



Address, Bismarck, ND  
Inspection prepared for: Sample Report  
Real Estate Agent: -

Date of Inspection: 1/29/2020 Time: 3:00 PM  
Age of Home: 1971 Size: 2460  
Weather: Cloudy 28 degrees

Inspector: David A. Skalicky  
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**/INSPECTOR SKI/**  
— HOME INSPECTIONS —

## Report Summary

<b>Exterior</b>		
Page 11 Item: 9	Vegetation	9.2. Vegetation growing against the exterior walls which should be removed.
<b>HVAC</b>		
Page 15 Item: 3	Heating Supply	3.1. The garage heater setting was not in service.
Page 15 Item: 4	Heating System Observations	4.1. Due to the age and condition a comprehensive and invasive evaluation by a qualified HVAC contractor is recommended to evaluate for any repairs, or replacements.
Page 15 Item: 5	Heating Vent Systems	5.2. The gas water heater vent pipe connection to the furnace vent pipe should be a "WYE" and not a "T" type connection and should be corrected.
<b>Plumbing</b>		
Page 20 Item: 7	Bathroom Showers	7.1. Failed sealant may allow damage from moisture intrusion of the wall assembly at a bathroom(s). The possibility of concealed damage exists. You should have repaired. Location: master bathroom upstairs and downstairs shower surround. Note this is not a recommended shower surround material. It is designed for flooring.
<b>Electrical</b>		
Page 24 Item: 4	GFCI Information	4.2. <b>GFCI</b> protection was not provided at locations where it now deemed necessary for safety. It may not have been required at original construction, we recommend upgrading to have GFCI's installed at all recommended locations.
Page 25 Item: 7	Wiring Methods	7.1. Wiring connections should be in a junction box. Location: under upstairs kitchen sink.
<b>Interior</b>		
Page 28 Item: 5	Walls and Ceilings	5.2. Damaged ceilings should be repaired as needed. Location: downstairs bath ceiling is swollen due to past water damage. Recommend replacing as it is deformed and may contain microbial growth.
Page 30 Item: 6	Interior Windows	6.2. Window(s) that were damaged should be repaired. Location: upstairs living room right hand casement is off hinge.
Page 30 Item: 7	Floor Finishes	7.1. Unlevel floors may have damage below the floor covering. A more invasive inspection would be required to determine the cause. Location: downstairs living room large heaving and sloped to SE corner of structure. Recommend exposing slab and having an engineer evaluate.
<b>Garage</b>		
Page 34 Item: 1	Garage Observations	1.1. All garage separation wall penetrations should be appropriately repaired or sealed.
Page 35 Item: 3	Safety Sensors	3.1. No photo sensors were installed, and should be installed for safety.

# Roof and Attic

## 1. Inspection Method and Roof Material

Dimensional architectural shingles that appeared to be in the second third of their life cycle.

The pictures demonstrate that the roof and its components were inspected by walking where it could be done safely. Access may be limited to all areas due to poor weather conditions, or damage.

## 2. Roof Coverings

2.1. No deficiencies were observed at the roof covering.



West slope of home. Note attic vent fan.



South slope of home.



Recommend monitoring and seal all exposed nails.



Once tress are removed, debris on shingles won't be an issue.



Satellite dish present.



North slope.



East slope.





Rear of home.

**3. Gutter Observations**

The roof drainage system (gutters, downspouts, and extensions) channel water away from the foundation. Water from the roof may raise the moisture content in soil near the foundation to excessive levels which can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. The systems also help to prevent moisture intrusion into crawlspace where present. Although not required, it is recommended that downspouts discharging onto a lower roof be extended to prevent premature shingle damage.

- 3.1. All debris in gutters should be removed to allow proper drainage and prevent damage to the roof drainage system or moisture damage to structure.
- 3.2. All missing downspout extension(s) should be installed.



Note north gutter diversion not hooked up.



Recommend installing elbow and extension on NE corner of garage.



Nest ready for small birds in spring.





#### 4. Flashings and Roof Penetrations

4.1. No deficiencies were observed at the visible flashings.

4.2. Secure and seal nail heads



Consider replacing due to hail damage and rust.



#### 5. Attic Views and Structure

The roof framing utilized of rafters and joists. The pictures demonstrate that every effort was made to visually inspect all accessible areas or show limitations of access. We do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. We do not disturb or move insulation that may obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.





8-10" of fiberglass on top of R19 is very good insulation.



A/C ducting in attic.



Trampled insulation may contribute to cracking in hallway ceiling below. Recommend releveling insulation.



No baffles present. Ventilation appears adequate.



**6. Entrance to Attic**

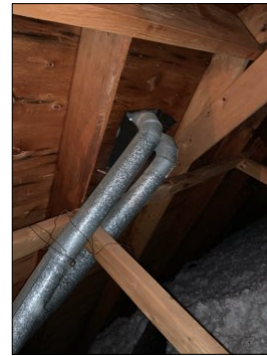
6.1. The attic access scuttle hatch was poorly installed. You should have this repaired or replaced by a qualified tradesperson.



Recommend adding insulation to scuttle hatch.

**7. General Attic Observations**

7.1. Bathroom fan(s) venting into the attic can cause moisture issues and should be corrected.



Recommend insulating single wall exhaust vent pipes.

**8. Attic Insulation Observations**

Loose fill fiberglass attic insulation was installed. Current standards for this area is 10"-15" for approximately R-30 to R-38 insulating value. It is recommended that all attic accesses be properly insulated as well.

Fiberglass batt attic insulation was installed. Current standards for this area is 10"-15" for approximately R-30 to R-38 insulating value. It is recommended that all attic accesses be properly insulated as well.

- 8.1. R-38 installed
- 8.2. Approximately 10+ inches installed

**9. Ventilation**

Attic ventilation was provided by the use of powered ventilator(s) and soffit and static vents.



Recommend replacing with combination humidistat and thermostat.

**10. Attic Structure**

10.1. There were no significant deficiencies observed at the visible portions of the framing.

**11. Recommendations for Roof Inspection**

The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.



# Exterior

## 1. Exterior Cladding

The house was clad with fiberboard siding.

Sealant maintenance is an important method of preventing water penetration of the exterior cladding into the structure. All penetrations should be properly sealed. We do not note all penetrations. Pictures of penetrations in the report are used as an example, but may not note all locations.

1.1. There was damage to the siding which can allow moisture intrusion and should be repaired. Location: various locations. Understand current owner will install new siding.



Masonite siding damaged on north side of garage. Recommend repair.



Front of 700 N 29th St in Bismarck, ND faces east.



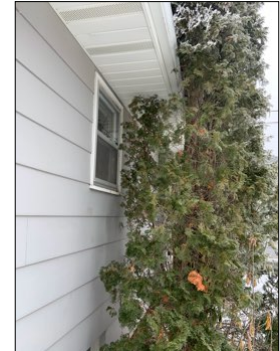
Discolored siding, unsealed joints. New siding will repair areas like this.



Southwest corner of home.



Northwest corner of home.



Recommend removing trees in rear of home.

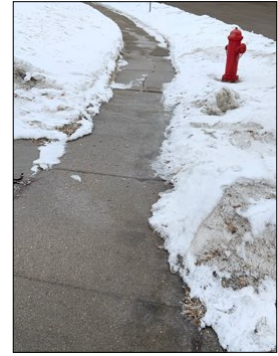


Rear of home includes a deck and main utility entrance. Recommend resloping landscaping to flow away from foundation.

## 2. Walkway and Driveway

2.1. Normal cracking was present with no significant deficiencies.





Recommend sealing all cracks and joints with self leveling concrete seal.



Driveway is heaved compared to garage due to moisture under it. Recommend sealing joint between slabs.

Concrete patch where drive meets garage.

**3. Eaves, Soffits, and Trim**

3.1. Damaged wood trim should be repaired as needed. Location: some damaged trim shutters and corner trim. Will be repaired when new siding is applied.



Damaged shutter on front of home. Will be removed when new siding is installed.



Recommend sealing and repainting trim around windows and doors.

**4. Exterior Windows**

Window flashings are concealed by the exterior wall covering and specifically disclaim any evaluation of these components. Leaks may become evident only during heavy, prolonged or wind-driven rainfall. Window screens are not evaluated because many people choose to remove them for aesthetic reasons.

4.1. Damaged wood at windows which should be repaired or replaced. Location: sills on most windows. South lower window in kitchen to be replaced prior to new siding being installed.



Recommend flashing be installed on top of windows when new siding is installed. Recommend repair of damaged sills, priming and painting.

Pressure on window well. Recommend covers for window wells.



Garage windows have been covered from inside.

Chipping and peeling paint. Warning could contain lead.

Screen fallen off on NW corner garage window.



**5. Exterior Stair Observations**

5.1. There were no stairs present.

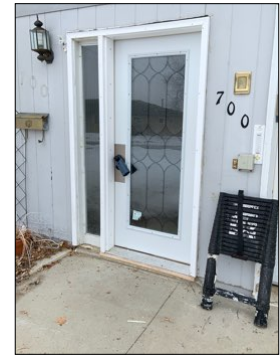




2" concrete repair step at side door.



One step up to deck.



No step at front door.

**6. Deck Observations**

- 6.1. FYI: The underside of the deck was not able to be inspected due to lack of access due to clearance or installed materials. We were unable to make any observations or determinations of conditions of the deck support structure.
- 6.2. Deck joists attached with nails only should be supported with approved hangers, brackets or ledger strips. A qualified contractor should correct as needed.
- 6.3. FYI: The finish coating designed to protect deck components was deteriorated or non-existent. You should have the deck properly sealed to add to its life.



Finish coat degraded. Recommend staining this year.

Deck 90% covered with snow.



Landscaping under deck slopes toward home. Recommend creating swale in front of deck to divert water away from home.



Deck attached directly to home as it should be.



Recommend joist hangers be installed on ledger board.



Proper clips installed on girder.

### 7. Porch and Patio Observations

7.1. FYI: The patio was covered snow. A visible inspection was not possible.



### 8. Grade of Property

8.1. The property grade was negative in areas. If ground slope correction is not possible you should consider other methods for drainage around the foundation. Location:



Areas where soil slopes towards foundation. No evidence of current water intrusion, recommend creating a swale to divert water away from home.

### 9. Vegetation

9.1. FYI: Planter beds against the walls can trap water. It is recommended that they be removed or retrofitted to have several weep holes at their base, to allow for drainage of water.

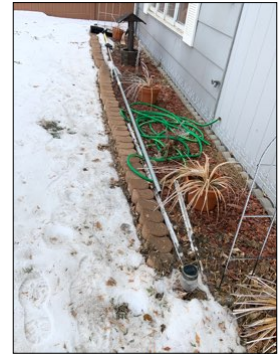
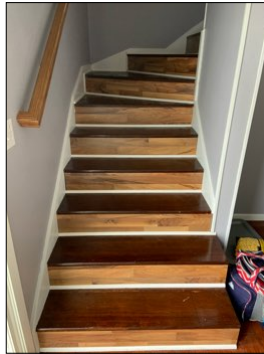
9.2. Vegetation growing against the exterior walls which should be removed.





Trees have overgrown soffit and deposit debris in gutters and on roof. Recommend removing trees.

No clearance available for electrical service. 24" is required. Recommend removing trees at rear of home.



Planter bed had trees in past. Roots may contribute to heaving in downstairs slab.

**10. Exterior observations**

A recent snowfall limited visibility of various surfaces. The inspector disclaims responsibility for providing information about the condition of any portions of the property which were hidden by snow at the time of the inspection.



**11. Retaining Wall Observations**

11.1. There were no significant deficiencies observed with the retaining wall(s).



South retaining wall in acceptable condition. Monitor as no weep drains are present.



Small retaining wall up front to create a parking area.

**12. Recommendations for Exterior Inspection**

The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.



# HVAC

## 1. Energy Source and Filters

Utility companies and HVAC professionals recommend an annual inspection of HVAC equipment. You should request the service records of the systems, and if there was no service within the last twelve months by a qualified HVAC contractor, it is recommend that a complete system evaluation be made to ensure proper operation. We cannot determine if the HVAC system is properly sized for the house. This can only be determined by a qualified contractor.

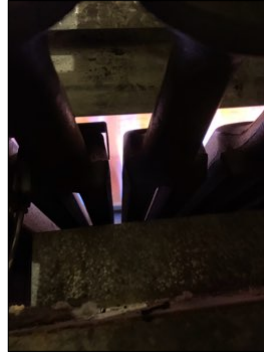
The heat energy source was natural gas, and the cooling energy source was 240 volt electric.

## 2. Heating System Information

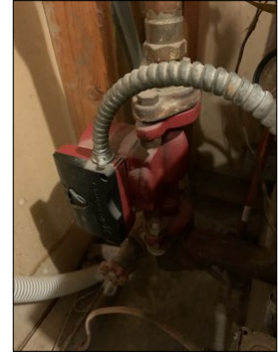
The heat was provided by a central boiler system for the building.



Corrosion in burn chamber. Recommend evaluation.



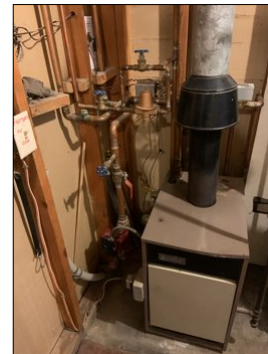
Poor flame quality. Recommend immediate servicing.



Leaking pressure relief on boiler.



Appears to be original boiler.



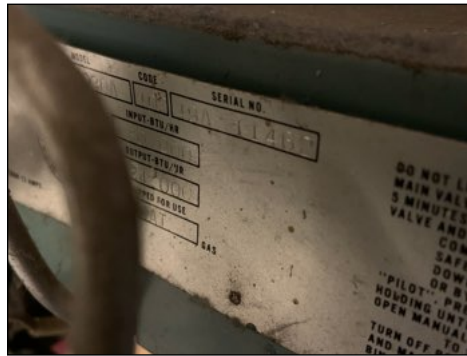
## 3. Heating Supply

The pictures illustrate that heated air was provided when the thermostat was set to heat. No further equipment diagnostics were performed as part of this home inspection.

3.1. The garage heater setting was not in service.



Garage heater not in service.



**4. Heating System Observations**

4.1. Due to the age and condition a comprehensive and invasive evaluation by a qualified HVAC contractor is recommended to evaluate for any repairs, or replacements.

**5. Heating Vent Systems**

5.1. There was rusting at the furnace flue which should be repaired or replaced.

5.2. The gas water heater vent pipe connection to the furnace vent pipe should be a "WYE" and not a "T" type connection and should be corrected.



Improper slope and connection on water heater to boiler vent. Recommend repair.



Improper seal. Recommend repair by HVAC specialist.

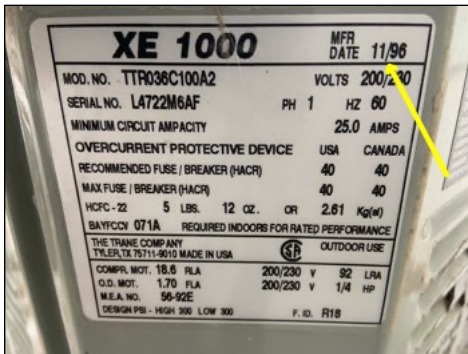


**6. Cooling System Information**

Split system installed with an air conditioner(s) which have an average service life of 7 - 15 years.

The air conditioning condenser was approximately a 24 years old, 2.5 Ton unit.





1996 A/C

**7. Cooling Supply**

7.1. The cooling system was not operated because manufacturers recommend not operating cooling systems below 55 degrees F. If this is a concern you may wish to have more technically exhaustive testing done by a qualified HVAC contractor.

**8. Condensate Drainage**

The condensate drain inspection can be limited by insulation and finishing material. It is prudent to ensure that there are no holes or disconnections in the line. This can be difficult to determine in the heating season when the cooling system is not operating. It is recommended that splash blocks be placed under the condensation drip line to help direct water away from the foundation. During the hot summer months the condensation drip line can put out a significant amount of water daily.

8.1. There were no deficiencies observed.

**9. Ducts or Distributions Systems**

9.1. No deficiencies were observed. The interior condition of the ductwork is beyond the scope of a home inspection and would require a more invasive inspection if this condition is a concern. Note upstairs laundry has register in closet. Improper heat distribution



**10. Other HVAC Components**

10.1. The window-mounted air-conditioning was not tested due to temperatures .



Recommend combing out fins.

**11. Recommendations for Heating and Air Conditioning Inspection**

The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.



# Plumbing

## 1. Plumbing Pics

The pictures demonstrate that every effort was made to test all the plumbing fixtures at the house. All the plumbing fixtures are not be pictured here. Supply valves are not tested as part of a standard home inspection. Personal belongings are not moved and may conceal issues. The water flow is test for adequacy by running water in the bath sink and shower while the toilet is flushed. Any issues will be noted in the appropriate section.

## 2. Shut Off and Pipes

The observed piping was predominantly copper.



Main water shut off in downstairs utility room.

## 3. Hose Bib(s)

There were standard hose spigots at the house with no anti-siphon devices which should be installed.

## 4. Faucets

4.1. There were no deficiencies observed.



Recommend tightening downstairs kitchen faucet

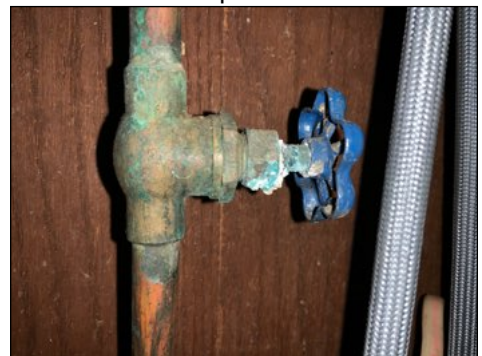
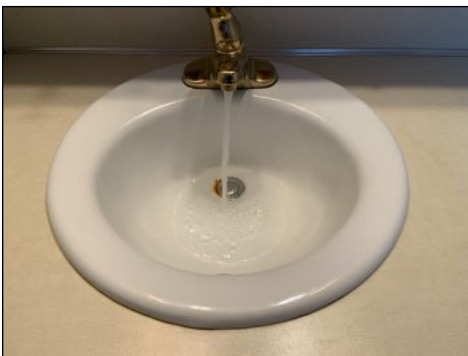


**5. Sinks**

- 5.1. Improve: We recommended missing sink stoppers be installed. Location:
- 5.2. Sink stoppers that did not function should be repaired. Location:
- 5.3. Damaged sink finish should be repaired as needed. Location: downstairs bathroom



Slow drain upstairs main bat.



Corrosion on valves upstairs. Consider replacing with 1/4 turn valves.



**6. Bathtubs**

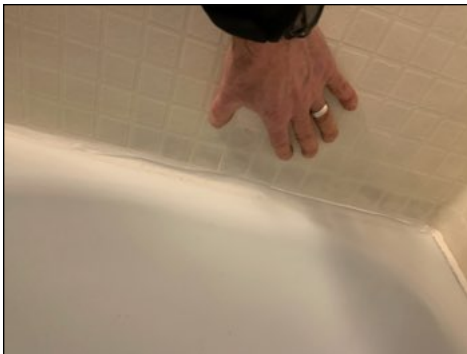
- 6.1. Tub stoppers that did not function should be adjusted or repaired. Location:



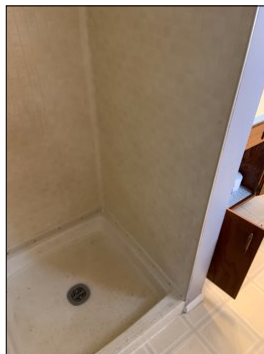
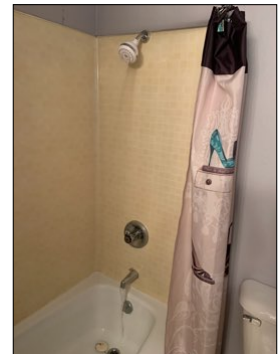
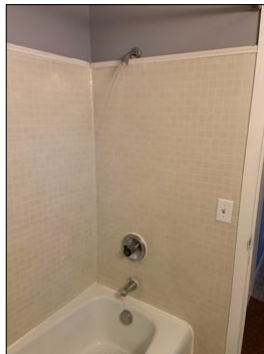


**7. Bathroom Showers**

7.1. Failed sealant may allow damage from moisture intrusion of the wall assembly at a bathroom(s). The possibility of concealed damage exists. You should have repaired. Location: master bathroom upstairs and downstairs shower surround. Note this is not a recommended shower surround material. It is designed for flooring.

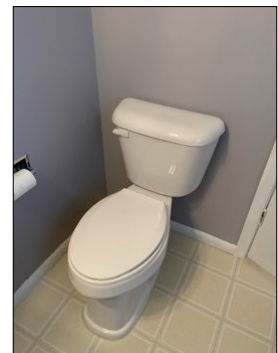


Leaking behind surround downstairs. Recommend immediate repair.



**8. Toilets**

8.1. There were no deficiencies observed.

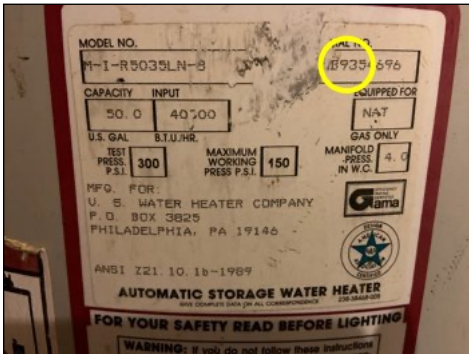


**9. Water Heater Information**

50 gallon conventional natural gas water heater located in garage was approximately 27 years old.



Corrosion in burn chamber.



1993. At the end of serviceable, but no safety concern. Consider replacing in 1-3 years.

**10. Water Heater**

10.1. There were no deficiencies observed.

**11. Water Heater Vent System**

11.1. The water heater exhaust vent was installed improperly which can be carbon monoxide concern and needs repair.



Recommend repair.

**12. Distribution Pipes**

12.1. There were no deficiencies observed at the visible supply pipes.

**13. Drain, Waste, Vent Observations**

**DVVV** piping system was predominantly **ABS**. We test drain lines by draining all fixtures and watching for blockages or slow drains. This is not a conclusive test. ONLY A VIDEO-SCAN of the main line can confirm its actual condition.

13.1. There were no deficiencies observed at the visible drain lines.





Sewer clean under stairs.

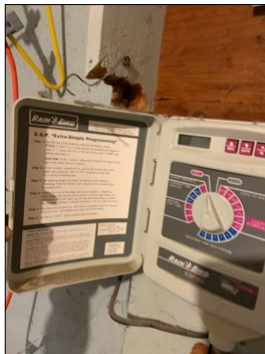
#### 14. Gas Shut Off(s) and Distribution

The gas main shut-off is located at the rear of the house.



#### 15. Other Plumbing Components

15.1. There was a sprinkler system on the premises which was not evaluated. You should consider a demonstration from the sellers on proper operations of the system.



Sprinkler control in garage



Manifold at rear of home. Recommend covering.

#### 16. Recommendations for Plumbing Inspection

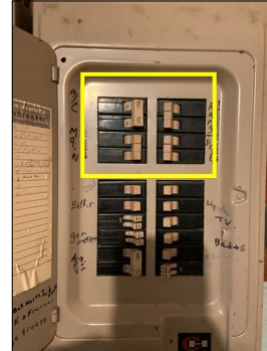
The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

# Electrical

## 1. Main Disconnect(s) and Sub Panels

The service equipment had (2) panels rated for 100 amps.

### 1.1. Main disconnect - garage



## 2. Service and Ground Observations

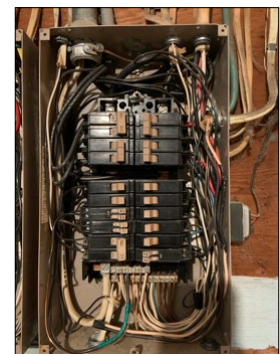
System grounding was provided at ground rod.

2.1. The overhead service-drop conductors had inadequate clearance from trees which is a potential shock/electrocution hazard and should be corrected.

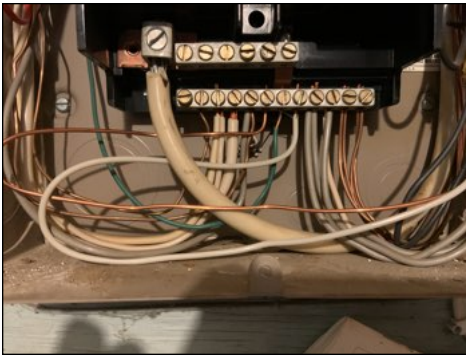


## 3. Main Panel Observations

3.1. There were no deficiencies observed.





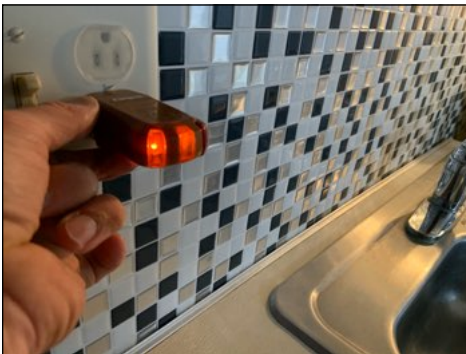


**4. GFCI Information**

**GFCI** protection installed at: downstairs bathroom

4.1. A GFCI did not trip when tested and should be repaired or replaced. Location: front exterior outlet.

4.2. GFCI protection was not provided at locations where it is now deemed necessary for safety. It may not have been required at original construction, we recommend upgrading to have GFCI's installed at all recommended locations.



No GFCI in upstairs kitchen, baths, exterior and garage.



Exterior front does not trip.

**5. AFCI Observations**

5.1. The home was built before the requirements for **AFCI** protection. You may wish to consult with an electrical contractor regarding the installation of AFCI protection at recommended locations.

**6. Smoke Alarms**

6.1. Smoke alarms were at recommended locations, and should be checked regularly to ensure they are functioning.

6.2. There were CO detectors observed. Location:

6.3. Recommend relocating detectors to main entrance of rooms. Recommend removing from kitchen areas.

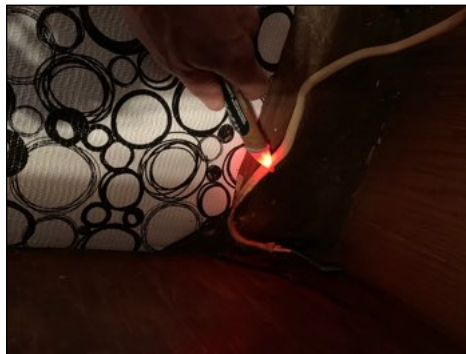
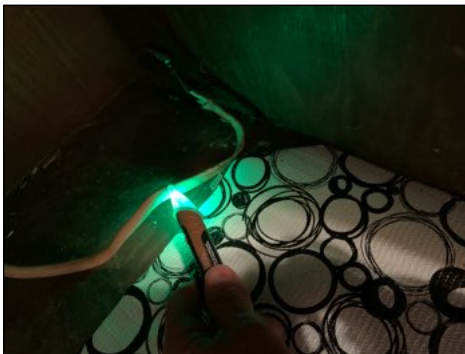


Recommend ceiling mounting detectors to main entrance of rooms.

**7. Wiring Methods**

Residential branch circuits consist of wiring, switches, outlets, connections for permanently-wired appliances . Most wires are hidden behind floor, wall and ceiling coverings and cannot be evaluated. We do not remove cover plates and inspection of branch circuits and wiring is limited to proper response to testing of switches and electrical outlets. The visible wiring observed was predominately copper non metallic sheathed cable for branch circuits.

7.1. Wiring connections should be in a junction box. Location: under upstairs kitchen sink.



Recommend terminating wire under upstairs kitchen sink in a covered box.

Switch activates loose wire under sink.

**8. Receptacles**

8.1. There were no deficiencies observed.

**9. Switches**

9.1. There were no deficiencies observed.

**10. Lighting and Fixtures**

Exterior lighting is outside the scope of a home inspection, we do try to operate exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. Consult with seller regarding the operation of exterior fixtures.

10.1. There were no deficiencies noted with the lighting or fixtures.

**11. Recommendations for Electrical Inspection**

The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.



# Interior

## 1. Property Information

We expect older homes to be built according to the building practices, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building standards. We inspect for safety concerns. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, we reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. We will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

Houses built before 1980 may contain asbestos. No asbestos containing material present.

Houses built before 1978 may contain lead based paint.

## 2. Interior Observations and Information

There was an intercom system and speaker system that were installed. This is not part of a typical home inspection and the inspector recommends having seller describe method of use. It is recommended that you have an audio professional evaluate for needed repairs or replacement if needed.



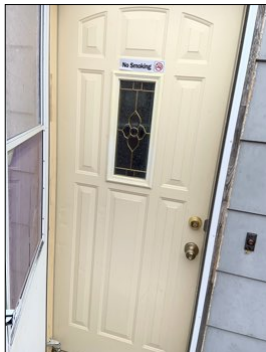
Intercom not operational.

## 3. Exterior Doors

3.1. The exterior doors were functional. Storm door missing up front. Slight damage to side storm door.



Screen damaged on side storm door.

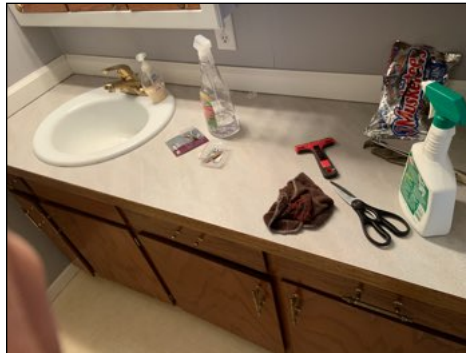


Rear screen door off track.



**4. Cabinetry and Counters**

4.1. There was cabinetry that was not fully secured and should be repaired. Location: upstairs kitchen.



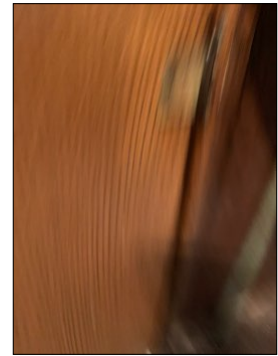
Latch not working upstairs kitchen corner cabinet.



Note heat register behind cabinets in upstairs laundry. Poor heat distribution.



Lazy Susan bottom shelf not secured upstairs.



Base cabinet under sink has loose hinge and difficult to close.



**5. Walls and Ceilings**

The walls utilized wood framing and drywall. Items such as wall paper, paneling, wall mirrors, wall hangings can conceal damage to walls. Concealed defects are not within the scope of the home inspection. In areas where there is typically a high level of humidity, such as bathrooms and laundry rooms, any damage to the wall paper or paneling can allow moisture to accumulate behind the wall paper or paneling, promoting moisture damage and possibly microbial growth.

5.1. Mold like biogrowth was observed at interior wall(s), although no elevated moisture levels were you should have remediated as needed. Location:

5.2. Damaged ceilings should be repaired as needed. Location: downstairs bath ceiling is swollen due to past water damage. Recommend replacing as it is deformed and may contain microbial growth.



No elevated moisture under downstairs bathroom sink, or along bedroom foundation walls.



Door ding downstairs bathroom missing door stop.





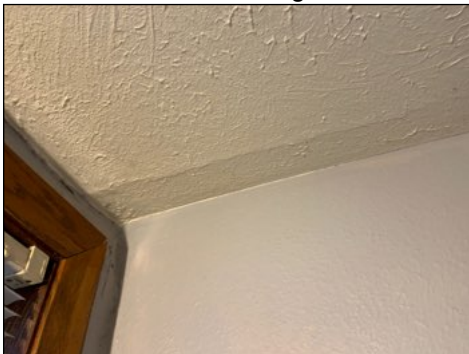
Slight wall damage upstairs



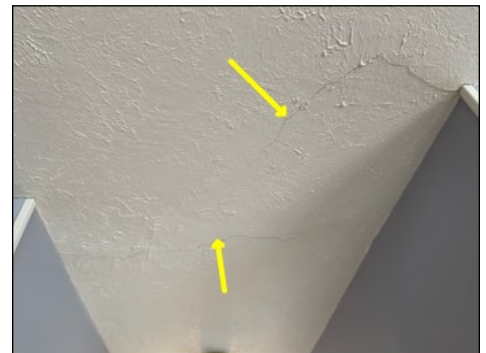
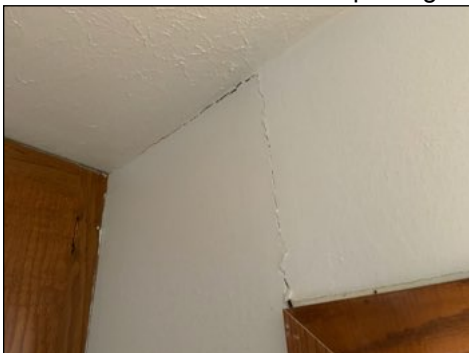
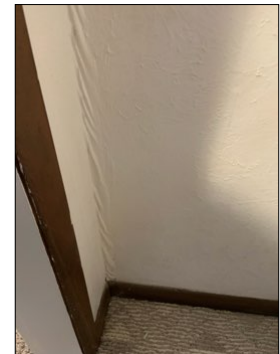
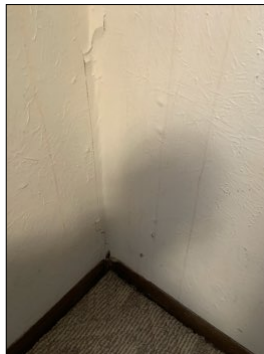
Seam cracks under and above windows and doors. Do not appear structural in nature.



Closet downstairs has signs of past water issue, no elevated moisture nor visible microbial growth.



Swollen and detached bathroom ceiling downstairs. Recommend replacing.



Upstairs hallway ceiling cracking. Recommend releveling insulation in attic above prior to repair as this is most likely caused by uplift due to lack of insulation in this area.

**6. Interior Windows**

6.1. FYI: There were windows that were difficult to operate most likely due to lack of use. You should have windows properly maintained to ensure proper operation.

6.2. Window(s) that were damaged should be repaired. Location: upstairs living room right hand casement is off hinge.



Downstairs kitchen windows will be replaced. Windows stored in garage.

Note all bedrooms have sills that higher than modern standard of 44" recommend advising tenants to place furniture under windows.



Note all bedroom windows have smaller size openings than modern standards of 5.7SF.

Living room window off hinge, damaged. Recommend repair/replace.



Some loose hardware.

**7. Floor Finishes**

7.1. Uneven floors may have damage below the floor covering. A more invasive inspection would be required to determine the cause. Location: downstairs living room large heaving and sloped to SE corner of structure. Recommend exposing slab and having an engineer evaluate.

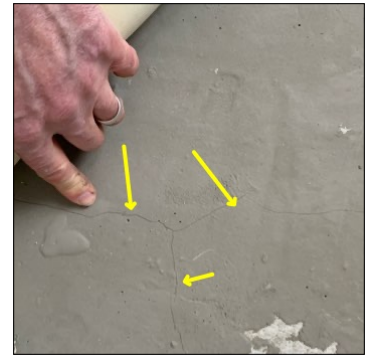




Up to 2" of patch material in downstairs living room subfloor.



Floor leveler under carpet in downstairs living room.



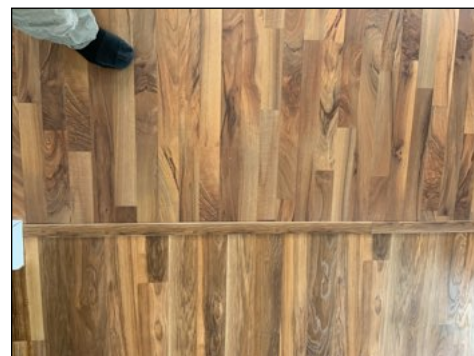
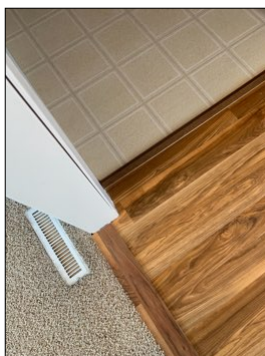
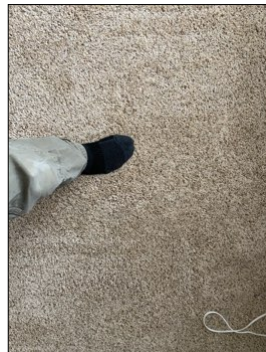
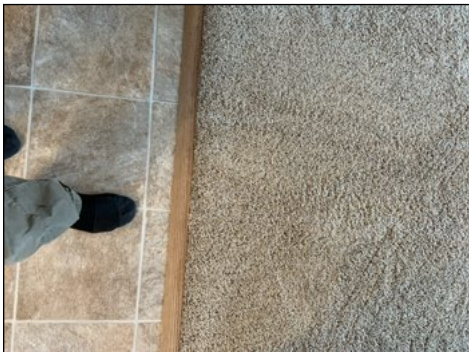
Cracking in recent floor leveling indicates pressure from below.



Floor sloped in this direction. Heaving in square. Recommend engineer evaluation. Does not appear to affect foundation.



Slight cracking in slab in utility room. Recommend sealing.



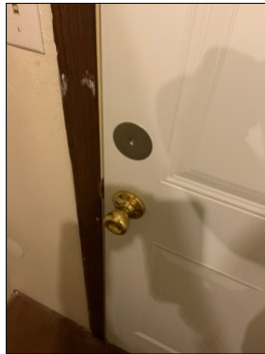
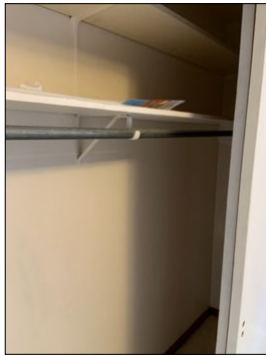
**8. Doors and Closets**

8.1. Improve: There were missing door stops that should be installed to prevent wall damage.

8.2. Door adjustments were needed to allow for proper function. Location:

8.3. Improve: Closet door adjustments were needed to allow for proper function. Location:

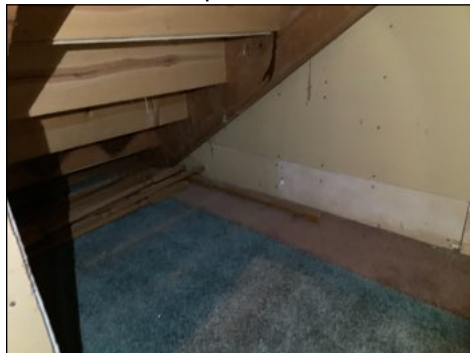
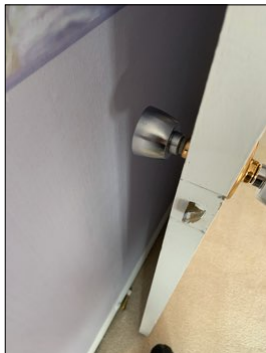




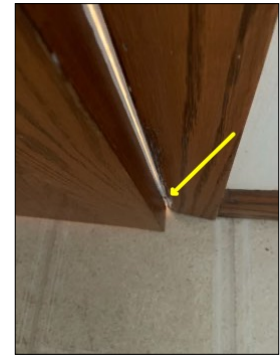
Recommend installing deadbolt on interior downstairs entry.



Adjust closet doors in master bedroom upstairs.



Missing door stops in several locations.

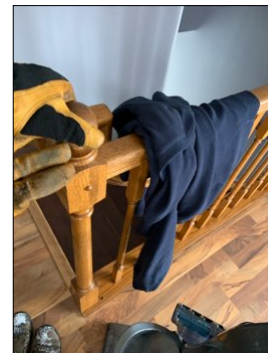
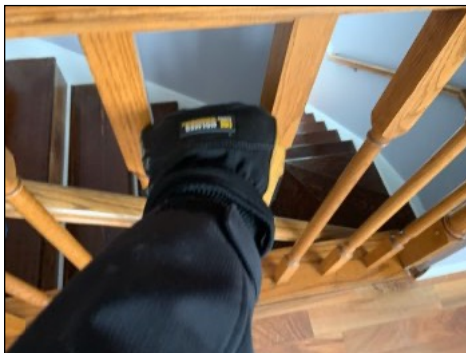
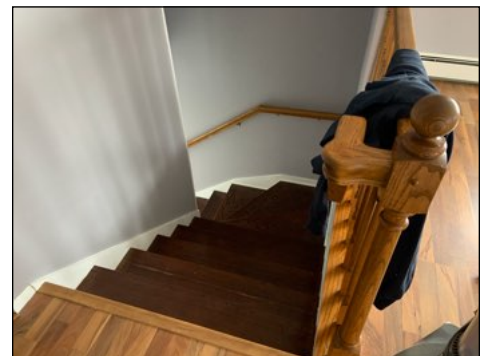
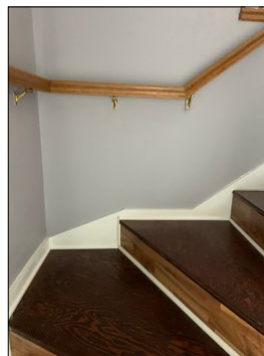
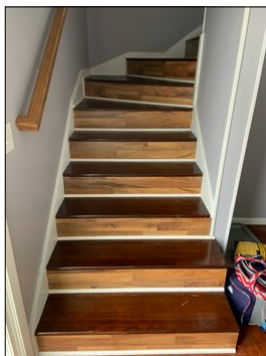


Recommend adjusting upstairs laundry room door to allow easy closing.

**9. Stairways and Railings**

Although the steps of the house may have met the standards which were generally-accepted during original construction they may not comply with current standards for safety. Safety concerns will be reported and correction is recommended.

9.1. There were no observed deficiencies.



Loose Newell post upstairs.

**10. Bathroom Exhaust Fans**

Bathroom ventilation improves air quality and helps to maintain proper moisture levels in the home. Excess moisture can migrate into wall and floor cavities and into the attic if the bathroom is not properly vented, and this moisture can damage materials and provide moisture for microbial growth. Ventilation may not have been required when the house was built, but the installation of mechanical ventilation is recommended.

10.1. Improve: There was no mechanical ventilation provided for one or more bathrooms and is recommended.

**11. Recommendations for Interior Inspection**

The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.



# Garage

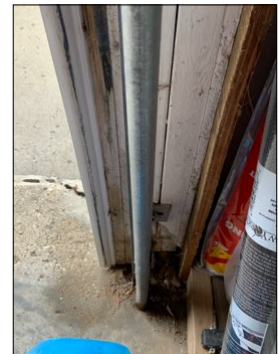
## 1. Garage Observations

1.1. All garage separation wall penetrations should be appropriately repaired or sealed.



New downstairs kitchen windows stored in garage.

Recommend anchoring all posts.



Recommend repair to penetrations in firewall.

## 2. Door and Opener

A Chamberlain garage door opener was installed.



### **3. Safety Sensors**

3.1. No photo sensors were installed, and should be installed for safety.



Missing safety sensors.

### **4. Floor and Sill Plate**

4.1. Improve: Typical cracking was observed at the concrete garage floor. Additional cracking may occur over time.

### **5. Recommendations for Garage and Useful Links**

The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

# Foundation

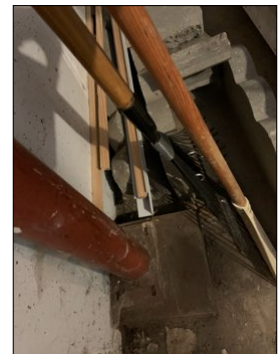
## 1. Foundation Walls

1.1. The foundation walls had small settling cracks visible on north wall of garage. Cracking should be patched to avoid freeze damage and the cause of cracking should be determined and corrected.



Recommend sealing small crack in north foundation wall.

## 2. Subfloor and Supports



Recommend anchoring all supports.



## 3. Recommendations for Crawlspace Inspections

The inspector recommends that all repairs or replacements be conducted by a qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

# Appliances

## 1. Range and Cooktop

1.1. The heating elements/burners and oven operated when tested, but does not confirm the efficiency of the system.



## 2. Dishwasher Observations

2.1. The dishwasher was operated through a cycle and no deficiencies were noted.  
2.2. There was no dishwasher present at the time of inspection. Downstairs



## 3. Garbage Disposal

3.1. There was no disposal present at the time of the inspection.



#### 4. Hood or Exhaust System

4.1. FYI: The exhaust system is integrated with microwave above the range was functional. These recirculate the air back into the kitchen. It is important to insure filter(s) are kept clean.

4.2. FYI: The exhaust system recirculates the air back into the kitchen. It is important to insure filter(s) are kept clean.



Recommend installing smoke/grease combination filter upstairs

#### 5. Built In Microwave Oven

5.1. The microwave was operated when turned on. This does not confirm the efficiency of the appliance.



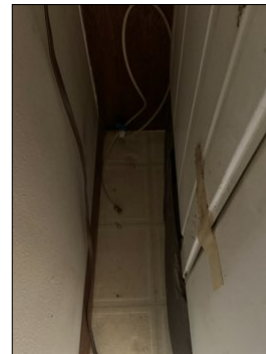
#### 6. Refrigerator

6.1. The refrigerator was operating during the inspection. We cannot determine the efficiency of the appliance. Downstairs fridge did not cool effectively.

6.2. Improve: The water dispenser was not functional. It may not be installed correctly, turned on, or in need of repair.



Refrigerator downstairs did not cool effectively. Recommend repair.



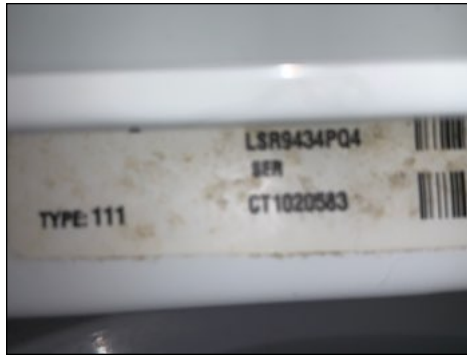
Water line not connected upstairs, no water line downstairs.

**7. Washing Machine**

7.1. The washing machine was run through a short cycle. The washer filled with water, agitated, spun, and drained. This does not confirm how well the machine washes clothes.



Recommend installing metal braided hoses downstairs.



**8. Dryer**

8.1. We ran the dryer through a short cycle to determine if it was functional and that the power source was functional. The dryer got hot, but we can not tell how well it dries clothes.



**9. Clothes Dryer Vent**

9.1. There were no deficiencies observed.