

# ***Black Hills Inspection Services***

**Confidential - Property Inspection Report - Confidential**



#1 Best Chance Pl., Northern Hills, SD  
Inspection prepared for: R & S Homebeyer  
Real Estate Agent: Private Sale -

Date of Inspection: 10/7/2011 Time: 10:30-2:30

Age of Home: 17 years Size: 2500 Sq. Ft.

Weather: Misty, light rain

This is a general home inspection. A radon test is also being performed.

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## Inspection and Site Details

### **1. Inspection Time**

Start: 10:30 AM

End : 2:30 PM

### **2. Attending Inspection**

Client present

Fully Participated

### **3. Residence Type/Style**

Detached, Single Family Home

### **4. Garage/Carport**

Attached 2-Car Garage

### **5. Age of Home or Year Built**

1994

### **6. Square Footage**

2500 sq ft - heated space

### **7. Front of Home Faces**

East

### **8. Bedrooms and Bathrooms**

Number of Bedrooms: 3

Number of Bathrooms: 3

### **9. Occupancy**

Vacant - Furnished

### **10. Temperature**

50 degrees

### **11. Weather Conditions**

Misty rain

### **12. Ground/Soil Surface Condition**

Moist

### **13. Rain in the Last Three Days**

Weather leading up to inspection relatively dry

# Exterior

## 1. Driveway

Materials: Asphalt

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.



Asphalt driveway is fully functional, no present concerns.

## 2. Retaining Walls Affecting Structure

Materials: Stone

Observations: Retaining wall provides some erosion and drainage control.



## 3. Vegetation Affecting Structure

Description: Wooded rear exterior

Observations:

- No discrepancies noted.

## 4. Carport Floor

Materials: Concrete

Observations:

- Visible portions of the garage floor appeared sound with no observable significant cracks, at time of inspection.

## 5. Exterior Doors

Description: Metal, Rear entry door:, Metal, Lower entry door:, Metal

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection. Very high end doors, seal well (generally), and have insulation properties.
  - Could not determine how lower screen door locked/unlocked. Check with homeowner.
- Rear door needs some maintenance repair of weather seal. Doors need door-stops.



High Quality entry doors with insulated glass.



Could not unlock screen door. Check with seller about this.



Front entry door needs a door stop.

## 6. Exterior Cladding

Description: Wood Siding appears to be stained cedar, and has been well-maintained.

Observations:

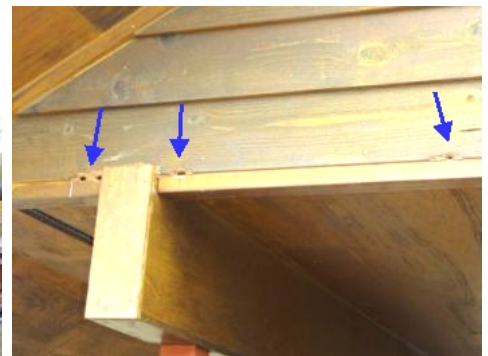
- Exterior cladding appeared in serviceable condition, with few deficiencies noted>
- Areas on front cladding near concrete foundation need components to protect sill plates.
- Apparent carpenter bee holes noted in area above deck stairs. Could not determine if this was active. Seal these holes with wood putty and monitor. If bees return, consider hiring a pest exterminator.



Extend siding or flash to protect sill plate.



Wood plank siding has been well-maintained.



Construction bee activity observed. Putty holes to seal.

## 7. Eaves, Soffits, Fascias

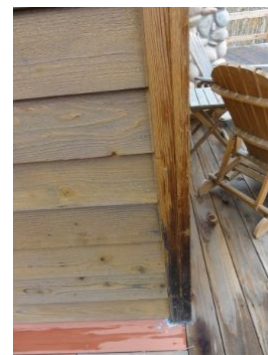
Description: Wood partially cladded with metal flashing

Observations:

- No deficiencies noted other than some (beginning) areas of wear as indicated in photos.



Fascia area showing wear. Monitor, some maintenance needed soon.



This corner trim piece is showing wear stains, sand and restrain.



## 8. Door/Window Frames, Trim

Observations:

- Components appeared in satisfactory condition at time of inspection.

## 9. Exterior Caulking

Comments:

- Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

- FYI: One of the better exterior caulk brands is: OSI Pro-Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at home building centers.

Observations:

- Exterior caulking is generally in good condition except where noted. Consider caulking in drive/garage area and wear deck and siding interface shows gaps. Foam backer rod would be useful in the deck areas. Form caulk in hourglass shape.



Caulking maintenance.



Caulking maintenance.



Example caulking maintenance.

## 10. Grading, Surface Drainage

Description: Ground generally graded away from house except on west side, where mountain interfaces home.

Observations:

- There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.



Consider raising grade to somehow remove drainage from wall. (consider sandbags)



Path of hillside drainage across asphalt drive, will wear drive with time.

## 11. Steps, Stoop, Porch

Observations:

- Steps are improperly secured/installed. Potential safety hazard needs repair.



The step is loose and should be repaired. Trip hazard.



Step stringers are pulling from wall.



Landing is moving with erosion.

## 12. Deck, Balcony

Description: Wood • Redwood/Cedar lumber

Observations:

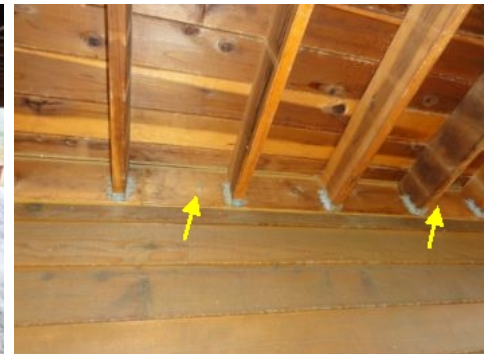
- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot.
- **Area for structural improvement in deck area that supports hot tub.** One pier is not properly installed on footing (see photo). This is at lot drainage and future erosion will affect current footing. Also, the ledger boards appear to have sparse fastener schedule. Recommend bolstering ledger boards with additional lag screws, especially in critical areas. There is some weathering of deck planking near hot tub.



This deck pier is improperly designed, it supports jacuzzi weight.



Deck pier is supported by concrete shards. This bears weight of jacuzzi/deck. The 2x's help displace load.



Consider doubling fasteners of key deck structure at ledger boards. Use 1/2" lag bolts.

## 13. Limitations of Exterior Inspection

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions - or environmental hazards.
- A representative sample of exterior components were inspected rather than every occurrence of components.

# Roofing

## 1. Roof Style and Pitch

Side Gabled • Steep slope: roof angle (pitch) more than 45 degrees

## 2. Method of Roof Inspection

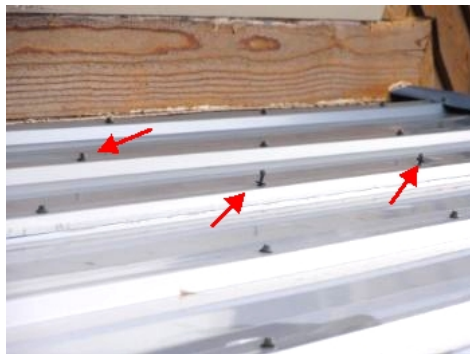
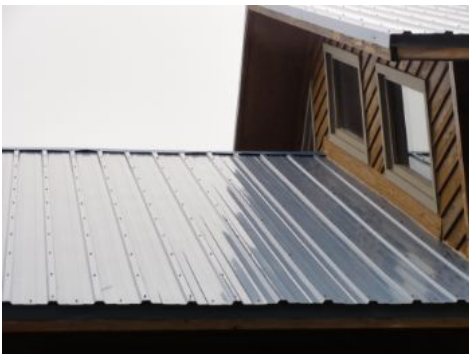
Viewed from Ladder at Eaves • Viewed from the ground level with the aid of binoculars due to roof being 3 or more stories high • Viewed from Window

## 3. Roof Covering

Materials: Metal

Observations:

- Area of roof above the living room has several lines of screws loose, and some screws are missing. There are other areas with similar concerns on other roof planes.



Steel roof without rain trough. Water access from rain and snow melt, repair. Loose screws, missing screw, allows water access.

## 4. Chimney(s)

Description: Metal flue--for pellet stoves.

Observations:

- Appeared functional with no deficiencies noted, at time of inspection. However some potential indication of past moisture intrusion on interior sheetrock. The roof to chimney, and siding to chimney interfaces must be kept well-sealed/caulked.

## 5. Roof Drainage System

Description: None

Observations:

- There is no gutter/downspout installed at the roof drainage system which is not uncommon in this area due to heavy snow accumulations. However direct roof run-off has a significant affect on ground erosion and surface drainage.

## 6. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.



# Structural Components

## 1. Foundation Type

Slab on Grade

## 2. Foundation Walls

Description: Poured Concrete

Observations:

- No deficiencies noted at the visible portions of the foundation walls of the home.

## 3. Foundation Floor

Description: Concrete slab

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## 4. Wall Structure

Description: Wood frame: 2 X 4 dimensional lumber

Observations:

- Limited view due to finishing materials.

## 5. Ceiling, Roof Structure

Description: Log truss system in cathedral ceiling area. • Engineered 2x12 girder with Trujoist framing affixed with joist hangers.

Observations:

- Limited review due to finished ceilings.
- Visible areas appear satisfactory, no deficiencies noted.



Log truss system in living area cathedral ceiling.



Engineered I beam truss system here. No signs of moisture intrusion.

## 6. Limitations of Structural Components Inspection

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.
- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.



# Attic and Insulation

## 1. Attic Access

Attic Inspection Method: Viewed From Hatch - no attic deck available.

Observations:

- IMPROVE: The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cove with a batt of fiberglass insulation to reduce energy expenses.

## 2. Attic Ventilation

Description: Passive ventilation • Roof Top • Under eave soffit inlet vents

Observations:

- Soffit vents were blocked by insulation. Allowing air from soffits is key in this microclimate to keep attic well vented and to prevent potential for biogrowth forming. See photos next section.

## 3. Insulation in Unfinished Spaces

Description: Attic Insulation:, Fiberglass, batts are thick and properly placed., rolled out

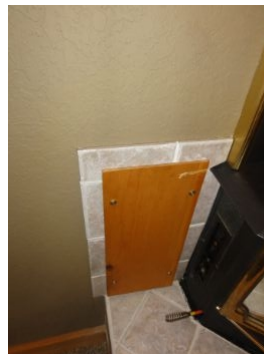
Depth/R-Value: 9-12 inches

Observations:

- Insulation level in the attic is completely appropriate for homes this type and age. No enhancement needed.



No insulation baffles at soffits block air flow.



Consider insulating these access doors.



Well-insulated attic where observable.

## 4. Vent Piping Through Attic

Description: PVC plumbing vents • Bathroom exhaust vent piping

Observations:

- No deficiencies noted on visible sections.

## 5. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, as in cathedral type ceilings and exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for separately.
- Any estimates of insulation R values or depths are rough average values.

# Heating and Air Conditioning

## 1. Thermostat(s)

Description: Analog, non-programmable type.

Observations:

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.

## 2. Heating System

Description: There are two types of heating systems employed; in wall electric heaters in each room, and two pellet stoves.

Observations:

- No deficiencies observed with all but one electric wall heater.
- Wall heater in lower family room does not activate, scorching of electronic component observed. Power to pellet stove not available. Both appear in need of servicing.



Heater on right side of lower pellet stove is not operating. Signs of scorching on wiring.



Pellet stove would not activate at controls.

## 3. Solid Fuel Heating

Description: Pre-fab installed pellet stoves(2)

Observations:

- No power to pellet stove and it could not be activated.

## 4. Limitations of Heating and Air Conditioning Inspection

- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Fireplace inserts, stoves, or firebox contents are not moved.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

# Electrical

**Electrical Notes:** Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (panel, garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected.

Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire.

Some wiring methods, codes have changed over time. BHIS may report certain wiring techniques as inappropriate, but in fact were appropriate at the time the system was installed. BHIS encourages upgrades in such areas.

If your home does not have a carbon monoxide detector (few do!), we recommend making that investment.

Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires, in some cases.

## 1. Service Drop

Description: Overhead stranded triplex cable, Meter Location:, West

Observations:

- The service drop was in particular good condition, with proper drip loop, clearance and sturdy installation.



Meter is firmly attached.

## 2. Service Entrance Conductors

Description: Aluminum, 4/0 AWG wire, 200 Amps

Observations:

- No deficiencies noted.

## 3. Service Rating

120/240 Volt, 3 Phase, 200 Ampere rating

## 4. Main Disconnect

Description: One 200 Amp Breaker on Main Service Panel.

## 5. Main Service Panel(s)

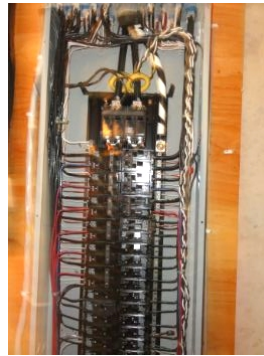
Description: Manufacturer: • Seimans

Observations:

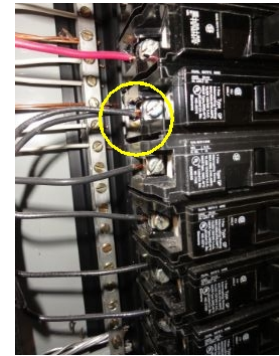
- The main panel appears to have NO room for future upgrades or additions to the system.



This panel is at full capacity.



Service panel is properly wired (one breaker double tapped), is full-up (no room for expansion).



Double tapped breaker should be resolved (pigtailed).

## 6. Service Grounding

Description: Copper

Observations:

- Bonding is required (& found) across water heater piping.

## 7. Overcurrent Protection

Type: Breakers

Observations:

- No deficiencies noted.

## 8. Wiring Methods

Description: Wiring type: non-metallic sheathed cable "Romex"

Observations:

- Visible wiring appeared functional no discrepancies noted.

## 9. GFCI

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets: Present at:, Bathrooms, Kitchen, Exterior, Whirlpool tub - resets at main electrical panel, Electrical Panel

Observations:

- Test GFCIs monthly to ensure proper operation.
- Operated when tested.





## 10. Lighting, Fixtures, Switches, Outlets

Description: **Grounded**

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.
- Repair is needed for the utility light.



Light in utility closet needs repair.

## 11. Smoke/Heat Detector(s)

Description: **Present at:** • One in each bedroom

Observations:

- Some smoke alarm(s) did not operate when tested. Recommend that a smoke test is performed to determine functionality, and/or need for repair/battery servicing.



Bedroom smoke detectors lights were active, but didn't respond when pressed.

## 12. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.

# Plumbing

## 1. Water Supply

Source: Public municipal water supply

## 2. Main Service Piping

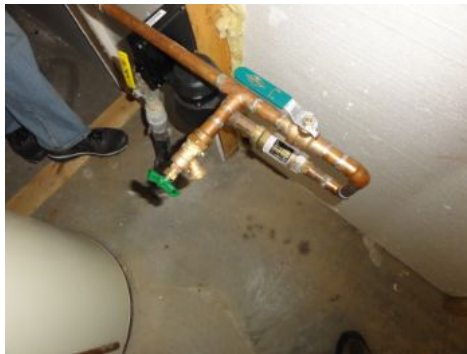
Materials: Copper

## 3. Main Water Shut Off

Location: Utility room in garage.

Observations:

- Located and client made aware of.



Water entry in garage utility closet includes 2 shutoffs, hydrant, regulator and meter.

## 4. Exterior Hose Bibs/Spigots

Description: Upgraded Frost-Free type

Observations:

- Operated properly when tested, but showed some dripping or leakage from valve area when activated. This can usually be resolved by tightening nut as indicated.



Hydrant has some leaking at valve. Pressure is 60 psi.

## 5. Water Supply, Distribution Systems

Description: Readily visible water supply pipes are; Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.



Den is plumbed for wetbar/sink.

## 6. Sinks

Observations:

- Water valve below kitchen sink has a slight leak.



There was a slight leak under kitchen sink.



Drain stop non functional on this sink.



Sinks show functional flow.

## 7. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Functional drainage with no current leakage, was observed.



Old water stain doesn't appear active.

## 8. Flow and Pressure

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed. Kitchen sink faucet did seem to have lower flow rate, this may be a function of valves.
- The water pressure was tested and was found to be: 60 PSI. This may prove somewhat low for a home of this size and complexity.

### 9. Waste, Drain, Vent Piping

Waste System Type: Private sewage disposal - Septic - system

Description: Visible waste piping in house: • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

- Visible piping appeared serviceable at time of inspection.

### 10. Water Heater(s)

Description: A.O. Smith, Electric

Capacity: 70 Gallons, oversized (good).

### 11. Water Heater(s) Condition

Age: Water heaters of this type have a typical life expectancy of 8-12 years, longer if they have elements serviced.

Observations:

- This system is located in the plumbing closet in garage.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.



Large water heater seems to be in good shape.  
Proper drain for TPR valve.

### 12. Private Sewage Disposal (Septic) System

Location of Drain Field:

- Front yard - East/South area

Comments:

- This inspection did not access the septic tank. Evaluation of the septic sewage system is beyond the scope of a home inspection.

### 13. Limitations of Plumbing Inspection

• The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. It is preferable to have access panels to so-called wet walls, or anywhere key plumbing components are hidden behind cabinets or walls.

• Every hot water heater must have a functional TPR valve and attached drain pipe. The Temperature Pressure Release valve is a safety device that opens to release excessive pressure and scalding water from the tank. The drain pipe should be conspicuous so you can easily notice if the tank is discharging water. If that is the case, there is something wrong with the heater. In such an event turn off the water, turn off the power, and call a plumber.

• Where drain-traps are concealed by the cabinet, tile, tub, shower surround and like systems, the inspector may not be able to determine leaks. Inspector recommends the client ask the seller for full disclosure of any leaking plumbing system.



## Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. Certain shower surrounds, especially custom installed ones can have concerns that are not readily apparent. The home inspector will identify as many issues as possible but some problems may be undetectable due to being inobvious and/or not- readily accessible, or problems hidden within the walls or under the flooring, or otherwise not clearly present at the time of inspection. No plumbing valves that are in the off position will be turned on, as they may be in that position for a reason, or could begin leaking when activated. If any of these conditions exist, ask the seller to correct or warrant the condition, if there is any concern of latent or related problems to the condition.

### **1. Toilet(s)**

Observations:

- Each functioned when tested. No leaks, were not loose, tank components were operating properly.

### **2. Tub(s)**

Description: Whirlpool (hydromassage) tub in Master Bath • Plastic/Fiberglass

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI protection was present and tested operational. The items tested appeared to be in serviceable condition, at time of inspection. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



Jacuzzi tub operated functionally.

### **3. Bathroom Exhaust Fan(s)**

Observations:

- Appeared functional, at time of inspection.

### **4. A Word About Caulking and Bathrooms**

- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

# Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically contracted for. Inspection focus will center on primary building and not out-buildings or other structures, unless agreed to and established in the inspection agreement. Exposed walls, ceilings and floors will be generally observed, but we are not inspecting for cosmetic details. Keep in mind you are likely not buying a new home. Your inspection will report observed visible damage, wear and tear, and moisture problems that might represent a concern. Cracks at sheetrock seams, plaster, and at transitions of structure, and doors and windows, often are a result of wind vibration, initial settlement, or drying of framing members, and usually don't represent more than a cosmetic affect, unless significant and/or wide-spread. Such conditions are not atypical in older homes, particularly homes that deploy lath and plaster finishes, and properties that have had structural modifications over time (see Structure Limitations section). In limiting the expense of property inspections, standards of practice require only inspection of a representative sample of components, (e.g., not every window is opened, not every outlet tested, and so on). Although excluded from inspection requirements, we may inform you of broken gas seals in windows, only if obvious. When problems are observed on a few windows it is probable that other windows may have similar concerns, even if not observed during the short time of a complete home inspection. In such a case, we recommend that a more complete inspection by a window specialist is made. Storage, furniture, shelving, floor coverings, appliances, plants, clothing, wall hangings, and other items may prevent the inspector from viewing certain areas, as the inspector will not move personal items. We typically will not report on odors from pets, or smoking.

## 1. Wall and Ceiling Finishes

Materials: Drywall • Tongue and groove wood planks on ceiling.

Observations:

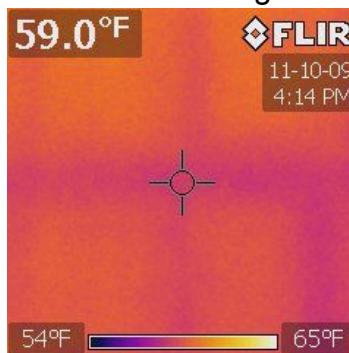
- General condition of walls and ceilings appeared good.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.
- Above upstairs pellet stove sheetrock seams are evident and form an cross-like impression 2' horizontal by 3' vertical. This may be from original build, or from past or present moisture penetration. No active moisture concern was observed. Check with seller for any knowledge of past concerns for this area.



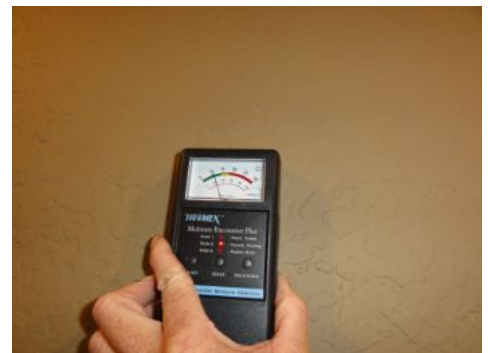
T&G knotty pine planks at vaulted ceilings.



"Cross" impression above pellet stove on main level. (Positive omen?)



IR Analysis for moisture is inconclusive



Moderate (10%) moisture content at "cross" area. Monitor this area during wet weather.

## 2. Floor Finishes

Materials: Vinyl • Carpet • wood

Observations:

- No deficiencies noted - with normal wear and age. Good condition.

## 3. Windows

Description: Wood, Crank/casement, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

Observations:

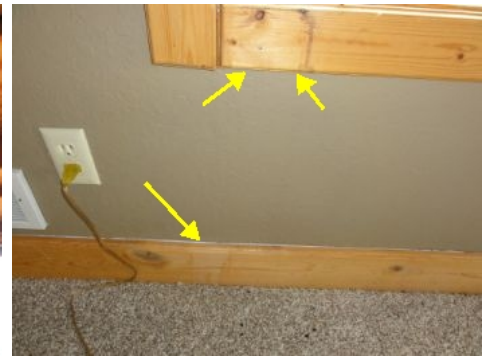
- In accordance with InterNachi Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit.
- The windows that were tested, are functional.
- There are multiple signs of water penetration in the form of staining on trim and baseboard, in the upstairs windows southside of pellet stove. No active moisture entry found. Inquire with seller concerning these conditions, prior to closing.



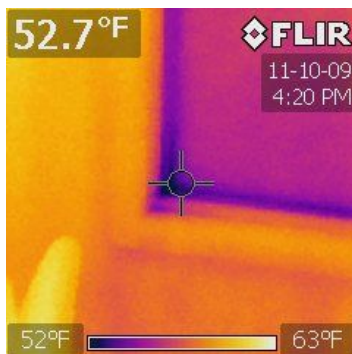
Water damage on this particular window



More water stain evident here.



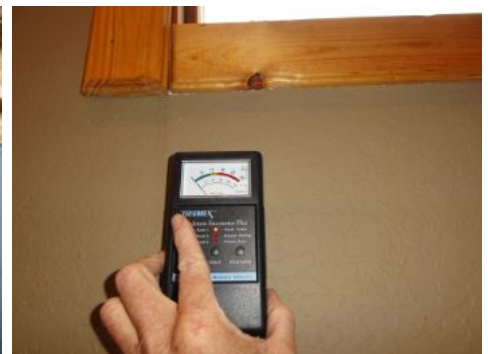
Water staining.



Thermographic analysis shows no present moisture signature.



No moisture evident at stained area of window framing.



No moisture evident presently.

## 4. Interior Doors

Description: Solid core wood doors

Observations:

- No discrepancies. The doors are in good condition.

## 5. Stairways, Steps, Railings

Observations:

- Appeared functional, no discrepancies.

## 6. Cabinets, Vanities

Observations:

- No deficiencies observed, open and closed effectively. Recommend some modest recaulking in some areas where cabinets meet walls.

## 7. Garage Door(s)

Description: One 16' upgraded wood door

Observations:

- No deficiencies observed, other than one area that has been patched with a hexagonal placard.

## 8. Garage Door Opener(s)

Description: One automatic opener - Manufacturer:, Sears Craftsman, 1/2 hp.

Observations:

- Appeared functional using normal controls, at time of inspection. Recommend moving opener nearer to entry door.

## 9. Garage Door Safety Features

Observations:

- Safety sensors were not installed normally and do not function as designed. Recommend relocating sensor to base of door where they belong.



No safety features for garage door.



Safety feature is improperly mounted near garage ceiling, possibly for later installation.

## 10. Garage Floor, Sill Plates

Description: Concrete

Observations:

- Sill plates behind finished surfaces could not be viewed.

## 11. Garage Firedoor

Material: Present

Observations:

- Trim is needed at garage entry fire-door.





Add trim to garage fire door jam, to stop fire & car exhaust entry.

## **12. Garage Firewall, Ceiling**

Observations:

- Appeared satisfactory, at time of inspection.

## **13. Limitations of Interior Inspection**

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- This house was unoccupied however, it was furnished. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.
- In the short time of this inspection it is not possible to determine all prior, current or future water penetration issues. Conditions that affect the structure's dryness vary through the course of the year (weather, wind, temperature, etc.). We recommend strongly referring to the seller's disclosure if there have been any water leakage, accumulation, or dampness.

# Appliances

Residential properties often include a wide variety of appliances that may be in or out of service, or may, or may not, convey with the property. Properties established for one function may be sold to a client intending to use for a different function. Appliances may be already running, or loaded or prepared to run by the occupant, or even placed out of service. Appliances may have controls that are not intuitively understood & operated. Certain conditions can often occur only at random intervals. Appliances, if inspected as a courtesy, are checked only for basic functionality, and not in every configuration or intended use. Appliances, and their components can fail at any time, even during, or after the inspection. Do not rely on this home inspection to confirm appliances operate as intended (see limitations).

The seller's disclosure regarding the appliances, is particularly important, especially as relates to full functionality. Also, be sure to get all operational manuals for each appliance. Appliance warranties (which can be purchased prior to closing) are also useful, if you feel any or all appliances need added assurance of their functionality & reliability.

## 1. Dishwasher

Description: Brand: Whirlpool

Observations:

- Functioned properly but had a slight, atypical whirring sound. This is an older unit and may need replacement at some near future point.



## 2. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

## 3. Ranges, Ovens, Cooktops

Description: Whirlpool

Observations:

- All heating elements operated when tested.



#### 4. Refrigerator

Description: Whirlpool

Observations:

- Appeared functional, at time of inspection.



Ice maker functional



#### 5. Washer

Description: Kenmore

Observations:

- Operated as designed using normal controls



#### 6. Dryer

Description: Kenmore

Observations:

- Operated as designed using normal controls

#### 7. Limitations of Appliances Inspection

- Appliances were tested by turning them on for a short period of time.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

### Report Summary

This summary is a quick reference to items that we are drawing special attention to; more details and photos are in the body of the report. The summary is included here, **but please read the entirety as there are key comments made throughout, that might be missed or otherwise overlooked. Concerns not summarized may be deemed more critical by you, than the inspector considered it.** Within time and especially cost constraints, it's not possible to uncover every detail or concern for every aspect of each configuration. Hence, do not consider this work as all-encompassing, or representing any form of guarantee... you may purchase those assurances from system-specific contractors, warranty companies, and insurance providers, at a considerably different rate & coverage than provided by this top level inspection. Thank you for employing us.

<b>Exterior</b>		
Page 5 Item: 11	Steps, Stoop, Porch	• Steps are improperly secured/installed. Potential safety hazard needs repair.
Page 5 Item: 12	Deck, Balcony	• Area for structural improvement in deck area that supports hot tub. One pier is not properly installed on footing (see photo). This is at lot drainage and future erosion will affect current footing. Also, the ledger boards appear to have sparse fastener schedule. Recommend bolstering ledger boards with additional lag screws, especially in critical areas. There is some weathering of deck planking near hot tub.
<b>Roofing</b>		
Page 6 Item: 3	Roof Covering	• Area of roof above the living room has several lines of screws loose, and some screws are missing. There are other areas with similar concerns on other roof planes.
<b>Attic and Insulation</b>		
Page 8 Item: 2	Attic Ventilation	• Soffit vents were blocked by insulation. Allowing air from soffits is key in this microclimate to keep attic well vented and to prevent potential for biogrowth forming. See photos next section.
<b>Heating and Air Conditioning</b>		
Page 9 Item: 2	Heating System	• Wall heater in lower family room does not activate, scorching of electronic component observed. Power to pellet stove not available. Both appear in need of servicing.
<b>Electrical</b>		
Page 12 Item: 10	Lighting, Fixtures, Switches, Outlets	• Repair is needed for the utility light.
Page 12 Item: 11	Smoke/Heat Detector(s)	• Some smoke alarm(s) did not operate when tested. Recommend that a smoke test is performed to determine functionality, and/or need for repair/battery servicing.
<b>Plumbing</b>		
Page 14 Item: 6	Sinks	• Water valve below kitchen sink has a slight leak.
<b>Interior</b>		
Page 17 Item: 1	Wall and Ceiling Finishes	• Above upstairs pellet stove sheetrock seams are evident and form an cross-like impression 2' horizontal by 3' vertical. This may be from original build, or from past or present moisture penetration. No active moisture concern was observed. Check with seller for any knowledge of past concerns for this area.