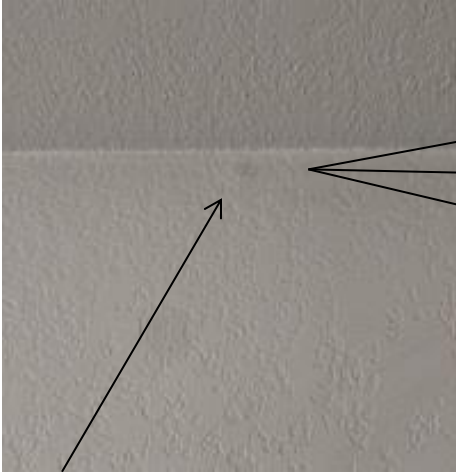
**Open ground/Reverse polarity:**  Yes  No  Cover plates missing  **Safety Hazard**

**GENERAL COMMENTS**



LOCATION: BEDROOM

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



Inspector's Note: There are many reasons why drywall screws 'pop'. The most common reason is shrinkage of the wood framing (as the wood ages, it loses moisture content and shrinks). Any gaps between the drywall and the framing studs will create a space where the drywall can move. Movement forces the head of the drywall screw through the drywall mud. Walls with exterior doors are particularly susceptible to this. Normally resetting and re-mudding the screws will fix the problem.

Popped dry wall screws where indicated. Recommend Repair.

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

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

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



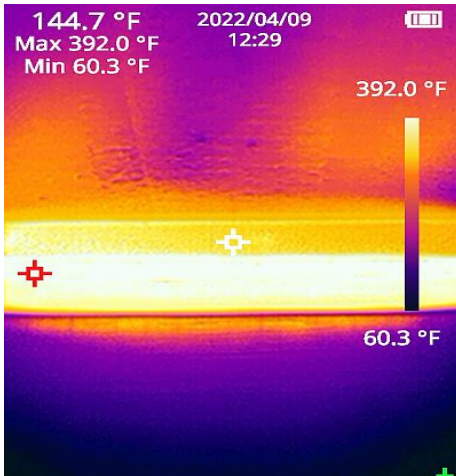
The wood windows are weathered. Recommend Repair.

**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.

**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 **Operates:**  Yes  No  Not tested

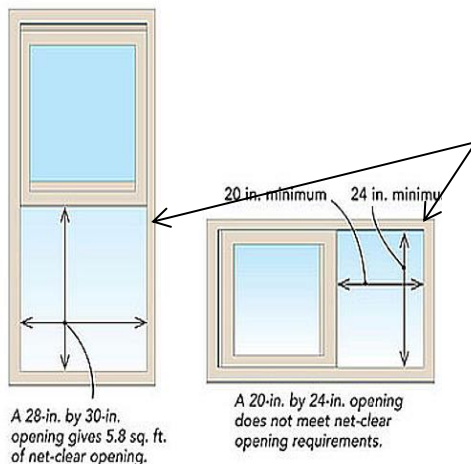
The generally accepted ‘life expectancy’ for Smoke Detectors is 8 to 10 years.

**BEDROOM EGRESS**

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

**Room Can be Used as A Bedroom:**  N/A  Yes  No 20 x 43 5.97 Sq. Ft.

**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

**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



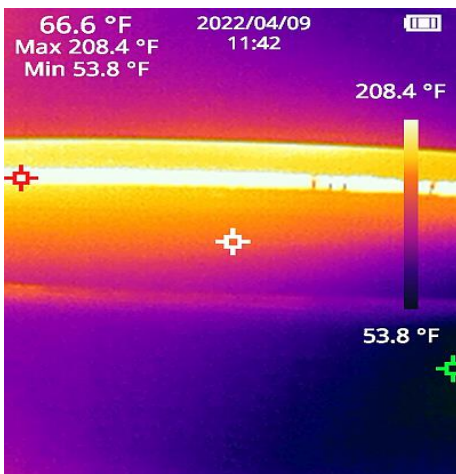
The wood windows are weathered. Recommend Repair.

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.

**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 **Operates:**  Yes  No  Not tested

The generally accepted 'life expectancy' for Smoke Detectors is 8 to 10 years.

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

**Room Can be Used as A Bedroom:**  N/A  Yes  No 20 x 43 5.97 Sq. Ft.

**GENERAL COMMENTS**



**DETECTORS**

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

**ATTIC/STRUCTURE/FRAMING/INSULATION**  N/A

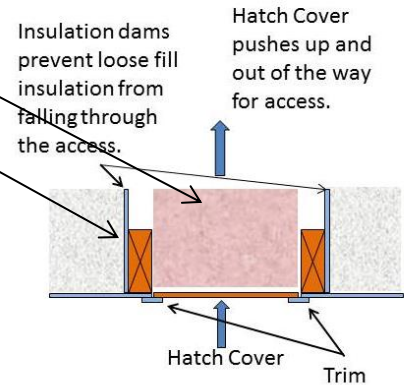
**Access:**  Stairs  Pull-down  Scuttle hole/Hatch  No access  Other  
**Inspected From:**  Access panel  In the attic  Other  
**Location:**  Hallway  Bedroom closet  Garage  Other  
**Access Limited By:** No Flooring  
**Access Insulated:**  Yes  No  N/A



The attic access only measures 20 x 23. While current standards require a minimum clear opening 22x30, this apartment was built before those standards were in place.



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



**Flooring:**  Complete  Partial  None  
**Insulation:** Type:  Batts  Loose Average inches: 16 Approx. R-rating: 40  
 Damaged  Displaced  Missing  Compressed  Recommend Baffles @ Eaves  
**Installed In:**  Rafters  Walls  Between ceiling joists  Not visible  
 Recommend additional insulation

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

Fiberglass Batts R-3.35 per inch  
Fiberglass, blown in R-2.5 per inch



Cellulose, blown in  
Rock Wool

R-3.5 per inch  
R-3.0 per inch



Sixteen inches of blown in/batt insulation equates to an R (Resistance) value of 40. R 39 is recommended for attics in this region. The insulation is displaced in areas. Recommend Repair.



**Ventilation:**  Ventilation appears adequate  Recommend additional ventilation  
**Fans Exhausted To:**  N/A Attic:  Yes  No Outside:  Yes  No  Not visible  
**Chimney Chase:**  N/A  Satisfactory  Needs repair  Not visible  
**Structural Problems Observed:**  Yes  No  Recommend repair  
 Recommend Structural Engineer Evaluate

**ROOF STRUCTURE**

Rafters  Trusses  Other  
**Material:**  Wood  Metal  Other  Not visible  
**Collar Ties Present:**  Yes  No  N/A  
**Roof Sheathing:**  Plywood  OSB  1x Wood  Rotted  Stained  Delaminated  
**Evidence of Condensation/Moisture Leaking:**  Yes  No



The attic structure is in Satisfactory Condition.



Possible mold growth observed near the kitchen exhaust fan ducting. The actual presence or absence of mold can only be verified by testing. Recommend removal.

The exhaust fan ducting should be insulated to help prevent condensation.



**VAPOR RETARDER**

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

**ELECTRICAL**

**Potential safety hazards present:**  Yes  No  Open junction boxes

Improperly secured electric wires (every 4 ½ feet, 1 foot from a service box)  
 Handyman wiring  *Visible knob-and-tube, Safety Hazard*



Insulation has been removed from around the bath exhaust fan. Recommend Repair.

Open junction box observed. The ground wire is not attached. This is a potential Safety Hazard. Recommend Repair.



**FIREWALL BETWEEN UNITS**

N/A  Yes  No

*Needs repair/sealing*

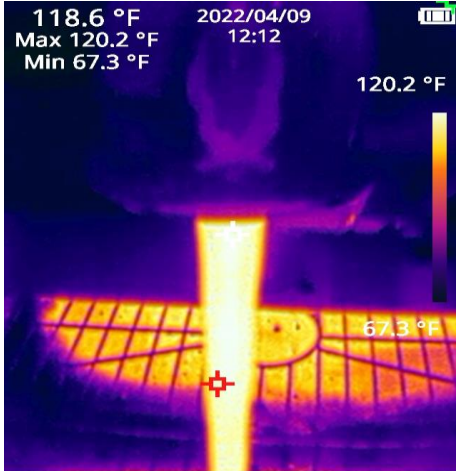
*Conditions reported above reflect visible portion only*

**GENERAL COMMENTS**



DISTRIBUTION/WASTE SYSTEM

- Water Pressure:  Poor  Satisfactory - between 35 and 60 psi  Over 80 psi
- Functional Flow:  Poor  Satisfactory - between 6 and 14 gpm
- Water Temperature:  120°F  Other



Water temperature is 120.2°F. A water temperature of 120°F is considered optimal for domestic use.

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

The flow rate is 14gpm, 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

SANITARY GRINDER/PUMP  N/A

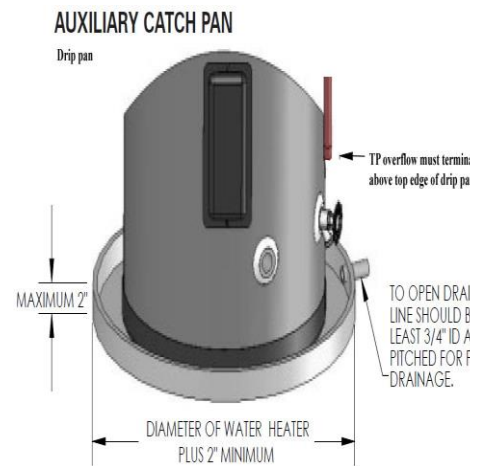
WATER HEATER - ELECTRIC **Condition:**  Satisfactory  Marginal  Poor

Brand name: Bradford White Model #: MI50L6DS13 Serial #: TL7672995

Unit Elevated/Drain Pan:  Yes  No  N/A



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

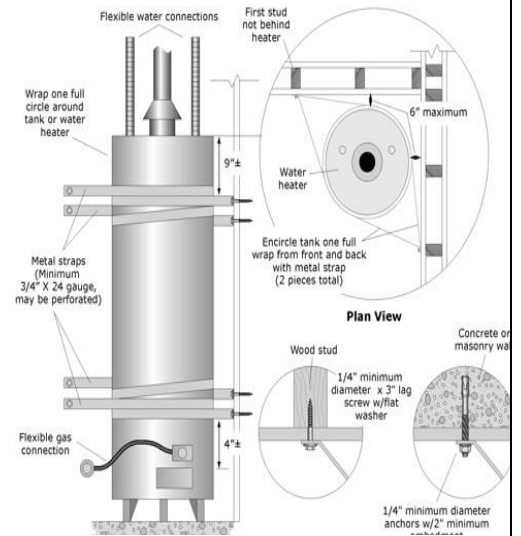


**Capacity:** 47 gallons **Approximate age:** Manufactured November 1999

**Seismic restraints:**  Yes  No  Required



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



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

**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**



**MAIN PANEL** Location: Laundry **Condition:**  Satisfactory  Marginal  Poor  
**Adequate Clearance To Panel:**  Yes  No  
 Amperage: 100 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:** General Electric

**Breakers Labeled:**  Yes  No Recommended



The main panel is in Satisfactory Condition.

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

### 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



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**ITEMS NOT OPERATING OR NOT INSTALLED**

Kitchen		Page 20	Range tip bracket not installed
Rooms	Bedroom	Page 29	Smoke detector not installed
Rooms	Bedroom	Page 30	Egress window not installed
Rooms	Bedroom 1	Page 32	Smoke detector not installed
Rooms	Bedroom 1	Page 32	Egress window not installed
Rooms	Bedroom	Page 45	Egress window not installed
Rooms	Bedroom 1	Page 51	Egress window not installed
Kitchen		Page 44	Range tip bracket not installed
Kitchen		Page 65	Range tip bracket not installed
Kitchen		Page 84	Range tip bracket not installed

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**MAJOR CONCERNS**

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

Grounds		Page 6	Stair structure
Grounds		Page 6	Stair rail
Roof		Page 12	Roof cover
Laundry		Page 22	Dryer duct
Laundry		Page 45	Dryer duct
Laundry		Page 85	Dryer duct

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**POTENTIAL SAFETY HAZARDS**

Grounds		Page 9	Stair floor
Interior	Attic	Page 98	Open junction box

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**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.*

All the water heaters are over 12 years old.

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**'TO DO' LIST (ITEMS NEEDING MINOR REPAIR)**

Grounds		Page 5/6	Stairs
Grounds		Page 10	Rail
Grounds		Page 10	Negative grade
Grounds		Page 10	Trim vegetation
Grounds		Page 11	Bib
Exterior		Page 14	Gutters
Exterior		Page 14	Siding
Exterior		Page 15	Soffit
Exterior		Page 15	Fascia



Exterior		Page 15	Trim
Exterior		Page 16	Calking
Kitchen		Page 19	Exterior door
Kitchen		Page 20	Faucet
Kitchen		Page 21	Missing GFCI
Bath		Page 24	Calk behind shower head
Bath		Page 24	Tub cracked/leaking
Bath		Page 25	Calk
Bath		Page 25	Built in stopper
Bath		Page 25	Mold
Bath		Page 26	Calk
Rooms	Bedroom 1	Page 31	Door
Rooms	Bedroom 1	Page 31	Heat
Crawl Space		Page 34	Moisture
Crawl Space		Page 34	Hole
Plumbing		Page 37/38	Water heater
Kitchen		Page 42	Exterior door
Kitchen		Page 42	Missing GFCI
Kitchen		Page 43	Mold
Laundry		Page 45	Mold
Laundry		Page 46	Wall
Bath		Page 47	Calk behind shower head
Bath		Page 47	Built in stopper
Bath		Page 48	Heat
Rooms	Great Room	Page 49	Window mold
Rooms	Great Room	Page 49	Heat
Rooms	Bedroom	Page 51	Window mold
Rooms	Bedroom 1	Page 53	Door
Rooms	Bedroom 1	Page 53	Window mold
Crawl Space		Page 56	Moisture
Plumbing		Page 59/60	Water heater
Moisture		Page 63	Moisture in the apartment
Kitchen		Page 64	Exterior door
Kitchen		Page 65	Missing GFCI
Laundry		Page 66	Dryer duct
Bath		Page 68	Calk behind shower head
Rooms	Bedroom 1	Page 71	Screen
Interior	Attic	Page 74	Access
Interior	Attic	Page 75	Insulation
Interior	Attic	Page 75	Mold
Plumbing		Page 77/78	Water heater
Plumbing		Page 78	Water heater leaks
Kitchen		Page 82	Exterior door
Kitchen		Page 82/83	Floor
Kitchen		Page 84	Missing GFCI
Bath		Page 87	Sink
Bath		Page 87	Calk behind shower head
Bath		Page 88	Faucet

Bath		Page 88	Door
Rooms	Great Room	Page 90	Window
Rooms	Bedroom	Page 92	Walls
Rooms	Bedroom	Page 92	Window
Rooms	Bedroom 1	Page 94	Window
Interior	Attic	Page 96	Access
Interior	Attic	Page 97	Insulation
Interior	Attic	Page 97	Mold
Plumbing		Page 99/100	Water heater

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\* Items listed in this report may inadvertently have been left off the Summary Sheet.  
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.

<b>ROOF TYPE</b>	<b>LIFE EXPECTANCY</b>	<b>SPECIAL REMARKS</b>
<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 <sup>1</sup>	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 <sup>2</sup>	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 <sup>1</sup>	Used on low slope roofs.

\* Not recommended for use on low slope roof

<sup>1</sup> Depending on local conditions and proper installation

<sup>2</sup> 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 but highly recommended.



## BASEMENT

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

## WATER SOFTENERS

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

## PLUMBING

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

## SHUT-OFF VALVES

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

## POLYBUTYLENE PIPING

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

## CSST

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



# HEATING

## REMARKS

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

GAS-FIRED HOT AIR.....	15-25 years
OIL-FIRED HOT AIR.....	20-30 years
CAST IRON BOILER.....	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.

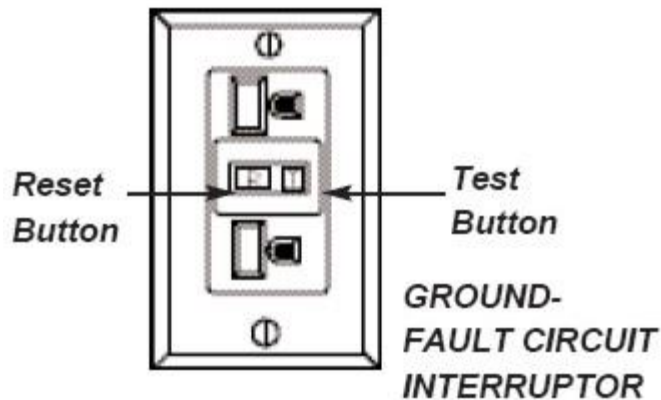
**CO Test** This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

**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](http://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.