NACHI15111915

State of Montana Licensed Home Inspector
HI0163

CERTIFIED RADON

CERTIFIED MOLD INSPECTOR

CERTIFIED WATER TESTER

Inspection Date: 12th of Never

Prepared For: Jane and John Doe

Prepared By:

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

Report Number: JJD00000000

Inspector: Michael Parker

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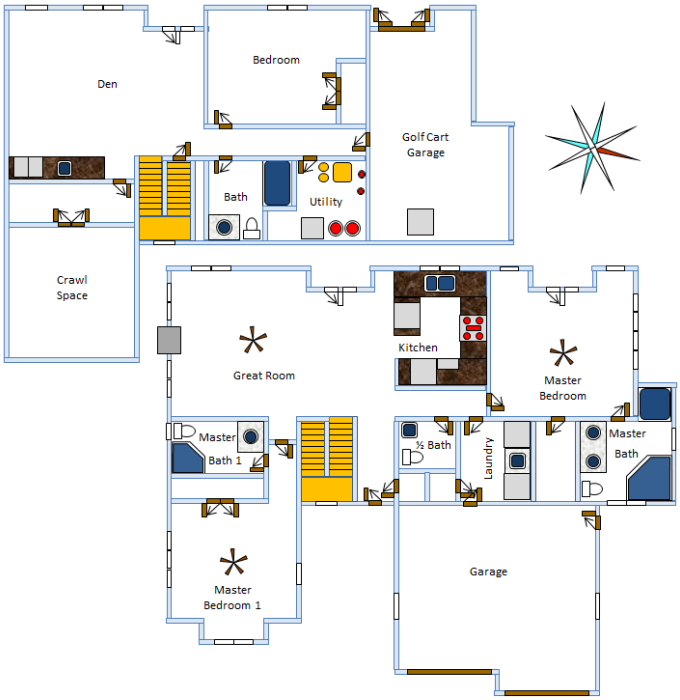
REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE PRIMROSE LANE, SOMEWHERE USA



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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

THE SCOPE OF THE INSPECTION

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

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

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

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

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

BUILDING DATA

Approximate Age:	Built This Century
Style:	Multi Floor
State of Occupancy:	Occupied
Weather Conditions:	Overcast, Cold
Recent Precipitation:	None
Ground cover:	Scattered Snow

RECEIPT / INVOICE

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

Date: 12th of Never

Report Number: JJD00000000

Name: Jane and John Doe

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

☐ Check #: **Paid In Full**
☐ Cash

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

Inspected By: **Michael Parker**

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

The service walks are properly pitched away from the home.

The service walks are partially snow covered and could not be completely visually inspected.

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

The steps are not properly pitched. Repair would likely not be

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

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

The driveway is pitched toward the garage. The driveway should be pitched so that runoff flows away from the garage. Repair would likely not be practical.

Settling at the driveway/public service walk junction has created a potential Trip Hazard. Recommend Repair.

The driveway is partially snow covered and could not be completely visually inspected.

PATIO ☐ None **Condition:** ☒ Satisfactory ☒ Marginal ☐ Poor
Material: ☒ Concrete ☐ Flagstone ☐ Brick ☐ Other
☐ ***Settling Cracks*** ☐ ***Trip hazard*** ☐ ***Pitched towards home*** ☐ Drainage provided

The patio is properly pitched away from the home.

Large settling cracks observed. Recommend sealing to help prevent moisture intrusion.

COVERED ENTRANCE ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☒ Concrete ☐ Flagstone ☐ Brick ☐ Other
☐ ***Settling Cracks*** ☐ ***Trip hazard*** ☐ ***Pitched towards home*** ☐ Drainage provided

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

DECK ☐ None

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

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

Deterioration detected at the time of the inspection. Recommend Repair.

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

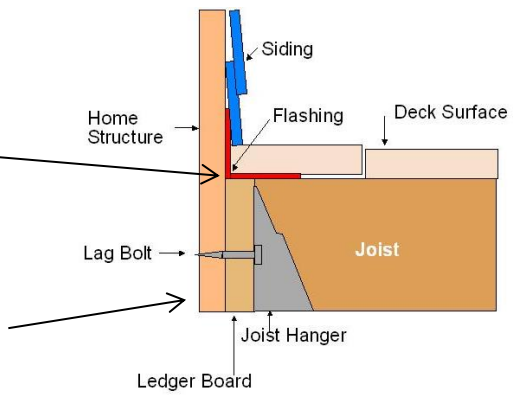
The floor is properly pitched away from the home.

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

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

The floor is properly flashed. Flashing helps prevent moisture intrusion at the deck/home junction.

Proper attachment between the ledger board and home structure observed.



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

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

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

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

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

The center riser is cracked/broken. The bricks installed to support the steps are not permanently installed. Recommend Repair.

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

Early indications of deterioration detected at the time of the inspection. Recommend Repair.

The steps are properly pitched.

Protruding screws observed. Recommend Repair.

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

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

The railings are weathering, obvious repairs observed. Recommend prepping and sealing (painting/staining). Recommend Repair.

FENCE/WALL ☒ None

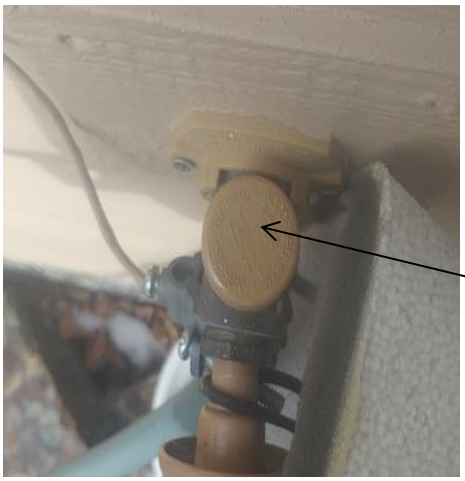
LANDSCAPING AFFECTING FOUNDATION ☐ None
Negative Grade: ☒ No ☐ Yes ☐ Where:
☐ ***Recommend additional backfill*** ☐ ***Recommend window wells/covers***
☒ ***Trim back trees/shrubberies*** ☐ Yard drains

Vegetation in several areas is in direct contact with/overgrowing the home. Recommend Trimming.

RETAINING WALL ☐ None Material: Stone
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Drainage holes recommended*** ☐***Leaning/cracked/bowed***
(Relates to the visual condition of the wall)

The stone retaining walls are in Satisfactory Condition.

EXTERNAL FAUCETS ☐ None **Operate:** ☒ Yes ☐ No **Leak:** ☐ Yes ☒ No
Loose: ☐ Yes ☒ No **Frost – Free valve:** ☒ Yes ☐ No **Isolation valve:** ☐ Yes ☒ No



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

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

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

GENERAL COMMENTS

ROOF

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

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

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

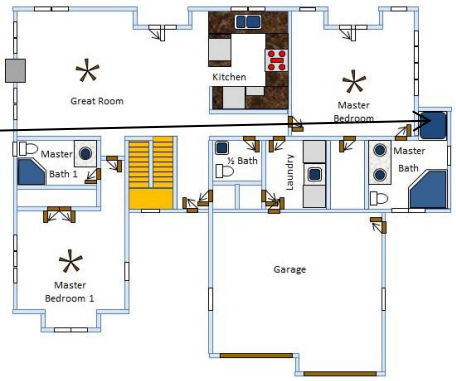
ROOF COVERING **Type:** Asphalt Shingles Estimated Layers: 1
Approximate age of cover: 15 years

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



Missing granules observed. Minor damage observed (likely occurred during instillation). The gutters are full of granules. This can be an indication that the roof cover is nearing the end of its operational life expectancy. Recommend evaluation by a licensed roofer. Recommend Repair.

There is a scaffolding bracket installed where indicated. These are used during instillation of the roof cover and then removed. There is no obvious reason why this bracket is still in place. Recommend Removal.



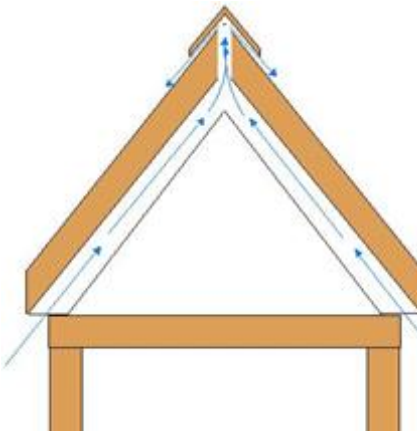
CHIMNEY ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Viewed From: ☐ Roof ☒ Ladder at eaves ☐ Ground with binoculars
Rain Cap/Spark Arrestor: ☒ Yes ☐ No ☐ ***Recommended***

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

The Chimney is in Satisfactory Condition.

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.

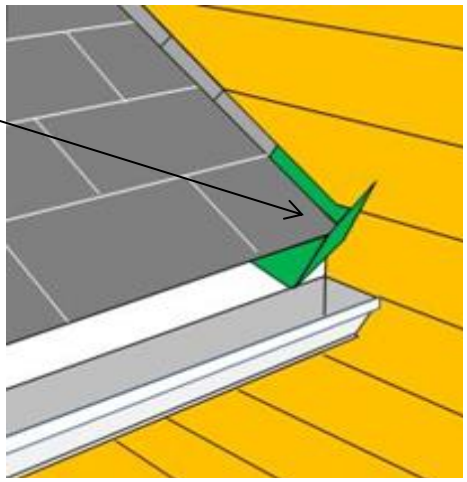
FLASHING

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

Proper step flashing used on all sidewalls.

The headwall flashing properly overlaps the highest course of shingles.

There is no kick out flashing installed. Kick out flashing is used where a lower roofline terminates against a vertical wall. The kick out is installed above the rain gutter or drip edge where the roof meets a vertical wall. It keeps rainwater out and diverts it away from the lower wall. This is an incorrect install. Recommend Repair.



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

The shingle edges are properly offset from the valleys.

SKYLIGHTS ☒ None

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

The plumbing vents are in Satisfactory Condition.

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

GENERAL COMMENTS

GUTTERS

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

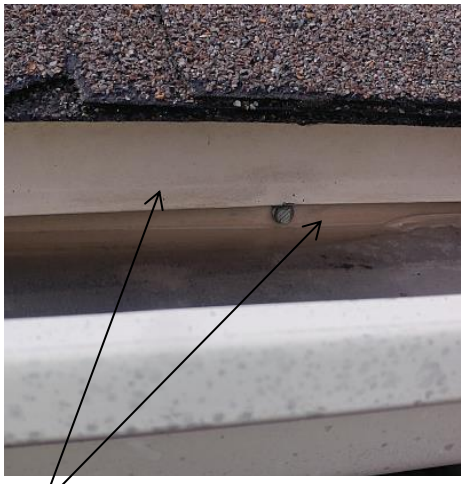
Material: ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum ☐ Other

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

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

Drip Edge Overlaps Gutters: ☐ Yes ☒ No

Extension needed: ☒ Yes ☐ No ☐ Where:



The homes drip edge properly overlaps the gutters. This helps keep runoff from getting between the gutters and fascia.

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

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

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***

Calking needed on numerous siding joints. Recommend Repair.

Inspector's Note: Siding joint covers are an alternative to calking.

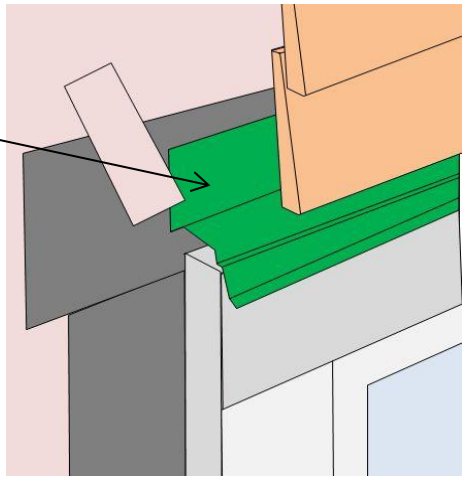
SOFFIT **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☐ Wood ☒ Fiberboard ☐ Metal/Vinyl ☐ Fiber Cement ☐ Stucco
☐ ***Recommend repair/painting*** ☐ ***Damaged wood*** ☐ Other

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

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

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

Flashing installed where needed. 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.



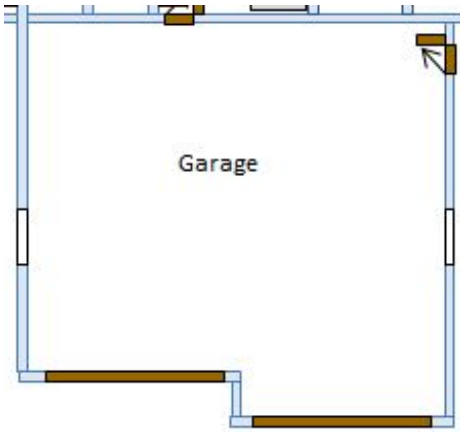
CAULKING **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations***
☐ ***Recommend repair/painting***

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

GENERAL COMMENTS

GARAGE

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

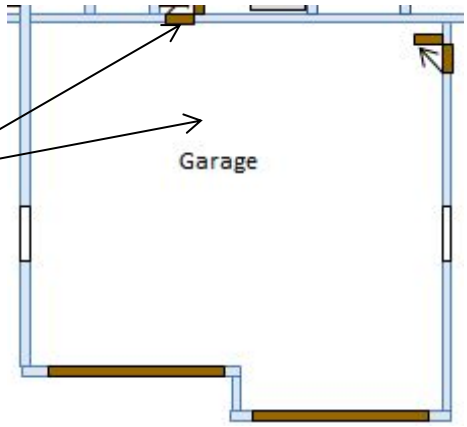


This is the vehicle garage. The garage is full of personal items and could not be completely visually inspected.

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

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

Cracked dry wall seams where indicated. These do not appear structural. Recommend Repair.



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

Material: ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other

☐ ***Large settling cracks*** ☐ ***Recommend evaluation/repair***

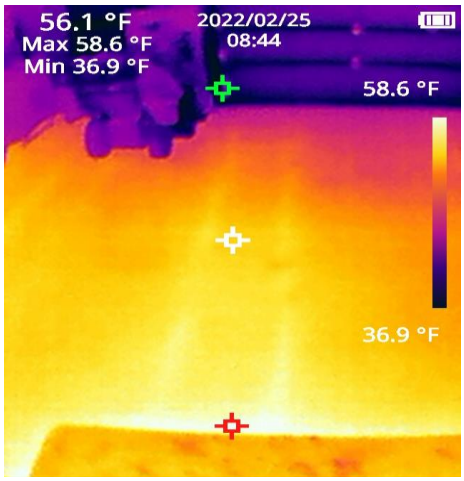
Burners less than 18" above garage floor: ☒ N/A ☐ Yes ☐ No ☐ ***Safety hazard***

The floor is in Satisfactory Condition. Properly pitched.

HEATING SOURCE ☒ Yes ☐ No

In Floor Hydronic Heat – Operates : ☒ Yes ☐ No

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The in floor hydronic heating system is operating.

SILL PLATES **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor

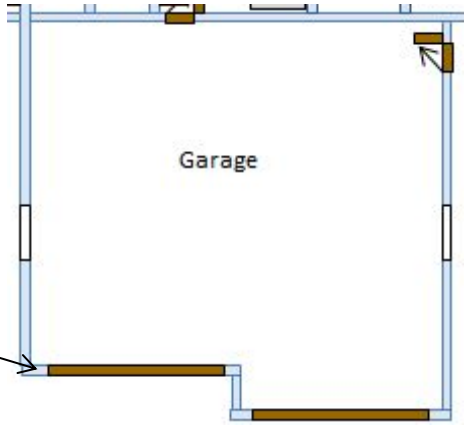
☐ Not visible ☐ Floor level ☒ Elevated ☐ ***Rotted/Damaged*** ☐ ***Recommend repair***

OVERHEAD DOOR(S) ☐ N/A **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor

Material: ☐ Wood ☐ Fiberglass ☒ Metal

☐ ***Overhead door hardware loose*** ☐ ***Recommend Priming/Painting Inside & Edges*:**

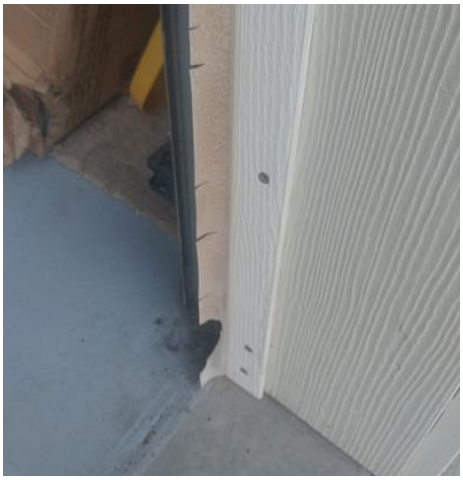
☒ ***Recommend lubrication*** ☐ ***Recommend repair***



The exterior door trim is weathering. Damaged trim where indicated. Recommend Repair/Replacement.

Recommend lubricating all rollers and hinges and annually thereafter.

Weather stripping: ☐ Satisfactory ☐ Marginal ☒ Poor ☐ Missing ☐ Replace



All of the side weather stripping is torn. Recommend Replacement.

Emergency release handle: ☒ Yes ☐ No ***Required*** Operable ☒ Yes ☐ No
Less than six feet above the standing surface: ☐ Yes ☒ No ***Required***

The emergency release handles are too high. Recommend Repair/Adjustment.

AUTOMATIC OPENER ☒ Yes ☐ No ☒ Operable ☐ Inoperable ☐ ***Remote not available***

SAFETY REVERSE

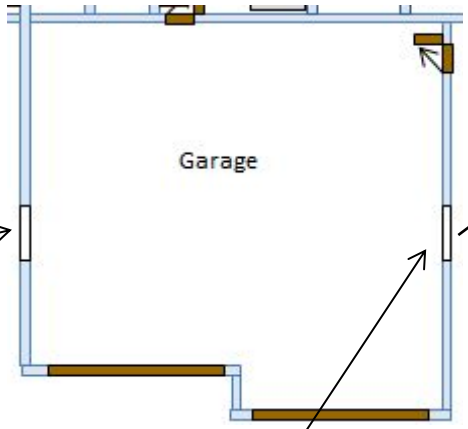
Operable: ☒ Pressure reverse ☒ Electric eye ☐ ***Needs adjusting*** ☐ ***Safety hazard***
Both pressure reverse and electronic eye are required in homes built after 1992.
Warning Labels: The following four warning labels should be present on or around garage door assemblies:

1. A spring warning label, attached to the spring assembly
2. A general warning label, attached to the back of the door panel
3. A warning label attached to the wall in the vicinity of the wall control button
4. A tension warning label, attached to garage door's bottom bracket

Warning label #3 was not found at the time of the inspection. Recommend 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



Mud dauber wasps are nesting in the inner portion of the window indicated. This could be an indication that the window is not properly sealed. The screen is not installed in this window. Recommend Repair/ Replacement.

Access to the window indicated is blocked by personal items. This window could not be completely inspected or operated.

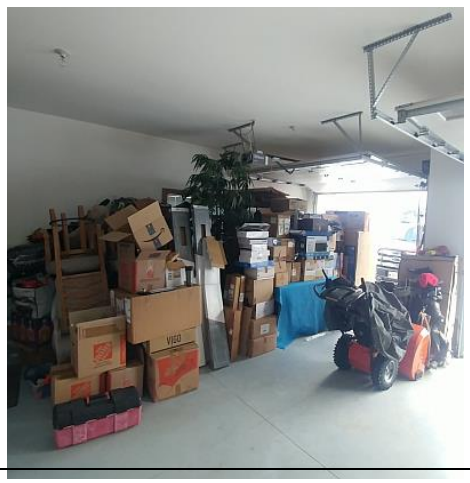
EXTERIOR DOOR ☒ None **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing Door Sill Plumb ☒ Yes ☐ No

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

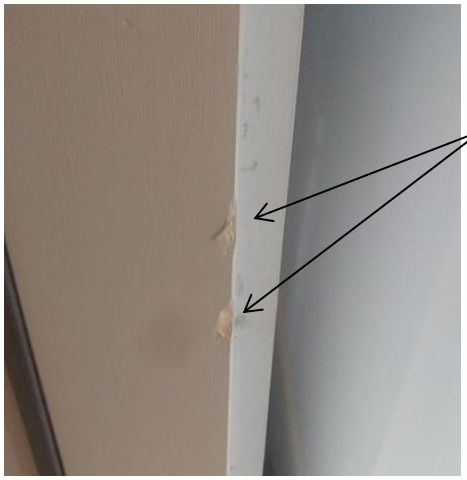
Door scrapes on the frame when opened/closed. Recommend Repair/Adjustment.

ELECTRICITY PRESENT ☒ Yes ☐ No ☐ Not visible
Reverse polarity: ☐ Yes ☒ No Open **ground:** ☐ Yes ☒ No ☐ ***Safety hazard***
GFCI Present: ☐ Yes ☐ No Operates**:** ☒ Yes ☐ No ☐ ***Handyman/extension cord wiring***

There is no visible GFCI in the garage. The inspector will not test a circuit for a GFCI unless the GFCI is visible. The reason being is that if access to the GFCI is say, obstructed by personal items, then the inspector will not be able to get to the GFCI to reset it. Based on the wiring in the home there is very likely a GFCI in the garage, but the inspector could not verify that.



FIRE SEPARATION DOOR ☐ N/A Yes ☒ No ☐ ***(Between garage & living area)***
Door **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Self-Closing ☐ Yes ☒ No ☐ Inoperative Needs Repair Yes ☒ No ☐
Weather-stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing Door Sill Plumb ☒ Yes ☐ No



The door frame is slightly dinged. Recommend Repair.

The fire separation door should be self-closing. The self-closing hinges have been disabled. Recommend Repair.

FIRE SEPARATION WALLS & CEILING ☐ N/A ***(Between garage & living area)***
☒ Present ☐ Missing **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Safety hazard*** ☐ ***Recommend repair*** ☐ ***Holes walls/ceiling***
Moisture Stains Present: ☐ Yes ☒ No Typical Drywall Cracks: ☐ Yes ☒ No

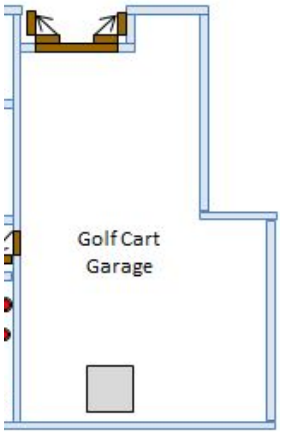
Inspectors Note: A "fire separation wall" in residential construction is a wall and ceiling that is covered (on the garage side) with sheetrock that is ½" of an inch thick, or 5/8" thick on ceilings under a habitable room such as a bedroom. There will be no direct openings between the garage and sleeping rooms. Ducts in the garage and penetrating common walls shall be minimum 26-guage steel. There will be no duct openings in the garage. Openings in this fire suppression wall are usually limited to a door, or installation of an electrical sub panel. Any door located in a fire wall must be solid core, at least one and three-eighths of an inch thick. It is required that the door be self-closing. Basically, no other openings in the wall are allowed. This construction will allow a fire to burn in a garage for approximately 20 minutes before it can burn through the wall and into the house.

GENERAL COMMENTS

The steps are properly pitched. The hand rail (not required) is too high (38 inches maximum) and loose.

GARAGE

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

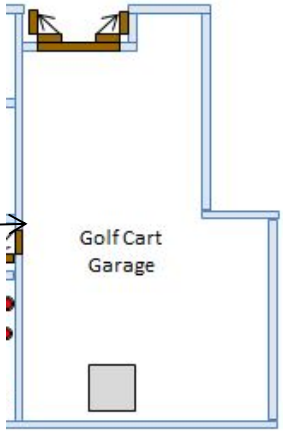


This is for the golf cart garage. This garage is held to the same standard for fire separation as a conventional garage. Current standards state that a private garage (as opposed to public one) is defined as: A building or portion of a building in which motor vehicles used by the owner or tenant of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

Inspector's Note: Most golf cart manufacturers do not recommend charging a golf cart inside a garage unless the garage door is open. This is because golf cart batteries, especially older ones, emit hydrogen, an odorless, colorless gas that is highly flammable.

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

Cracked dry wall seam where indicated.
This does not appear structural.
Recommend Repair.



FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other
☐ ***Large settling cracks*** ☐ ***Recommend evaluation/repair***
Burners less than 18" above garage floor: ☒ N/A ☐ Yes ☐ No ☐ ***Safety hazard***

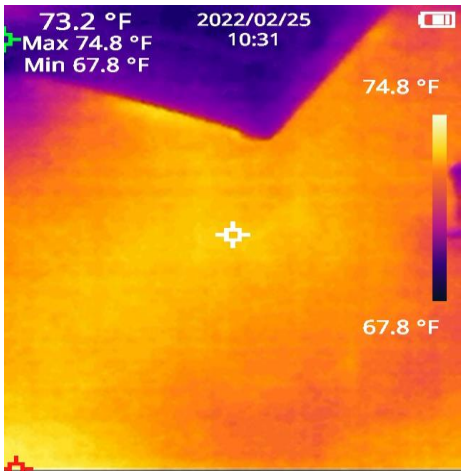
The floor is in Satisfactory Condition. Properly pitched.

Typical cracks on the garage floor. No indication of recent movement, no trip hazard.

HEATING SOURCE ☒ Yes ☐ No

In Floor Hydronic Heat – Operates : ☒ Yes ☐ No

Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The in floor hydronic heating system is operating.

SILL PLATES **Condition:** ☐ Satisfactory ☐ Marginal ☐ Poor

☒ Not visible ☐ Floor level ☐ Elevated ☐ ***Rotted/Damaged*** ☐ ***Recommend repair***

OVERHEAD DOOR(S) ☐ N/A **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor

Material: ☐ Wood ☐ Fiberglass ☒ Metal

☐ ***Overhead door hardware loose*** ☐ ***Recommend Priming/Painting Inside & Edges*:**

☐ ***Recommend lubrication*** ☐ ***Recommend repair***

Recommend lubricating all rollers and hinges and annually thereafter.

Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace

Emergency release handle: ☒ Yes ☐ No ***Required*** Operable ☒ Yes ☐ No

Less than six feet above the standing surface: ☐ Yes ☒ No ***Required***

The emergency release handle is too high. Recommend Repair/Adjustment.

AUTOMATIC OPENER ☒ Yes ☐ No ☒ Operable ☐ Inoperable ☐ ***Remote not available***

SAFETY REVERSE

Operable: ☒ Pressure reverse ☒ Electric eye ☐ ***Needs adjusting*** ☐ ***Safety hazard***
Both pressure reverse and electronic eye are required in homes built after 1992.

Warning Labels: The following four warning labels should be present on or around garage door assemblies:

1. A spring warning label, attached to the spring assembly
2. A general warning label, attached to the back of the door panel
3. A warning label attached to the wall in the vicinity of the wall control button
4. A tension warning label, attached to garage door's bottom bracket

Warning label #3 was not found at the time of the inspection. Recommend Replacement.

WINDOWS & SCREENS **Windows:** ☒ None

EXTERIOR DOOR ☒ None

ELECTRICITY PRESENT ☒ Yes ☐ No ☐ Not visible
Reverse polarity: ☐ Yes ☒ No Open **ground:** ☐ Yes ☒ No ☐ ***Safety hazard***
GFCI Present: ☒ Yes ☐ No Operates**:** ☒ Yes ☐ No ☐ ***Handyman/extension cord wiring***

FIRE SEPARATION DOOR ☐ N/A Yes ☐ No ☒ ***(Between garage & living area)***
Door **Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor
Self-Closing ☐ Yes ☒ No ☐ Inoperative Needs Repair Yes ☒ No ☐
Weather-stripping: ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Missing ☒ Replace
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing Door Sill Plumb ☒ Yes ☐ No

This is not a fire separation door. This is a potnetia1 Safety Hazard. Recommend Repair.

The fire separation door should be self-closing. Recommend Repair.

FIRE SEPARATION WALLS & CEILING ☐ N/A ***(Between garage & living area)***
☒ Present ☐ Missing **Condition:** ☐ Satisfactory ☐ Marginal ☒ Poor
☒ ***Safety hazard*** ☐ ***Recommend repair*** ☐ ***Holes walls/ceiling***
Moisture Stains Present: ☐ Yes ☒ No Typical Drywall Cracks: ☐ Yes ☒ No

Flexible ducting penetrating the fire separation wall, the PVC ducting for the central vacuum penetrating the fire separation wall, and large gaps around the metal ductwork penetrating the fire separation wall are breaks in the fire separation wall and are potentia1 Safety Hazards. Recommend Repair.

Inspectors Note: A "fire separation wall" in residential construction is a wall and ceiling that is covered (on the garage side) with sheetrock that is ½" of an inch thick, or 5/8" thick on ceilings under a habitable room such as a bedroom. There will be no direct openings between the garage and sleeping rooms. Ducts in the garage and penetrating common walls shall be minimum 26-guage steel. There will be no duct openings in the garage. Openings in this fire suppression wall are usually limited to a door, or installation of an electrical sub panel. Any door located in a fire wall must be solid core, at least one and three-eighths of an inch thick. It is required that the door be self-closing. Basically, no other openings in the wall are allowed. This construction will allow a fire to burn in a garage for approximately 20 minutes before it can burn through the wall and into the house.

GENERAL COMMENTS

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

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

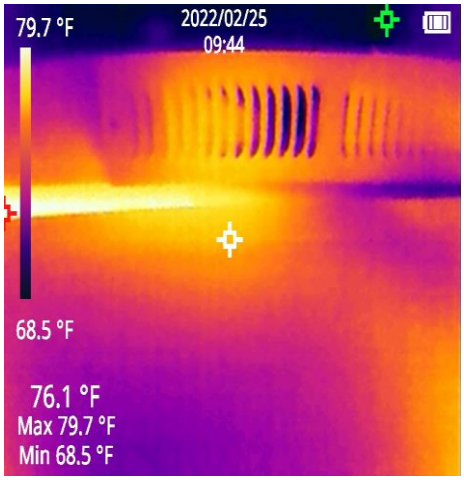
WALLS AND CEILING: **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:

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

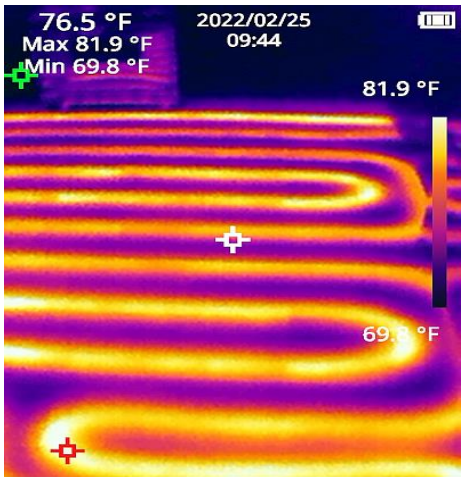
INTERIOR DOOR ☐ Yes ☒ No

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 / COOLING SOURCE ☒ Yes ☐ No
Kick plate Register Checked For Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The register is in Satisfactory Condition.
The in floor hydronic heating system is operating.

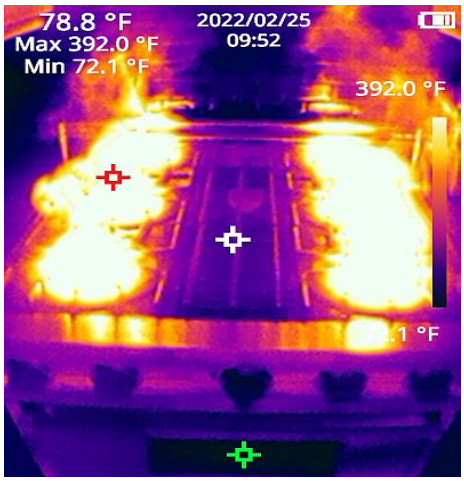


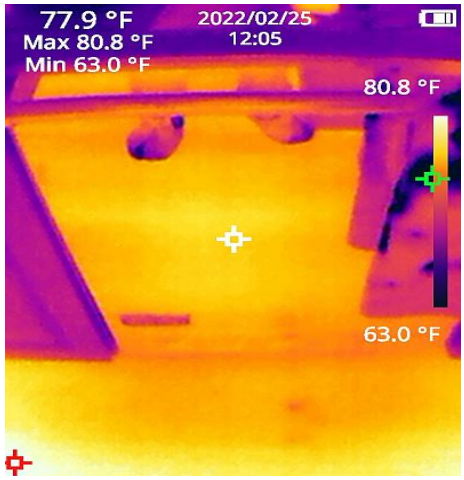
PLUMBING COMMENTS
Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No Pipes/Valves Leak**:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐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

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

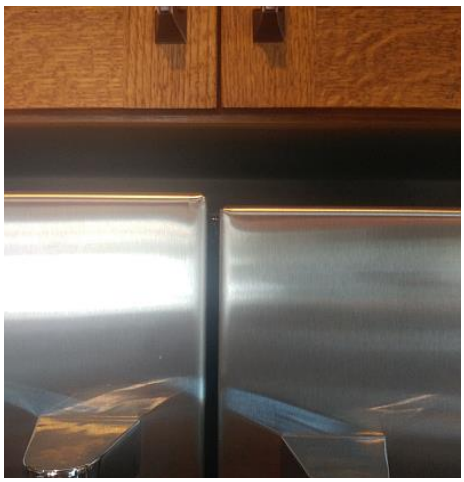
APPLIANCES

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





All of the appliances operate.

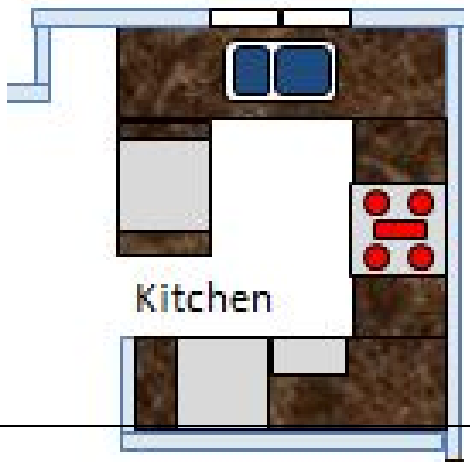


The refrigerator doors do not line up. The doors operate and appear to seal properly. Recommend Repair/Adjustment.

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 switch indicated is cracked (the switch operates). Recommend Replacement.



GENERAL COMMENTS

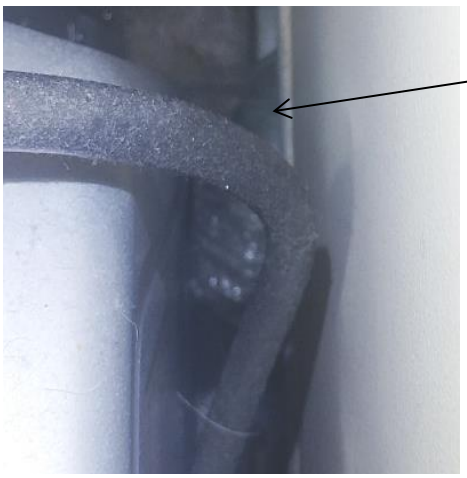
ROOM COMPONENTS

Laundry sink: ☐ None **Faucet leaks:** ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No
Pipes/Valves Leak: ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor **Functional Flow:** ☐ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: ☒ Adequate ☐ Poor Drain Line P Trap: ☒ Yes ☐ No
Drain Line S Trap: ☐ Yes ☒ No
Cross connections: ☐ Yes ☒ No
Room vented: ☐ Yes ☒ No
Dryer vented: ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor
☐ ***Not vented to Exterior*** ☐ ***Recommend repair*** ☐ ***Safety hazard***

The dryer duct termination does not have a backdraft damper (automatically closing door). Recommend Replacement.

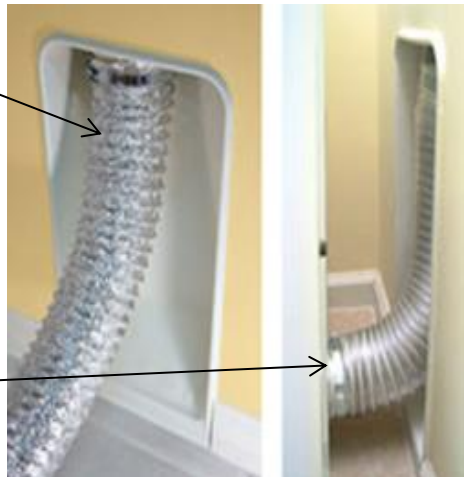
There is a screen installed on the dryer duct. Screens can collect dryer lint (as this one has). Recommend Removal.

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



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

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



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***

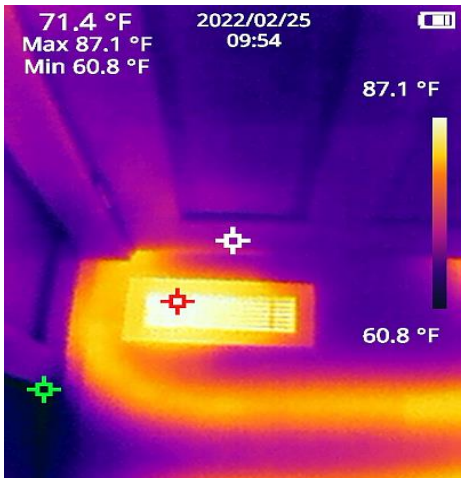
WALLS AND CEILING: **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:

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

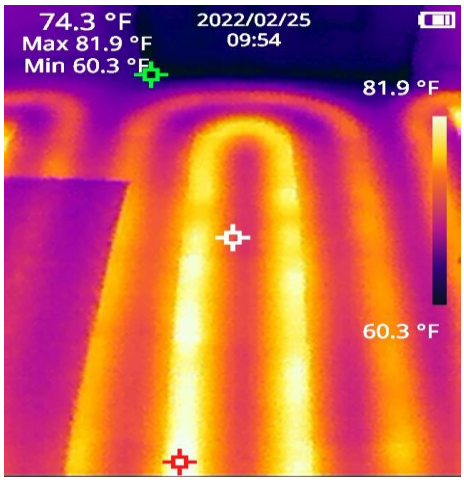
INTERIOR DOOR ☒ Yes ☐ No ☐ Satisfactory ☒ Marginal ☐ Poor
Locks/Latches Operable: ☐ Yes ☐ No ☒ Missing

Latch bolt does not engage the strike plate. Recommend Repair/ Adjustment.

HEATING / COOLING SOURCE ☒ Yes ☐ No
Floor Register Checked For Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The register is in Satisfactory Condition.
The in floor hydronic heating system is operating.



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: MASTER

SINKS

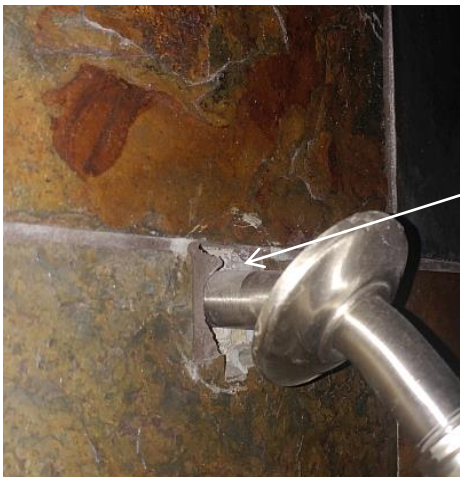
Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes/Valves Leak:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: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

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 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

TUB

Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes leak:** ☐ Yes ☒ No
Fixture Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
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
Whirlpool Operable: ☒ N/A

The built in stopper is not installed.

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

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

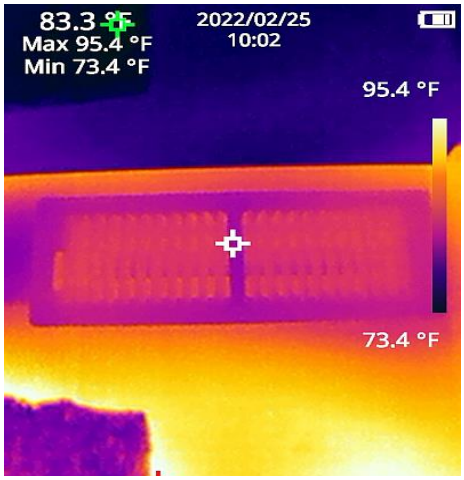
CABINETS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/adjustment***

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

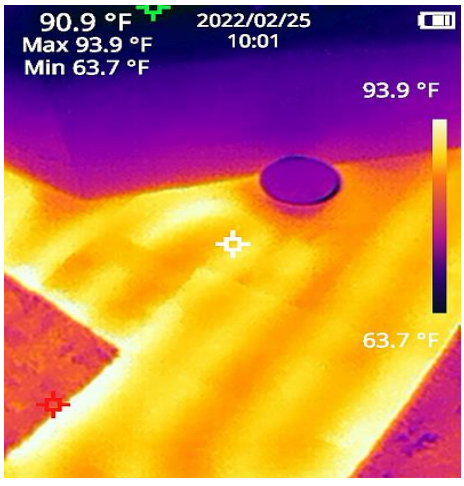
FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Material: ☒ Tile ☐ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

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

HEATING / COOLING SOURCE ☒ Yes ☐ No
Floor Register Checked For Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The register is in Satisfactory Condition.
The in floor hydronic heating system is operating.



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 **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☒ Wood ☐ Metal ☐ Vinyl ☐ Aluminum/Vinyl Clad
Operate: ☒ Yes ☐ No Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A
☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Security Bars Present: ☐ Yes ☒ No ☐ Release Mechanism ☐ Yes ☐ No ☐ ***Safety hazard***
Screens: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Torn ☐ Bent ☐ Holed ☐ Not installed

GENERAL COMMENTS

BATHROOM: MASTER 1

SINKS

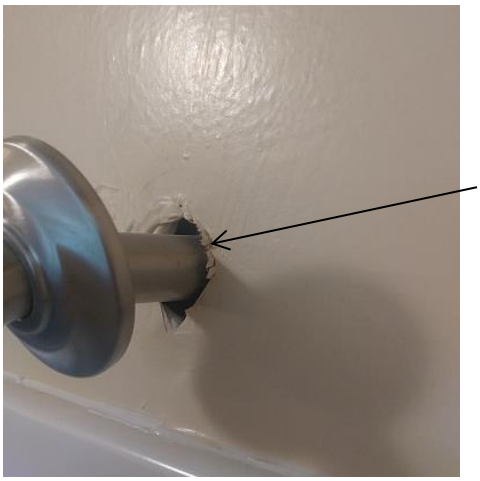
Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes/Valves Leak:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: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

TOILET

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

SHOWER

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 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

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

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

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

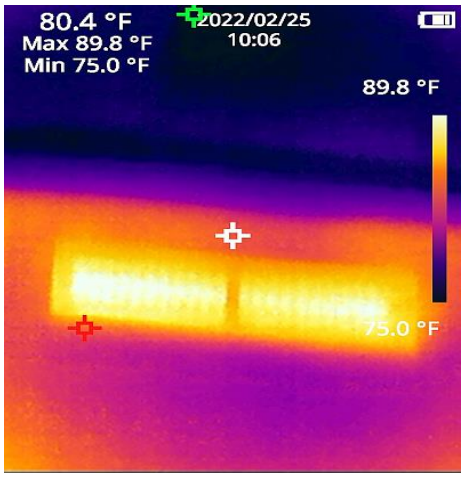
CABINETS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/adjustment***

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

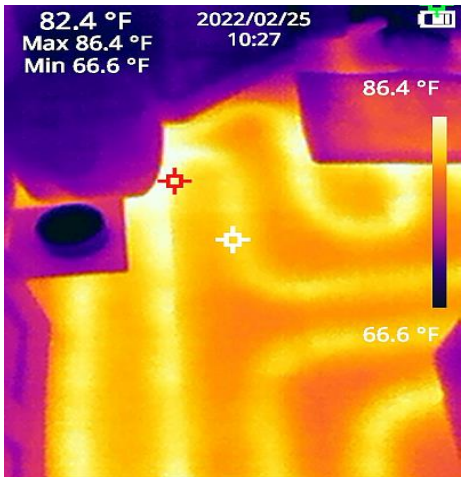
FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Material: ☒ Tile ☐ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

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

HEATING / COOLING SOURCE ☒ Yes ☐ No
Floor Register Checked For Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The register is in Satisfactory Condition.
The in floor hydronic heating system is operating.



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 **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Material: ☒ Wood ☐ Metal ☐ Vinyl ☐ Aluminum/Vinyl Clad
Operate: ☒ Yes ☐ No Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A
☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Security Bars Present: ☐ Yes ☒ No ☐ Release Mechanism ☐ Yes ☐ No ☐ ***Safety hazard***
Screens: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Torn ☐ Bent ☐ Holed ☐ Not installed

GENERAL COMMENTS

BATHROOM: BATH

SINKS

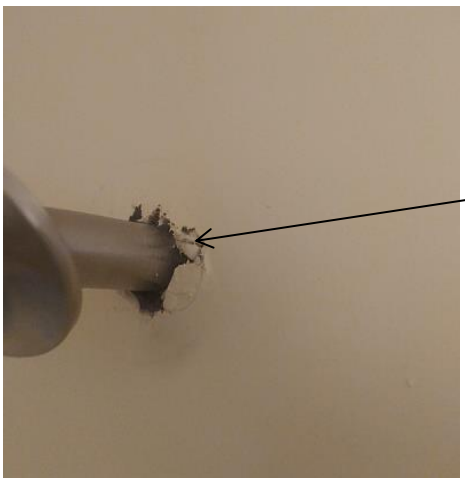
Faucet leaks: ☐ Yes ☒ No **Loose:** ☐ Yes ☒ No **Pipes/Valves Leak:** ☐ Yes ☒ No
Fixtures Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Flow: ☒ Adequate ☐ Poor
Sink Material: ☒ Ceramic/Plastic ☐ Fiberglass ☐ Metal ☐ Glass ☐ Other
Sink Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Functional Drainage: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

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 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

EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

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

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

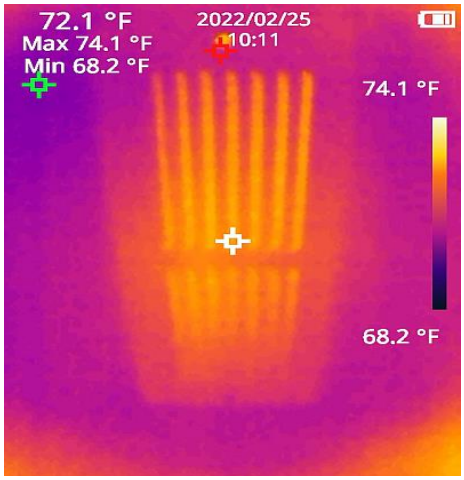
CABINETS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/adjustment***

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

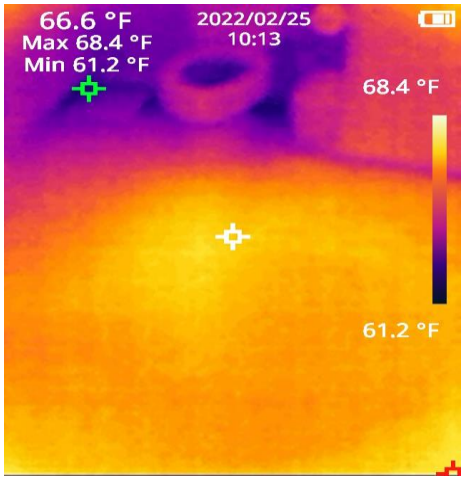
FLOOR **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Material: ☒ Tile ☐ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

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

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



The register is in Satisfactory Condition.
There does not appear to be in floor hydronic heating in this bathroom.



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

When the exhaust fan was turned on the GFCI would trip. This could be an indication of a problem with the bathroom electric system. This is a Major Concern. Recommend Repair.

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

WINDOWS & SCREENS **Windows:** ☒ None

GENERAL COMMENTS

BATHROOM: ½ 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***

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

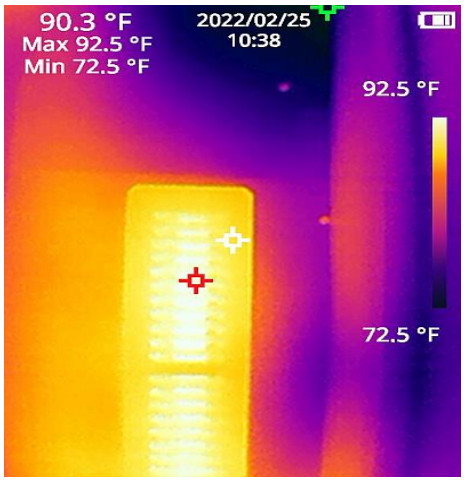
Material: ☒ Tile ☐ Linoleum ☐ Carpet ☐ Wood ☐ Composite ☐ Other

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

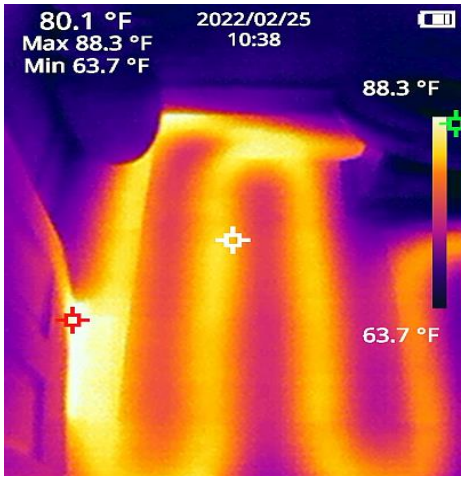
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing

HEATING / COOLING SOURCE ☒ Yes ☐ No

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



The register is in Satisfactory Condition.
The in floor hydronic heating system is operating.



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

Numerous screws are missing from the cover plates. Recommend Replacement.

EXHAUST FAN

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

WINDOWS & SCREENS

Windows: ☒ None

GENERAL COMMENTS

LOCATION: GREAT ROOM

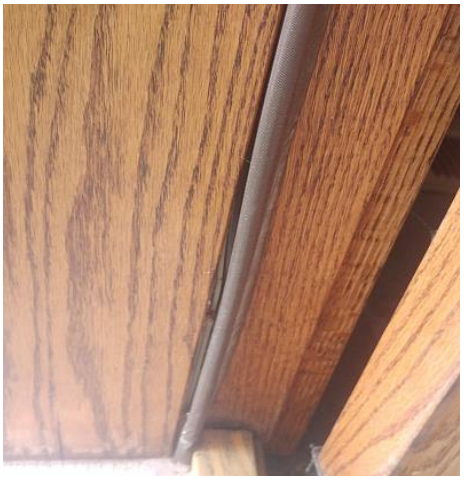
WALLS AND CEILING: **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☒ No Where: **Holes:** ☐ Yes ☒ No Where:
Ceiling Fan: ☒ Satisfactory ☐ Marginal ☐ Poor

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

EXTERIOR DOOR - FRONT ☐ 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 loose. Recommend Repair.



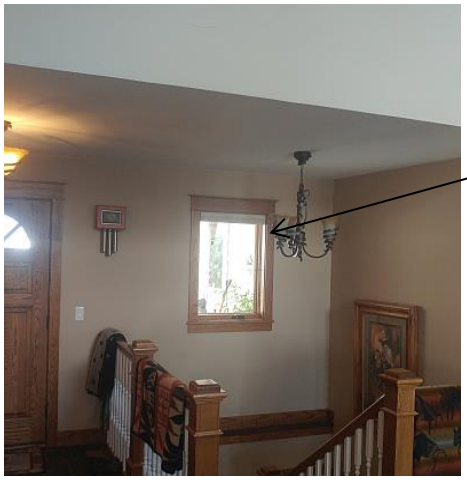
EXTERIOR DOOR - DECK ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor
Weather stripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing Door Sill Plumb ☒ Yes ☐ No

The screen door is out of track and bent. Recommend Repair/Replacement.

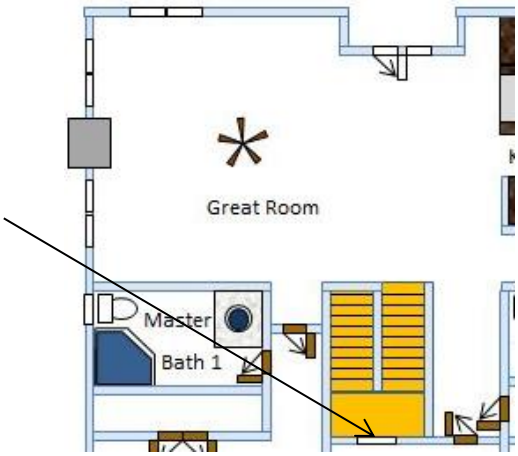
INTERIOR DOOR ☐ Yes ☒ No

WINDOWS & SCREENS **Windows:** ☐ None **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor

Material: ☒ Wood ☐ Metal ☒ Vinyl ☐ Aluminum/Vinyl Clad
Operate: ☒ Yes ☐ No Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing
Evidence of Leaking Insulated Glass: ☐ Yes ☒ No ☐ N/A
☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Security Bars Present: ☐ Yes ☒ No ☐ Release Mechanism ☐ Yes ☐ No ☐ ***Safety hazard***
Screens: Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Torn ☐ Bent ☐ Holed ☒ Not installed

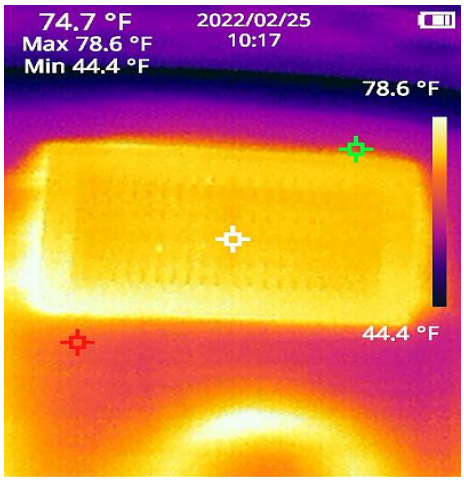


The screen is not installed in the window indicated. Recommend Replacement.

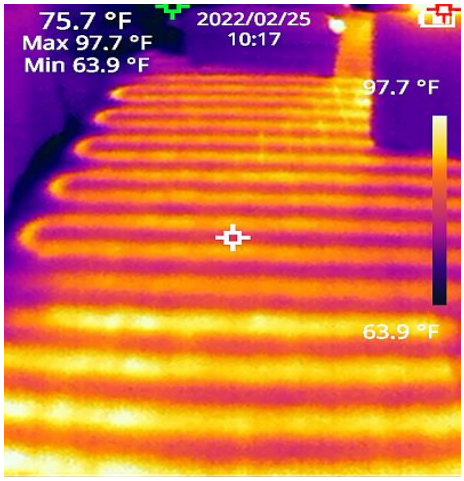


HEATING / COOLING SOURCE ☒ Yes ☐ No

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



The register is in Satisfactory Condition.
The in floor hydronic heating system is operating.



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: DEN

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

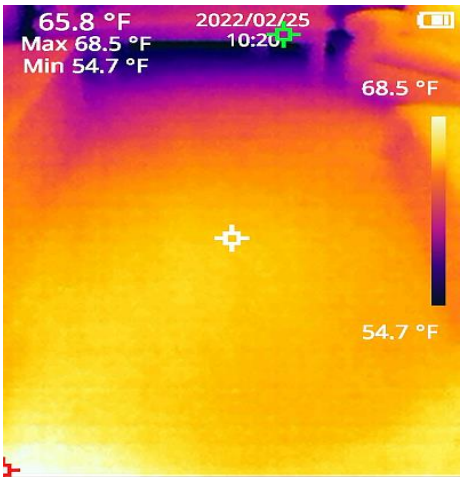
The screen door is difficult to operate. Recommend Repair/Adjustment.

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

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 / COOLING SOURCE ☒ Yes ☐ No
Ceiling Register Checked For Condition: ☒ Satisfactory ☐ Marginal ☐ Poor

The register is in Satisfactory Condition.



The in floor hydronic heating system is operating.
The hydronic heat for this room was off when the inspector arrived.
Hydronic heating systems, while efficient, are slow to heat up.
While a heat rise was not detected with an infra-red camera, a heat rise using a contact thermometer was detected.

SINK

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

COUNTERTOPS

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

CABINETS

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

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

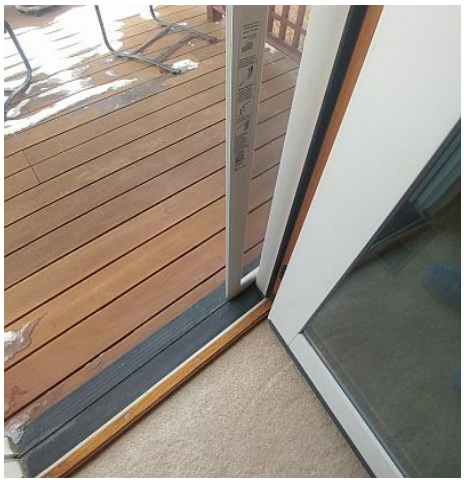
GENERAL COMMENTS

LOCATION: MASTER BED

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

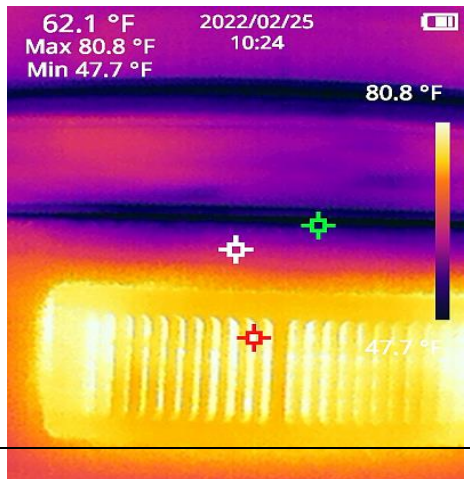


The screen door is difficult to operate. Recommend Repair/Adjustment.

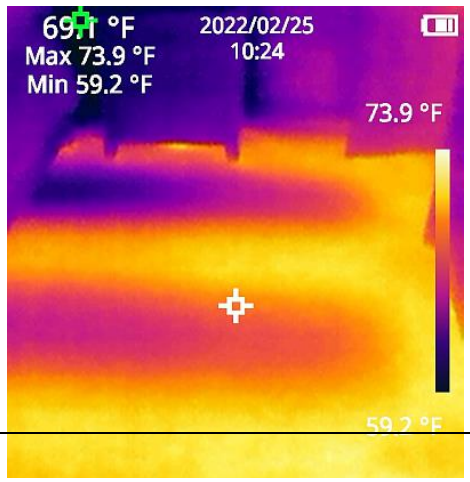
INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing

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 / COOLING SOURCE ☒ Yes ☐ No
Floor Register Checked For Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The register is in Satisfactory Condition.
The in floor hydronic heating system is operating.



ELECTRICAL:

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

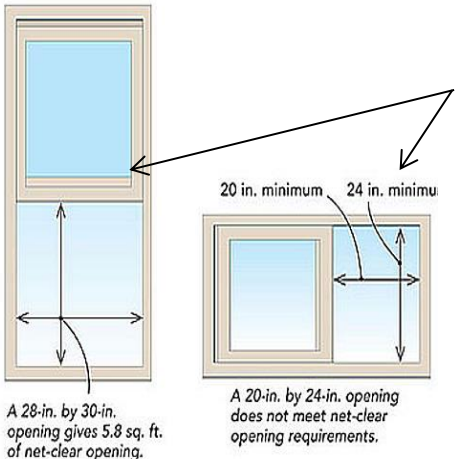
SMOKE DETECTORS (BEDROOMS)

Present: Smoke Detector: ☒ Yes ☐ No **Operates:** ☐ Yes ☐ No ☒ Not tested The home has a monitored alarm system. The Smoke Detectors were not tested.
The generally accepted 'life expectancy' for Smoke Detectors is 8 to 10 years. This home was built in 2007.

BEDROOM EGRESS

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

GENERAL COMMENTS



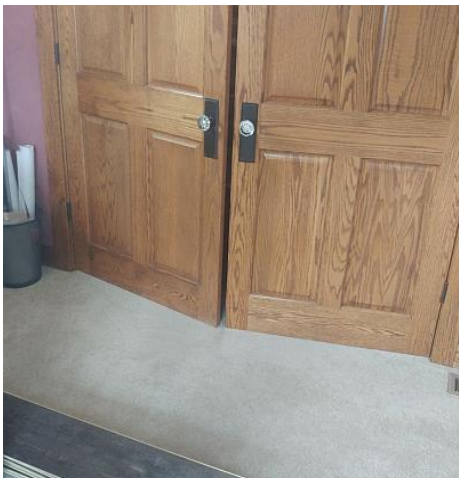
Inspector's Note: A word about Egress Windows. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (5.0 square feet for ground floors). The net clear opening is the normal operation of the window. This area is required to provide egress for firefighters and 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: MASTER BED 1

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

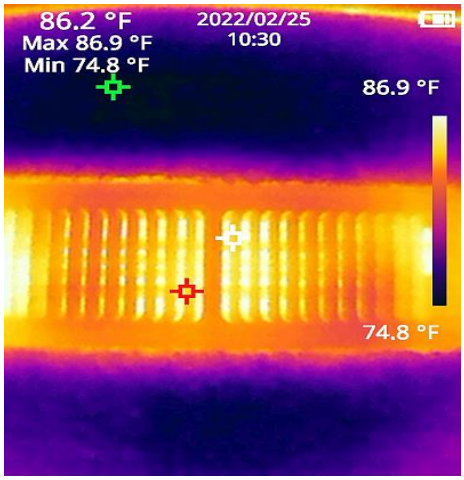
INTERIOR DOOR ☒ Yes ☐ No ☒ Satisfactory ☐ Marginal ☐ Poor
Locks/Latches Operable: ☒ Yes ☐ No ☐ Missing



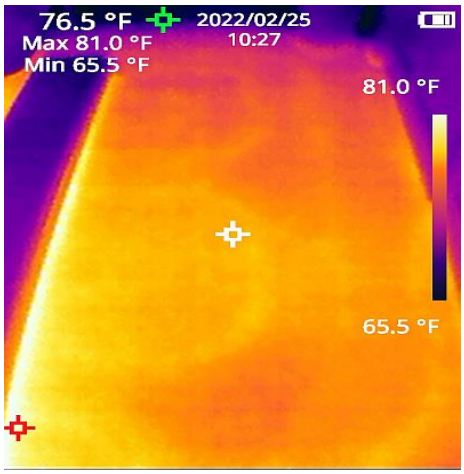
The closet doors scrape on the floor cover when operated. Recommend Repair/Adjustment.

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 / COOLING SOURCE ☒ Yes ☐ No
Floor Register Checked For Condition: ☒ Satisfactory ☐ Marginal ☐ Poor



The register is in Satisfactory Condition.
The in floor hydronic heating system is operating.



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 home has a monitored alarm system. The Smoke Detectors were not tested.
The generally accepted 'life expectancy' for Smoke Detectors is 8 to 10 years. This home was built in 2007.

BEDROOM EGRESS

Restricted: ☐ Yes ☒ No **Egress Windows:** ☐ N/A ☒ Yes ☐ No
Room Can be Used as A Bedroom: ☐ N/A ☒ Yes ☐ No 24 x 36 6 Sq. Ft.

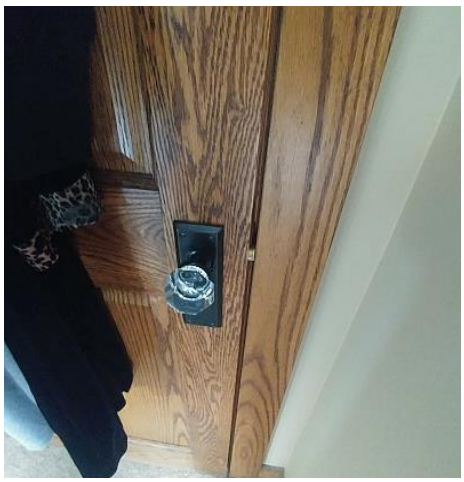
GENERAL COMMENTS

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

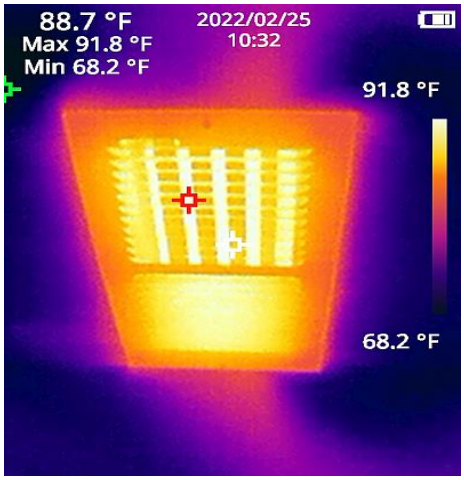


Latch bolt does not engage the strike plate. Recommend Repair/Adjustment.

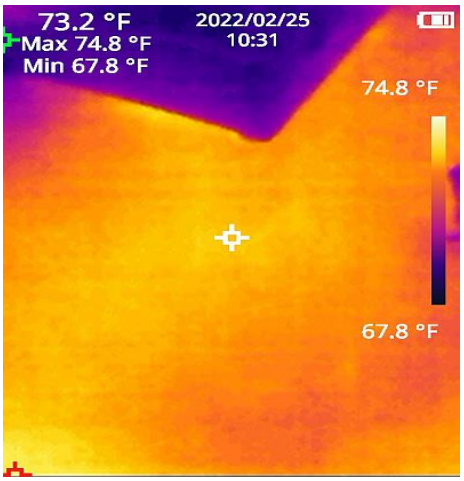
Door scrapes on the floor cover when opened/closed. Recommend Repair/Adjustment.

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

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



The register is in Satisfactory Condition.



The in floor hydronic heating system is operating.
The hydronic heat for this room was off when the inspector arrived. Hydronic heating systems, while efficient, are slow to heat up. While a heat rise was not detected with an infra-red camera, a heat rise using a contact thermometer was detected.

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 home has a monitored alarm system. The Smoke Detectors were not tested.
The generally accepted 'life expectancy' for Smoke Detectors is 8 to 10 years. This home was built in 2007.

BEDROOM EGRESS

Restricted: ☐ Yes ☒ No **Egress Windows:** ☐ N/A ☒ Yes ☐ No
Room Can be Used as A Bedroom: ☐ N/A ☒ Yes ☐ No 24 x 48 8 Sq. Ft.

GENERAL COMMENTS

FIREPLACE, GAS **Condition:** ☒ Satisfactory ☐ Marginal ☐ Poor

Type: ☒ Gas ☐ Vent less ☐ Electric

Material: ☐ Masonry ☒ Metal (pre-fabricated) ☐ Metal insert

Flue: ☒ Metal (pre-fabricated) ☐ Cracks ☐ Rust ☐ Pitting

Carbon Monoxide: ☒ Not Detected ☐ Detected ☐ Not Tested, No Fire in the Fireplace

Where: ***Safety Hazard*** Testers: TIF 8800/DCO 1001

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

Miscellaneous: ☒ Blower built-in Operates: ☒ Yes ☐ No **Hearth Adequate:** ☒ Yes ☐ No

Mantle: ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor

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

Smoke Detector in the same room as the Fireplace: ☐ Yes ☒ No ☒ Recommended

CO Detector in the same room as the Fireplace: ☐ Yes ☒ No ☒ Recommended

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

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

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

STAIRS ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None

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

Stair Guard: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ ***Missing, Safety hazard***

The stair guard is the proper height (36 inches minimum). Balusters are properly spaced (4 inches maximum).

Loose stair guards observed.
Recommend Repair.

Handrail: ☐ Satisfactory ☒ Marginal ☐ Poor ☐ ***Missing, Safety hazard***

The handrail is the proper height (34 – 38 inches). Balusters are properly spaced (4 inches maximum).

Loose hand rail observed. Recommend Repair.

Lighting: ☒ Yes ☐ No **Operational:** ☒ Yes ☐ No ☐ ***Missing, Safety hazard***
Light Switches at the Top and Bottom of the Stairs: ☐ Yes ☐ No ***Required***

DETECTORS

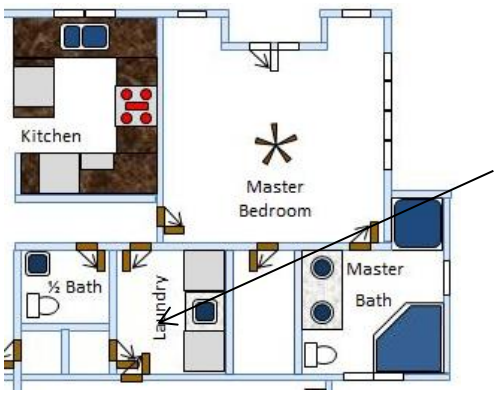
Present: Smoke Detector: ☒ Yes ☐ No **Operates:** ☐ Yes ☐ No ☐ Not tested
CO Detector: ☐ Yes ☒ No **Operates:** ☐ Yes ☐ No ☐ Not tested

Beginning in 2016, The State of Montana requires at least one Carbon Monoxide (CO) Detector in all residences with attached garages and/or gas appliances. Montana state law requires that all residential rental properties have at least one carbon monoxide detector regardless of when the structure was built. There is no visible CO detector in this home. Recommend Replacement.
At a minimum, industry experts recommend a CO Detector be installed on each level of the home - ideally on any level with fuel burning appliances and outside of sleeping areas. Additional CO Detectors are recommended 5-20 feet from any fuel burning appliance (furnace, water heater or fireplace).

ATTIC/STRUCTURE/FRAMING/INSULATION ☐ N/A

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

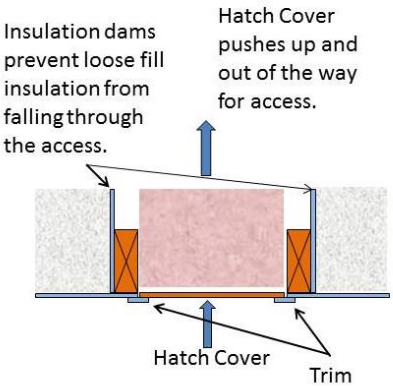
Access: ☐ Stairs ☐ Pull-down ☒ Scuttle hole/Hatch ☐ ***No access*** ☐ Other



The attic access is where indicated.

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 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: 14 Approx. R-rating: 35
☐ ***Damaged*** ☒ ***Displaced*** ☐ ***Missing*** ☐ ***Compressed***
Installed In: ☐ Rafters ☐ Walls ☒ Between ceiling joists ☐ Not visible
☒ ***Recommend additional insulation***

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

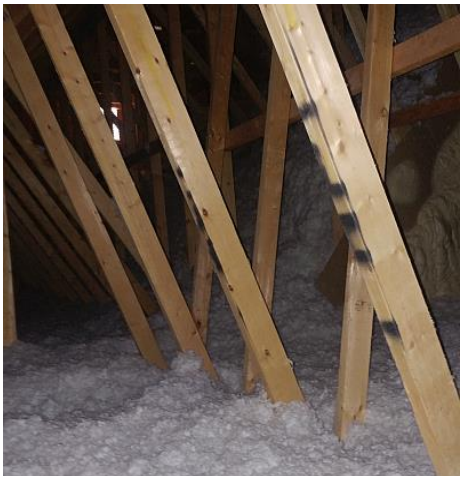
Fiberglass Batts	R-3.35	per inch
Fiberglass, blown in	R-2.5	per inch
Cellulose, blown in	R-3.5	per inch
Rock Wool	R-3.0	per inch

Fourteen inches of blown in insulation equates to an R (Resistance) value of 35. R 39 is recommended for attics in this region.

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

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

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



The attic structure is in Satisfactory Condition.

Indications of Mold / Microbial Growth: ☐ Yes ☐ No

Black staining observed on the insulation dams. While this does not appear to be mold, the actual presence or absence of mold can only be verified by testing.

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***

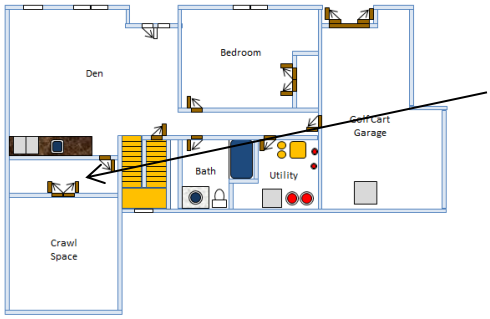
FIREWALL BETWEEN UNITS ☒ N/A ☐ Yes ☐ No ☐ ***Needs repair/sealing***

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

GENERAL COMMENTS

The indicator light for the GFCI in the utility room is flashing. This indicates that the GFCI needs to be replaced. Recommend Replacement.

CRAWL SPACE



The crawl space access is where indicated. The crawl space is completely filled with personal items. The inspector could not enter the crawl space.

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

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

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

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

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

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.

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

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

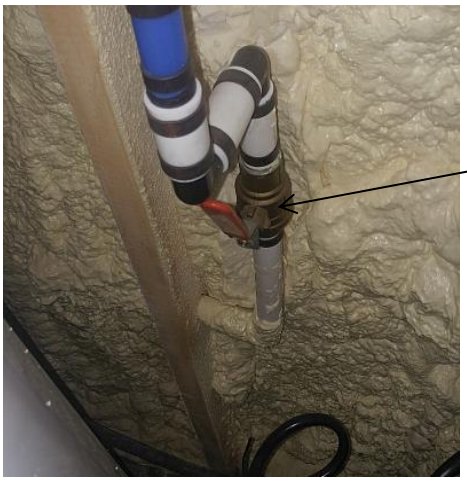
EVIDENCE OF MOLD/MICROBIAL GROWTH ☐ Yes ☒ No

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

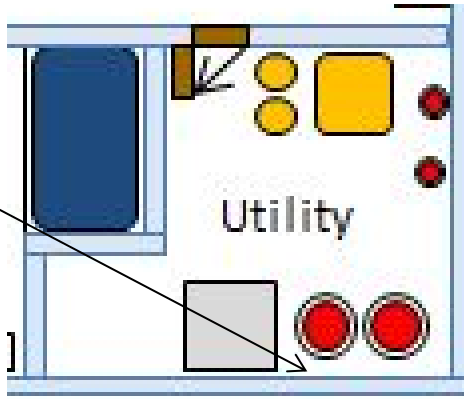
ELECTRICAL
Outlets present: ☐ Yes ☒ No **G.F.C.I. Present:** ☐ Yes ☐ No **Operates:** ☐ Yes ☐ No
Potential safety hazards present: ☐ Yes ☒ No ☐ Open junction boxes ☐ Handyman wiring
☐ Improperly secured electric wires (every 4 ½ feet, 1 foot from a service box)
☐ ***Visible knob-and-tube, Safety Hazard***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

GENERAL COMMENTS

WATER SERVICE



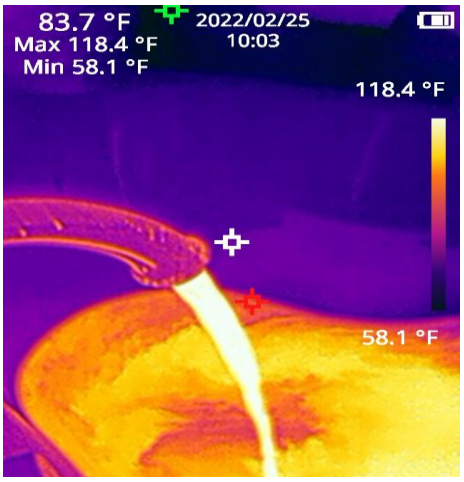
Main water shutoff is where indicated.



Water Entry Piping: ☐ Not visible ☐ Copper/Galvanized ☒ Plastic (PVC, CPVC, ***Polybutylene***, PEX)
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Visible Water Distribution Piping: ☐ Not visible ☐ Copper ☐ Galvanized ☒ Plastic (PVC, CPVC, ***Polybutylene***, PEX)
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Lead Other Than Solder Joints: ☐ Yes ☒ No ☐ Unknown
Inspector's Note: The Safe Water Drinking act of 1988 prohibited the use of lead pipes, solder and flux in all drinking water systems.
Functional Flow: ☐ Poor ☒ Satisfactory - between 35 and 60 psi ☐ O***ver 80 psi***
Water Temperature: ☐ 120°F ☒ Other

Water pressure is 48psi, which is within acceptable limits.

Water pressure is 9psi, which is within acceptable limits.



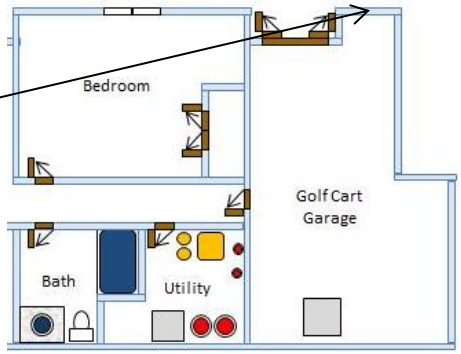
Water temperature is 118.4°F. A water temperature of 120°F is considered optimal for domestic use.

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

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

Main fuel shutoff is where indicated.



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

SANITARY GRINDER/PUMP ☒ N/A

WATER HEATER 1 **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor

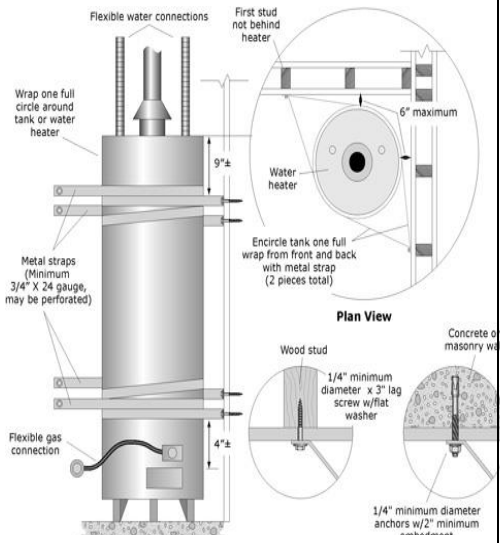
Brand name: Bradford White **Model #:** M250S6DS-1NCWW **Serial #:** DC8970137
Unit Elevated/Drain Pan: ☐ Yes ☒ No ☐ N/A

The unit is not elevated. Contact with concrete can cause the housing to rust. Recommend Repair.

Inspector's Note: There are products specifically designed for this.

Capacity: 50 gallons Approximate age: Manufactured March 2007
Seismic restraints: ☒ Yes ☐ No ☐ Required

Seismic restraints are installed but they are not proper. 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

This water heater was off at the time of the inspection.

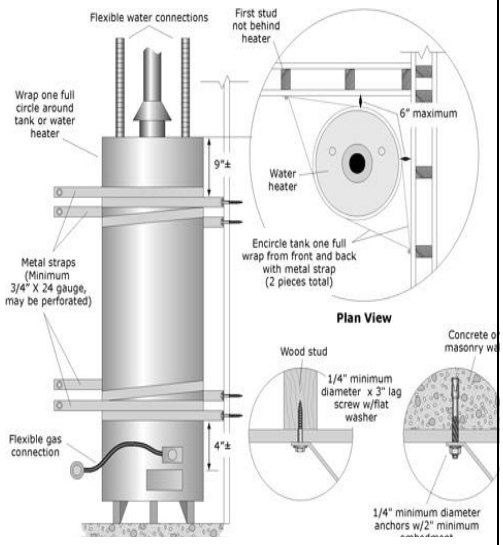
WATER HEATER 2 **Condition:** ☐ Satisfactory ☒ Marginal ☐ Poor
Brand name: Bradford White **Model #:** M250S6DS-1NCWW **Serial #:** DC8970135
Unit Elevated/Drain Pan: ☐ Yes ☒ No ☐ N/A

The unit is not elevated. Contact with concrete can cause the housing to rust. Recommend Repair.

Inspector's Note: There are products specifically designed for this.

Capacity: 50 gallons Approximate age: Manufactured March 2007
Seismic restraints: ☒ Yes ☐ No ☐ Required

Seismic restraints are installed but they are not proper. 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
Plumbing Hooked Up: ☒ Yes ☐ No **Bypass Loop Installed:** ☒ Yes ☐ No
Plumbing Leaking: ☐ Yes ☒ No

GENERAL COMMENTS

BOILER SYSTEM Location: Utility ☒ Central system ☐ Floor/Wall unit
Brand Name: Laing **Model #:** EPR-15 **Serial #:** 4205346
Approximate age: Manufactured January 2007
Energy Source: ☐ Gas ☒ LP ☐ Oil ☐ Electric ☐ Solid Fuel
Relief Valve: ☒ Yes ☐ No **Extension proper:** ☒ Yes ☐ No ☐ ***Missing, Safety Hazard***

There are indications that the TPR valve on this unit may be leaking. Recommend Repair/Replacement.

Heat Exchanger: ☒ N/A (sealed) ☐ Visual ☐ Visual with mirror ☐ ***Flame distortion*** ☐ ***Rusted***

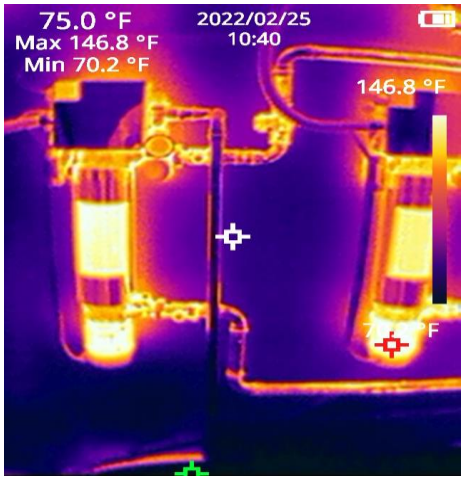
Brand Name: Laing **Model #:** EPR-15 **Serial #:** 5563732
Approximate age: Manufactured October 2006
Energy Source: ☐ Gas ☒ LP ☐ Oil ☐ Electric ☐ Solid Fuel
Relief Valve: ☒ Yes ☐ No **Extension proper:** ☒ Yes ☐ No ☐ ***Missing, Safety Hazard***
Heat Exchanger: ¨ ***N/A (sealed)*** ¨ ***Visual*** ¨ ***Visual with mirror*** ¨ ***Flame distortion*** ¨ ***Rusted***

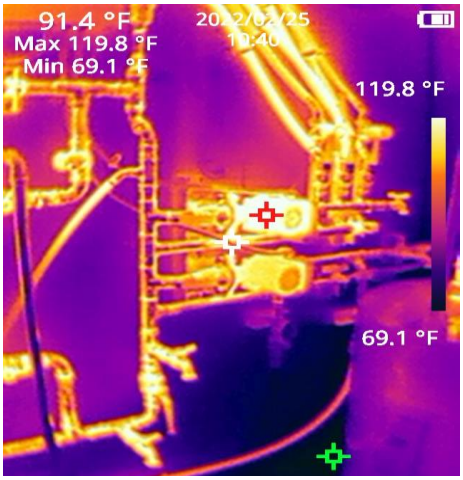
Distribution: ☒ Hot water ☐ Baseboard ☐ Steam ☐ Radiator
Circulator: ☒ Pump ☐ Gravity ☒ Multiple zones

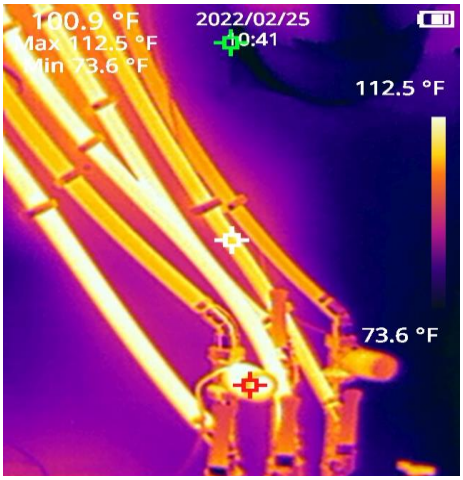
Controls:
Disconnect: ☒ Yes ☐ No ☐ Temperature/pressure gauge: ☒ Yes ☐ No ***Operating:*** ☒ Yes ☐ No
Normal operating and safety controls observed

The temperature/pressure gauges are operating.

When Turned On By Thermostat: ☒ Fired ☐ Did not fire
Proper Operation: ☒ Yes ☐ No ☐ Not tested
System Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
☐ ***Recommend technician examine*** ☐ ***Before closing***

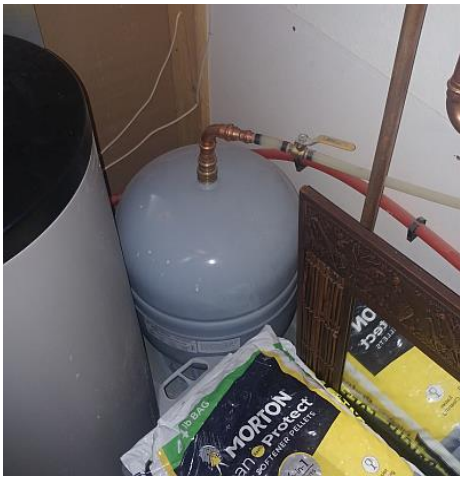






The system is operating.

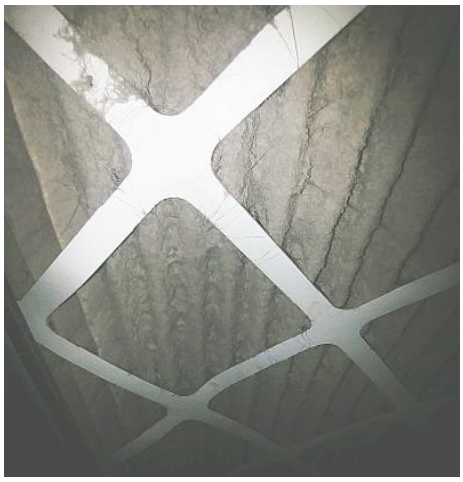
This system has everything needed (pumps, zone controller, expansion tank, pressure regulator, air eliminator) for a well-balanced hydronic heating system.



GENERAL COMMENTS

HEAT PUMP

Blower - Location: Utility
Brand: Lennox Model #: CBX32MV-048-230-6-03 Serial #: 5807B7678
Approximate age: Manufactured February 2007
Energy Source: ☒ Electric ☐ Gas ☐ Water ☐ Other
Controls: Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed
Distribution: ☒ Metal duct ☒ Insulated flexile duct ☐ Duct board
Cold air returns ☒ Yes ☐ No ☐ ***Asbestos-like wrap*** ☐ ***Sub-Slab ducts***
Filter: ☒ Standard ☐ Electrostatic ☐ Satisfactory ☒ Needs cleaning/replacement ☐ Missing



The filter is very dirty. A clogged filter can cause the unit to operate less efficiently and possibly shorten the life expectancy of the unit. Recommend Replacement.

Condensing Unit:
Brand: Lennox Model #: XP15-042-230-02 Serial #: 5807F45128
Approximate age: Manufactured June 2007

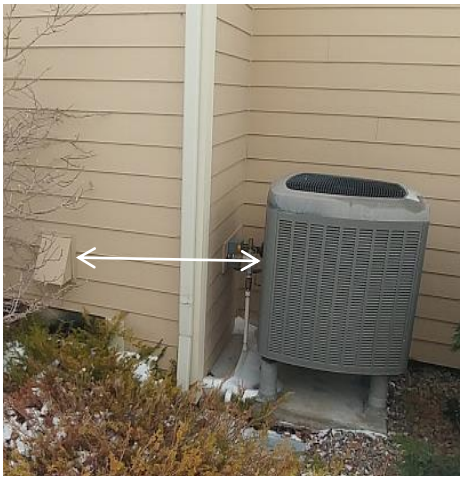
This system used R410 refrigerant. This refrigerant is scheduled for elimination from all new systems in January 2023 and is being replaced with R-32. R410A systems are not designed to operate using this refrigerant and would require extensive modification and laboratory validation to confirm that the safety level has been increased to a level that satisfies the requirements of international standards set for systems that use R32. It is not known at this time how long R410 refrigerant will be available. Budgeting for a new system is recommended.

Energy Source: ☒ Electric ☐ Gas ☐ Water ☐ Other
Unit Type: ☒ Air cooled ☐ Water cooled ☐ Gas chiller ☐ Geothermal ☐ Heat pump
Outside Disconnect: ☒ Yes ☐ No

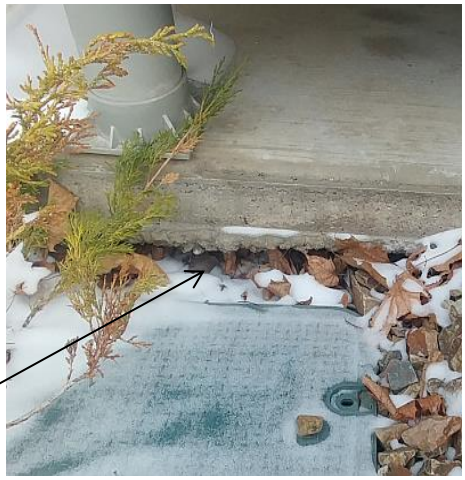
Maximum fuse/breaker rating: 40 Amps ☐ ***Improperly sized fuses/breakers*** ☐ ***Safety Hazard Level:*** ☒ Yes ☐ No ☐ ***Cabinet/housing rusted*** ☐ ***Damaged base/pad***

The condensing unit is relatively level on both axis. Keeping the condensing unit level can help extend its service life.

Compressor properly spaced from Home/Obstructions: ☐ N/A ☒ Yes ☐ No ***Recommended***
Proper spacing between multiple units: ☒ N/A ☐ Yes ☐ No ***Recommended***
Dryer Vent – 10 feet from compressor housing: ☐ N/A ☐ Yes ☒ No ***Recommended***

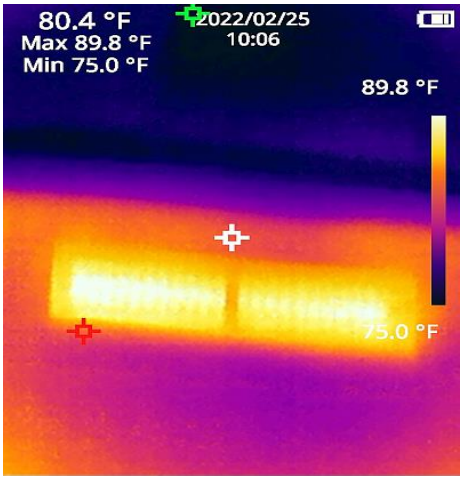


The condensing unit is within 10 feet of the dryer vent. While not a code requirement, this is considered a 'best practice' as lint from the dryer can clog the compressor evaporator coils, making the unit less efficient and possibly shortening the life expectancy of the unit.
The unit is properly mounted on a slab. Material is eroded from under the slab. Recommend Repair (backfill).



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

Evaporator Coil: ☐ Needs cleaning ☐ Damaged
Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Refrigerant lines: ☐ ***Leak*** ☐ ***Damage*** ☐ ***Insulation missing*** ☐ Satisfactory
Condensate Line/Drain: ☐ To exterior ☐ To pump ☒ Floor drain ☐ Other
Operation: Heating Mode Emergency Heat Operating: ☒ Yes ☐ No



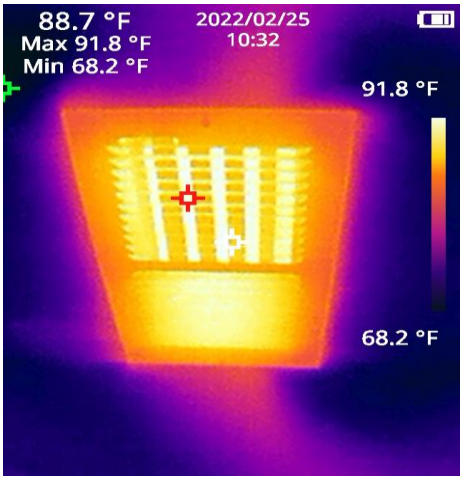
The Emergency Heat is operating. Emergency Heat, also known as "auxiliary heat", is the second stage of heat that your heat pump runs on when the outside air temperature is too cold for the heat pump to extract heat from the outside air. Emergency Heat is typically triggered at 35°F. Since this second stage heat source is designed to be just that, secondary, running your heat pump on emergency heat increases your HVAC system's energy usage and results in increased energy bills.

Emergency heat can also be used if the compressor stops operating. The emergency heat system should keep the home warm until your heat pump can be repaired. The emergency heat setting is meant to temporarily. It's not meant to run indefinitely.

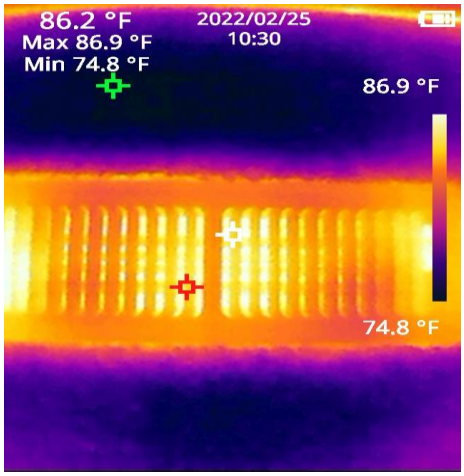
Operation: Refrigerant Lines Temperature
Suction Line: Temperature should be close to 40°F
Liquid Line: Temperature should be close to 90°F

Temperatures are within limits.

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

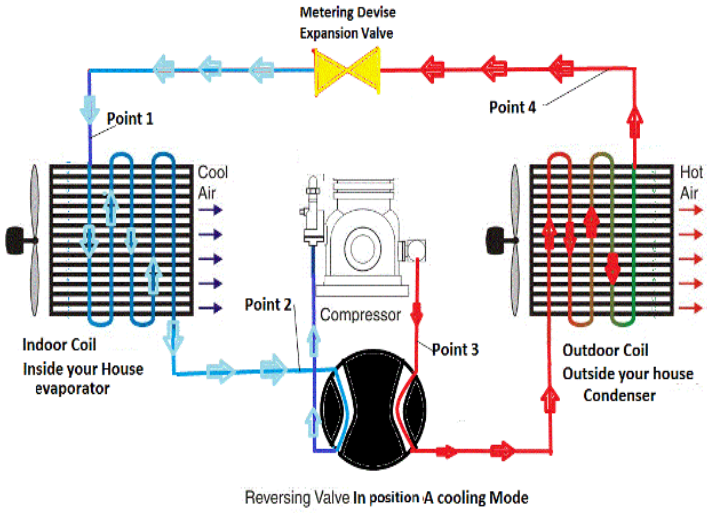


Temperature readings taken at opposite ends of the home/on different floors. A temperature differential of 4.9°F was measured. A temperature differential of less than 10°F is indicative of a well-balanced cooling system.

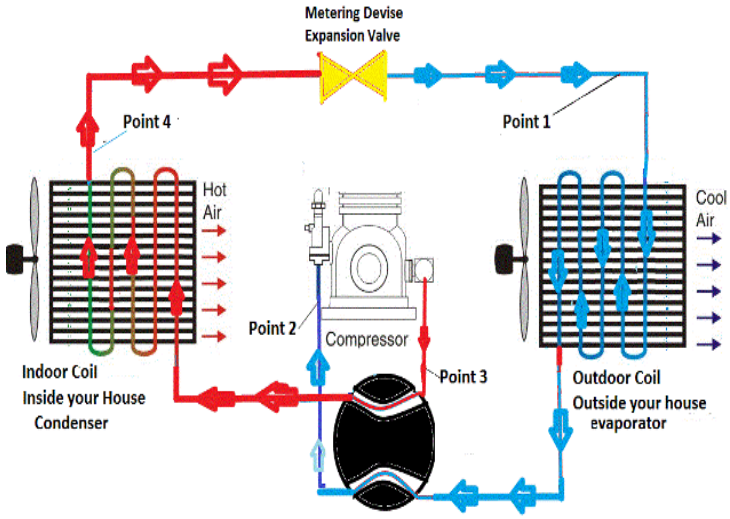


Condition: ☐ Satisfactory ☒ Marginal ☐ Poor
☐ ***Not operated due to exterior temperature***
☒ ***Recommend HVAC technician examine/clean/service***

GENERAL COMMENTS



Reversing Valve In position A cooling Mode



Reversing Valve In position B Heating Mode

Inspector's Note – A word about Heat Pumps. Heat pumps are a very effective means of heating and cooling a home. Heat pumps work like a typical air conditioning unit except that they can both heat and cool. In the heating mode, heat pumps have auxiliary heating elements (heating strips) that supplement the heating cycle. The following is a basic explanation of how heat pumps work.

Point 1 - In Cooling Mode - At the beginning of the cycle the refrigerant (Freon is typical) is in a liquid form (gas contained under pressure becomes liquid). This liquid refrigerant is very cold. It enters the evaporator coil located inside your house. The hot air in your house moves over the coil and the air starts to lose its heat and cool down.

Point 2 - After the refrigerant leaves the indoor evaporator coil it has absorbed heat and become gas. Just like when you heat water on the stove and it becomes steam the refrigerant gas evaporated when it absorbed all that heat in the house (that's why we call this coil the evaporator).

The refrigerant enters the compressor which mechanically pressurizes the gas. That process will increase its temperature so the refrigerant will leave the compressor as hot gas.

Point 3 - The refrigerant next moves to the condenser coil located outside the house. Because the temperature outside is lower than the temperature of the hot gas the heat is transferred or "rejected" from the refrigerant in the coil to the outside air. As the temperature of the refrigerant gas cools it will form liquid condensate- just like the water droplets that form on a cold glass of water (that's why we call this coil the condenser).

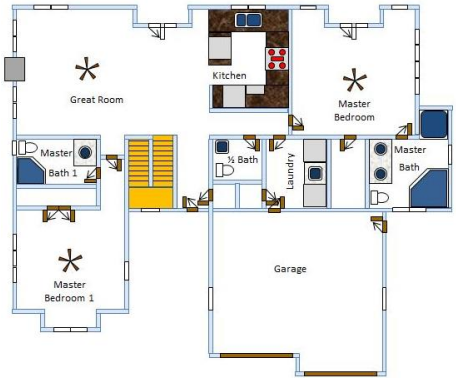
Point 4 - The refrigerant leaves the outdoor condenser coil as warm liquid. Now we need to make the warm liquid refrigerant cold so that it can absorb more heat. So it goes to the metering device which drops the pressure on the warm liquid and thus drops its temperature. The refrigerant leaves the metering device as a cold liquid, ready to repeat the cycle again

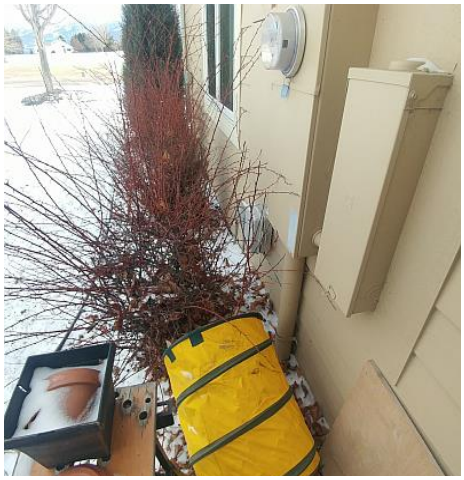
In the Heating Mode, the cycle is reversed to produce Heat

The home is equipped with an air exchange/humidification system. The controls are in the laundry room and the air handler is in the golf cart garage. The system appears to be operating correctly.

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 underground service entry is in Satisfactory Condition. This is also the location of the main electrical disconnect.

There should be clear access to the service entry. Recommend removing vegetation.

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

None of the exterior outlets have a visible GFCI. As the GFCI is likely in the garage, the inspector did not test the outlets (see Garage, page 20).

MAIN PANEL

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

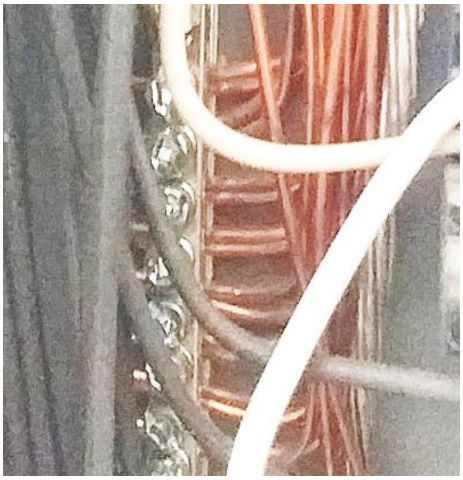
An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. An AFCI must distinguish between a harmless arc that occurs incidental to normal operation of switches, plugs and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

When this home was built AFCIs were not required by standards in Montana (required by the National Electric Code since 2002 - this code was not totally adopted by the state of Montana until 2014). It is Highly Recommended that AFCIs be installed where required.

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

The main panel is in Satisfactory Condition.

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



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

An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. An AFCI must distinguish between a

When this home was built AFCIs were not required by standards in Montana (required by the National Electric Code since 2002 - this code was not totally adopted by the state of Montana until 2014). It is Highly Recommended that AFCIs be installed where required.

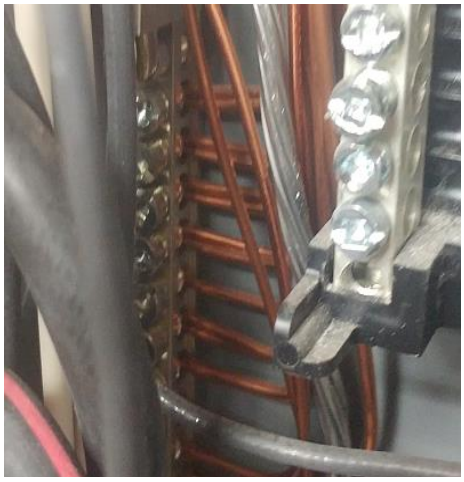
☐ **Pushmatic® Panel** ***Recommend Replacement***
☐ **Zinsco® Panel** ***Recommend Replacement***
☐ **Federal Pacific / Stab Lok® Panel** ***Safety Hazard***
MAIN WIRE: ☐ Copper ☒ Aluminum ☐ Copper clad aluminum ☐ Not visible

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

Improper handle tie observed. Handle ties are designed so that both breakers will move as one. Using the proper handle tie is the only way to ensure this. The improper handle tie is a potential Safety Hazard. Recommend Repair. There are products specifically designed for this.

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

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



SUB PANEL

☒ None apparent

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

ITEMS NOT OPERATING OR NOT INSTALLED

Interior	Page 50	CO detector not installed

MAJOR CONCERNS

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

Baths	Bath	Page 36	Tripping GFCI

POTENTIAL SAFETY HAZARDS

Grounds	Page 7	Trip hazard
Garage	Page 23	Fire separation door
Garage	Page 23	Fire separation wall
Electric	Page 68	Handle tie

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.

Roof	Page 12	Roof cover
Heat Pump	Page 62	Refrigerant

'TO DO' LIST (ITEMS NEEDING MINOR REPAIR)

Grounds	Page 6	Service walk steps
Grounds	Page 6	Driveway
Grounds	Page 7	Patio
Grounds	Page 8	Deck piers
Grounds	Page 8	Deck floor
Grounds	Page 9	Deck rail
Grounds	Page 9/10	Deck steps
Grounds	Page 10	Deck steps rail
Grounds	Page 10/11	Trim vegetation
Roof	Page 13/14	Flashing
Exterior	Page 15	Gutters
Garage	Page 17	Walls/ceiling
Garage	Page 18/19	Overhead doors
Garage	Page 20	Screen
Garage	Page 20	Exterior door
Garage	Page 20	GFCI
Garage	Page 21	Fire separation door
Garage	Page 22	Wall
Garage	Page 23	Overhead door
Kitchen	Page 27	Refrigerator

Kitchen		Page 27	Switch
Laundry		Page 28	Dryer duct
Laundry		Page 29	Door
Baths	Master	Page 30	Shower head
Baths	Master	Page 31	Built in stopper
Baths	Master 1	Page 33	Shower head
Baths	Bath	Page 35	Shower head
Rooms	Great Room	Page 39	Exterior doors
Rooms	Great Room	Page 40	Screen
Rooms	Den	Page 41	Exterior door
Rooms	Master Bed	Page 43	Exterior door
Rooms	Master Bed 1	Page 45	Closet door
Rooms	Bedroom	Page 47	Door
Interior		Page 49	Stair guard
Interior		Page 50	Hand rail
Interior		Page 50	Missing CO
Interior	Attic	Page 51	Insulation
Interior	Attic	Page 52	Possible mold
Interior	Attic	Page 53	GFCI
Plumbing		Page 57/58	Water heater
Plumbing		Page 58/59	Water heater
Heating		Page 60	TPR valve leak
Heat Pump		Page 62	Filter
Heat Pump		Page 63	Condensing unit
Electric		Page 66	Service drop
Electric		Page 67	AFCI

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

REMARKS

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

GROUNDS

SERVICE WALKS/DRIVEWAYS

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

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

EXTERIOR WOOD SURFACES

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

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

GRADING AND DRAINAGE

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

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

ROOF AND SURFACE WATER CONTROL

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

WINDOW WELLS

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

RETAINING WALLS

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

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

RAILINGS

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

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

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

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

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

* Not recommended for use on low slope roof

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

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

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

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

CHIMNEYS

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

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

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

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

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

GUTTERS AND DOWNSPOUTS

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

SIDING

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

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

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

DOORS AND WINDOWS

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

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

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

CAULKING

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

OVERHEAD DOOR OPENERS

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

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

BURNERS

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

PLASTER ON WOOD LATH

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

PLASTER ON GYPSUM LATH (ROCK LATH)

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

WOOD FLOORING

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

NAIL POPS

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

CARPETING

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

APPLIANCES

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

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

ASBESTOS AND OTHER HAZARDS

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

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

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

WINDOWS

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

EXTERIOR DOORS

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

BATHS

STALL SHOWER

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

CERAMIC TILE

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

EXHAUST FANS

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

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

SAFETY HAZARDS

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

WHIRLPOOL TUBS

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

WINDOW FRAMES AND SILLS

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

See comments regarding caulking doors and windows.

FIREPLACES

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

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

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

WOODBURNERS

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

VENTILATION

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

INSULATION

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

ATTIC VAPOR BARRIERS

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

INSULATED GLASS

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

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

BASEMENT

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

FOUNDATION (COVERED WALLS)

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

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

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

VAPOR BARRIER

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

MOISTURE PRESENT

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

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

PALMER VALVE

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

DRAIN TILE

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

BASEMENT ELECTRICAL OUTLETS

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

CRAWL SPACES

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

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

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

HAVE EVALUATED

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

MONITOR

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

WELLS

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

SEPTIC SYSTEMS

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

WATER PIPES

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

EXTERNAL FAUCETS

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

WATER HEATER

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

WATER SOFTENERS

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

PLUMBING

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

SHUT-OFF VALVES

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

POLYBUTYLENE PIPING

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

CSST

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

REMARKS

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

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

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

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

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

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

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

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

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

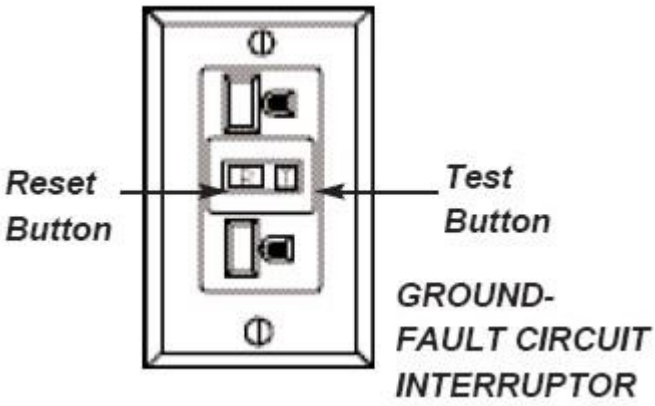
Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

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

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

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

See diagram below:



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

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

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

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

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

ARC FAULTS

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

REVERSE POLARITY

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

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

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

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

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

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

A/C COMPRESSORS

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

AN INSPECTION VERSUS A WARRANTY

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

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

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

COSTS OF REMODELING OR REPAIR

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

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

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

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

PREVENTIVE MAINTENANCE TIPS

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

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

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

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

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

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

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

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

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

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

VI. PLUMBING: For preventive maintenance.

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

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

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

VIII. INTERIOR: General house maintenance.

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

IX. Know the location of:

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