Black Hills Inspection Services

Confidential - Property Inspection Report - Confidential

3630 Hall Dr., Rapid City, SD
Inspection prepared for: Mike Thompson
Real Estate Agent: For Sale by Owner -

Date of Inspection: 8/25/2014
Age of Home: 1949
This is a general home inspection for real estate transaction purposes.

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The inspection report has been produced in accordance with the written AGREEMENT. This report may not be duplicated in any form without the express permission of BHIS, or the above named client. BHIS is not responsible for any misinterpretations of the report by a third party. The inspection was performed according to the InterNACHI and S. Dakota standards of practice..

Congratulations on getting your property inspected. Thank You for hiring us!

A property inspection can give you peace of mind, but can sometimes have the opposite effect. Alot of information is provided in a short period of time; so it's natural to feel some stress. There are your own considerations, financial tasks, the disclosure, the inspection report with technical detail, issue resolution, and all this with tight time constraints, can make the process feel overwhelming at times.

What should you do? *Relax.*

Most of the inspection will be maintenance information, minor imperfections, and the like. These are nice to know, assist with planning, and are commonly found with most homes. However, the issues that really matter fall into four categories:

1. Major defects. An example would be a structural problem.
2. Conditions that could lead to a major defect. Poor site drainage for example.
3. Aspects that affect financing or legal occupancy. E.g., environmental violations.
4. Safety hazards. For example, damaged asbestos.

Most property owners are honest and are often surprised to learn of defects uncovered during the inspection. Realize that sellers are under no obligation to fix everything mentioned in the report. Every house has wear &maintenance needs; not one is perfect.

So, keep things in perspective.

HOW TO READ YOUR REPORT

GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property.

BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; comments which further expand on a significant deficiency; limitation during our inspection; or recommendations, routine maintenance, and other information.

RED colored text: Denotes a brief comment of significant saftey, hazard, or deficient conditions which are noteworthy, or which need relatively quick repair/correction (more expanded comments may be included in BLUE colored text). Red comments are also duplicated in the Summary section.

NOTICE: A property inspection is non-invasive and intended to assist in evaluation of the overall condition of the building's systems and components. The inspection is based on observation of the apparent condition of the structure and will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. The fact that a structural element, system or subsystem is near, at, or beyond the end of the normal useful life is not by itself a material defect (e.g., an aging water heater, etc.). Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals. While following these recommendations is not required, client assumes any resultant risks. Verification of permits or code compliances is beyond the scope of a home inspection. It is wise to check with the building dept. for permits especially if additions or alterations are noted. BHIS is available to consult with you concerning the findings of the inspection either during the inspection proper or at some point following the inspection. If you choose not to consult with the inspector, BHIS cannot be held liable for your understanding or misunderstanding of this report’s contents.

Inspection and Site Details

1. Inspection Time

Start: 10:00 AM

2. Attending Inspection

Seller present
Partially Participated

3. Residence Type/Style

Detached, Single Family Home on Crawlspace, Bungalow Style

4. Garage/Carport

Oversized • Detached 2-Car Garage

5. Age of Home or Year Built

Built in:, 1949

6. Square Footage

Size of home in approximate sq. ft., rounded to nearest 100 (includes basement):. >1000

7. Lot Size

Approximate lot size, estimated:, large lot

8. Front of Home Faces

For the purpose of this report the building is considered to be facing, South

9. Bedrooms and Bathrooms

Number of Bedrooms: 3
Number of Bathrooms: 2

10. Occupancy

Vacant
The utilities were on at the time of inspection.
Moderate storage was observed.
Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

11. Temperature

Temperature at the time of inspection approximately, 75 degrees

12. Ground/Soil Surface Condition

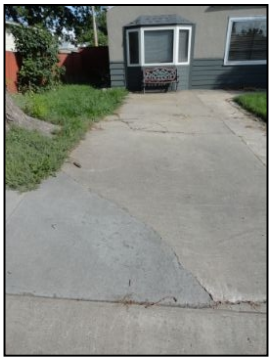
Moist • Isolated thunderstorms in area the last few days

Exterior

This inspection does not include geological conditions or site stability; consult with a geologist or soils specialist regarding such concerns. The sellers/occupiers have considerably more knowledge of the site than the inspector will during our limited visit. Asking sellers about any water problems; including puddles, gutter/downspout problems, water penetration into the lowest levels of the structure, and drainage systems, is an essential safeguard for you. . Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Siding, but especially composition or hardboard siding and trim must be closely monitored as it is vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continual moisture, especially from sprinklers, rain splash back or wet grass be limited. Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children. Many home modifications were built either without proper permitting, or in areas that did (or do) not have code jurisdictions. Buyers are encouraged to check for any permits that have been filed in the municipality location for the property, as this is not part of the home inspection process. Modifications made without permitting can often be performed improperly, and not easily recognizable by a visual home inspection occurring after the fact.

1. Driveway

Materials: Concrete (front) • Gravel
Observations:
• Driveway at front now used principally for guest parking, appeared stable but showed obvious cracking. The cracks principally appear a result of a very large cottonwood tree causing uplift, so repair may not prove most effective. Recommend the cracks are sealed with a flexible caulk.
• Extensive parking and garage access is available at rear of lot via the alley.



With garage and access at rear of home, the front drive is now more typically supporting guest parking.

While stable the drive shows significant cracking (particularly due to large cottonwood tree). Recommend sealing cracks to prolong effective service life.

Cracks, gaps and chips should be sealed with a flexible caulk.

2. Garage/Carport Floor

Materials: Concrete.
Observations:
• Visible portions of the garage floor appeared sound with no observable significant cracks, unless otherwise noted.

Garage floor generally in good condition. No significant cracks.

3. Walkways

Materials: Concrete • Public walkway present
Observations:
• Walkways generally appear in serviceable condition, unless otherwise noted.

4. Grading, Surface Drainage

Description: Generally Level Grade
Observations:
• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should ideally slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
• Roof drainage downspouts should extend well-clear of foundation, and generally away from other hard surfaces such as drives, walkways, porches and patios, in order to limit underslab erosion.

5. Vegetation Affecting Structure

Description: Generally well-maintained landscape.
Observations:
• No significant discrepancies except as noted.
• Privacy fences are wind blown and need attention. See notes at photos.

An old growth cottonwood is affecting concrete at walkway and front drive, not atypical for this area.

Tree/bush may cause shingle &/or siding abrasions during high winds. Trim or remove.

Several areas of fencing appeared wind-blown.

Broken plank at this handle.

Areas of repair are needed at fencing.

6. Exterior Cladding

Description: Wood lap siding • Stucco -- Portland cement exterior plaster
Observations:
• Exterior cladding appeared in good to worn condition, with a few deficiencies noted. The siding is professionally installed. See additional notes at photos.
• Siding at west side of garage is quite worn with overdue maintenance attention needed.

Generally well-maintained.

Hard coat stucco and lap siding was generally found in good condition.

While appearing worn the bottom course of siding did not show any extensive rot, where probed.

Area of maintenance improvement needed here.

Some corner flange repairs needed at garage.

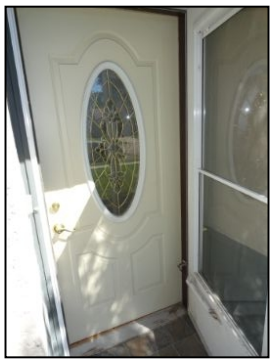
West side of garage has overdue maintenance and repairs are needed.

7. Eaves, Soffits, Fascias

Description: This era home does not have eaves.

8. Exterior Doors

Description: Front entry door:, Metal Insulated, with Glass, Storm door present, Garage entry door:, Metal, Rear: , Metal insulated door with window
Observations:
• Appeared in generally satisfactory condition, at time of inspection.
• Door(s) close and seal properly.



9. Door/Window Frames, Trim

Description: Most windows appear to be original wood • Storm windows
Observations:
• Components appeared in satisfactory condition at time of inspection unless otherwise noted.
• Some wood frames are in need of primer/paint. One window needs wasp nest removal.

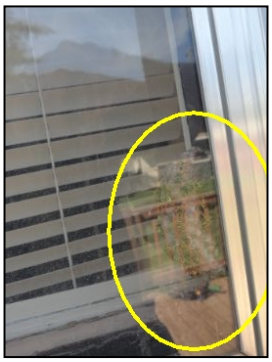
No cracks or broken glass observed at windows.

Although appearing worn in areas, no obvious rot was observed.

Several wood frames showed pealing paint and windows are ready for scrap/prime/paint maintenance.

Storms are always a good idea over original wood &/or single pane windows.

Some windows have been upgraded.



An active wasp nest was found between storm and window accessed by hole in screen.

10. Exterior Caulking

Observations:
- Exterior caulking is generally in good condition except if/where noted.

Keep all gaps sealed.

Recommend trimming out garage door and caulk seal.

11. Steps, Stoop, Porch

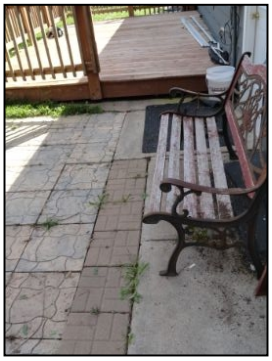
Materials: Concrete
Observations:
- No deficiencies except as noted.

This gap at porch should also be sealed with a flexible hardscape sealant.

Some wear at planter including missing mortar and top level of bricks removed.

12. Patio, Flatwork

Description: Rear patio:, Brick pavers

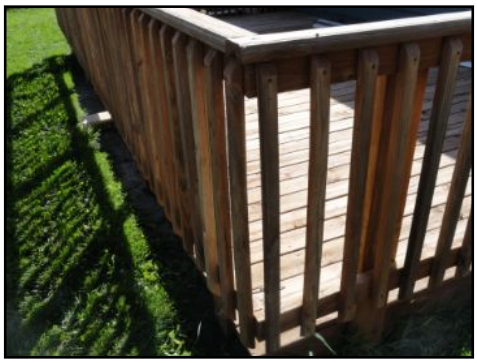


13. Deck(s), Balcony

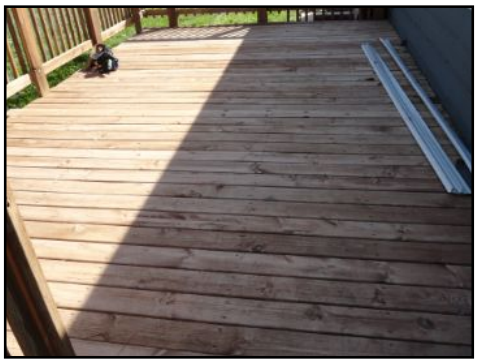
Description: Wood • Main Structure -- Pressure treated lumber • On or low to ground type. See Limitations.

Observations:

• Decks appeared in mostly good condition and appeared properly structured generally to the extent inspectable. See Limitations.



Railings appeared sound.



Wood decks need occasional sealant maintenance.

A deck plank has been replaced.

14. 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. BHIS disclaims responsibility for any subterrainian problems that were not completely obvious and active at time of inspection.

• Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

• A representative sample of exterior components were inspected rather than every occurrence of components.

• Decks, patios and porches can often be constructed in improper ways, and because the home inspection is a visual review of observable conditions at the time of inspection, it is not possible to fully assess underlying concerns. An example would be how the deck is attached to the structure; ledger boards should always be directly attached, and with proper flashing to prevent behind ledger board rot & wear, yet, this is seldom the case, and damage may be occuring that is not apparent at the time of inspection. BHIS disclaims any responsibilities for conditions such as this.

• Windows (and doors) near ground are prone to leakage, particularly if grade is not well-draining. Keeping near-grade windows & doors properly maintained and sealed is crucial. Improper negative grades should be improved. All caulk and sealant should be routinely monitored and addressed as needed. During particularly moist times client should monitor conditions that can appear only at these times. BHIS disclaims responsibility for any leakage that occurs intermittently or was not readily apparent at time of inspection.

Roofing

We are not professional roofers, feel free to hire one prior to closing to obtain a comprehensive roof serviceability certification. Leaks are often not discoverable during a home inspection. NO WARRANTY IS IMPLIED. The inspection is also not a guarantee that a roof leak will not happen in the future. Even a roof that appears in functional condition can leak under certain circumstances. A comprehensive homeowners insurance policy should be purchased. We do our best to provide a top-level inspection of the roof within the time allotted. We observe (as safely accessible) the roof covering, drainage system, flashings, chimneys, skylights, and roof penetrations. We do not inspect antennas, interiors of chimneys/flues, and other installed accessories. As with **all** areas of the house you should examine the roof again, to the extent possible, prior to closing the deal. This is particularly encouraged due to events that occur after inspection (snow, high winds, hail, etc), and whose result presents independently. Inspectors will not walk certain types of roof based on pitch, safety, fragility, or other considerations. Always ask the seller about the age and history of the roof, and if the seller is aware of any leaks that are obvious only during certain conditions, or has become obvious since the inspection. Roofs in snow areas often do not have gutters as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury. If this house has a metal roof, consider installing a damming feature which limits amount of snow/ice sliding from the roof. There are also aspects of a roofing system that are difficult to inspect, without a water test, or other technically exhaustive approach. As such, if there are ANY concerns beyond the limited assurance our top-level inspection provides, the client should seek a qualified roofing expert for further evaluation, prior to closing.

1. Roof Style and Pitch

Side Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

Viewed trueness of roof planes from ground level. • Walked on Roof Surface • Viewed from Ladder at Eaves

3. Roof Covering

Materials: Fiberglass-based asphalt shingles • Dimensional (upgraded) architectural shingles
Age: New roof covering (house)
Observations:
• Roof at house appeared excellent, like-new condition with no significant deficiencies observed at time of inspection. No prediction of future performance or warranties can be offered.
• The house shingles appear to be at the beginning of their life cycle.
• The garage shingles generally appear to be in the last third of their life cycle, particularly at south face.

Architectural shingles have superior anti-windshear performance, are professionally installed

No hail impact marks at ridge or surface shingles - good

This is a new roof install. Good.

South facing shingles at garage are worn, in last phase of effective service life.

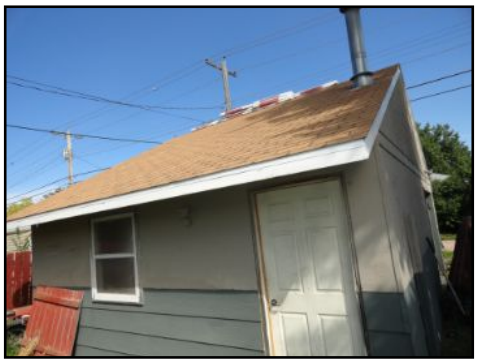
New 35 year shingles are available for garage roof. Good.

North facing plane is not as worn as south plane.

4. Roof Drainage System

Description: Galvanized/Aluminum, Seamed.
Observations:
• The roof drainage system appeared in serviceable condition, at time of inspection.
• Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation.
• Missing downspout should be re-attached.

Gutters should be cleaned on annual basis.



No gutters at garage. While not atypical, intorducing gutters would be an improvement.

Missing downspout here.

5. Roof/attic ventilation

Observations:
• Proper roof venting in attic can extend life of roof covering (esp. asphalt shingles) by lowering roof deck temperatures, can limit biogrowth by reducing humidity, and enhance energy management of homes particularly in warmer summer months.
• Metal roof vents
• Gable vents
• Active roof vent fan (on thermostat), functionality not confirmed.

Metal roof vents and active roof vent fan.

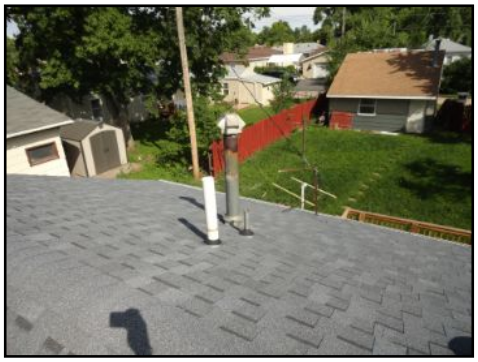
6. Roof Penetrations

Description: PVC Piping for plumbing vent stack(s) • Metal attic power ventilator fan • Metal roof vents. • Galvanized flue vents

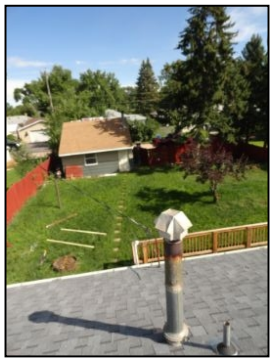
Observations:

• All roof penetrations appear properly flashed unless otherwise noted (see photos)

• Plumbing vent stack flashing boot(s) must seal completely as even the most minor gap or crack could prove a moisture penetration concern. Such boots & flashings should be monitored and maintained. See photos if additional details were found present.



All penetrations appeared properly flashed.



Even though now out-of-service, the rusted flue may eventually need repair/removal.

7. Limitations of Roofing Inspection

• Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

• Due to the general nature and time constraints of a home inspection, home inspectors do not perform water tests of any kind to expose evidence of roof failure and/or moisture penetration. If such a test is desired, client is advised to contract with a professional roofing specialist, prior to closing.

• Chimneys, skylights, and other roof penetration or fixtures can prove to be notorious leakers, if even the slightest gap (often times undetectable) is present. Because a water test is not performed as part of a home inspection, it precludes the possiblity for many leakage problems from being discovered. If client desires a more fail-safe assessment and assurance, a roofing expert performing a comprehensive water test and condensation analysis, should be contracted, prior to closing.

• Roofing installation techniques can often deviate from manufacturer's installation instructions, and lead to premature failures. Client should be aware that such techniques are not often obvious during a visual inspection of the finished roof, or will vary due to manufacturer or roofing type, &/or if unusual technique is observed, confirming the approach's technique as proper, will still exceed the scope of a general home inspection. As such, BHIS disclaims responsibility for improper installation technique, unless the technique observed was found definiteively improper.

Structural Components

Residential inspections only include garages and carports that are physically attached to the house (unless agreed to otherwise). Spaces not considered habitable are reported accordingly. We do not enter any crawlspace areas that are not readily accessible, less than 40” clearance, overly wet, or where entry could cause damage or pose a hazard to the inspector. We are not structural engineers, geophysical, basement, or foundation experts, feel free to hire one if our limited top-level inspection does not alleviate more in-depth concerns. Often conditions may be hidden from view or not apparent at time of inspection (e.g., intermittent moisture intrusion). Areas not readily accessible, especially in the case of below grade conditions or with difficult or impeded access, behind finished surfaces, or covered by finished systems or hidden by rugs, storage, furniture, appliances, etc., are beyond our responsibility. If cracks, displacements (settlement or heaving), lack of level or trueness of structural systems, or any other such anomaly(s) is observed, the client should consider further inspection by the appropriate specialist, prior to closing. We look for cracks, but those that are less than 1/4 "and which do not show signs of vertical or lateral displacement are generally not regarded as material structural defects. Note that minor settlement or “hairline” cracks in garage or basement slabs and walls are not always noted in an inspection, as they are normal to properties of any age. Any crack should, however, be monitored for expansion and sealed as necessary. We look for signs of water penetration too, but unless there is an observable leak at time of inspection we cannot predict moisture barrier integrity and the seller's disclosure is critical in this regard. Structural modifications may have occurred during the life of the home, but identifying and confirming the effectiveness of such modifications, is beyond the scope of this top-level inspection.

1. Foundation Type

A raised perimeter with pier and beam supports -- Crawlspace • Additional comments may be found in the Crawlspace section.

2. Foundation Walls

Description: Masonry Block
Observations:
• Visible portions of foundation wall were sound at the time of the inspection.

Generally foundation walls were in good condition. Due to heavy rainfalls in recent days some moisture wicking was observed.

The stains on wood components near perimeter are not atypical for this era home & result typically from condensation when crawlspace is damp during colder temps.

3. Foundation Floor

Description: Crawl Space: dirt floor

4. Under Floor Crawlspace(s)

Method of Inspection: Crawled
Insulation & Ventilation: No moisture barrier present at soil or floor studs. • Shuttered or louvered vents • Location: foundation walls at the perimeter
Observations:
• A vapor barrier is not present. While not atypical (especially for this era home), a vapor barrier (plastic) provides added protection from moisture, dampness and other pollutants (e.g., mold/radon) that enter crawlspace from the ground.

An improvement for crawlspace would be a more weathertight access hatch.

Removal of debris from crawlspace (particularly organic items such as cardboard) is recommended.

5. Columns, Beams

Description: Laminated dimensional-lumber beams supported by posts. • Masonry block columns on concrete footings.
Observations:
• No deficiencies noted at the observable areas.

Concrete block columns support at large girder beam, common for crawlspaces.

6. Floor Structure

Description: 2 X 10 • 1x solid plank sheathing
Observations:
• No significant deficiencies noted on visible areas.

Very slight droop at floor appeared relatively inconsequential as viewed from crawlspace.

Floor structure generally appeared in good condition.

7. Wall Structure

Description: Wall structure behind finished surfaces not visible to inspect. • Wood frame likely.
Observations:
• Virtually all of the walls and ceilings are covered with finishing materials and structural members are not visible.

8. Ceiling, Roof Structure

Description: Roof framing system: • Rafters with center ridge beam and 'purlin' support (at house) • Wood roof scissor truss framing (garage) • 2 X 4 wood joists • 1x spaced plank sheathing • Plywood Sheathing (garage)
Observations:
• Aspects not entirely visible due to insulation.
• Confirming the effectiveness of modifications is beyond the scope of a home inspection. See Limitations.
• Visible areas appear satisfactory, no deficiencies observed except as noted. See Limitations.
• One seam at ridgeline beam could be improved with post support. See photo.

Scissor trusses found at garage roof, which would create a vaulted ceiling if finished.

The seam at this ridgeline girder could be improved with a support post underneath.

Roof structure overall in good condition for this era home. Amendments are apparent.

9. Limitations of Structural Components 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, or constrained in any manor.
• A representative sample of the visible structural components was inspected.
• No representation can be made to future leaking of foundation walls, check seller's disclosure regarding past evidence or problems.
• Buyer should recognize that home inspectors are not structural engineers or foundation specialist/experts. If foundational or structural cracks exist that are identified, the client should consider having the foundation/structure examined further by a structural engineer or foundation expert, prior to closing.
• Many homes have inappropriate modifications that may be concealed, in-obvious, not readily apparent, or random in appearance, at the time of inspection. As such, BHIS disclaims any responsibility for structural concerns/problems resulting from inappropriate modifications, where those modifications were not observed, easily apparent and obvious, or were identified.
• 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. Outbuildings in particular, often cannot be fully inspected for proper structural integrity. If concerns exist, client should consider having a structural engineer perform a more extensive assessment.
• Crawlspaces can often be found damp, which is not an unusual condition. But moisture and high humidity in crawlspaces can lead to bio growth and decay of structural components. Many crawlspaces are not easily accessible, and often difficult (if not impossible) to fully inspect. While we make our best effort to examine crawlspaces extensively, we disclaim responsibility for any problems not identified due to access and movement restrictions.

Attic and Insulation

All attic hatches over conditioned spaces should have insulation installed over them (if possible) to further improve the energy envelop, and be sealed with latex caulk. The sealant &insulation can also prevent warm moist air from entering the attic, which may cause condensation and mold. E*very* attic has some mold; mold is everywhere. Some attics may have minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If we observe *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you. If the hatch is sealed shut it can only be unsealed by the owner or their representative (or in some cases with permission from the owner/representative). We do not enter attics that have less than 54 inches of headroom; no standard means for normal walking; or if doing so may compromise the ceiling below. If any other restriction or obstruction is present our comments are only relevent to those areas easily observed. In most cases then, we inspect the attic from the access point only, with no comments or evaluations to areas not readily apparent from the hatch area. Regarding effective attic ventilation, we do not perform algorithmic calculated assessments, but instead observe systems, components and conditions as we find them and comment accordingly.

1. Attic Access

Attic Inspection Method: Viewed From Hatch • Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation, framing, or attached sheetrock.
Type of Access: Scuttle Hole located in: • Bedroom Closet • Pull Down Ladder located in: • Hallway ceiling
Observations:
• Was found functional

There was a storage deck at west end of attic.

2. Attic Ventilation

Description: Metal roof vents • Gable vents • Thermostatically controlled Power Ventilator on roof field
Observations:
• Existing attic ventilation appears adequate.

3. Insulation in Unfinished Spaces

Description: Attic Insulation:, blown in insulation, Cellulose, high density, Fiberglass, batts.
Observations:
• Insulation level in the attic is appropriate for homes this type and age.

4. Vent Piping Through Attic

Description: Iron plumbing vents • Bathroom exhaust vent piping • Copper plumbing vent piping
Observations:
• No deficiencies noted in plumbing vent piping.

5. Limitations of Attic and Insulation Inspection

• Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
• Any estimates of insulation R values or depths are rough average values.
• Access in and around attics is often limited due to clearances, insulation, obstructions and other aspects, which limits movement within attic due to safety and damage concerns. An attic will not be walked unless a sound walkway is present, to the extent of the walkway and clearances. Due to a variety of & conditions & concerns related to attics, BHIS disclaims any responsibility for problems resulting from areas of the attic that could not be easily access and/or viewed.
• Any type of vent pipe, duct or flue, can create conditions for condensate when warmer, moisture-laden air comes in contact with cold surfaces (often existing in attic spaces during heating months), and occasionally then direct, leak or drip the condensed moisture in areas that may or may not be evident. BHIS will identify those areas that appear obvious for, or from this condition. However, many configurations are employed based on tradeoffs made at the time of implementation and those and others may or may not be apparent at the time of inspection. As such, BHIS disclaims any responsibility for condensation problems that occur at any time, where their effects were not already clearly obvious during the course and range of the inspection, or where recommendations were not attended to.

Heating and Air Conditioning

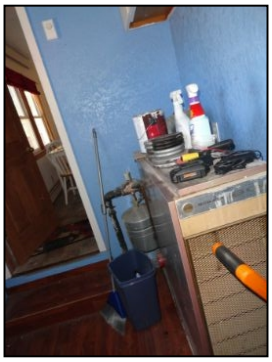
The heating, ventilation, and air conditioning (HVAC) is the climate control system for the property. The HVAC is a sophisticated system whose complexity often requires speciality inspection. We are not HVAC specialists; it may be prudent to hire one for a more comprehensive evaluation of the system. This inspection, should be considered a top-level review of observable conditions at time of inspection only. Hence no warranty or guarantee is implied. All systems break, and this can happen at any time. We do not accept responsibility for problems that happen in the future, or were not observable according to our standards of practice. The HVAC system is usually powered by electricity, natural gas or propane. Systems powered by other sources (e.g., butane, oil, solar panels, etc.) or beyond the skills of a property inspector and require specialty inspection. The inspector will test the heating and air conditioner using the thermostat, as appropriate (A/C's and heat pumps can only be tested when no risk of damage is perceived due to exterior temperatures). HVAC systems will often have conditions or problems only discoverable by specialists, including but not limited to the heat exchanger, system balance, conditioning capacity, refrigerants and delivery, limit switches, air flow, flue approaches, combustion air sufficiency, fuel or toxic gas leaks, and ancillary components of the HVAC system. This is also the case for older systems (e.g., systems more than 30 years old and with no recent service tags apparent). In such cases the client should fully consider an HVAC specialist inspection to augment this top-level review. A service contract for these systems is recommended, and during servicing, items of concern can surface that were not obvious during this inspection. Every property should have a carbon monoxide detector located near any combustion appliance. Humidifiers, dehumidifiers, electronic filters, solar units and other ancillary systems are not inspected. Due to the inherent complexities mentioned, the seller's disclosure is critical as relates to the property's HVAC system. Any correction, service or repair recommended should occur prior to close of escrow, as the HVAC specialist may identify additional conditions not identified by the inspection.

1. Thermostat(s)

Description: Digital and analog thermostat(s) for baseboard or cove heater(s).
Observations:
- No comment possible as to balance of conditioned air for various seasons is possible. See Limitations.
- No deficiencies noted, each thermostat checked activated at least one baseboard/cove heater.

2. Heating System

Description: Electric Heater/Baseboards or Coves
Observations:
- No deficiencies observed, unless as noted.
- This home is plumbed for hydronic radiant heat and the original boiler (low efficiency) is presently in place. Repair of this boiler could re-introduce this natural gas heat source. That said, an upgrade to a high-efficiency on-demand type boiler could deliver exceptional energy efficiency savings by re-applying the hydronic heat system.
- With hydronic system out of service, the hall bathroom did not have a heat source.



The boiler for hydronic system needs repair component to operate. Alternativley, consider upgrading to a high-efficiency on demand type boiler since plumbing appears in tact.

No heat source for the hall bath other than out of service hydronic radiator.

3. Distribution Systems

Description: Baseboard or Cove Heaters

4. Limitations of Heating and Air Conditioning Inspection

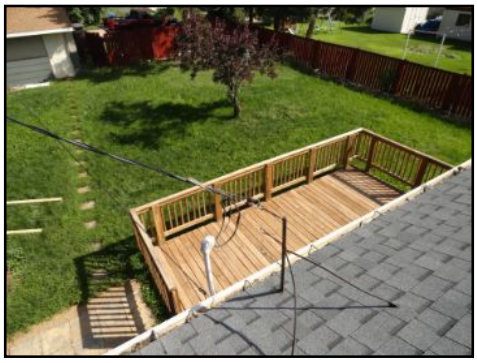
• Heat gain & cooling calculations, responsiveness, adequacy, efficiency, or the balanced distribution of air throughout the home, are not performed as part of a home inspection. Problems stemming from improper design (e.g., duct systems capacity) are disclaimed. Usually, these performance characteristics will not be discovered during the course of a home inspection and are therefore also disclaimed.

Electrical

We are not Electricians, you may wish to hire one for a more comprehensive electrical inspection. Nor are we code-compliance inspectors; as code adequacy easily moves the inspection beyond the range of affordability. This inspection should be considered a 'top-level' review of observed conditions at time of inspection, only. If considered safe to open the electrical panel, we may do so to check interior conditions, although this is not required. Nor do we evaluate every instance of a component (electrical outlet, switch, breaker, wire, circuit, etc), but rather a representative sample of each, as a means of assessing a general status of electrical conditions. Unless clearly obvious, certain wiring systems are generally not diagnosed as suitable for external application. GFCI (and AFCI) outlets are required by certain codes, but usually not required as upgrades. Only actual GFCI outlets are tested and tripped. Some areas may have non-GFCI outlets- which are protected by a GFCI outlet in a remote area. Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of ~ 20 years. Therefore, if this building is older than 20 years, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can sometimes result in a fire. BHIS may report certain techniques as problematic, but in fact were appropriate at the time of installation &occasionally still permissible; examples include fuse panels and knob and tube wiring where upgrades are encouraged. . Any building 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 are sometimes obsolete, have safety concerns, or are difficult to service. Any recommendation for correction made should be carried out prior to close of escrow, as an electrician might reveal additional recommendations for repair(s).

1. Service Drop & Meter

Description: Overhead stranded triplex cable, Meter Location:, Outside wall of residence
Observations:
- Service drop vertical to side of home was firmly attached.



Newer meter was firmly attached.

2. Service Entrance Conductors

Description: Aluminum
Observations:
- No deficiencies noted.

3. Service Rating

120/240 Volt, 3 phase, 100 Ampere Rating

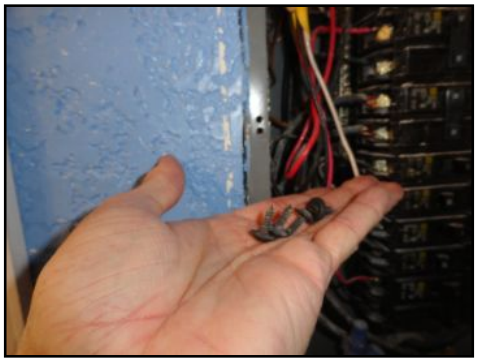
4. Main Disconnect

Description: One 100 Amp breaker on Main Panel

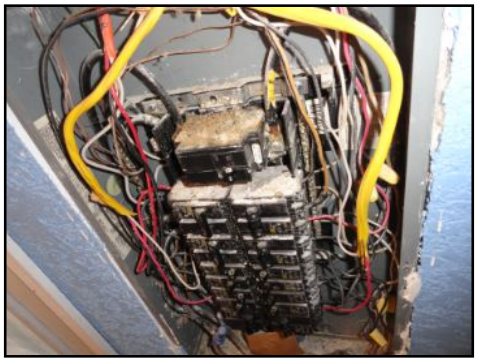
5. Main Service Panel(s)

Description: Manufacturer: • Square D
Observations:
- No deficiencies except as noted.

A breaker panel represents a considerable upgrade for this era home. Good.



The sheet metal screws for main panel should be upgraded to proper blunt tip screws.

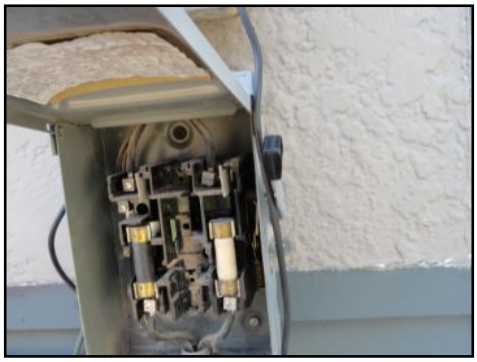


Other than particulate/debris dust, the main panel appeared properly configured. Vacuum of particulate is recommended.

6. Sub Panel(s)

Observations:

• The auxiliary panel ground & neutral wires are properly un-bonded.



Fuse box appeared to support garage subpanel.

Spacer needed for open slot.

Appeared to be properly configured.

7. Overcurrent Protection

Type: Breakers • Fuses (sub to garage)

Observations:

• Generally, no deficiencies noted.

8. Wiring Methods

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

Observations:

• Visible wiring appeared functional at house. Garage wiring is randomly applied in some areas and could be improved.

Some wiring in garage appeared somewhat randomly applied.

9. Lighting, Fixtures, Switches, Outlets

Description: Grounded and Ungrounded
Observations:
• A representative number of receptacles,switches and lights were tested and are generally serviceable, unless otherwise noted.
• There are numerous ungrounded outlets throughout the house. While this is not atypical for this era home, ungrounded outlets can represent as shock condition. Some homes introduce GFCI outlets to eliminate this concern.
• See photos as some improvements are recommended.

Recommend upgrading this ext. outlet to a more weatherproofed GFCI type.

All outlets, switches and junction boxes should have proper faceplates.

Grounded outlet here.

Ungrounded outlet.

Grounded GFCI type.

Even junction boxes in attic ideally should have faceplates.

Could not activate this light, possibly needs new bulb?

10. 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, Garage
Observations:
- Test GFCIs monthly to ensure proper operation.
- Operated when tested.

For ungrounded outlets a GFCI can still provide shock protection.

11. Smoke/Heat Detector(s)

Observations:
- Some smoke alarm battery(s) are missing or need(s) to be replaced.

A few smoke detectors appeared to need batteries.

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.
- The inspection does not include remote control devices, alarm systems, telecommunications systems, demand controllers, generators, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- At least one CO detector meeting UL-2034 requirements shall be installed according to manufacturer's instructions in every home with an attached garage and/or combustion appliances. It is recommended that additional CO detectors are installed, as needed, to provide a separate detector for each floor of the building.
- Smoke detectors should be present in every home for safety considerations. Today's code, while not retroactive to existing homes, require a functioning detector in each bedroom and at each hallway. This is a reasonable configuration plan when retrofitting existing home for improved smoke detection coverage.

Plumbing

Plumbing is often hidden behind finished surfaces, or conditions can be progressing in ways undetectable during the time and skill constraints of your inspection. While we endeavor to identify as many issues as possible, we are not professional plumbers. Consider hiring one if assurances beyond our scope are sought. A property inspection is a top-level review of conditions observed at the time of inspection only. Property inspectors are not required to: open access panels, light or ignite pilot lights, activate or test safety shutoff valves, test floor drains and/or sprinkler systems (for fire or irrigation), or activate systems that have been shut-down. The inspector is not required to determine water pressure, flow rates, functionality of water softening or filtering systems, the presence or condition of polybutylene piping, or the effectiveness/quality of well pumps or tanks. While the inspector may recommend water quality testing as an additional service, it is not normal practice. Among activities that go beyond the scope of this inspection are: design or sizing evaluations of any water/waste/venting component or system, and evaluating effectiveness of anti-siphon, back-flow prevention, or drain-stop devices. The inspector will not examine ancillary systems (e.g., solar water heating, hot water circulation, or recreational systems such as swimming pools, hot tubs, etc), unless otherwise contracted to do so. While the specific age and size of a water heater, boiler, furnace, etc., is occasionally apparent, adequacy or remaining service life cannot be estimated. This due to the many variables such as usage, maintenance, water quality and more. This is especially true of water heaters which can fail at any time. Inspection, testing, analysis, or opinion of condition and function of the sewer drain, or waste disposal systems and wells, is not within the scope of a property inspection. If a Septic System is on the property, specialty inspection is recommended and often required, and pumping is generally recommended prior to purchase.

1. Water Supply

Source: Public municipal water supply

2. Main Service Piping

Materials: Copper

3. Main Water Shut Off

Location: Utility Area • Next to water heater.
Observations:
• Main water supply entry was located and is identified

The water meter box should be more firmly fastened.

Meter and shutoff valve.

4. Water Supply, Distribution Systems

Description: Readily visible water supply pipes are:, Copper
Observations:
• Although some corrosion was noted on plumbing in crawlspace no active leaks observed (except hydrant) at the visible portions of the accessible supply piping. See Limitations- regarding leaks within a plumbing system.

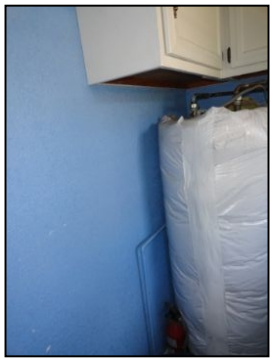
5. Water Heater(s)

Description: Location:Laundry room area., Electric

6. Water Heater(s) Condition

Observations:
- This system is located in the utility area. No discrepancies noted.
- Any water heater (but especially an aging one) can fail at any time & under any condition. See Limitations.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

No corrosion or leaks observed at couplings. Expansion tank in place. Good.



Due to insulation wrap, little could be observed at water heater.

7. Waste, Drain, Vent Piping

Waste System Type: Public sewage disposal system
Description: Cast Iron • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color
Observations:
- Visible piping appeared serviceable at time of inspection.
- Inspection of sewage lines exiting a house is a specialized function and not part of a home inspection. If your home is 30 years or older you should consider having the sewage line scoped, prior to closing. The older the home the more likely a problematic condition exists.

8. Faucets

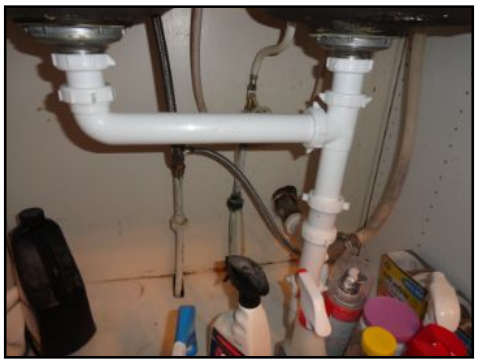
Observations:
- No deficiencies unless noted.

9. Sinks

Observations:
- No deficiencies observed, unless noted.

10. Traps and Drains

Observations:
- Water was run through the fixtures and drains. Functional drainage was observed.
- No leakage was apparent at time of inspection, unless as noted.



11. 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.

12. Exterior Hose Bibs/Spigots

Description: Frost free type
Observations:
• One hydrant appeared to have a leak inside crawlspace and needs repair, the other was not functional at time of inspection. See photos.

Hydrant had no leaks at exterior (see next photo), and water pressure was ~44 psi.

There was moisture at perimeter wall near the east hydrant.

This hydrant would not activate.

13. Limitations of Plumbing Inspection

• Plumbing valves are generally not tested as part of the home inspection, in that this may produce a leak if valve has not been operated for a significant period of time. No control devices in the off-position are turned on, as there may exist a reason (sometimes hidden) for the valve not to be on (e.g., a latent leak may exist). Such items or concerns should be part of the homeowner's disclosure.
• Piping of dissimilar metals should not come into contact as this can accelerate corrosion. This is not always apparent in the course of a home inspection. Additionally, some pipe couplings need a dielectric converter when transitioning to a different metal system or component. Such converters are not always recognizable and, as such BHIS disclaims any responsibility for a failure related to such conditions that is not readily apparent at time of inspection.
• An aging water heater can fail at any time & under any condition. As such a drain solution should always be available, particularly for an older system. If one does not exist, and especially if the water heater is older than 10 years, a solution should be implemented at the first opportunity. Due to the unpredictable nature of a water heater, BHIS disclaims any responsibility for a failure, and any related damage caused.
• If there is significant corrosion observed on water pipes, or at couplings, the client should be aware that this could represent occasional or ongoing leakage, or the possibility of potentiall failure at any future point. Client should consider condition and have evaluated further by a qualified plumber upon ownership, or prior to closing, depending on severity of condition and degree of concern re. costs.

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. Tub(s)

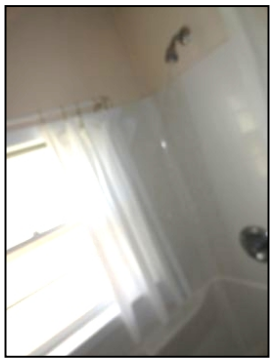
Description: Whirlpool (hydromassage) tub in Master Bath • Plastic/Fiberglass
Observations:
• Appeared satisfactory and functional, at time of inspection.
• Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. 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.
• Drain at whirlpool tub needs repair attention.



Tub needed drain cap removal in order to drain.

2. Shower(s)

Description: Plastic, fiberglass, and/or tile • Same as the tub
Observations:
• No discrepancies noted

3. Toilet(s)

Observations:
• Toilet in hall bath is quite loose, appears to have been leaking and needs repair attention.

Toilet flushed properly, was not loose, did not leak.

Main hall toilet was loose and needs re-installation with new wax seal.

The plumbing of same toilet was not functioning properly and needs repair. Consider upgrading toilet.

4. Bathroom Exhaust Fan(s)

Observations:

- Masterbath fan vent exhaust conduit has disconnected in attic.

Exhaust conduit needs to be refastened to exterior vent.

5. 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: Most were textured drywall. Given age of home some walls/ceilings may also be lath and plaster.
Observations:
• General condition of walls and ceilings appeared good.

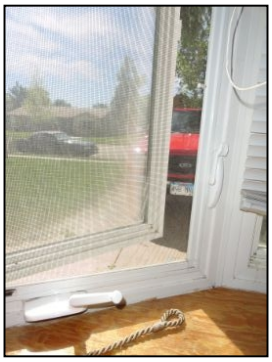
2. Floor Finishes

Materials: Carpet • Vinyl • Hardwood type
Observations:
• No significant deficiencies noted - with normal wear and age. Most in good condition.



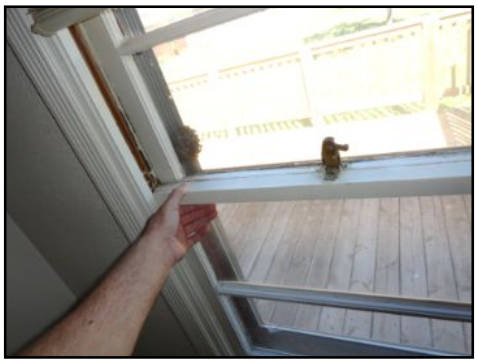
3. Windows

Description: Wood, Vinyl, Double hung, Garden, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed. (see limitations as relates to dual pane windows, at end of section)., Single Glazed (single pane of glass)
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 except as noted. See photos.



It was unclear if window had condensate between panes or if tinting was affected.

The screen for this window was resting at wall.



Some windows were stuck in jams.

Missing fastener at this window.

4. Interior Doors

Description: Solid core wood doors

No discrepancies. The doors are in good condition.

Each door closed and latched properly.

5. Countertops

Materials: Laminate
Observations:
• No discrepancies noted, good condition.

6. Cabinets, Vanities

Observations:
• Appeared functional and in satisfactory condition, at time of inspection.

7. Garage Door(s)

Description: One 7' wood door
Observations:
• No deficiencies observed.

8. Garage Door Opener(s)

Description: One automatic opener
Observations:
• Appeared functional using normal controls, at time of inspection.

9. Garage Door Safety Features

Safety Sensor: Not present
Observations:
• Garage door safety reverse by force did not operate when tested. This is usually an easy adjustment at opener.

10. Limitations of Interior Inspection

• 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.).
• S. Dakota and Internachi standards do not require a home inspector to evaluate every instance of an interior component; such as windows, doors, cabinets, etc. Rather, to keep home inspections affordable, inspectors evaluate a representative sample of each component, and if concerns become apparent, a larger sample set may occur.
• Windows and doors should consistently be monitored. Wood windows in particularly will degrade with time. BHIS disclaims responsibility for worn window components accept as observed and reported at time of inspection.

Appliances

The inspection is a general overview of observed conditions at time of inspection only. Appliances, if tested 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. We assume no responsibility for future failures, and you should test each appliance during final walkthrough, if possible. Do not rely on this home inspection to confirm or guarantee that appliances operate as intended. NO WARRANTY IS IMPLIED. Appliances may be already running, 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 occur only at random intervals. Unless contracted for separately, the inspection does not include the identification of appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: http://www.cpsc.gov. 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) provide added assurance and protection.

1. Dishwasher

Observations:

- Operated through one cycle and appeared to be in working order at time of inspection. Their is no guarantee against future failure(s).
- The effectiveness of the drying cycle is not tested.

Dishwasher firmly installed.

Appeared to function properly.

2. Garbage Disposal

Description: none

3. Ranges, Ovens, Cooktops

Description: Cooktop: Electric radiant heating coils • Oven(s): Electric

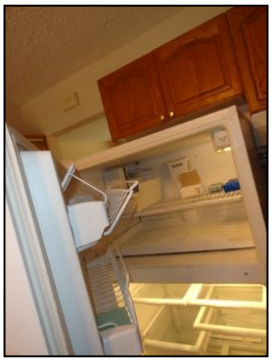
Observations:

- All heating elements operated when tested.
- Oven(s) operated when tested.

4. Refrigerator

Observations:

• Appeared functional, at time of inspection.



5. Washer/Dryer

Observations:

• Not tested. Clothes/personal items in machine.

• A moisture stain was observed at floor under washer. Suggest the washere is placed in a washer pan as a precaution to further staining at laminate floor.

6. Dryer Vent

Observations:

• MAINTENANCE: Clean the lint screen/filter before or after drying each load of clothes. Annual/periodic cleaning of dryer vent duct recommended, as fire safety.

7. Limitations of Appliances Inspection

• Client should carefully consider seller's disclosure &/or ask seller directly about conditions of conveyable appliances and their condition and proper functioning prior to closing.

• We may check some of the appliances for basic operability only as a courtesy for you. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break or have unusual functionality that can occur at any time. We are not responsible for future problems with appliances. Check with the homeowner via the disclosure process and/or consider a home appliance warranty if you have particular concerns regarding appliances in this home.

• Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

Summary: Notable Aspects

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.

Exterior		
Page 4 Item: 5	Vegetation Affecting Structure	• Privacy fences are wind blown and need attention. See notes at photos.
Page 5 Item: 6	Exterior Cladding	• Siding at west side of garage is quite worn with overdue maintenance attention needed.
Page 6 Item: 9	Door/Window Frames, Trim	• Some wood frames are in need of primer/paint. One window needs wasp nest removal.
Roofing		
Page 10 Item: 4	Roof Drainage System	• Missing downspout should be re-attached.
Structural Components		
Page 14 Item: 8	Ceiling, Roof Structure	• One seam at ridgeline beam could be improved with post support. See photo.
Heating and Air Conditioning		
Page 17 Item: 2	Heating System	• With hydronic system out of service, the hall bathroom did not have a heat source.
Plumbing		
Page 25 Item: 12	Exterior Hose Bibs/Spigots	• One hydrant appeared to have a leak inside crawlspace and needs repair, the other was not functional at time of inspection. See photos.
Bathrooms		
Page 26 Item: 1	Tub(s)	• Drain at whirlpool tub needs repair attention.
Page 27 Item: 3	Toilet(s)	• Toilet in hall bath is quite loose, appears to have been leaking and needs repair attention.
Page 27 Item: 4	Bathroom Exhaust Fan(s)	• Masterbath fan vent exhaust conduit has disconnected in attic.