Absaroka Inspections LLC

430 S. 6th
Livingston, MT. 59047
(406) 224-3562
absarokainspections.com
craig@absarokainspection.com
Inspected By: Craig Pierce



Home Inspection Report

Prepared For:

SAMPLE

Property Address:

Unspecified Address

Inspected on Wed, Jan 16 2019 at 7:52 AM

Table of Contents

General	4
Roofing	4
Site	6
Exterior	7
Garage	8
Structure	9
Electrical	13
HVAC	16
Plumbing	18
Bathrooms	20
Kitchen	22
Laundry	23
Interior	23
Report Summary	25

Thank you for choosing Absaroka Inspections to perform your home inspection. The attached report and the inspection itself comply with the requirements of the Standards of Practice of the International Association of Certified Home Inspectors.

This report is for the exclusive use of our client. The report is supplemental to a sellers disclosure. It is effectively an assessment of the house conditions recorded on the date and time of the inspection. Although a thorough inspection of the property was made, conditions of the property and equipment may change after the inspection. The report should not be construed as a guarantee or warranty of the premises and equipment in any way.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are items that need to be addressed, and are also listed in the report summary.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Again, thank you for choosing Absaroka Inspections. Please feel free to contact me with questions about the report or the home itself anytime, for as long as you own the home.

Sincerely,

Craig Pierce

General

Client's Signature: Sample

Property Type:	Single Family
Stories:	One and a half
Approximate Age:	108 Years

Comment 1:
Original home built about 1910. Home has been remodeled and at least two additions have been built at different times.

Age Based On:	Client
Bedrooms/Baths:	3/1 1/2
Door Faces:	East
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client

Comment 2:
The home appears to well maintained. For a home of this age, it is in good shape with just a few issues that need to be addressed.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable

(Roofing continued)

Roof Covering:	3 Tab Shingle Condition: Satisfactory



Comment 3:
The roofing and flashings are all well done, including kick out flashings where needed.

Approximate Roof Age:	5 Years
Ventilation Present:	Gable Ends Condition: Satisfactory
Vent Stacks:	Metal, Plastic Condition: Satisfactory
Chimney :	Metal Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood, Aluminum Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Marginal

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Not Growing Against Structure Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Gravel Condition: Satisfactory
Walkways:	Concrete , Gravel Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory



Patios/Decks:	Wood Condition: Marginal

Comment 4:
Deck nails are backing out due to age and weathering of wood.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Lap Wood
Condition: Satisfactory





Comment 5:
Siding is generally in good shape. However, the siding shown in the second picture appears to be soft and needs to be evaluated by a licensed contractor. The second picture location is on the north side of the "rec room".

Exterior Trim Material: Wood, Vinyl
Condition: Satisfactory

Windows: Wood, Vinyl
Condition: Satisfactory

Comment 6:
Most of the windows are older wood casement with sealing gaskets that will probably need replacing in the next few years. Otherwise in good shape. Newer windows are vinyl sliders.

Entry Doors: Vinyl, Steel
Condition: Satisfactory

(Exterior continued)

Balconies: Wood
Condition: Repair or Replace



Comment 7:
The deck itself is in good shape, but the attachment to the house is poor and not built to standard construction practices. Recommend a licensed contractor evaluate the attachments, and install bolts accordingly.

Railings: Wood
Condition: Satisfactory

Garage

(Garage continued)

Garage Type: Attached
Condition: Satisfactory



Comment 8:
Garage floor was either poured incorrectly or has settled over the years. Dripping water from a vehicle appears to flow to the north and west wall instead of toward the door.

Garage Size: 1 Car
Door Opener: Chain Drive
Condition: Satisfactory
Opener Safety Feature: Light Beam
Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types: Basement, Crawl Space

(Structure continued)

Foundation Material: Poured Concrete, Concrete Block, Stone
Condition: Satisfactory





Comment 9:
Foundation walls are a combination of poured concrete, concrete block, and stacked stone with mortar. Typical for this age of home.

Signs of Water Penetration: Not Present
Prior Waterproofing: Not Present
Floor Structure: Wood Frame
Condition: Satisfactory





(Structure continued)

Comment 10:
North side added "rec room" needs to evaluated by a licensed contractor. Addition appears to be built on the dirt or minimal concrete blocks. It seems to have settled and framing members may be in contact with soil.

Subflooring:	Plywood, Tongue and Groove Wood Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory

Attic

Attic Entry:	Not Inspected
Roof Framing Type:	Not Inspected

Comment 11:
No attic access.

Roof Deck Material:	Oriented Strand Board Condition: Satisfactory



Comment 12:
Could only view on overhangs and roof covering over the back deck.

Vent Risers:	Metal, PVC Condition: Satisfactory
Insulation:	Not Inspected

(Attic continued)

Comment 13:
No attic access to check on ceiling insulation. No insulation in first floor visible in basement and crawl space. Wall insulation appears to be fiberglass batt where visible.

Comment 14:
Portions of the attic were not inspected. There was no available attic access.

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	From Access
Vapor Retarder:	Missing Condition: Repair or Replace
Underfloor Insulation:	Not Present
Ventilation Present:	Yes Condition: Marginal
Moisture Condition:	Dry Condition: Satisfactory





(Crawlspace continued)

Comment 15:
No vapor barrier or insulation. Crawl space not closed off from basement area.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service: Underground
Main Disconnect Location: Meter Box



(Electrical continued)

Service Panel Location: Interior, west side of dining room



Service Panel Manufacturer: Square D
Condition: Satisfactory

Service Line Material: Aluminum
Condition: Satisfactory

Service Voltage: 240 volts

Service Amperage: 125 amps

Service Panel Ground: Unknown Not Visable

Branch Circuit Wiring: Non-Metallic Shielded Copper
Condition: Satisfactory



(Electrical continued)

Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Yes Condition: Further Evaluation Required

⚠ Comment 16:
GFCI in bathroom main floor inoperative. Kitchen counter outlets are not GFCI protected. Recommend licensed electrician evaluate.

Smoke Detectors:	9 volt Battery Type, Hard Wired Condition: Satisfactory

Sub Panel

Location:	Recreation Room
Service Line Material:	Aluminum
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper Condition: Further Evaluation Required
GFCI/AFCI Breakers:	Not Present



(Sub Panel continued)

Comment 17:
A licensed electrician should evaluate this sub panel and wiring.

HVAC

HVAC System Type: Not Present
Thermostat: Programmable
Condition: Satisfactory
Thermostat Location: Main floor dining room, and second floor hall.

Heating

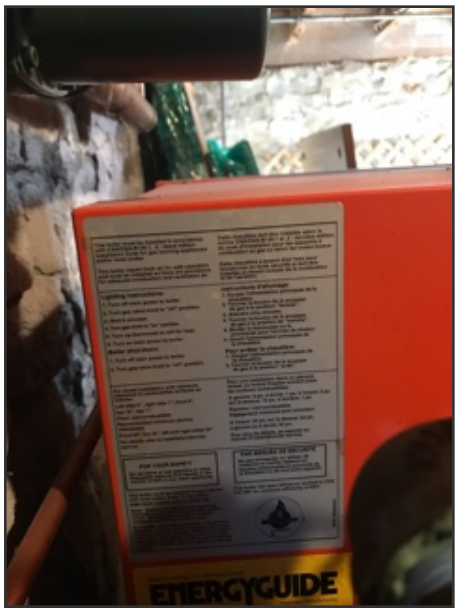
The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Basement
Type of Equipment: Boiler
Condition: Satisfactory
Manufacturer: Viessmann





(Heating continued)



Heating Fuel:	Gas Condition: Satisfactory
Input BTUs:	
Output BTUs:	
Approximate Age:	8 Years
Filter Type:	Not Present
Output Temperature:	
Type of Distribution:	Pipes Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:
Type of Equipment:
Condenser Make:
Condensor Size:
Condenser Approximate Age:
Expansion Coil Make:
Expansion Coil Size:
Expansion Coil Approximate Age:
Condesate Drainage:
AC Supply Air Temp:
AC Return Air Temp:
AC Temperature Drop:

Comment 18:
Not present.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

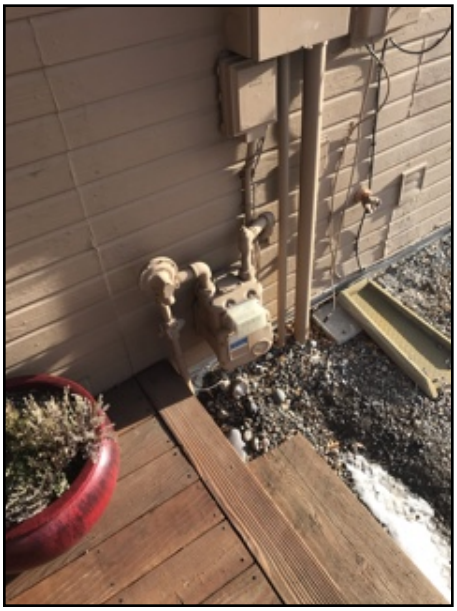
Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper, PEX
	Condition: Satisfactory
Location of Main Water Shutoff:	In the basement, 6" off the floor NE corner

(Plumbing continued)

Sewer System:	Public
Waste Pipe Material:	ABS Plastic
	Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter



Water Heater

Manufacturer:	Amtrol



Fuel:	Natural Gas
Capacity:	41 gallons
Approximate Age:	8 Years

(Water Heater continued)

Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	No Condition: Repair or Replace

Bathrooms

Bathroom #1

Location:	Main Floor
Bath Tub:	Recessed Condition: Satisfactory



Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass Condition: Marginal
Tub Surround:	Fiberglass Condition: Marginal

(Bathroom #1 continued)

Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Repair or Replace

⚠ Comment 19:
GFCI non operable in bath #1.

Bathroom #2

Location:	Second Floor
Bath Tub:	Not Present
Shower:	Stall Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Not Present
Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	

(Bathrooms continued)

Bathroom #3

Location:
Bath Tub:
Shower:
Sink(s):
Toilet:
Bidet:
Shower Walls:
Tub Surround:
Floor:
Ventilation Type:
GFCI Protection:

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Marginal
Sink:	Double Condition: Marginal

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	General Electric Condition: Satisfactory
Range:	General Electric Condition: Satisfactory
Cooktop:	Not Present
Range Hood:	Whirlpool Condition: Satisfactory

(Appliances continued)

Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	Kenmore Condition: Satisfactory
Microwave:	Kenmore Condition: Satisfactory
Disposal:	Not Present
Washer:	Not Present
Dryer:	Not Present

Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Yes Condition: Repair or Replace
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Kenmore Condition: Satisfactory
Dryer:	Kenmore Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Carpet, Wood, Vinyl Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Casement, Sliders Condition: Satisfactory

(Interior continued)

Window Materials:	Wood, Vinyl
Entry Door Types:	Sliding, Hinged Condition: Satisfactory
Entry Door Materials:	Steel, Vinyl
Interior Door Materials:	Wood
Fireplace:	Not Present

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior Covering

1) Siding is generally in good shape. However, the siding shown in the second picture appears to be soft and needs to be evaluated by a licensed contractor. The second picture location is on the north side of the "rec room".

Balconies

2) The deck itself is in good shape, but the attachment to the house is poor and not built to standard construction practices. Recommend a licensed contractor evaluate the attachments, and install bolts accordingly.

Floor Structure

3) North side added "rec room" needs to evaluated by a licensed contractor. Addition appears to be built on the dirt or minimal concrete blocks. It seems to have settled and framing members may be in contact with soil.

Insulation

4) No attic access to check on ceiling insulation. No insulation in first floor visible in basement and crawl space. Wall insulation appears to be fiberglass batt where visible.

Moisture Condition

5) No vapor barrier or insulation. Crawl space not closed off from basement area.

GFCI/AFCI Breakers

6) GFCI in bathroom main floor inoperative. Kitchen counter outlets are not GFCI protected. Recommend licensed electrician evaluate.

Electrical: Sub Panel

7) A licensed electrician should evaluate this sub panel and wiring.

(Report Summary continued)

GFCI Protection

8) GFCI non operable in bath #1.