MOUNTAIN HOME INSPECTIONS

Home Inspections and Reports *NACHI certified*

Call: (406) 425-2310

Home Inspection Report

#1 XYZ Lane

Report Prepared For:
Edward Example

Report Prepared By:
Paul Beck

February 29, 2008

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GENERAL INFORMATION

Inspection Address

Street: #1 XYZ Lane
City: Red Lodge
State: Montana
Zip: 59068

Inspected By

Name: Paul Beck
License: NACHI

Company Information

Company: Mountain Home Inspections
Address: PO Box 2310
City: Red Lodge,
State: Montana
Zip: 59068
Phone: (406)425-2310
FAX: (406)446-4440
Email: mhi@yellowstonespirit.com

Client Information

Name: Edward Example
Address: P.O. Box 1
City: Billings
State: Montana
Zip: 59106
Work: 111-1111
Email: xyz@xyz.sample

Inspection Details

Inspection Date: February 29, 2008
Report Date: February 29, 2008
Start Time: 8:45 AM
End Time: 11:15 AM
Weather Conditions: sunny
Temperature: 28 degrees
Present During Inspection: Inspector only
Building Occupied: vacant empty

Building Details

Date Built: 1999
Approximate Age: 9 years
Approximate Area: under 3000 Sq. Ft.
Entrance Faces: east

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PURPOSE AND SCOPE

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SCOPE OF INSPECTION

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

In reading this report, the reader should note captions such as "ATTENTION", "IMPORTANT", "SAFETY CONCERN" or "NOTE" as these are to be considered areas of particular interest or concern.

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LANDSCAPE

Although the landscaping is not to be inspected and much of the area was snow covered, the following observations were made.

Slope and Drainage

Direction of Lot Slope: slopes towards the north

Drives Walks and Patios

Driveway Types: concrete
Walkway Type: stamped concrete
Patio Type: stamped concrete
Patio Locations: at the south side and at the east side
Fence and Gate: none

Overall, concrete walks, drives and patio flatwork were observed to be in good condition. (However, snow cover made for limited viewing.).

The yard appears to be grass, trees, native and non-native vegetation and was observed to be reasonably well tended (where visible).

This yard is equipped with an automatic irrigation system. Recommend contacting owner as to seasonal maintenance, startup and operation.

The boundaries of lot and/or lot lines are not known and are beyond the scope of this inspection.

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EXTERIOR

Building Exterior

Wall Surface Material: wood and synthetic stucco
Entry Door Types: metal

The exterior of this home at wall to wall and wall to ceiling intersections as well as door and window areas appeared to be tight, in general.

The exterior of this home appeared to be reasonably well protected by paint and/or stain.

IMPORTANT: Minor paint peeling was observed metal garage door. A minor dent or scrape is also visible. Door is fully functional.

Overall, the exterior was observed to be in excellent condition when compared to homes of similar age and design.

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STRUCTURAL COMPONENTS

Construction Type

Structure Type: residence is a one story
Attached - Detached: detached
Construction Type: wood frame
Residence Style: single-family dwelling

Bedrooms: three
Kitchens: one
Bathrooms: two
Supporting Foundation: is built on a crawlspace

Foundation Type: a raised perimeter (crawlspace)
Foundation Material: concrete

Wall Studs: 2 by 6
Wall On-Center: 16-inch

Floor Framing: platform framing
Floor Joists: 2 x 12 I joists
Floor On-Center: 19-3/16-inch
Floor Sheathing: oriented strand board (OSB)

Roof Assembly Type: manufactured truss
Rafter Support: 2 by 6
Rafter/Support On-Center: 24-inch
Roof Sheathing: plywood sheathing

Ceiling Joist: 2 by 6
Ceiling Joist On-Center: 24-inch

Crawlspace Entrance Inspection

Inspection Method: flashlight
Entrance Location: floor hatch in the laundry room

Attic Entrance Inspection

Inspection Method: flashlight
Entrance Location: ceiling hatch in the garage

The foundation was observed to extend above grade. This helps protect against water and pest entry.

Visible portions of foundation were inspected and found to be in good condition with minimal indications of curing cracks, settling or other foundation deficiencies.

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A representative number of accessible underfloor sill plates, joists and sheathing were observed to be dry and firm and in good condition.

Visible portions of attic were inspected and found to be dry, firm and in good condition, generally.

Portions of ceiling are cathedral design. Therefor, no attic space exists to view these areas of structure. However, no obvious defects were observed in regard to this design.

The attached garage was inspected at concrete floors, walls, ceiling and attic areas. Garage door safety reverse is operational. No obvious defects were observed. NOTE: garage is not heated. NOTE: minor ceiling drywall cracking at joints is visible. This can be common in garage ceiling such as this. No obvious structural deficiencies were observed.

Structural engineering components such as beam sizing and floor and ceiling spans are not determined and are beyond the scope of this inspection. However, no obvious defects were noted.

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ROOF SYSTEM

The roof was partially covered with snow at the time of this inspection. A representative number of areas was clear of snow or brushed clear of snow for inspection purposes to determine the overall condition of roof covering. However, a complete visual inspection was not possible.

Roof Covering

Roof Inspected: from the roof
Roofing Materials: asphalt shingle

Flashing

Flashing Type: metal
Flashing Locations: perimeter and vents

Gutters Downspouts

Gutter Downspout Type: metal

Chimneys

Chimney Type: metal, multi-wall vent
Fireplace Stove Locations: living room

The roof appears to be in the first half of it's expected service life.

Roof slopes and ridge lines were visibly straight and appeared firm with no obvious soft or sagging areas.

The gutters appeared to be clean and in good condition, generally. No obvious defects were observed. NOTE: due to frozen conditions, it is not known whether joints are water proof.

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PLUMBING SYSTEM

Supply and Piping

Supply and Waste System: a municipal supply and waste system
Service Piping Size: 3/4-inch
Service Piping Type: copper
Branch Piping Size: 1/2-inch and 3/4-inch
Branch Piping Type: copper
Waste Piping: PVC DWV plastic
Vent Piping: PVC DWV plastic

Main Water Shut Off Location: east crawlspace
Waste Clean Out Locations: in the crawlspace

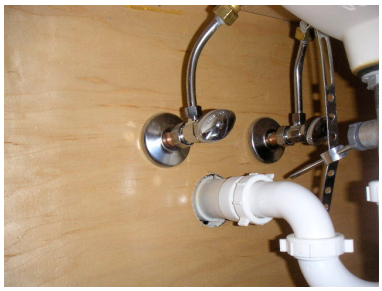
Water Heater

Water Heater Type: a conventional storage tank
Water Heater Energy Source: natural gas
Capacity: 50 Gallons
Water Heater Location: laundry room

I examined, as closely as possible, all visible and accessible plumbing components and did not find any readily evident deficiencies, other than what is noted in this section. However, this is not a guarantee that the system is defect free as there are portions of this system that were concealed from view and are inaccessible for inspection purposes.

The water pressure and drainage were considered adequate at the time of this inspection.

NOTE: Plumbing fixtures are equipped with their own shut off valves for convenient servicing.



Water heater was observed to be placed in a drain pan.

NOTE: A pressure and temperature relief valve and down tube have been installed on water heater for safety in the event of unit discharge.

The kitchen sink is equipped with an operational disposal.

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ELECTRICAL SYSTEM

A representative number of switches, fixtures and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels, wire sizing, and current capacity are not within the scope of this report. Low voltage systems, phone cable, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

Service Entry

Service Drop Type: underground service lateral
Service Entry Conductor: not viewable
Meter Location: north side of the residence
Service Ground Conductor: not viewable

Main Disconnect

Main Disconnect Type: breaker
Main Disconnect Rating: 200 amps
Main Disconnect Location: inside the service entrance panel

Main Panel

Service Entrance Panel Location: garage
Panel Style: breaker system

Distribution Wiring

Wiring Type: "Romex" type, sheathed
Wiring Conductors: copper
Outlets & Switches Tested: inside home (representative number tested)
Polarity & Ground Tested: inside home (representative number tested)

The main service panel appears to have some room for future upgrades or additions to the system.

This home is equipped with ground fault circuit interrupters (GFCI's). GFCI's help protect against electrical shock and are generally installed in wet locations such as kitchen and bath outlets.

A representative number of outlets tested were tested for grounding and polarity. Grounding and polarity tested normal.

Smoke alarms were found at bedrooms and hallways leading to bedrooms.

The doorbell at main entrance was operational.

A state electrical inspection label was found at the meter.

IMPORTANT: The GFCI outlet in hall bathroom is not operating in its protection mode. Recommend replacement of outlet.

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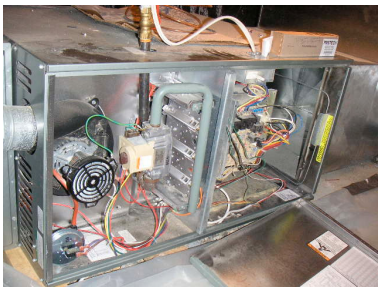
HEATING SYSTEM



Heating Systems

Type of Heating: a gas fired forced air furnace
System Location: crawlspace beneath the home
Type of Thermostats: non-programmable
Location of Thermostats: hallway wall

Furnace

Make: Rheem **Model:** RGPH07EAUER **BTU:** 75,000 **Serial:** DF5D302F319801578

Exhaust

Exhaust Vent Type: double-wall metal, through roof

Gas System

Gas Meter Location: north side of the home
Exterior Gas Cutoff Location: at the meter

Ducting Ventilation

Type of Ducting: flexible insulated
Type of Return Ducting: galvanized sheetmetal/enclosed

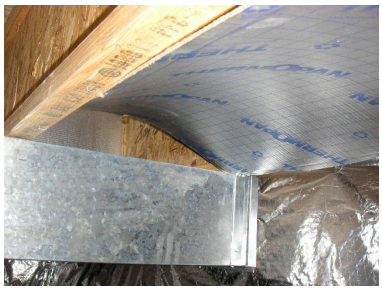
Air Filter

Location: air handler(intake) **Width:** 16" **Height:** 25" **Depth:** 1"

The normal sequence of operating modes was executed with no obvious defects noted.

The filter was checked and observed to be clean at the time of this inspection.

NOTE: Heating unit is equipped with a gas shut-off and safety switch located within reach of unit.



IMPORTANT: Portions of return air ducting board panels are damaged in crawlspace and allow significant crawlspace air into return system instead of from upstairs hall vent area (visible defects observed near furnace area and at west wall). Recommend repair of return air system. (Photo at right illustrates one such board panel. It is warped and therefor allows crawlspace air to enter.)

Heating system is service by: Comfort Heating, Phone: 656-5157.

NOTE: As with any gas fired furnace or boiler unit, installing and maintaining a quality carbon monoxide detector is recommended.

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INTERIOR

Room Interior

Wall Surface Type: drywall
Ceiling Surface Type: wood and drywall
Flooring Type: carpeting
Kitchen Flooring Material: tile

Cabinets and Counters

Kitchen Cabinet Type: wood face frame
Kitchen Counter Top Type: laminate

Windows and Doors

Window Frame Type: vinyl clad wood
Window Pane Type: double glazed
Inside Door Type: composition, hollow-core panel

The interior wall and ceiling areas appear to be in good condition when compared to homes of similar age. Minimal surface irregularities were noted.

A representative number of doors and windows were examined and found to be operable, well fitted and in good condition.

The condition of flooring and underlayment under carpeted areas was not visible and therefor, the condition is unknown. However, no obvious defects were observed.

The function and condition of any existing blinds, curtains and/or screens are not to be inspected.

APPLIANCES: Oven/range, fridge/freezer, microwave, dishwasher, washer and dryer were initiated and found to be operating as intended. NOTE: testing the full range of appliance programs, features and functions is beyond the scope of this inspection.

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FIREPLACES AND SOLID FUEL BURNING APPLIANCES

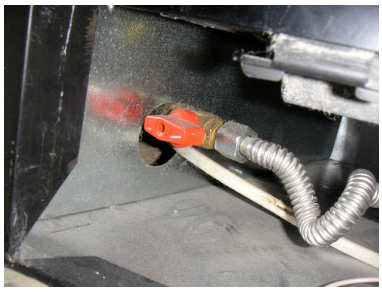
Main Fireplace (living room)

Fireplace Type: traditional style, gas burning
Fireplace Location: living room
Hearth Style: raised

The fireplace appears to be operating as expected.

The living room rock hearth was observed to be in good condition with minimal indications of cracking or deterioration.

The gas fireplace unit is equipped with a gas shut-off within reach of the unit.



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INSULATION AND VENTILATION

Attic Locations and Access

Attic Access Locations: garage

Attic Floor Insulation

Insulation Type: blown-in fiberglass
Insulation Measure: 16 inches

Wall Insulation

Insulation Type: fiberglass batting
Insulation Measure: 5-1/2 inches

Attic Ventilation

Attic Ventilation Type: passive ventilation
Attic Ventilation Intake Location: undereave vents
Attic Exhaust Ventilation: ridge vents

Visible portions of attic appeared to be dry and in good condition.

Crawlspace is conditioned space with faced fiberglass insulated skirting and plastic floor vapor barrier. Seams are taped.

The perimeter of underfloor area at joist ends (typically called box sills) are insulated. Foundation wall is insulated.

Garage ceiling is not insulated.

ATTENTION: Hall bath fan is noisy. Motor may be showing signs of wear. Fan was operational.

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SUMMARY

Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

EXTERIOR

Minor paint peeling was observed metal garage door. A minor dent or scrape is also visible. Door is fully functional. Safety reverse is operational.

ELECTRICAL SYSTEM

The GFCI outlet in hall bathroom is not operating in its protection mode. Recommend replacement of outlet.

HEATING SYSTEM

Portions of return air ducting board panels are damaged in crawlspace and allow significant crawlspace air into return system instead of from upstairs hall vent area (visible defects observed near furnace area and at west wall of crawlspace). Recommend repair of return air system.

Overall, this home was observed to be in excellent condition when compared to homes of similar age and design. Quality materials, craftsmanship and maintenance were observed. This home should prove to be a relatively low maintenance home.

Please call anytime if you have questions concerning this report. Thank you for choosing Mountain Home Inspections.

Sincerely,

Paul Beck

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