Inspection Report

Mr. Joe Homebuyer

Property Address:
Wantamoveto MT St.
Missoula MT 59804

J&S HOME INSPECTIONS

John Jacobs
4681 South Ave W.
Missoula, MT 59804

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Date: 6/10/2012	**Time:** 08:00 AM	**Report ID:** 942
Property: Wantamoveto MT St. Missoula MT 59804	**Customer:** Mr. Joe Homebuyer	**Real Estate Professional:** John Thomas Montana Real Estate

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor and all costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Maintenance Repair or Replace (MR) = The item, component or unit is not functioning as intended or needs repair or maintenance by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Tradesman Repair or Replace (TR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified licensed contractor or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:	**Age Of Home:**	**Home Faces:**
Ranch	Over 35 Years	North
Client Is Present:	**Radon Test:**	**Water Test:**
Yes	Yes	No
Weather Conditions:	**Temperature:**	**Rain in last 3 days:**
Partly Cloudy with Sun	Over 60	Yes
Snow in last 3 days:		
No		

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

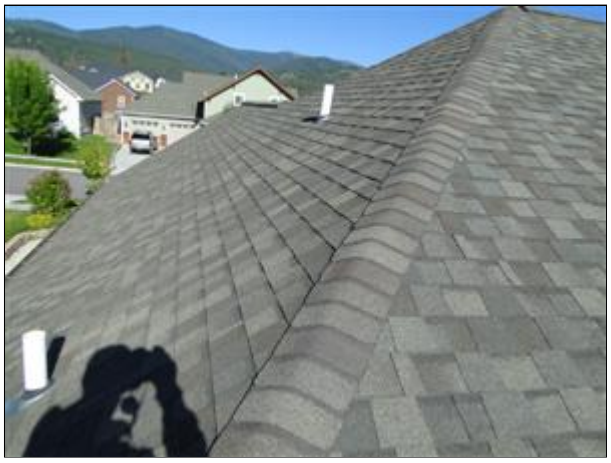
VIEWED ROOF COVERING FROM:	ROOF COVERING:	ROOF-TYPE:
WALKED ROOF	COMPOSITION SHINGLE (ARCHITECTURAL STYLE)	GABLE
TELEPHOTO LENS		GABLE-ON-HIP
VENTILATION:	**CHIMNEY (exterior):**	**SKY LIGHT (S):**
RIDGE VENTS	BRICK	ONE
SOFFIT VENTS		

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

Roof was walked at the time of inspection. There were no excessive signs of curling edges, bumps, bubbles, or excessive granule loss. The roof appears serviceable.



1.0 Picture 1 Overview of roof covering.

1.0 Picture 2 Close up of shingles.

1.1 FLASHINGS

Comments: Inspected

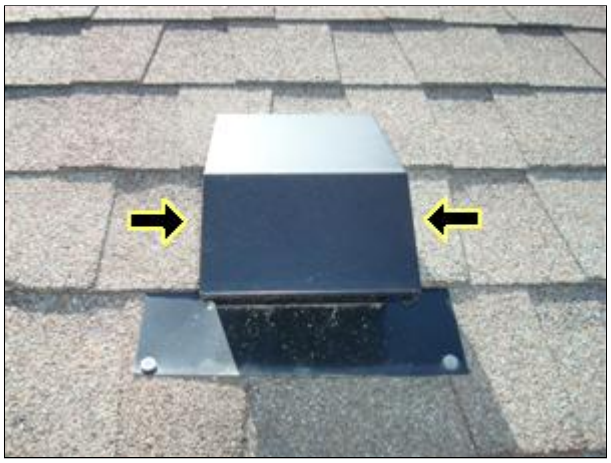
1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Maintenance Repair or Replace

(1) Roof vent stacks and other penetrations have been installed correctly. The bottom edge of the flashing is on top of the shingles.

1.2 Picture 1 Vent stack installed correctly.

(2) The bathroom vent hood at the roof has a wasp nest located inside it. This is preventing the flap door from working properly and not allowing the bathroom exhaust fan to vent correctly. This condition creates a poor draw for the fan and makes it inefficient. Recommend spray wasp killer spray into vent hood, remove mesh screen, remove wasp nest, test flap door to make sure it moves freely and re-install screen. You will have to check this regularly as it is a common problem.



1.2 Picture 2 Look under this vent hood.

1.2 Picture 3 Large wasps nest present.

(3) Brick chimney is in need of repairs. The concrete cap is cracked in a few areas, the chimney cap does not extend over the bricks with a proper drip edge, bricks are starting to fail in a few areas due to water flowing over them from the chimney cap, loose bricks at corners, failing mortar etc. Recommend a qualified mason examine chimney and make necessary repairs.

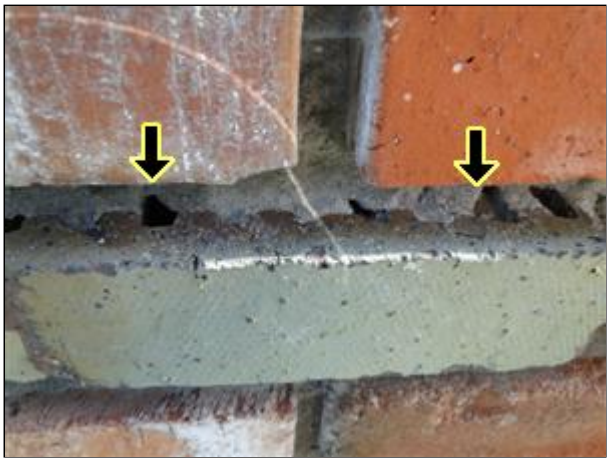
1.2 Picture 4 View of chimney.

1.2 Picture 5 Crack at chimney cap.

1.2 Picture 6 Bricks starting to decay.

1.2 Picture 7 Corner bricks crumbling.

1.2 Picture 8 Loose corner bricks, crack at cap.



1.2 Picture 9 Mortar missing with bricks that have holes, water penetration point.

(4) There are cracks in the rubber sleeves of the vent stacks on the north side of the roof. This may allow water past the flashing and down the outside of the vent stack eventually ending up near the plumbing fixture that it is attached to.

Recommend replacing water tight sleeve with a new one or replace flashing and sleeve if needed to help shed water onto metal flashing below. This will help prevent leaks into the attic and home.

1.2 Picture 10 Cracks in rubber sleeve.

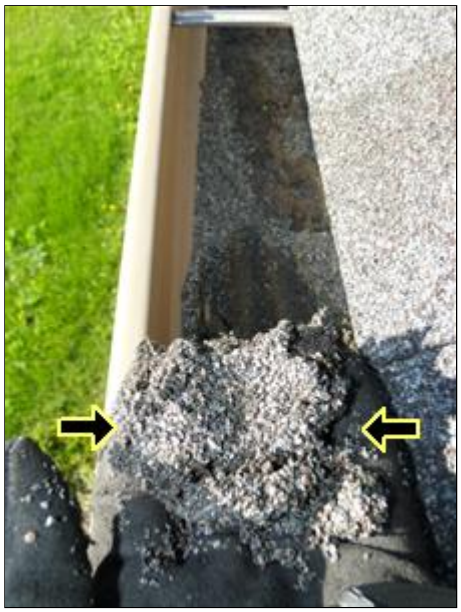
1.3 ROOF VENTILATION

Comments: Inspected

1.4 CONDITION OF THE RAIN GUTTERS

Comments: Inspected, Maintenance Repair or Replace

(1) Rain gutters are clear of leaves and debris, however there is a build up of granules from the composition shingles that has gathered in some areas. Recommend once a year cleaning of granules to prevent dirt and sludge build up. Also check your pitch towards downspouts and makes sure it stays positive.



1.4 Picture 1 Handfull of granules from gutter.

(2) Gutters show signs of rust at several joints. Recommend a qualified contractor examine and repair or replace any sections that show rust failure.

1.4 Picture 2 Rust present at joint here.

1.5 GUTTER DOWNSPOUTS AND DRAINAGE

Comments: Inspected, Maintenance Repair or Replace

(1) Downspout at north east corner is clogged. This will cause gutters to back up and overflow possibly causing damage to fascia boards. Recommend clearing clog and add extension to grassy area.

1.5 Picture 1 Downspout clogged here.

(2) Recommend adding extensions to downspouts around the outside of home. This will help move water away from foundation and prevent intrusion through foundation walls into basement.

1.5 Picture 2 Downspout extension needed here to lawn area.

1.6 OTHER DISCOVERIES

Comments: Not Present

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR COMPONENTS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:
LAP

SIDING MATERIAL:
WOOD
COMPOSITE BOARD

APPURTENANCE:
DECK WITH STEPS
COVERED PORCH

EXTERIOR ENTRY DOORS:
METAL

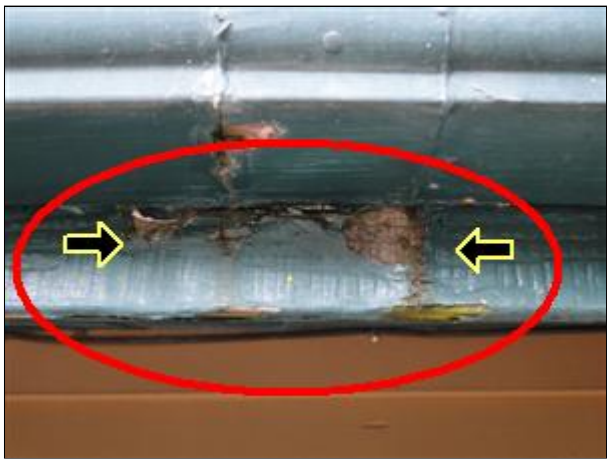
DRIVEWAY:
AGED
CONCRETE

Inspection Items

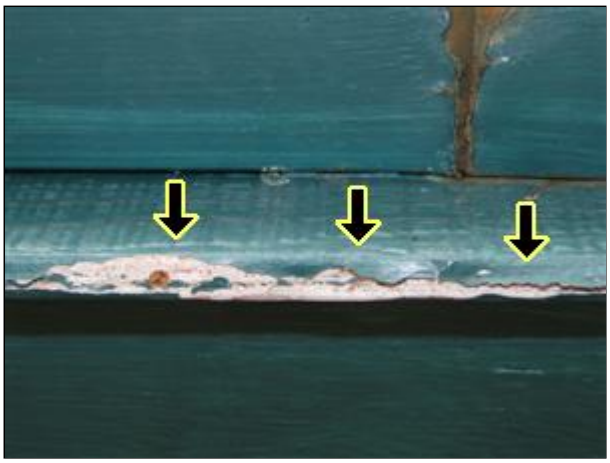
2.0 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, Maintenance Repair or Replace

Some areas of the fascia boards around the home show signs of peeling paint and minor wood damage. Recommend scraping all peeling paint to a sound surface, sand if needed, replace any boards that can not be saved with bondo wood restoration or other exterior wood fillers, spot prime and add two coats of fascia color paint. This should be a part of a yearly maintenance program which will extend the life expectancy of the fascia boards.



2.0 Picture 1 Fascia board damage at leaking gutter area.

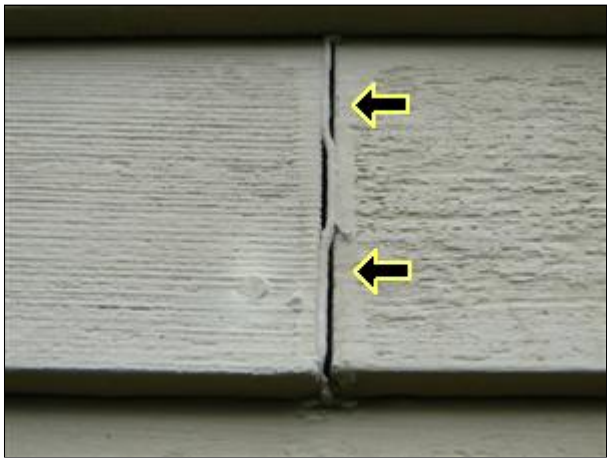


2.0 Picture 2 Peeling paint at fascia boards.

2.1 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Maintenance Repair or Replace

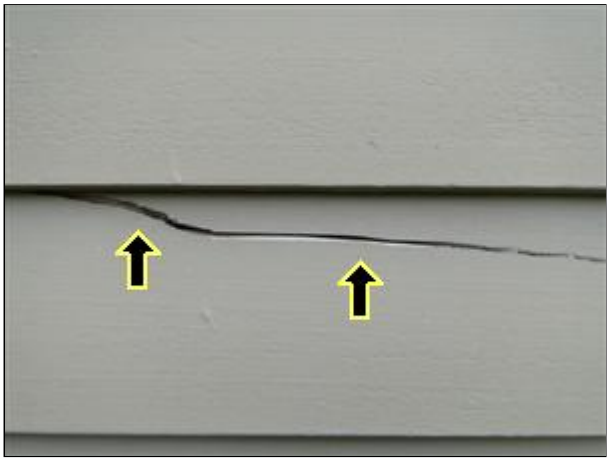
(1) As with most homes of this age there are the usual problems with the wood cladding and trim around the home. Over time water will work its way into the seams of the cladding, nail heads, earth to wood contact and through chips and damage. If these issues are addressed on a yearly basis with regular maintenance it will prolong the life expectancy of the wood cladding. We recommend filling all vertical seams and gaps with a good exterior paintable acrylic caulking. NEVER caulk the horizontal gaps between lap boards. This can trap moisture and cause rot at the bottom boards. These horizontal gaps are needed to allow the building to breathe. Secure loose seams with wood deck screws to pull joints tightly together. Re-set any nail heads that stand proud of the cladding surface. Replace any nails that will not stay in place with deck screws. Use caulking or exterior wood filler to cover all screw and nail heads. Repair any damaged areas of the wood cladding with wood bondo restoration product or a good exterior wood filler. Remove dirt in areas where earth has come into contact with the wood cladding. It may be necessary to remove a few inches of damaged wood cladding where it has come into contact with earth. Try to keep at least 4" inches of clearance between earth and wood cladding at all times and more distance is even better. Replace any wood cladding that can not be saved. After all repairs always spot prime and add two top coats of cladding wall paint color. This should be a part of a yearly maintenance program.



2.1 Picture 1 Failing caulk at butt joints.

2.1 Picture 2 Split cladding board.

2.1 Picture 3 Damaged cladding board.



2.1 Picture 4 Damaged cladding boards south side.

2.1 Picture 5 Earth to cladding and trim contact.

2.1 Picture 6 Trim board needs repair and caulking where cladding boards meet.

2.1 Picture 7 Peeling paint, checking cladding boards.

(2) There is vegetation which has come into contact with the wall cladding on the south side of the home. Recommend trimming back vegetation 6" to 8" away from wall cladding. This will give wall cladding a chance to breath and air out after precipitation has occurred.

2.1 Picture 8 Trim back vegatation to allow cladding to breath.

2.2 WINDOWS

Comments: Inspected, Maintenance Repair or Replace

As with most wood windows regular maintenance will be needed to keep windows from rotting. Scrap all peeling paint to a sound surface, spot sand smooth, spot prime, caulk all joints that have gaps or finger joints exposed, add two top coats of window trim color. Always check the caulking around the perimeter of the window and replace as needed. Fill any gaps or voids with caulking to prevent water penetration.

2.2 Picture 1 Maintenance needed htere.

2.2 Picture 2 Close up of damage.

2.3 DOORS (Exterior)

Comments: Inspected, Maintenance Repair or Replace

As with most wood exterior doors you will have to refinish them from time to time. This may require sanding the old clear coat off if it is failing, staining and applying several coats of a good spar or marine varnish. This will help protect the wood and prolong the life expectancy of wood doors.

2.3 Picture 1 Wood finish at door failing here.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The back deck has been constructed poorly and is a safety hazard. I was able to stand at either corner of the deck and push the deck back and forth with one hand with little effort. Normally we like to see a header board attached to structure with carriage or lag bolts, then floor joist run perpendicular to the header board attached with joist hangers, 6x6 support posts set on concrete footings with post anchors, doubled up rim joist, railings post blocked in and secured with carriage bolts, floor joist 16" on center, deck boards of your choice attached to floor joist, proper drip edge installed between deck and structure, handrailing 34" to 36" tall with spindles no more than 4" apart etc. This deck has uneven deck boards (trip hazard), header attached to structure with screws, floor joists run the wrong direction, joists 24" on center, rotten support posts on old deck, above ground concrete block footings, a wood drip edge which will cause rot between it and structure, sloping walkway, handrailing way too short, spindles missing on hand rails etc. This deck may collapse under the weight of several people (10-20). This deck really needs to removed and a properly built deck installed.

2.4 Picture 1 Over view of deck.

2.4 Picture 2 Header board attached to structure with screws.

2.4 Picture 3 Floor joists spaced to far apart, run wrong direction.

2.4 Picture 4 Rot a suport post, earth to wood contact.

2.4 Picture 5 Railing way too short.

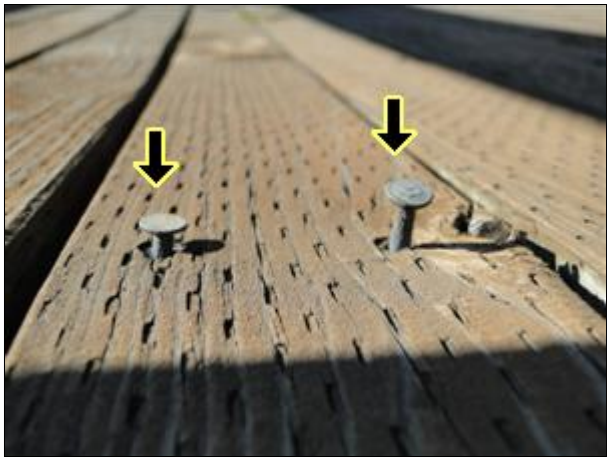
2.4 Picture 6 Spindles missing at railing.

2.4 Picture 7 Trip hazard at deck boards.

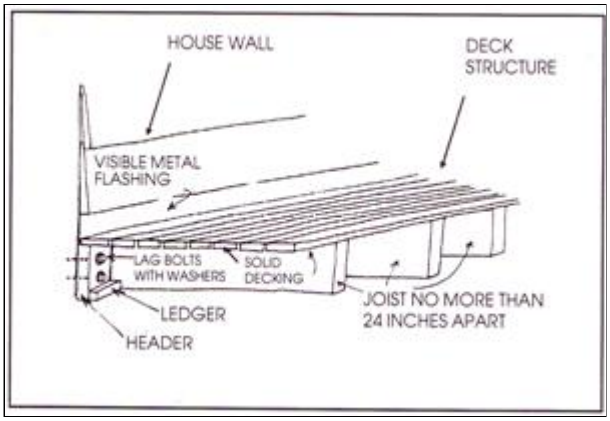
2.4 Picture 8 Deck walk way tilted.

2.4 Picture 9 No metal drip edge installed.

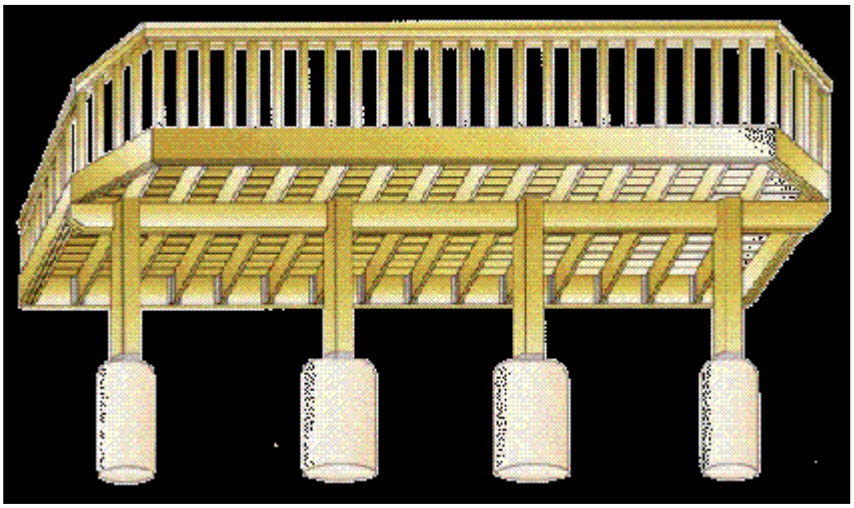
2.4 Picture 10 Push right here, whole deck sways.



2.4 Picture 11 Smooth nails backing out, no screws.



2.4 Picture 12 Proper deck building diagram.

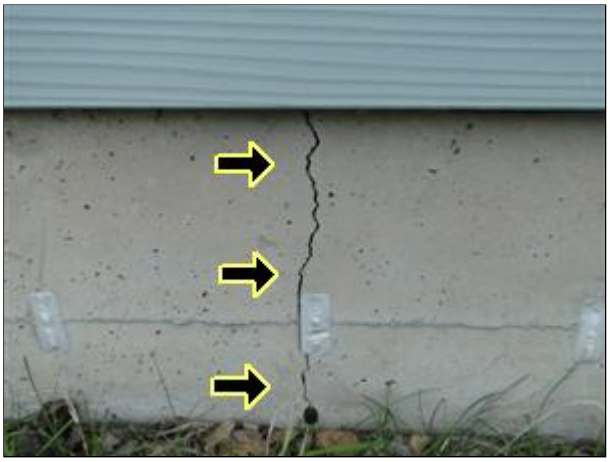


2.4 Picture 13 Sample of deck construction.

2.5 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS

Comments: Inspected

(1) There are minor settling cracks in the foundation of the home. These cracks are common with homes on concrete foundations. These types of cracks are usually not a major concern unless they present as a leak in the basement or crawlspace.



2.5 Picture 1 Foundation crack.

(2) It was noticed on the north foundation wall there is efflorescence present. Efflorescence is caused when soluble salts and other water dispersible materials come to the surface of concrete and mortars. It's induced by low temperatures, moist conditions, condensation, rain, dew and water. It can occur very soon after exposure to moist or cool conditions or gradually, especially when it comes from within the concrete or from the subgrade. This does not necessarily mean that water has penetrated this wall just that it has become wet at some time in the past, usually during original construction which is common on foundation walls. There were no signs of water penetration at the basement in this location.

2.5 Picture 2 View of north foundation and white powdery substance.

2.6 OUTLETS, LIGHTS AND SWITCHES

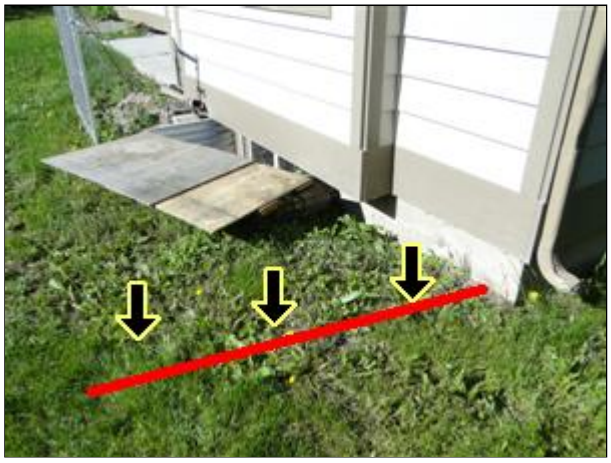
Comments: Inspected

All visible exterior outlets were tested for grounding and polarity. GFCI outlets were tested for function.

2.7 LANDSCAPE DRAINAGE AROUND FOUNDATION

Comments: Inspected, Maintenance Repair or Replace

As always we recommend having a 5 degree slope of landscape away from the foundation. This will help move water away from the foundation. This means at six feet from the foundation you should have a three inch drop in landscaping height. Recommend grading earth around the home to meet this standard.



2.7 Picture 1 Landscaping slopes towards home.

2.8 OUTSIDE ACCESS TO BASEMENT OR CRAWLSPACE

Comments: Not Present

2.9 RETAINING WALL(S) CONDITION (With respect to their effect on the condition of the building)

Comments: Not Present

2.10 SILL COCK FAUCET

Comments: Inspected

Sill cock faucet was tested for function and appears serviceable.

2.11 WALKWAY AND DRIVEWAY

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) The concrete walk way has some substantial cracks that may cause a trip hazard. The walk way is reaching its life expectancy in this area and should be replaced soon. Recommend consulting with a concrete contractor for recommendations for grinding trip hazard down or replacing with new concrete.

2.11 Picture 1 Entry walk way to garage.

2.11 Picture 2 View of off set concrete, over 2" inches.

(2) The walk way is aged concrete with spalling revealing the concrete's aggregate. This will eventually lead to severe cracking and concrete failure. Recommend resurfacing concrete walkway in these areas to prevent further damage.

2.11 Picture 3 Spalling, exposing aggregate.

2.12 OTHER DISCOVERIES

Comments: Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. GARAGE

Styles & Materials

AUTO OPENER MANUFACTURER:
WAYNE DALTON

GARAGE DOOR MATERIAL:
METAL
INSULATED

GARAGE DOOR TYPE:
ONE AUTOMATIC
FOUR PANEL ROLL UP

EXTERIOR DOOR:
METAL

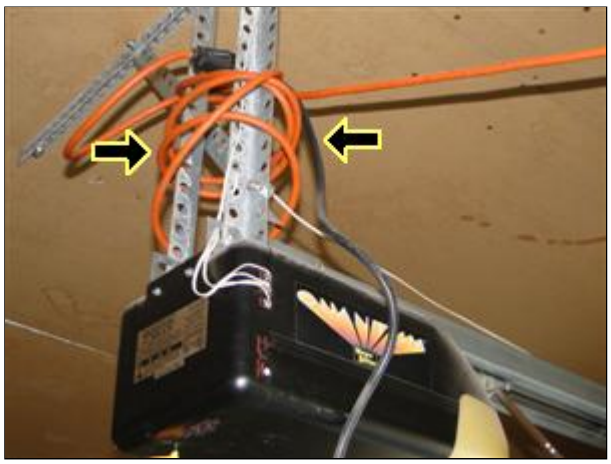
Inspection Items

3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

(1) Garage door will reverse when met with resistance. Sensors are in place and will reverse the door.

(2) An orange extension cord has been used to supply permanent power to the garage door opener. Extension cords are for temporary use only and should never be used for a permanent power source. Recommend a licensed electrician add an additional junction box and outlet near the garage opener so it can be plugged in directly.



3.0 Picture 1 Orange extension cord at opener.

3.1 DOORS (Exterior)

Comments: Inspected

Garage entry door was tested for closing and locking if so equiped. Door functions and locks as it should.

3.2 CEILINGS

Comments: Inspected

Drywall not finished.

3.3 WALLS

Comments: Inspected

Drywall not finished.

3.4 FLOORS

Comments: Inspected

Floor is concrete with some cracks and staining.

3.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

Windows were tested for function and appear serviceable.

3.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

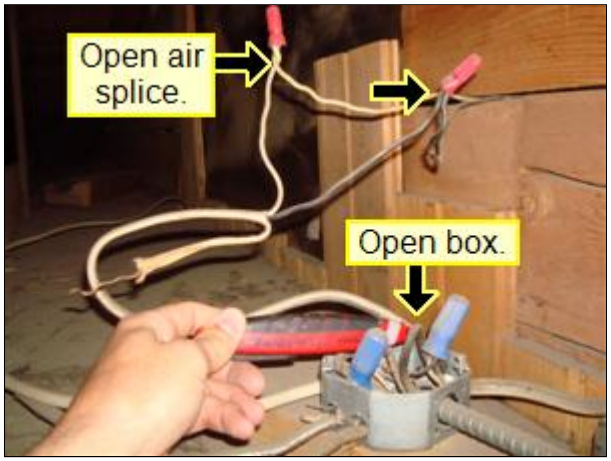
Comments: Inspected

GFCI outlets in the garage were tested for function and appear serviceable.

3.7 OUTLETS, LIGHTS AND WALL SWITCHES

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) There are multiple open junction boxes and exposed or open air splices at the garage ceiling area. LIght fixtures have been wired with orange extension cords with exposed splices. Recommend a licensed electrician correct these wiring issues and store all splices within junction boxes, properly secure with wire collars and blank cover plates. Rewire all light fixtures properly. This will help prevent accidental shocks and contain any sparks should there be a short circuit within these junction boxes and light fixtures..



3.7 Picture 1 Wiring issues at garage ceiling.

3.7 Picture 2 Orange extension cord with open air splices for light fixtures.

3.7 Picture 3 Close up of live open air splices.

(2) All visible outlets were tested for grounding and polarity.

3.8 OTHER DISCOVERIES

Comments: Not Present

4. ATTIC AND ROOF STRUCTURE

Styles & Materials

ATTIC INSULATION:	R- VALUE:	ROOF STRUCTURE:
BLOWN FIBERGLASS	R-30 OR BETTER	WOOD ROOF TRUSSES
CEILING STRUCTURE:	**METHOD USED TO OBSERVE ATTIC:**	**ATTIC INFO:**
NOT VISIBLE	WALKED CRAWLED	SCUTTLE HOLE

Inspection Items

4.0 ATTIC ACCESS

Comments: Inspected

Attic access is located in the garage.

4.0 Picture 1 View of attic access.

4.1 INSULATION

Comments: Inspected

Insulation around the attic access area measures 16" inches. The average R value for blown in fiberglass is 2.8 per inch. Therefore your total estimated R value equals, 2.8 x 16 = R44.8 Cardboard soffit damns are in place which will create good air flow from soffit vents to ridge vents in attic.

4.1 Picture 1 16" blown in insulation.

4.1 Picture 2

4.2 ROOF STRUCTURE

Comments: Inspected

View of roof structure in attic over main living area.

4.2 Picture 1 View of roof structure.

4.3 VENTILATION FANS AND THERMOSTATIC CONTROLS

Comments: Inspected

Attic fan was tested for function and appears serviceable.

4.3 Picture 1 View of attic fan.

4.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (ATTIC VIEW)

Comments: Inspected

View of attic at time of inspection.

4.4 Picture 1 Looking west.

4.4 Picture 2 Looking south.

4.4 Picture 3 Looking East.

4.4 Picture 4 North side.

4.5 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

There were no visible signs of loose bare wiring, improper splices, or open junction boxes from the attic entry at the time of inspection.

4.6 OTHER DISCOVERIES

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The bathroom exhaust fan terminates in the attic. This is pumping warm moist air into the attic. This will cause mildew or mold to form in this area. In the winter time it will cause frost to form in the attic. This may present as a huge leak as soon as the temperature warms up and weeks of frost melts and works its way into the home. Recommend adding insulated duct work to a vent register that exits through the roof or the north gabled end of the home. This will help remove moist warm air from the attic.

4.6 Picture 1 Duct work terminates in attic.

5. KITCHEN AND COMPONENTS

Styles & Materials

CABINETRY:
WOOD

COUNTERTOP:
LAMINATE

REFRIGERATOR OPENING WIDTH:
39 1/2 INCHES

REFRIGERATOR OPENING HEIGHT:
79 3/4 INCHES

DISHWASHER:
BOSCH

DISPOSER:
IN SINK ERATOR

EXHAUST/RANGE HOOD:
KENMORE

RANGE/OVEN:
KENMORE

BUILT-IN MICROWAVE:
KENMORE

TRASH COMPACTORS:
NONE

REFRIGERATOR:
KENMORE

Inspection Items

5.0 CEILINGS

Comments: Inspected

5.1 WALLS

Comments: Inspected

5.2 FLOORS

Comments: Inspected

5.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

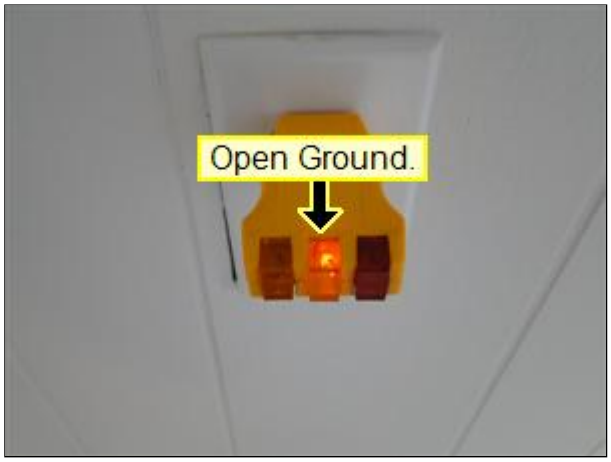
(1) Windows were tested for function and appear serviceable.

(2) Window screen is missing. Recommend adding new window screen to help keep out insects and pests.

5.5 OUTLETS AND WALL SWITCHES

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The outlet on the west kitchen wall has an open ground. Recommend a licensed electrician correct this mis-wiring.



5.5 Picture 1 Outlet east wall open ground.

5.6 OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE

Comments: Inspected

Outlet for the refrigerator is 3 prong and grounded.

5.7 REFRIGERATOR FUNCTION

Comments: Inspected

Refrigerator was on and functioning at the time of inspection. There is no way to determine the life expectancy of this unit.

5.8 GFCI OUTLETS

Comments: Inspected

(1) GFCI outlets in the kitchen were tested for proper function and appear serviceable.

(2) Note: GFCI on east wall has a hot neutral reverse. Recommend a licensed electrician correct this wiring issue.

5.8 Picture 1 Hot Nuetral reverse east wall.

5.9 THE CONDITION OF PLUMBING UNDER THE SINK

Comments: Inspected

Note: The sinks were filled with several inches of water or water was allowed to run for several minutes while the waste and water lines were inspected for leaks. No leaks were present at the time of inspection. We do recommend examining all waste and water lines upon move in as lines can be damaged during the move out and move in process.

5.10 FAUCET AND SPRAY NOZZLE, SINK CONDITION

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The kitchen faucet has a leak at the ball joint. This can usually be fixed with a spring and packing kit or cartridge kit. Recommend repairing or replacing faucet as needed.

5.10 Picture 1 Leak at swivel neck.

5.11 DISHWASHER

Comments: Inspected

Dishwasher completed one full cycle at the time of inspection. Dishwasher appears serviceable.

5.12 FOOD WASTE DISPOSER

Comments: Inspected

(1) The food waste disposer was tested for power and rotation. The unit appears serviceable.

(2) The garbage disposal is missing a power cable wire collar where the power cord enters the unit. Recommend a licensed electrician remove power wire and add the proper wire collar. This will help prevent pulling the power cord loose and possibly causing a short or shock hazard.

5.12 Picture 1 Collar missing here.

5.12 Picture 2 Cable collar needed.

5.13 RANGES/OVENS/COOKTOPS

Comments: Inspected

(1) Oven and cooktop were tested for function and appear serviceable.

(2) Oven tip bracket has not been installed. This allows the oven to tip away from the wall. Should a child open the door and sit on it the range may tip over and seriously injure them. Recommend adding tip bracket per manufacturers instructions.

5.13 Picture 1 Oven tips away from wall easily.

5.13 Picture 2 Read warning label at oven door.

5.13 Picture 3 Tip bracket kit in cabinet above stove.

5.14 RANGE HOOD

Comments: Inspected

The range hood was tested for function and appears serviceable. Range hood exhaust does not exit to the exterior of the home. There is a filter and the air re-enters the room.

5.15 TRASH COMPACTOR

Comments: Not Present

5.16 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

The microwave was tested for power and timer function both appear serviceable.

5.17 CABINETS CONDITION

Comments: Inspected

Cabinets show normal wear with minor scratches and dings.

5.18 COUNTERTOP CONDITION

Comments: Inspected

Countertops show normal wear with minor scratches.

5.19 OTHER DISCOVERIES

Comments: Not Present

6. BATHROOM AND COMPONENTS

Styles & Materials

EXHAUST FAN TYPES:
FAN WITH LIGHT

FLOOR COVERING:
LINOLEUM

Inspection Items

6.0 CEILINGS

Comments: Inspected

6.1 WALLS

Comments: Inspected

6.2 FLOORS

Comments: Inspected

6.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

Doors were tested for closing and locking if so equipped.

6.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

Windows were tested for function and appear serviceable.

6.5 VERIFY DUPLEX GFCI OUTLET IN BATHROOM

Comments: Inspected

GFCI outlets in bathrooms were tested for correct operation and appear serviceable.

6.6 OUTLETS AND WALL SWITCHES

Comments: Inspected

The outlets in the bathrooms were tested for ground and polarity.

6.7 EXHAUST FAN, LIGHT, HEAT LAMP

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Bathroom exhaust fan systems were tested for function and units appear serviceable. Note: Exhaust fan housings are in need of cleaning. This will help the units run more efficiently.

(2) The downstairs spare shower surround has a light fixture located within the shower surround. You CANNOT mount a light fixture like this one within a shower surround location. You are 100% grounded in water and if you touch this fixture as it shorts out and it will KILL you. Recommend a licensed electrician remove this light fixture and install an approved wet location light fixture or move this light fixture outside the shower surround. This is so dangerous, please do not take a shower until this issue has been corrected.

6.7 Picture 1 Shock hazard at light fixture.

6.8 SINK BASE AND CABINETRY

Comments: Inspected

The back splash in the master bath needs caulking. Recommend removing all old caulking and adding new silicone caulking to this area. This will help prevent water intrusion between the wall and cabinet.

6.9 PLUMBING FIXTURES

Comments: Inspected

6.10 CUT-OFF VALVES UNDER THE SINK AND TOILET

Comments: Inspected

Note: Cut-off valves are present, however we do not turn the units off and on. Many cut off valves will leak after they have been turned off and back on. This is due to lack of use, age and the units may require new packing's or replacement.

6.11 SINK PLUMBING

Comments: Inspected

Sinks were filled with water or water was run for several minutes while the waste plumbing was inspected for leaks. There were no signs of leaks at the time of inspection. However we do recommend checking all plumbing waste lines upon move in as things may have shifted during the move out or in period.

6.12 SINK FAUCETS AND STOP VALVE

Comments: Inspected

Sinks were filled with water, tested for holding water, drained and inspected for leaks in waste lines.

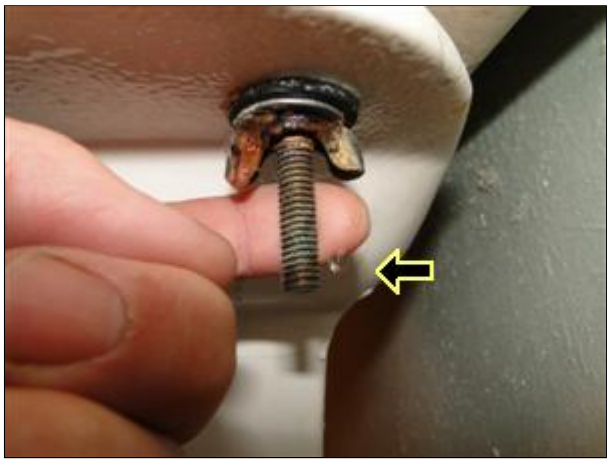
6.13 TOILET SHOULD BE SECURE AND OPERATIONAL

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Toilets were tested for secureness, flushing and proper filling. Units appear serviceable at time of inspection.

(2) Upstairs hallway toilet has a leak between the toilet tank and bowl. This is usually one of two issues, either bad bolt rubber gaskets or bad rubber gasket between the tank and bowl. As always we recommend a licensed plumber replace both when you have the unit apart for repairs as the parts are only a few dollars.

6.13 Picture 1 Standing water here.



6.13 Picture 2 Water dripping off of tank bolts.

6.14 SHOWER/BATH SHOULD DRAIN PROPERLY

Comments: Inspected

Tubs were filled with several inches of water and tested for draining.

6.15 SHOWER HEAD, TUB FAUCETS AND STOP VALVE

Comments: Inspected

There is a small gap where the faucet nozzle meets the shower wall in the downstairs bathroom. Recommend adding clear silicone caulking where the faucet nozzle meets the shower wall. This will help prevent water penetration between the shower surround and wall.

6.15 Picture 1 Gap here needs caulking.

6.16 SHOWER STALL, BATH TUBS.

Comments: Inspected

(1) Spa tubs are out of the scope of our inspections, however as a courtesy to our customer the spa tub was filled with water and run for 10 minutes. The unit was functional and appears serviceable at the time of inspection.

6.16 Picture 1 View of spa tub on and working.

6.16 Picture 2 Spa access panel under cabinet.

6.16 Picture 3 View inside access area and pump.

(2) The upstairs bath tub / shower stall has failing caulking where the bath tub meets linoleum floor. Recommend removing all old caulking and adding new tub and tile silicone caulking. Also recommend adding caulking to baseboards around the tube area to keep water from penetrating behind the walls and under the linoleum.

6.16 Picture 4 Caulking missing or failing here.

6.17 OTHER DISCOVERIES

Comments: Not Present

7. ROOMS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
CARPET
LINOLEUM

INTERIOR DOORS:
HOLLOW CORE
WOOD
SIX PANEL

WINDOW TYPES:
WOOD DUAL PANE

WINDOW MANUFACTURER:
ANDERSEN

WASHER:
KENMORE

DRYER:
KENMORE

Inspection Items

7.0 CEILINGS

Comments: Inspected

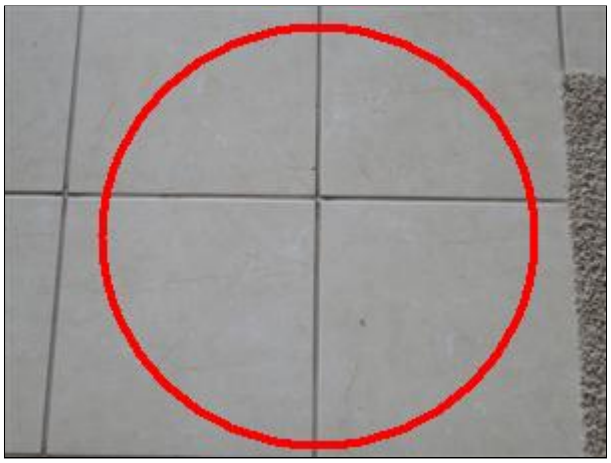
7.1 WALLS

Comments: Inspected

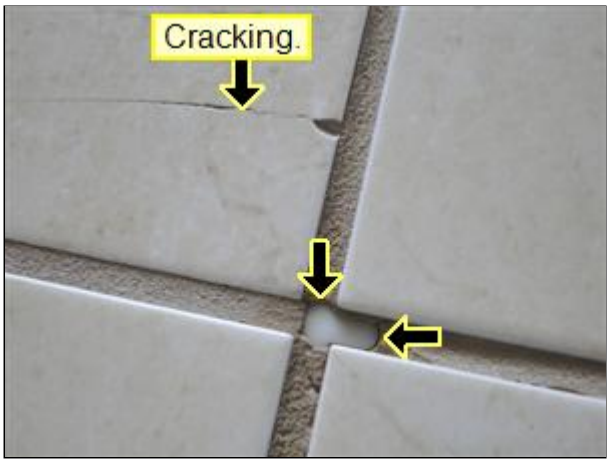
7.2 FLOORS

Comments: Inspected, Maintenance Repair or Replace

The tiles at the front entry have lost their mechanical bond is some areas. This is easily determined by knocking on the tiles and listening for a hallow sound. This means the tile has lost adhesion with the substrate below. This will cause the grout lines to crack and eventually the tiles will crack as well. Recommend removing grout around loose tiles, remove tiles from floor and clean back side, clean concrete floor, re-install tiles using the proper thinset mortar for this application with the correct bonding additives, once tiles set up over night grout and seal grout after it has cured per manufacturers recommendations.



7.2 Picture 1 Tiles sound hollow here.



7.2 Picture 2 Spacers left in at joints, cracking.

7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

There are no handrails in the stairwell from the upstairs to the basement area. Recommend adding handrails to one side or the other to help prevent accidental falls.

7.3 Picture 1 Handrailing needed here.

7.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

Doors were tested for closing properly and locking if so equipped.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

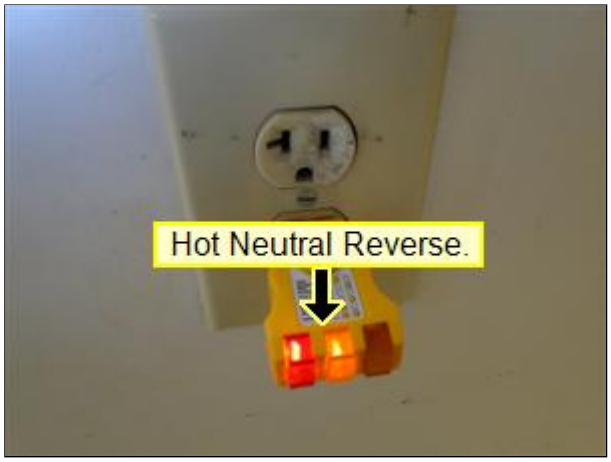
There are signs of broken window seals at the east master bedroom window. This shows as condensation between panes of glass and or white haze between panes of glass. This cannot be cleaned or repaired and can only be fixed by replacing the glass or complete window. Recommend replacing glass or windows in bedrooms where this condition exists.

7.5 Picture 1 Broken seal this window.

7.6 OUTLETS, LIGHTS AND WALL SWITCHES

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Laundry room west wall outlet has a hot neutral reverse. Recommend a licensed electrician correct this wiring issue.

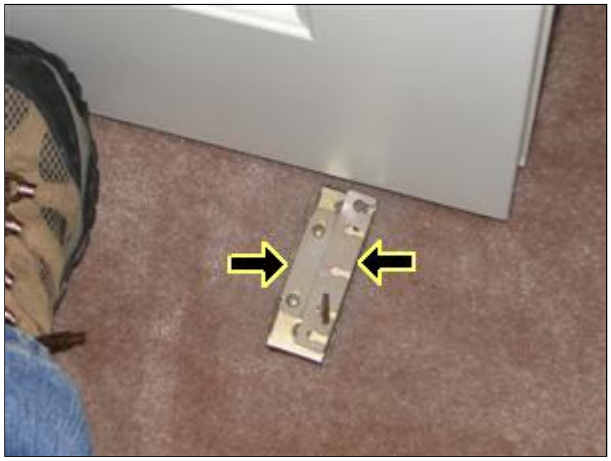


7.6 Picture 1 Laundry room west outlet.

7.7 CABINETS, CLOSETS

Comments: Inspected, Maintenance Repair or Replace

All bedroom closet doors are missing door guides at the bottom. These devices help guide the doors as they open and keep them from swinging in and out which helps keep them aligned on their top rails. Recommend adding closet guide rails to keep closet doors functioning correctly.



7.7 Picture 1 Door guides missing at bedrooms.

7.8 OTHER DISCOVERIES

Comments: Inspected, Maintenance Repair or Replace

As always change all batteries in smoke detectors and test for function. Replace any units that are missing or do not function correctly with new. We also recommend adding at least one carbon monoxide tester at the utility/mechanical room.

7.8 Picture 1 Missing smoke detector at master.

7.8 Picture 2 Most detectors are missing back up batteries.

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8. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:	PANEL CAPACITY:	PANEL TYPE:
OVERHEAD SERVICE	200 AMP	CIRCUIT BREAKERS
ELEC. PANEL MANUFACTURER:	**BRANCH WIRE 15 and 20 AMP:**	**WIRING METHODS:**
GENERAL ELECTRIC	COPPER	ROMEX

Inspection Items

8.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

View of overhead service entrance conductors.

8.0 Picture 1 Overhead mast for entrance conductors.

8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main breaker is located under the gray panel just below the electric meter on the east exterior wall. The breaker is marked "200" and labeled "SERVICE DISCONNECT".

8.1 Picture 1 Main breaker under this panel.

8.1 Picture 2 View of main breaker.

8.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main circuit breaker panel is located in the garage west wall.

8.2 Picture 1 Main breaker box.

8.3 PANEL WIRES (BREAKER BOX)

Comments: Inspected

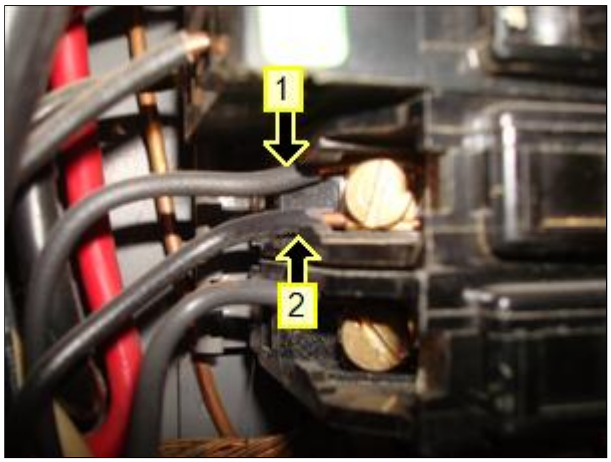
View of the interior main circuit breaker panel at time of inspection. Nice clean installation, excellent.

8.3 Picture 1 View of interior.

8.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

One circuit breaker has been doubled up to the terminal screw in the box located in the garage. This is not usually permitted in older boxes however in newer boxes it is allowed. Opinions can vary from one electrician to the next about this practice. We always recommend not double tapping terminal screws at breakers especially when there are open slots still available within the box. Recommend a licensed electrician add additional circuit breaker to separate the doubled up circuit. This will help prevent overloading this circuit breaker.



8.4 Picture 1 Doubled up at terminal screw.

8.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

8.6 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

8.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

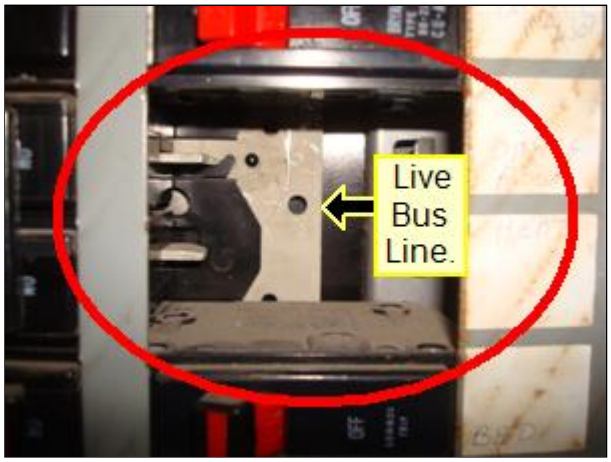
Comments: Inspected

All GFCI outlets in and outside the home were tested for function and appear serviceable unless other wise noted within this report.

8.8 OTHER DISCOVERIES

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

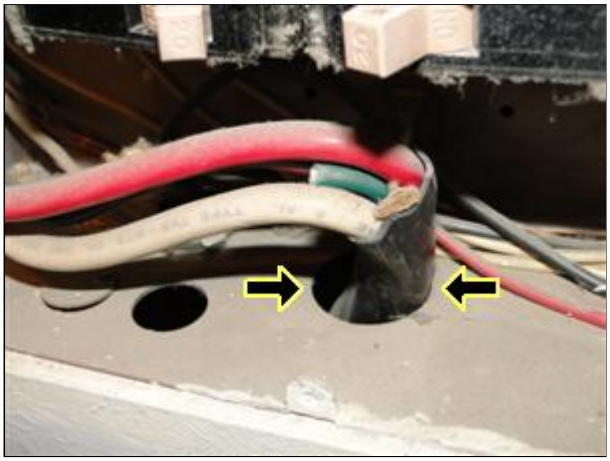
(1) Slots tabs are missing on the dead front panel at main breaker box. This may allow a finger to accidentally go inside the circuit breaker box and touch one of the live bus lines. Recommend adding plastic cover plates to these open slots. This will help prevent accidental shocks.



8.8 Picture 1 Serious shock hazard.

(2) A knock out hole in the main circuit breaker box has been used to run additional electrical wiring to the home. The knock out hole is missing a retaining collar to hold the romex cable tight to the box. This helps prevent pulling wires out of box accidentally which can cause shorts etc. The metal knock holes maybe sharp and could also cut or damage the electrical wires. Recommend a licensed electrician remove these wires and add a cable collar and re-install these two lines to the circuit breaker and neutral bar and ground.

8.8 Picture 2 Knock out missing collar.

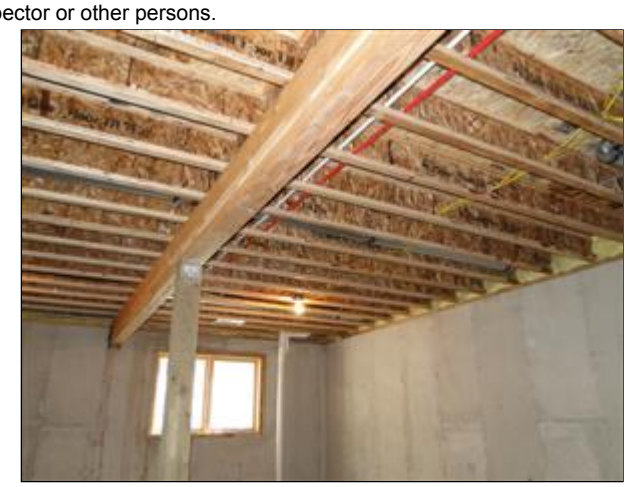


8.8 Picture 3 Knock out missing wire collar.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

FOUNDATION:
POURED CONCRETE

METHOD USED TO OBSERVE CRAWLSPACE:
CRAWLED
UNFINISHED BASEMENT

FLOOR STRUCTURE:
2 X 10
WOOD JOISTS
16" INCHES ON CENTER

WALL STRUCTURE:
NOT VISIBLE

COLUMNS OR PIERS:
WOOD WITH CONCRETE FOOTING

Inspection Items

9.0 FOUNDATION / WALLS AND MORTAR JOINTS

Comments: Inspected

View of foundation walls in unfinished basement.

9.0 Picture 1 Masive foundation walls.

9.1 COLUMNS OR PIERS

Comments: Inspected

View of wood piers at time of inspection.

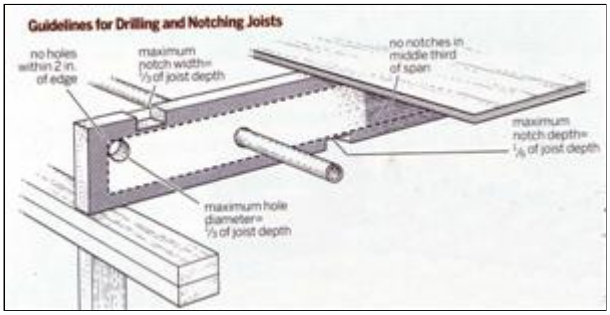
9.1 Picture 1 Wood piers at basement.

9.2 FLOORS (Structural)

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Floor joist in south west corner of crawlspace has been notched to accommodate a plumbing line. This notch appears to be almost half of the width of the floor joist and is out of tolerances for joist notching. This has compromised structure in this location. Recommend a qualified contractor examine and add a sister joist glued and screwed to notched joist.

9.2 Picture 1 Joist over notched.



9.2 Picture 2 Follow guide lines for notching and drilling joists.

9.3 RETAINING WALL (If applicable)

Comments: Not Present

9.4 VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE

Comments: Inspected, Maintenance Repair or Replace

Recommend adding 6 mil plastic sheeting with at least 6-8 inch overlap at the seams. This will help prevent vapor transmissions from the crawlspace into the home.

9.4 Picture 1 East crawlspace off of basement does not have vapor barrier.

9.5 INSULATION

Comments: Inspected, Maintenance Repair or Replace

Paper backed insulation is used in areas of the crawl space. Paper backed batts are intended to be covered with other building materials like sheet rock etc. The print on the insulation reads "This vapor barrier is flammable and should not be left exposed. Exercise special care when working with an open flame close to the facing on this product." Recommend removing the paper from the batts. This will help prevent any accidental fires in the crawl space.

9.5 Picture 1 Kraft back insulation, read warning label.

9.5 Picture 2 View of warning label.

9.6 NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE

Comments: Inspected

Construction debris needs removing from crawl.

9.7 FOUNDATION VENTS OR WINDOWS

Comments: Inspected

Windows and vents were tested for function and appear serviceable.

9.8 REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS

Comments: Inspected, Not Present

9.9 VISIBLE MOLD OR FUNGUS GROWTH

Comments: Inspected, Not Present

Note: There were no visible signs of mold or fungus growth in the home, however this does not mean none exists. Every home has a small amount of mold or mildew present. These areas are often small and undetected or hidden behind a wall. You should always be on the look out for mold and the smell of mold in your home. Mold issues should be corrected immediately.

9.10 SUMP PUMP

Comments: Not Present

9.11 DESCRIBE ANY INACCESSIBLE AREAS IN CRAWLSPACE OR BASEMENT

Comments: Not Present

9.12 CRAWL SPACE ENTRY LOCATION.

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Handrails are missing at stairs to basement. Recommend adding handrail system to help prevent accidental falls in this location.

9.12 Picture 1

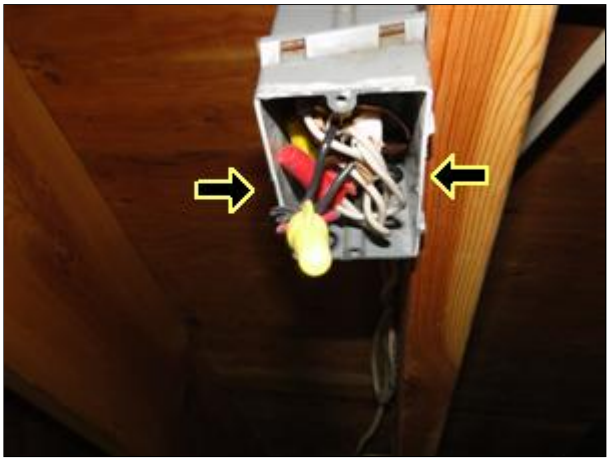
9.13 OUTLETS, LIGHTS AND SWITCHES

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Porcelain light fixture at south west basement area is damaged and not attached to junction box. Recommend a licensed electrician remove and replace with new and attach to junction box properly.

9.13 Picture 1 Porcelain light fixture damaged.

(2) There are open junction boxes located in the basement area. Recommend adding blank plate covers to these junction boxes. This will help contain any sparks should there be a short circuit in these locations.



9.13 Picture 2 Open junction boxes at basement.

9.13 Picture 3 Open junction box.

9.14 OTHER DISCOVERIES

Comments: Not Present

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

WATER SOURCE:
PUBLIC

WATER FILTERS:
(We do not inspect filtration systems)

PLUMBING SUPPLY:
BLACK PE PLASTIC HOSE

PLUMBING DISTRIBUTION:
COPPER
PB

WASHER DRAIN SIZE:
2" DIAMETER

PLUMBING WASTE:
PVC

WATER HEATER POWER SOURCE:
GAS (QUICK RECOVERY)

CAPACITY:
50 GAL (2-3 PEOPLE)

MANUFACTURER:
BRADFORD-WHITE

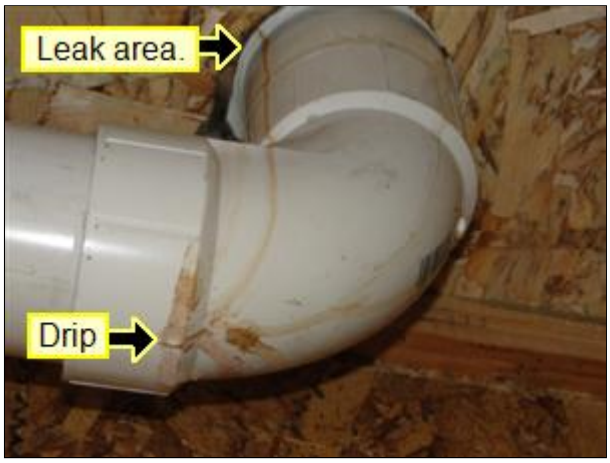
Inspection Items

10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

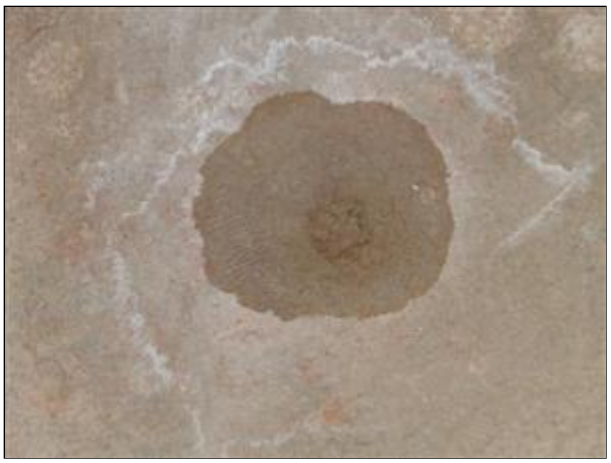
Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

There is a drip leak at the hallway toilet pvc waste pipe in the basement. It appears the leak is coming from the closet flange area and dripping down to the elbow joint. This is either a faulty closet flange or wax ring at the toilet. Recommend a plumber remove toilet and make necessary repairs to stop this leak.

10.0 Picture 1 Leak located here.



10.0 Picture 2 Close up of leak.



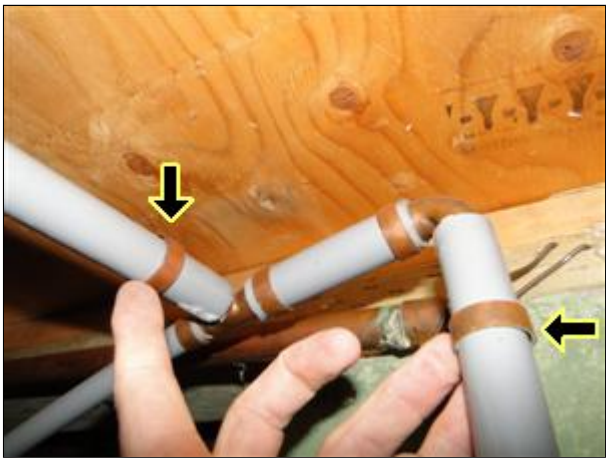
10.0 Picture 3 Wet spot at floor with previous stain marks.

10.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) The home appears to be equiped with PB or Plolybutylene water supply lines which were widely used before 1996. Since then it has been replaced with Pex or crossed linked polyethylene. The PB pipe has a reputation to deteriorate from the inside out due to chlorines added to the water systems. However being on well for a water supply eliminates this specific issue. Some other problems have been related to some of the clamps used at the joints. Tools used to install clamps can over tighten and cause stress cracks on the PB pipe or on the actual clamp resulting in leaks. Most leaks are located at joints due to poor installation or faulty connection clamps. Recommend consulting a licensed plumber for confirmation of PB lines and further clarification and recommendations for replacement of PB lines.

10.1 Picture 1 PB by Vangaurd

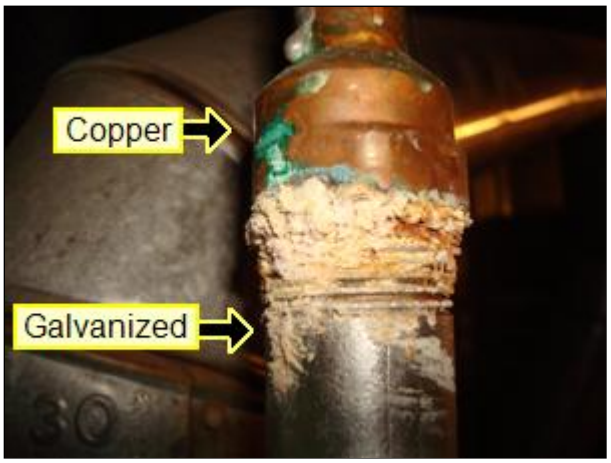


10.1 Picture 2 Loose clamp fittings at unions here.

(2) Note: There is a clamp on valve (saddle valve) that pierces the copper line for its water supply located in the crawl space. These types of valves are notorious for leaking. This appears to be the water supply line for the refrigerator. Should a water supply line be needed for the refrigerator we recommend cutting this valve out and sweat in a proper shut off valve similar to the ones used for the hot and cold shut off under sinks and toilets.

10.1 Picture 3 Saddle valve, not good.

(3) Note: It was noticed that there were signs of dissimilar metal connections in some of the water supply lines in the utility room. This can lead to galvanic corrosion where one metal will wear away another. This corrosion will eventually lead to leaks in the water supply system. During any plumbing repairs in the basement take the time to replace these connections with a dielectric union. This will break the electrical current and stop the corrosion process.



10.1 Picture 4 Corrosion at dissimilar metal connection.

10.2 INSPECT FOR FUNCTIONAL FLOW (water pressure and volume)

Comments: Inspected

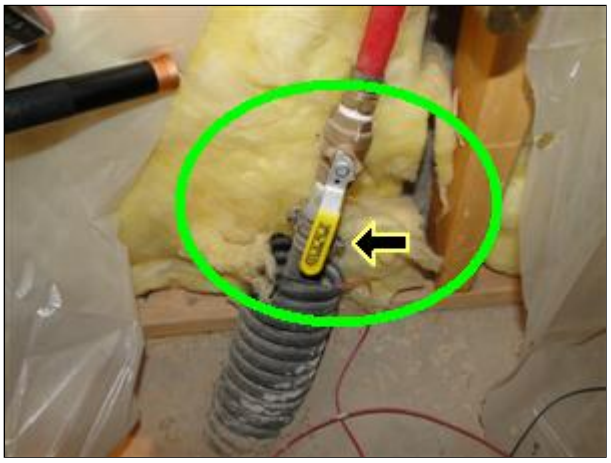
Water pressure was measured at 100 psi during the time of inspection.

10.2 Picture 1 100 psi

10.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is located in the downstairs utility/mechanical room just to the right of the water heater. The ball valve has a yellow handle.



10.3 Picture 1 Water main shut off valve.

10.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

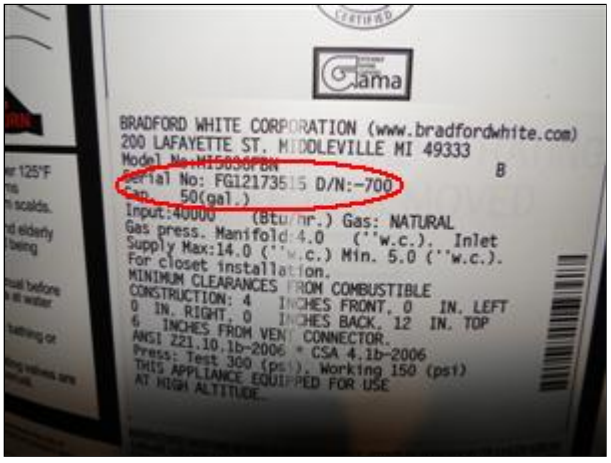
(1) The hot water heater was run for a heating cycle and completed it. The unit appears serviceable. View of combustion chamber and burner at time of inspection.

10.4 Picture 1 View of water heater.

10.4 Picture 2 View of combustion chamber.

10.4 Picture 3 View of burner.

10.4 Picture 4 Inspection sticker is present.



10.4 Picture 5 Serial # indicates 2005 mfg date.

(2) Hot water heater was on and functioning at the time of inspection. Note: Hot water heaters should be flushed yearly to include: draining tank, examine anode rode and replace if needed, flush tank, fill and test. This will greatly extend the life expectancy of your hot water heater.

10.5 CLEARANCE FROM COMBUSTABLES

Comments: Inspected

Remove all flammable paints and stains from utility/mechanical room in the basement. Never store flammable items near the gas water heater or forced air furnace.

10.5 Picture 1 Paints and stains next to water heater.

10.6 CONDITION OF VENT PIPE (from furnace/water heater to chimney)

Comments: Inspected

10.7 WATER HEATER T&P VALVE SHOULD BE PIPED WITHIN 8 INCHES OF THE FLOOR

Comments: Inspected

10.8 WAS THE CHIMNEY LINER INSPECTED (for gas water heater only)

Comments: Not Present

Chimney was not used for exhausting gas fired appliances. A metal flue has been used to exhaust combustion gasses.

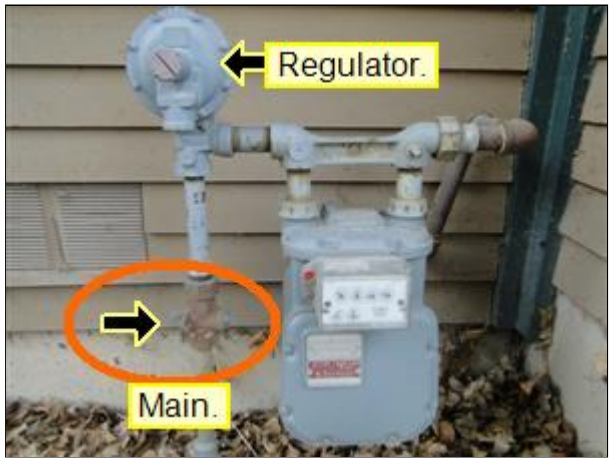
10.9 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior/ exterior fuel storage, piping, venting, supports)

Comments: Not Present

10.10 MAIN GAS SHUT OFF LOCATION

Comments: Inspected

Main gas shut off is located on the south exterior of the home. The shut off valve is just below the round gas regulator.



10.10 Picture 1 Main gus shut off valve.

10.11 WASHER AND DRYER CONNECTIONS

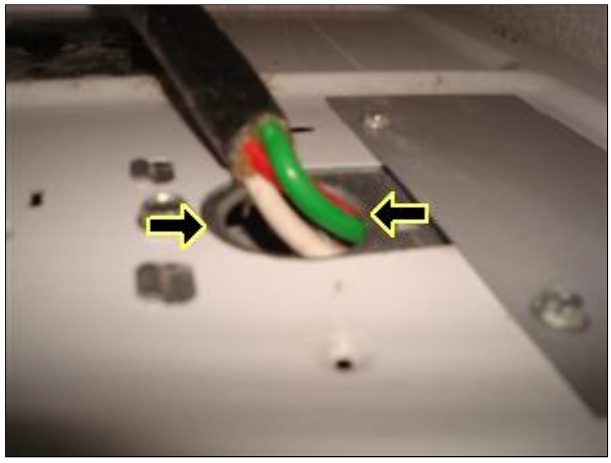
Comments: Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Hot and cold water faucets at laundry box in laundry room have a drip leaks. Recommend a license plumber replace packing washers or replace faucets with new and test for leaks.

10.11 Picture 1 Drip leak here.

10.11 Picture 2 Close up of drip leak at hot water faucet.

(2) The dryer power cord is missing wire collar where it enters the back of the dryer. This sharp opening may cut through the wire and pose a shock hazard. Recommend adding the proper wire collar clamp in this location.

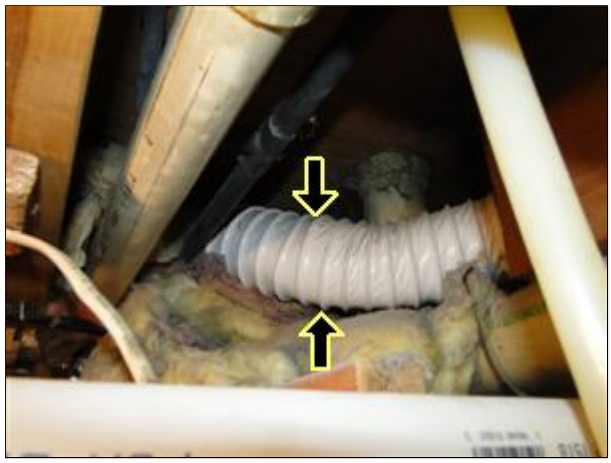


10.11 Picture 3 Dryer missing wire collar.

10.12 DRYER VENT SYSTEM

Comments: Inspected, Maintenance Repair or Replace

(1) Recommend changing flexible dryer exhaust hose with rigid aluminum or galvanized piping. This will help reduce air flow resistance and help your dryer run more efficiently. Make sure to use metal HVAC tape and not duct tape at all joints.



10.12 Picture 1 Sections of dryer duct work are plastic.

(2) The dryer vent piping is held together at the joints with duct tape. Duct tape adhesive will dry out over a period of time and delaminate. This will allow warm moist air into the crawl space. Recommend removing all duct tape at joints and replacing with metal HVAC tape.

10.12 Picture 2 Completely wraped in duct tape indicates issues.

10.12 Picture 3 Duct tape delaminating at joints.

(3) Recommend cleaning dryer vent system regularly to help keep lint build up down. This will help your dryer run more efficiently and help reduce the chance of a lint fire.

10.12 Picture 4 Dryer vent hood completely blocked.

10.13 OTHER DISCOVERIES

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

HEAT TYPE:
FORCED AIR

ENERGY SOURCE:
GAS

NUMBER OF HEAT SYSTEMS (excluding wood):
ONE

HEAT SYSTEM BRAND:
LENNOX

DUCTWORK:
INSULATED

FILTER TYPE:
DISPOSABLE

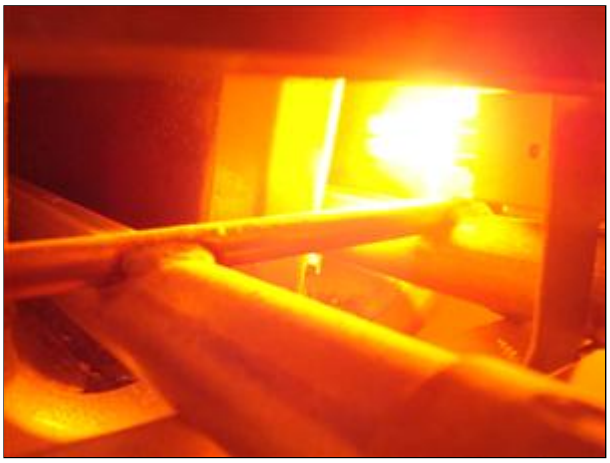
FILTER SIZE:
20x25

Inspection Items

11.0 HEATING EQUIPMENT

Comments: Inspected

(1) Tested heating equipment for function and unit appears serviceable. Note: As always we recommend having the heating and cooling system serviced before move in and regularly there after by a professional HVAC specialist. View of ignitor and burners at time of inspection.



11.0 Picture 1 View of glow ignitor.

11.0 Picture 2 View of burners.

11.0 Picture 3 136 at upstairs ceiling vents.

11.0 Picture 4 132 at main floor vents.

(2) Note: Your forced air heating system is equiped with a humidifier. Recommend reading the owners manual for the unit. Always follow cleaning and maintenance schedules to keep the humidifier pad and internal workings clean. This will help prevent the build up of mildew in the system which could possibly be spread through the forced air system.

11.0 Picture 5 View of humidifier.

11.0 Picture 6 View of internal fan.

11.0 Picture 7 View of interior pad.

11.1 NORMAL OPERATING CONTROLS

Comments: Inspected

11.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

11.3 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)

Comments: Inspected

11.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

(1) The filter for the heating unit is located between the return duct and the heating unit. Recommend changing the filter monthly when the unit is in use or per manufacturers recommendations.

11.4 Picture 1 Filter located behind this panel.

(2) The filter for the heating system is dirty and in need or replacement.

11.4 Picture 2 Filter is really dirty.

11.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

11.6 OTHER DISCOVERIES

Comments: Not Present

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR MANUFACTURER:
YORK

NUMBER OF A/C UNITS:
ONE

Inspection Items

12.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

Tested air conditioning equipment for function and unit appears serviceable. Note: As always we recommend having the heating and cooling system serviced before move in and regularly there after by a professional HVAC specialist.

12.0 Picture 1 42 after 5 minute cool down.

12.1 NORMAL OPERATING CONTROLS

Comments: Inspected

12.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

12.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

12.4 OTHER DISCOVERIES

Comments: Not Present

The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. FIREPLACES

Styles & Materials

TYPES OF FIREPLACES:	OPERABLE FIREPLACES:	NUMBER OF WOODSTOVES:
STAND-ALONE	ONE	NONE
VENTED GAS LOGS		

Inspection Items

13.0 SOLID FUEL HEATING DEVICES

Comments: Not Present

13.1 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

The vented gas log fireplace was tested for function and the unit appears serviceable. As always we recommend having the unit serviced by a HVAC specialist upon moving in and yearly there after.

13.1 Picture 1 View of unit on and functioning.

13.1 Picture 2 Controls located under bottom panel.

13.2 CLEARANCE FROM COMBUSTIBLES

Comments: Inspected

13.3 DAMPER CONDITION AND FUNCTION

Comments: Not Inspected

Not inspected due to being a sealed unit.

13.4 FIRE-BRICK WALLS OR METAL WALLS

Comments: Not Inspected

Not inspected due to being a sealed unit.

13.5 CONDITION OF HEARTH, MANTLE AND WALL

Comments: Inspected

13.6 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END

Comments: Not Inspected

We do not inspect the liner because often it would require disassembly of vent pipe either at gas fireplace or wall/ chimney vent.

13.7 OTHER DISCOVERIES

Comments: Not Present

Maintenance Summary

J&S HOME INSPECTIONS

4681 South Ave W.
Missoula, MT 59804

Customer
Mr. Joe Homebuyer

Address
Wantamoveto MT St.
Missoula MT 59804

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair.**Please refer to the General Summary for more significant repairs.** This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Maintenance Repair or Replace

(2) The bathroom vent hood at the roof has a wasp nest located inside it. This is preventing the flap door from working properly and not allowing the bathroom exhaust fan to vent correctly. This condition creates a poor draw for the fan and makes it inefficient. Recommend spray wasp killer spray into vent hood, remove mesh screen, remove wasp nest, test flap door to make sure it moves freely and re-install screen. You will have to check this regularly as it is a common problem.

(3) Brick chimney is in need of repairs. The concrete cap is cracked in a few areas, the chimney cap does not extend over the bricks with a proper drip edge, bricks are starting to fail in a few areas due to water flowing over them from the chimney cap, loose bricks at corners, failing mortar etc. Recommend a qualified mason examine chimney and make necessary repairs.

(4) There are cracks in the rubber sleeves of the vent stacks on the north side of the roof. This may allow water past the flashing and down the outside of the vent stack eventually ending up near the plumbing fixture that it is attached to. Recommend replacing water tight sleeve with a new one or replace flashing and sleeve if needed to help shed water onto metal flashing below. This will help prevent leaks into the attic and home.

1.4 CONDITION OF THE RAIN GUTTERS

Inspected, Maintenance Repair or Replace

(1) Rain gutters are clear of leaves and debris, however there is a build up of granules from the composition shingles that has gathered in some areas. Recommend once a year cleaning of granules to prevent dirt and sludge build up. Also check your pitch towards downspouts and makes sure it stays positive.

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

(2) Gutters show signs of rust at several joints. Recommend a qualified contractor examine and repair or replace any sections that show rust failure.

1.5 GUTTER DOWNSPOUTS AND DRAINAGE

Inspected, Maintenance Repair or Replace

(1) Downspout at north east corner is clogged. This will cause gutters to back up and overflow possibly causing damage to fascia boards. Recommend clearing clog and add extension to grassy area.

(2) Recommend adding extensions to downspouts around the outside of home. This will help move water away from foundation and prevent intrusion through foundation walls into basement.

2. EXTERIOR COMPONENTS

2.0 EAVES, SOFFITS AND FASCIAS

Inspected, Maintenance Repair or Replace

Some areas of the fascia boards around the home show signs of peeling paint and minor wood damage. Recommend scraping all peeling paint to a sound surface, sand if needed, replace any boards that can not be saved with bondo wood restoration or other exterior wood fillers, spot prime and add two coats of fascia color paint. This should be a part of a yearly maintenance program which will extend the life expectancy of the fascia boards.

2.1 WALL CLADDING FLASHING AND TRIM

Inspected, Maintenance Repair or Replace

(1) As with most homes of this age there are the usual problems with the wood cladding and trim around the home. Over time water will work its way into the seams of the cladding, nail heads, earth to wood contact and through chips and damage. If these issues are addressed on a yearly basis with regular maintenance it will prolong the life expectancy of the wood cladding. We recommend filling all vertical seams and gaps with a good exterior paintable acrylic caulking. NEVER caulk the horizontal gaps between lap boards. This can trap moisture and cause rot at the bottom boards. These horizontal gaps are needed to allow the building to breathe. Secure loose seams with wood deck screws to pull joints tightly together. Re-set any nail heads that stand proud of the cladding surface. Replace any nails that will not stay in place with deck screws. Use caulking or exterior wood filler to cover all screw and nail heads. Repair any damaged areas of the wood cladding with wood bondo restoration product or a good exterior wood filler. Remove dirt in areas where earth has come into contact with the wood cladding. It may be necessary to remove a few inches of damaged wood cladding where it has come into contact with earth. Try to keep at least 4" inches of clearance between earth and wood cladding at all times and more distance is even better. Replace any wood cladding that can not be saved. After all repairs always spot prime and add two top coats of cladding wall paint color. This should be a part of a yearly maintenance program.

(2) There is vegetation which has come into contact with the wall cladding on the south side of the home. Recommend trimming back vegetation 6" to 8" away from wall cladding. This will give wall cladding a chance to breath and air out after precipitation has occurred.

2.2 WINDOWS

Inspected, Maintenance Repair or Replace

As with most wood windows regular maintenance will be needed to keep windows from rotting. Scrap all peeling paint to a sound surface, spot sand smooth, spot prime, caulk all joints that have gaps or finger joints exposed, add two top coats of window trim color. Always check the caulking around the perimeter of the window and replace as needed. Fill any gaps or voids with caulking to prevent water penetration.

2.3 DOORS (Exterior)

Inspected, Maintenance Repair or Replace

As with most wood exterior doors you will have to refinish them from time to time. This may require sanding the old clear coat off if it is failing, staining and applying several coats of a good spar or marine varnish. This will help protect the wood and prolong the life expectancy of wood doors.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

2. EXTERIOR COMPONENTS

The back deck has been constructed poorly and is a safety hazard. I was able to stand at either corner of the deck and push the deck back and forth with one hand with little effort. Normally we like to see a header board attached to structure with carriage or lag bolts, then floor joist run perpendicular to the header board attached with joist hangers, 6x6 support posts set on concrete footings with post anchors, doubled up rim joist, railings post blocked in and secured with carriage bolts, floor joist 16" on center, deck boards of your choice attached to floor joist, proper drip edge installed between deck and structure, handrailing 34" to 36" tall with spindles no more than 4" apart etc. This deck has uneven deck boards (trip hazard), header attached to structure with screws, floor joists run the wrong direction, joists 24" on center, rotten support posts on old deck, above ground concrete block footings, a wood drip edge which will cause rot between it and structure, sloping walkway, handrailing way too short, spindles missing on hand rails etc. This deck may collapse under the weight of several people (10-20). This deck really needs to removed and a properly built deck installed.

2.7 LANDSCAPE DRAINAGE AROUND FOUNDATION

Inspected, Maintenance Repair or Replace

As always we recommend having a 5 degree slope of landscape away from the foundation. This will help move water away from the foundation. This means at six feet from the foundation you should have a three inch drop in landscaping height. Recommend grading earth around the home to meet this standard.

2.11 WALKWAY AND DRIVEWAY

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) The concrete walk way has some substantial cracks that may cause a trip hazard. The walk way is reaching its life expectancy in this area and should be replaced soon. Recommend consulting with a concrete contractor for recommendations for grinding trip hazard down or replacing with new concrete.

(2) The walk way is aged concrete with spalling revealing the concrete's aggregate. This will eventually lead to severe cracking and concrete failure. Recommend resurfacing concrete walkway in these areas to prevent further damage.

3. GARAGE

3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected

(2) An orange extension cord has been used to supply permanent power to the garage door opener. Extension cords are for temporary use only and should never be used for a permanent power source. Recommend a licensed electrician add an additional junction box and outlet near the garage opener so it can be plugged in directly.

3.7 OUTLETS, LIGHTS AND WALL SWITCHES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) There are multiple open junction boxes and exposed or open air splices at the garage ceiling area. LIght fixtures have been wired with orange extension cords with exposed splices. Recommend a licensed electrician correct these wiring issues and store all splices within junction boxes, properly secure with wire collars and blank cover plates. Rewire all light fixtures properly. This will help prevent accidental shocks and contain any sparks should there be a short circuit within these junction boxes and light fixtures..

4. ATTIC AND ROOF STRUCTURE

4.6 OTHER DISCOVERIES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The bathroom exhaust fan terminates in the attic. This is pumping warm moist air into the attic. This will cause mildew or mold to form in this area. In the winter time it will cause frost to form in the attic. This may present as a huge leak as soon as the temperature warms up and weeks of frost melts and works its way into the home. Recommend adding insulated duct work to a vent register that exits through the roof or the north gabled end of the home. This will help remove moist warm air from the attic.

5. KITCHEN AND COMPONENTS

5.4 WINDOWS (REPRESENTATIVE NUMBER)

Inspected

(2) Window screen is missing. Recommend adding new window screen to help keep out insects and pests.

5.5 OUTLETS AND WALL SWITCHES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The outlet on the west kitchen wall has an open ground. Recommend a licensed electrician correct this mis-wiring.

5.10 FAUCET AND SPRAY NOZZLE, SINK CONDITION

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The kitchen faucet has a leak at the ball joint. This can usually be fixed with a spring and packing kit or cartridge kit. Recommend repairing or replacing faucet as needed.

5.12 FOOD WASTE DISPOSER

Inspected

(2) The garbage disposal is missing a power cable wire collar where the power cord enters the unit. Recommend a licensed electrician remove power wire and add the proper wire collar. This will help prevent pulling the power cord loose and possibly causing a short or shock hazard.

5.13 RANGES/OVENS/COOKTOPS

Inspected

(2) Oven tip bracket has not been installed. This allows the oven to tip away from the wall. Should a child open the door and sit on it the range may tip over and seriously injure them. Recommend adding tip bracket per manufacturers instructions.

6. BATHROOM AND COMPONENTS

6.7 EXHAUST FAN, LIGHT, HEAT LAMP

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Bathroom exhaust fan systems were tested for function and units appear serviceable. Note: Exhaust fan housings are in need of cleaning. This will help the units run more efficiently.

(2) The downstairs spare shower surround has a light fixture located within the shower surround. You CANNOT mount a light fixture like this one within a shower surround location. You are 100% grounded in water and if you touch this fixture as it shorts out and it will KILL you. Recommend a licensed electrician remove this light fixture and install an approved wet location light fixture or move this light fixture outside the shower surround. This is so dangerous, please do not take a shower until this issue has been corrected.

6.8 SINK BASE AND CABINETRY

Inspected

The back splash in the master bath needs caulking. Recommend removing all old caulking and adding new silicone caulking to this area. This will help prevent water intrusion between the wall and cabinet.

6.13 TOILET SHOULD BE SECURE AND OPERATIONAL

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(2) Upstairs hallway toilet has a leak between the toilet tank and bowl. This is usually one of two issues, either bad bolt rubber gaskets or bad rubber gasket between the tank and bowl. As always we recommend a licensed plumber replace both when you have the unit apart for repairs as the parts are only a few dollars.

6.15 SHOWER HEAD, TUB FAUCETS AND STOP VALVE

Inspected

There is a small gap where the faucet nozzle meets the shower wall in the downstairs bathroom. Recommend adding clear silicone caulking where the faucet nozzle meets the shower wall. This will help prevent water penetration between the shower surround and wall.

6.16 SHOWER STALL, BATH TUBS.

6. BATHROOM AND COMPONENTS

Inspected

(2) The upstairs bath tub / shower stall has failing caulking where the bath tub meets linoleum floor. Recommend removing all old caulking and adding new tub and tile silicone caulking. Also recommend adding caulking to baseboards around the tube area to keep water from penetrating behind the walls and under the linoleum.

7. ROOMS

7.2 FLOORS

Inspected, Maintenance Repair or Replace

The tiles at the front entry have lost their mechanical bond is some areas. This is easily determined by knocking on the tiles and listening for a hallow sound. This means the tile has lost adhesion with the substrate below. This will cause the grout lines to crack and eventually the tiles will crack as well. Recommend removing grout around loose tiles, remove tiles from floor and clean back side, clean concrete floor, re-install tiles using the proper thinset mortar for this application with the correct bonding additives, once tiles set up over night grout and seal grout after it has cured per manufacturers recommendations.

7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

There are no handrails in the stairwell from the upstairs to the basement area. Recommend adding handrails to one side or the other to help prevent accidental falls.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

There are signs of broken window seals at the east master bedroom window. This shows as condensation between panes of glass and or white haze between panes of glass. This cannot be cleaned or repaired and can only be fixed by replacing the glass or complete window. Recommend replacing glass or windows in bedrooms where this condition exists.

7.6 OUTLETS, LIGHTS AND WALL SWITCHES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Laundry room west wall outlet has a hot neutral reverse. Recommend a licensed electrician correct this wiring issue.

7.7 CABINETS, CLOSETS

Inspected, Maintenance Repair or Replace

All bedroom closet doors are missing door guides at the bottom. These devices help guide the doors as they open and keep them from swinging in and out which helps keep them aligned on their top rails. Recommend adding closet guide rails to keep closet doors functioning correctly.

7.8 OTHER DISCOVERIES

Inspected, Maintenance Repair or Replace

As always change all batteries in smoke detectors and test for function. Replace any units that are missing or do not function correctly with new. We also recommend adding at least one carbon monoxide tester at the utility/ mechanical room.

8. ELECTRICAL SYSTEMS

8.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

One circuit breaker has been doubled up to the terminal screw in the box located in the garage. This is not usually permitted in older boxes however in newer boxes it is allowed. Opinions can vary from one electrician to the next about this practice. We always recommend not double tapping terminal screws at breakers especially when there

8. ELECTRICAL SYSTEMS

are open slots still available within the box. Recommend a licensed electrician add additional circuit breaker to separate the doubled up circuit. This will help prevent overloading this circuit breaker.

8.8 OTHER DISCOVERIES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Slots tabs are missing on the dead front panel at main breaker box. This may allow a finger to accidentally go inside the circuit breaker box and touch one of the live bus lines. Recommend adding plastic cover plates to these open slots. This will help prevent accidental shocks.

(2) A knock out hole in the main circuit breaker box has been used to run additional electrical wiring to the home. The knock out hole is missing a retaining collar to hold the romex cable tight to the box. This helps prevent pulling wires out of box accidentally which can cause shorts etc. The metal knock holes maybe sharp and could also cut or damage the electrical wires. Recommend a licensed electrician remove these wires and add a cable collar and re-install these two lines to the circuit breaker and neutral bar and ground.

9. STRUCTURAL COMPONENTS

9.2 FLOORS (Structural)

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Floor joist in south west corner of crawlspace has been notched to accommodate a plumbing line. This notch appears to be almost half of the width of the floor joist and is out of tolerances for joist notching. This has compromised structure in this location. Recommend a qualified contractor examine and add a sister joist glued and screwed to notched joist.

9.4 VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE

Inspected, Maintenance Repair or Replace

Recommend adding 6 mil plastic sheeting with at least 6-8 inch overlap at the seams. This will help prevent vapor transmissions from the crawlspace into the home.

9.5 INSULATION

Inspected, Maintenance Repair or Replace

Paper backed insulation is used in areas of the crawl space. Paper backed batts are intended to be covered with other building materials like sheet rock etc. The print on the insulation reads "This vapor barrier is flammable and should not be left exposed. Exercise special care when working with an open flame close to the facing on this product." Recommend removing the paper from the batts. This will help prevent any accidental fires in the crawl space.

9.6 NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE

Inspected

Construction debris needs removing from crawl.

9.12 CRAWL SPACE ENTRY LOCATION.

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Handrails are missing at stairs to basement. Recommend adding handrail system to help prevent accidental falls in this location.

9.13 OUTLETS, LIGHTS AND SWITCHES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Porcelain light fixture at south west basement area is damaged and not attached to junction box. Recommend a licensed electrician remove and replace with new and attach to junction box properly.

(2) There are open junction boxes located in the basement area. Recommend adding blank plate covers to these junction boxes. This will help contain any sparks should there be a short circuit in these locations.

10. PLUMBING SYSTEM

10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

10. PLUMBING SYSTEM

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

There is a drip leak at the hallway toilet pvc waste pipe in the basement. It appears the leak is coming from the closet flange area and dripping down to the elbow joint. This is either a faulty closet flange or wax ring at the toilet. Recommend a plumber remove toilet and make necessary repairs to stop this leak.

10.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) The home appears to be equiped with PB or Plolybutylene water supply lines which were widely used before 1996. Since then it has been replaced with Pex or crossed linked polyethylene. The PB pipe has a reputation to deteriorate from the inside out due to chlorines added to the water systems. However being on well for a water supply eliminates this specific issue. Some other problems have been related to some of the clamps used at the joints. Tools used to install clamps can over tighten and cause stress cracks on the PB pipe or on the actual clamp resulting in leaks. Most leaks are located at joints due to poor installation or faulty connection clamps. Recommend consulting a licensed plumber for confirmation of PB lines and further clarification and recommendations for replacement of PB lines.

(3) Note: It was noticed that there were signs of dissimilar metal connections in some of the water supply lines in the utility room. This can lead to galvanic corrosion where one metal will wear away another. This corrosion will eventually lead to leaks in the water supply system. During any plumbing repairs in the basement take the time to replace these connections with a dielectric union. This will break the electrical current and stop the corrosion process.

10.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

(2) Hot water heater was on and functioning at the time of inspection. Note: Hot water heaters should be flushed yearly to include: draining tank, examine anode rode and replace if needed, flush tank, fill and test. This will greatly extend the life expectancy of your hot water heater.

10.11 WASHER AND DRYER CONNECTIONS

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Hot and cold water faucets at laundry box in laundry room have a drip leaks. Recommend a license plumber replace packing washers or replace faucets with new and test for leaks.

10.12 DRYER VENT SYSTEM

Inspected, Maintenance Repair or Replace

(2) The dryer vent piping is held together at the joints with duct tape. Duct tape adhesive will dry out over a period of time and delaminate. This will allow warm moist air into the crawl space. Recommend removing all duct tape at joints and replacing with metal HVAC tape.

(3) Recommend cleaning dryer vent system regularly to help keep lint build up down. This will help your dryer run more efficiently and help reduce the chance of a lint fire.

11. HEATING

11.0 HEATING EQUIPMENT

Inspected

(1) Tested heating equipment for function and unit appears serviceable. Note: As always we recommend having the heating and cooling system serviced before move in and regularly there after by a professional HVAC specialist. View of ignitor and burners at time of inspection.

11.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

(2) The filter for the heating system is dirty and in need or replacement.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

General Summary

J&S HOME INSPECTIONS

4681 South Ave W.
Missoula, MT 59804

Customer
Mr. Joe Homebuyer

Address
Wantamoveto MT St.
Missoula MT 59804

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Maintenance Repair or Replace

(2) The bathroom vent hood at the roof has a wasp nest located inside it. This is preventing the flap door from working properly and not allowing the bathroom exhaust fan to vent correctly. This condition creates a poor draw for the fan and makes it inefficient. Recommend spray wasp killer spray into vent hood, remove mesh screen, remove wasp nest, test flap door to make sure it moves freely and re-install screen. You will have to check this regularly as it is a common problem.

(3) Brick chimney is in need of repairs. The concrete cap is cracked in a few areas, the chimney cap does not extend over the bricks with a proper drip edge, bricks are starting to fail in a few areas due to water flowing over them from the chimney cap, loose bricks at corners, failing mortar etc. Recommend a qualified mason examine chimney and make necessary repairs.

(4) There are cracks in the rubber sleeves of the vent stacks on the north side of the roof. This may allow water past the flashing and down the outside of the vent stack eventually ending up near the plumbing fixture that it is attached to. Recommend replacing water tight sleeve with a new one or replace flashing and sleeve if needed to help shed water onto metal flashing below. This will help prevent leaks into the attic and home.

1.4 CONDITION OF THE RAIN GUTTERS

Inspected, Maintenance Repair or Replace

(2) Gutters show signs of rust at several joints. Recommend a qualified contractor examine and repair or replace any sections that show rust failure.

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.5 GUTTER DOWNSPOUTS AND DRAINAGE

Inspected, Maintenance Repair or Replace

(1) Downspout at north east corner is clogged. This will cause gutters to back up and overflow possibly causing damage to fascia boards. Recommend clearing clog and add extension to grassy area.

(2) Recommend adding extensions to downspouts around the outside of home. This will help move water away from foundation and prevent intrusion through foundation walls into basement.

2. EXTERIOR COMPONENTS

2.0 EAVES, SOFFITS AND FASCIAS

Inspected, Maintenance Repair or Replace

Some areas of the fascia boards around the home show signs of peeling paint and minor wood damage. Recommend scraping all peeling paint to a sound surface, sand if needed, replace any boards that can not be saved with bondo wood restoration or other exterior wood fillers, spot prime and add two coats of fascia color paint. This should be a part of a yearly maintenance program which will extend the life expectancy of the fascia boards.

2.1 WALL CLADDING FLASHING AND TRIM

Inspected, Maintenance Repair or Replace

(1) As with most homes of this age there are the usual problems with the wood cladding and trim around the home. Over time water will work its way into the seams of the cladding, nail heads, earth to wood contact and through chips and damage. If these issues are addressed on a yearly basis with regular maintenance it will prolong the life expectancy of the wood cladding. We recommend filling all vertical seams and gaps with a good exterior paintable acrylic caulking. NEVER caulk the horizontal gaps between lap boards. This can trap moisture and cause rot at the bottom boards. These horizontal gaps are needed to allow the building to breathe. Secure loose seams with wood deck screws to pull joints tightly together. Re-set any nail heads that stand proud of the cladding surface. Replace any nails that will not stay in place with deck screws. Use caulking or exterior wood filler to cover all screw and nail heads. Repair any damaged areas of the wood cladding with wood bondo restoration product or a good exterior wood filler. Remove dirt in areas where earth has come into contact with the wood cladding. It may be necessary to remove a few inches of damaged wood cladding where it has come into contact with earth. Try to keep at least 4" inches of clearance between earth and wood cladding at all times and more distance is even better. Replace any wood cladding that can not be saved. After all repairs always spot prime and add two top coats of cladding wall paint color. This should be a part of a yearly maintenance program.

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The back deck has been constructed poorly and is a safety hazard. I was able to stand at either corner of the deck and push the deck back and forth with one hand with little effort. Normally we like to see a header board attached to structure with carriage or lag bolts, then floor joist run perpendicular to the header board attached with joist hangers, 6x6 support posts set on concrete footings with post anchors, doubled up rim joist, railings post blocked in and secured with carriage bolts, floor joist 16" on center, deck boards of your choice attached to floor joist, proper drip edge installed between deck and structure, handrailing 34" to 36" tall with spindles no more than 4" apart etc. This deck has uneven deck boards (trip hazard), header attached to structure with screws, floor joists run the wrong direction, joists 24" on center, rotten support posts on old deck, above ground concrete block footings, a wood drip edge which will cause rot between it and structure, sloping walkway, handrailing way too short, spindles missing on hand rails etc. This deck may collapse under the weight of several people (10-20). This deck really needs to removed and a properly built deck installed.

2.7 LANDSCAPE DRAINAGE AROUND FOUNDATION

Inspected, Maintenance Repair or Replace

As always we recommend having a 5 degree slope of landscape away from the foundation. This will help move water away from the foundation. This means at six feet from the foundation you should have a three inch drop in landscaping height. Recommend grading earth around the home to meet this standard.

2.11 WALKWAY AND DRIVEWAY

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

2. EXTERIOR COMPONENTS

(1) The concrete walk way has some substantial cracks that may cause a trip hazard. The walk way is reaching its life expectancy in this area and should be replaced soon. Recommend consulting with a concrete contractor for recommendations for grinding trip hazard down or replacing with new concrete.

(2) The walk way is aged concrete with spalling revealing the concrete's aggregate. This will eventually lead to severe cracking and concrete failure. Recommend resurfacing concrete walkway in these areas to prevent further damage.

3. GARAGE

3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Inspected

(2) An orange extension cord has been used to supply permanent power to the garage door opener. Extension cords are for temporary use only and should never be used for a permanent power source. Recommend a licensed electrician add an additional junction box and outlet near the garage opener so it can be plugged in directly.

3.7 OUTLETS, LIGHTS AND WALL SWITCHES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) There are multiple open junction boxes and exposed or open air splices at the garage ceiling area. LIght fixtures have been wired with orange extension cords with exposed splices. Recommend a licensed electrician correct these wiring issues and store all splices within junction boxes, properly secure with wire collars and blank cover plates. Rewire all light fixtures properly. This will help prevent accidental shocks and contain any sparks should there be a short circuit within these junction boxes and light fixtures..

4. ATTIC AND ROOF STRUCTURE

4.6 OTHER DISCOVERIES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The bathroom exhaust fan terminates in the attic. This is pumping warm moist air into the attic. This will cause mildew or mold to form in this area. In the winter time it will cause frost to form in the attic. This may present as a huge leak as soon as the temperature warms up and weeks of frost melts and works its way into the home. Recommend adding insulated duct work to a vent register that exits through the roof or the north gabled end of the home. This will help remove moist warm air from the attic.

5. KITCHEN AND COMPONENTS

5.5 OUTLETS AND WALL SWITCHES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The outlet on the west kitchen wall has an open ground. Recommend a licensed electrician correct this mis-wiring.

5.10 FAUCET AND SPRAY NOZZLE, SINK CONDITION

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

The kitchen faucet has a leak at the ball joint. This can usually be fixed with a spring and packing kit or cartridge kit. Recommend repairing or replacing faucet as needed.

5.12 FOOD WASTE DISPOSER

Inspected

(2) The garbage disposal is missing a power cable wire collar where the power cord enters the unit. Recommend a licensed electrician remove power wire and add the proper wire collar. This will help prevent pulling the power cord loose and possibly causing a short or shock hazard.

5.13 RANGES/OVENS/COOKTOPS

Inspected

5. KITCHEN AND COMPONENTS

(2) Oven tip bracket has not been installed. This allows the oven to tip away from the wall. Should a child open the door and sit on it the range may tip over and seriously injure them. Recommend adding tip bracket per manufacturers instructions.

6. BATHROOM AND COMPONENTS

6.7 EXHAUST FAN, LIGHT, HEAT LAMP

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(2) The downstairs spare shower surround has a light fixture located within the shower surround. You CANNOT mount a light fixture like this one within a shower surround location. You are 100% grounded in water and if you touch this fixture as it shorts out and it will KILL you. Recommend a licensed electrician remove this light fixture and install an approved wet location light fixture or move this light fixture outside the shower surround. This is so dangerous, please do not take a shower until this issue has been corrected.

6.13 TOILET SHOULD BE SECURE AND OPERATIONAL

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(2) Upstairs hallway toilet has a leak between the toilet tank and bowl. This is usually one of two issues, either bad bolt rubber gaskets or bad rubber gasket between the tank and bowl. As always we recommend a licensed plumber replace both when you have the unit apart for repairs as the parts are only a few dollars.

7. ROOMS

7.2 FLOORS

Inspected, Maintenance Repair or Replace

The tiles at the front entry have lost their mechanical bond is some areas. This is easily determined by knocking on the tiles and listening for a hallow sound. This means the tile has lost adhesion with the substrate below. This will cause the grout lines to crack and eventually the tiles will crack as well. Recommend removing grout around loose tiles, remove tiles from floor and clean back side, clean concrete floor, re-install tiles using the proper thinset mortar for this application with the correct bonding additives, once tiles set up over night grout and seal grout after it has cured per manufacturers recommendations.

7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

There are no handrails in the stairwell from the upstairs to the basement area. Recommend adding handrails to one side or the other to help prevent accidental falls.

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

There are signs of broken window seals at the east master bedroom window. This shows as condensation between panes of glass and or white haze between panes of glass. This cannot be cleaned or repaired and can only be fixed by replacing the glass or complete window. Recommend replacing glass or windows in bedrooms where this condition exists.

7.6 OUTLETS, LIGHTS AND WALL SWITCHES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Laundry room west wall outlet has a hot neutral reverse. Recommend a licensed electrician correct this wiring issue.

7.8 OTHER DISCOVERIES

Inspected, Maintenance Repair or Replace

As always change all batteries in smoke detectors and test for function. Replace any units that are missing or do not function correctly with new. We also recommend adding at least one carbon monoxide tester at the utility/ mechanical room.

8. ELECTRICAL SYSTEMS

8.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

One circuit breaker has been doubled up to the terminal screw in the box located in the garage. This is not usually permitted in older boxes however in newer boxes it is allowed. Opinions can vary from one electrician to the next about this practice. We always recommend not double tapping terminal screws at breakers especially when there are open slots still available within the box. Recommend a licensed electrician add additional circuit breaker to separate the doubled up circuit. This will help prevent overloading this circuit breaker.

8.8 OTHER DISCOVERIES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Slots tabs are missing on the dead front panel at main breaker box. This may allow a finger to accidentally go inside the circuit breaker box and touch one of the live bus lines. Recommend adding plastic cover plates to these open slots. This will help prevent accidental shocks.

(2) A knock out hole in the main circuit breaker box has been used to run additional electrical wiring to the home. The knock out hole is missing a retaining collar to hold the romex cable tight to the box. This helps prevent pulling wires out of box accidentally which can cause shorts etc. The metal knock holes maybe sharp and could also cut or damage the electrical wires. Recommend a licensed electrician remove these wires and add a cable collar and re-install these two lines to the circuit breaker and neutral bar and ground.

9. STRUCTURAL COMPONENTS

9.2 FLOORS (Structural)

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Floor joist in south west corner of crawlspace has been notched to accommodate a plumbing line. This notch appears to be almost half of the width of the floor joist and is out of tolerances for joist notching. This has compromised structure in this location. Recommend a qualified contractor examine and add a sister joist glued and screwed to notched joist.

9.4 VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE

Inspected, Maintenance Repair or Replace

Recommend adding 6 mil plastic sheeting with at least 6-8 inch overlap at the seams. This will help prevent vapor transmissions from the crawlspace into the home.

9.5 INSULATION

Inspected, Maintenance Repair or Replace

Paper backed insulation is used in areas of the crawl space. Paper backed batts are intended to be covered with other building materials like sheet rock etc. The print on the insulation reads "This vapor barrier is flammable and should not be left exposed. Exercise special care when working with an open flame close to the facing on this product." Recommend removing the paper from the batts. This will help prevent any accidental fires in the crawl space.

9.12 CRAWL SPACE ENTRY LOCATION.

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

Handrails are missing at stairs to basement. Recommend adding handrail system to help prevent accidental falls in this location.

9.13 OUTLETS, LIGHTS AND SWITCHES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Porcelain light fixture at south west basement area is damaged and not attached to junction box. Recommend a licensed electrician remove and replace with new and attach to junction box properly.

(2) There are open junction boxes located in the basement area. Recommend adding blank plate covers to these junction boxes. This will help contain any sparks should there be a short circuit in these locations.

10. PLUMBING SYSTEM

10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

There is a drip leak at the hallway toilet pvc waste pipe in the basement. It appears the leak is coming from the closet flange area and dripping down to the elbow joint. This is either a faulty closet flange or wax ring at the toilet. Recommend a plumber remove toilet and make necessary repairs to stop this leak.

10.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) The home appears to be equiped with PB or Plolybutylene water supply lines which were widely used before 1996. Since then it has been replaced with Pex or crossed linked polyethylene. The PB pipe has a reputation to deteriorate from the inside out due to chlorines added to the water systems. However being on well for a water supply eliminates this specific issue. Some other problems have been related to some of the clamps used at the joints. Tools used to install clamps can over tighten and cause stress cracks on the PB pipe or on the actual clamp resulting in leaks. Most leaks are located at joints due to poor installation or faulty connection clamps. Recommend consulting a licensed plumber for confirmation of PB lines and further clarification and recommendations for replacement of PB lines.

(3) Note: It was noticed that there were signs of dissimilar metal connections in some of the water supply lines in the utility room. This can lead to galvanic corrosion where one metal will wear away another. This corrosion will eventually lead to leaks in the water supply system. During any plumbing repairs in the basement take the time to replace these connections with a dielectric union. This will break the electrical current and stop the corrosion process.

10.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

(2) Hot water heater was on and functioning at the time of inspection. Note: Hot water heaters should be flushed yearly to include: draining tank, examine anode rode and replace if needed, flush tank, fill and test. This will greatly extend the life expectancy of your hot water heater.

10.11 WASHER AND DRYER CONNECTIONS

Inspected, Maintenance Repair or Replace, Tradesman Repair or Replace

(1) Hot and cold water faucets at laundry box in laundry room have a drip leaks. Recommend a license plumber replace packing washers or replace faucets with new and test for leaks.

10.12 DRYER VENT SYSTEM

Inspected, Maintenance Repair or Replace

(2) The dryer vent piping is held together at the joints with duct tape. Duct tape adhesive will dry out over a period of time and delaminate. This will allow warm moist air into the crawl space. Recommend removing all duct tape at joints and replacing with metal HVAC tape.

(3) Recommend cleaning dryer vent system regularly to help keep lint build up down. This will help your dryer run more efficiently and help reduce the chance of a lint fire.

11. HEATING

11.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

(2) The filter for the heating system is dirty and in need or replacement.

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guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

J&S HOME INSPECTIONS

John Jacobs

4681 South Ave W.
Missoula, MT 59804