



# Inspection Report

**Jon Doe**

**Property Address:**

1234 Inspection Lane

Eureka, MT 59917



**Worthy Inspection Services**

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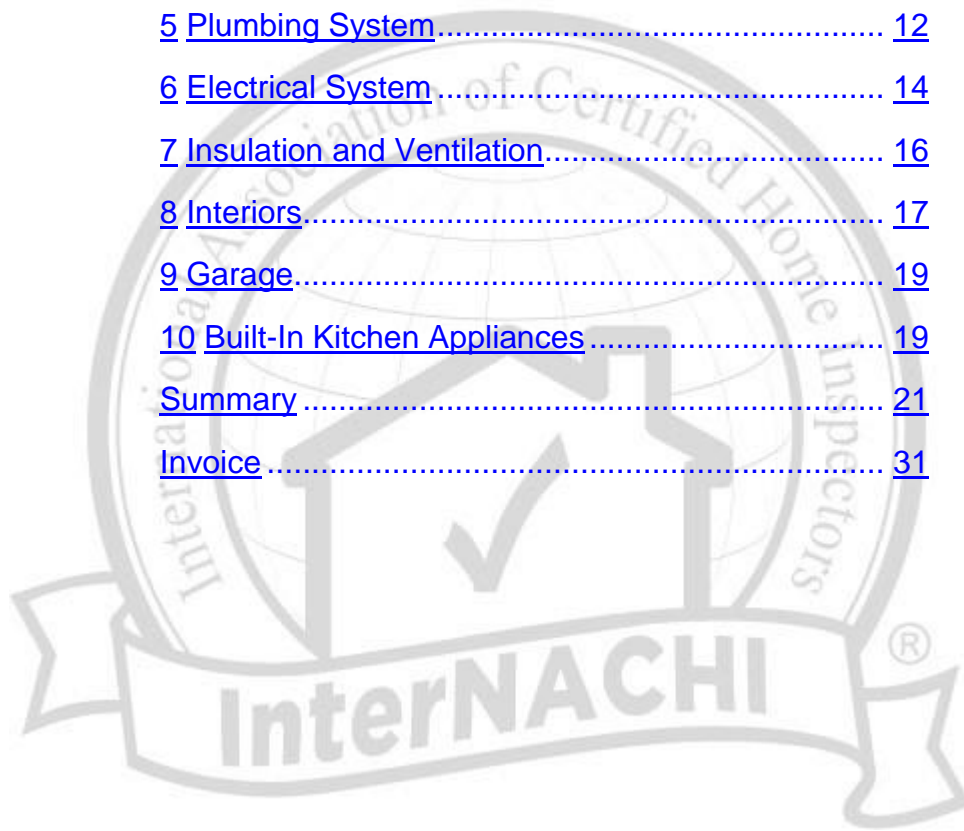
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|  |                             |                                  |
|--|-----------------------------|----------------------------------|
| <b>Date:</b> 10/25/2020                                      | <b>Time:</b> 03:25 PM       | <b>Report ID:</b> 102417#1       |
| <b>Property:</b><br>1234 Inspection Lane<br>Eureka, MT 59917 | <b>Customer:</b><br>Jon Doe | <b>Real Estate Professional:</b> |

### 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. 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.

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

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 60 (F) = 15.5 (C)

**Weather:**

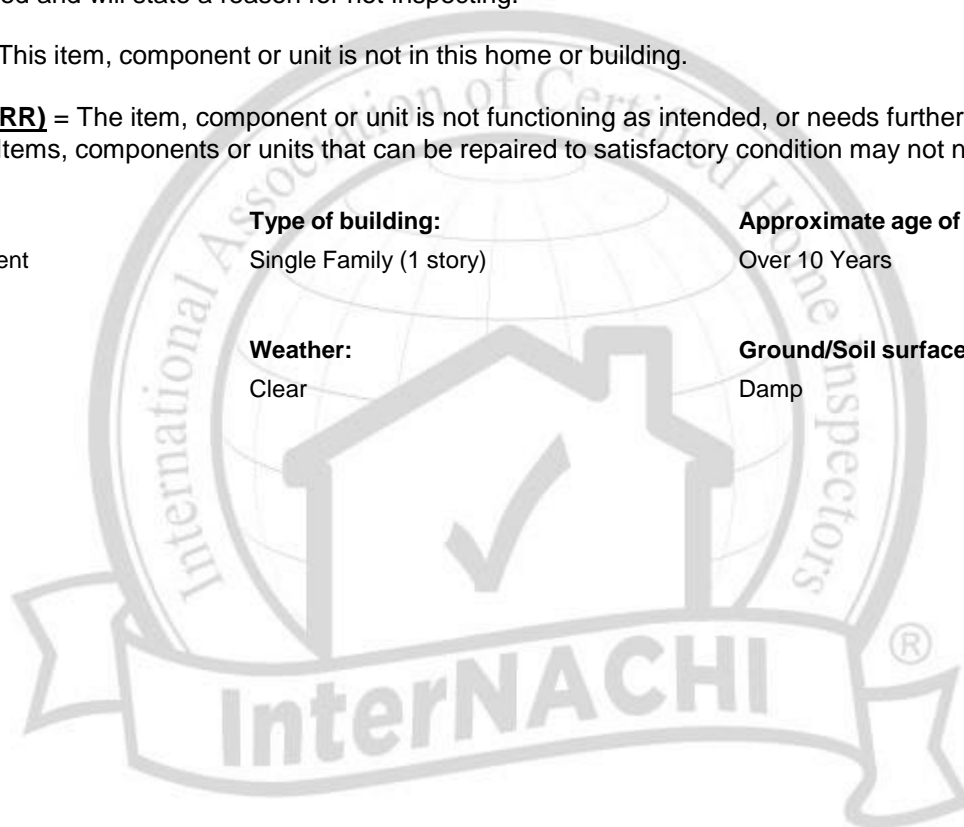
Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes



# 1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

### Styles & Materials

**Roof Covering:** Asphalt/Fiberglass  
**Viewed roof covering from:** Walked roof  
**Sky Light(s):** None

**Chimney (exterior):**  
 N/A

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 1.0 | Roof Coverings                            | •  |    |    |    |
| 1.1 | Flashings                                 | •  |    |    |    |
| 1.2 | Skylights, Chimneys and Roof Penetrations | •  |    |    |    |
| 1.3 | Roof Drainage Systems                     |    |    |    | •  |
|     |   | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**1.0** Roof currently has two layers of shingles. That is the maximum allowed. When roof reaches end of usable life span you should not add another layer to current roofing material.



1.0 Item 1(Picture)

**1.3 (1)** The downspout needs reconnecting to existing drain line at the front (left of main entry). Water should be directed away from the home and its foundation.



1.3 Item 1(Picture)

**1.3 (2)** The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.3 Item 2(Picture)

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

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

### Styles & Materials

**Siding Style:**

V-groove

**Siding Material:**

Wood

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Covered porch

**Driveway:**

Concrete

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 2.0 | Wall Cladding Flashing and Trim   | •  |    |    |    |
| 2.1 | Doors (Exterior)  | •  |    |    |    |
| 2.2 | Windows   |    |    |    | •  |
| 2.3 | Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings   | •  |    |    |    |
| 2.4 | Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) |    |    |    | •  |
| 2.5 | Eaves, Soffits and Fascias  | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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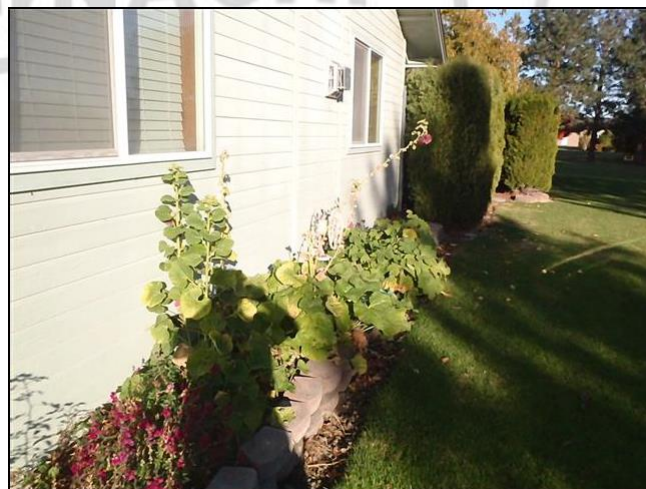
**Comments:**

**2.2** The window frame caulking at the south side of house is deteriorated. This is a small repair. A qualified person should repair or replace as needed.



2.2 Item 1(Picture)

**2.4** Vegetation in contact with wood siding. Recommend trimming bushes around property that are contacting home. This can create moisture deterioration on the wood siding.



2.4 Item 1(Picture)

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. Structural Components

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

#### Styles & Materials

|   |  |  |
|---|--|--|
| <b>Foundation:</b><br>Poured concrete             | <b>Method used to observe Crawlspace:</b><br>Crawled | <b>Floor Structure:</b><br>2 X 10                  |
| <b>Wall Structure:</b><br>2 X 6 Wood              | <b>Columns or Piers:</b><br>Wood piers               | <b>Ceiling Structure:</b><br>2X6                   |
| <b>Roof Structure:</b><br>Engineered wood trusses | <b>Roof-Type:</b><br>Gable<br>Hip                    | <b>Method used to observe attic:</b><br>From entry |
| <b>Attic info:</b><br>Attic access                |  |  |

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 3.0 | Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) |    |    |    | •  |
| 3.1 | Walls (Structural)  | •  |    |    |    |
| 3.2 | Columns or Piers  | •  |    |    |    |
| 3.3 | Floors (Structural)   | •  |    |    |    |
| 3.4 | Ceilings (Structural)   | •  |    |    |    |
| 3.5 | Roof Structure and Attic  |    |    |    | •  |
|     |   | IN | NI | NP | RR |

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Comments:

**3.0 (1)** The construction debris needs removing from the crawlspace under home.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

**3.0 (2)** Large amount of water in crawlspace. I am unable to determine the extent of water intrusion or how often it will occur. Its possible it is condensation from the disconnected heater. There was no ventilation found in crawlspace.

**3.5** The attic wall sheathing at north portion has fungi growth indicating moisture intrusion and or condensation it appears "blackened" in areas. Moisture inside attic can lead to damage or fungi growth. The cause of moisture needs to be found and corrected. The attic vents that I could see were covered by insulation.



3.5 Item 1(Picture)



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.

## 4. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### Styles & Materials

|  |  |  |
|--|--|--|
| <b>Heat Type:</b><br>Furnace           | <b>Energy Source:</b><br>Propane                       | <b>Number of Heat Systems (excluding wood):</b><br>One |
| <b>Heat System Brand:</b><br>AO SMITH  | <b>Ductwork:</b><br>Partially insulated                | <b>Filter Type:</b><br>Disposable                      |
| <b>Filter Size:</b><br>N/A             | <b>Types of Fireplaces:</b><br>Stand-alone             | <b>Operable Fireplaces:</b><br>One                     |
| <b>Number of Woodstoves:</b><br>None   | <b>Cooling Equipment Type:</b><br>Air conditioner unit | <b>Cooling Equipment Energy Source:</b><br>Electricity |
| <b>Number of AC Only Units:</b><br>One | <b>Central Air Brand:</b><br>TRANE                     |  |

|      |   | IN | NI | NP | RR |
|------|---|----|----|----|----|
| 4.0  | Heating Equipment   | •  |    |    |    |
| 4.1  | Normal Operating Controls   | •  |    |    |    |
| 4.2  | Automatic Safety Controls   | •  |    |    |    |
| 4.3  | Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) |    |    |    | •  |
| 4.4  | Presence of Installed Heat Source in Each Room  | •  |    |    |    |
| 4.5  | Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)   | •  |    |    |    |
| 4.6  | Solid Fuel Heating Devices (Fireplaces, Woodstove)  | •  |    |    |    |
| 4.7  | Gas/LP Firelogs and Fireplaces  | •  |    |    |    |
| 4.8  | Cooling and Air Handler Equipment   | •  |    |    |    |
| 4.9  | Normal Operating Controls   | •  |    |    |    |
| 4.10 | Presence of Installed Cooling Source in Each Room   | •  |    |    |    |
|      |   | IN | NI | NP | RR |

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**Comments:**

**4.3** The duct pipe is disconnected in the crawlspace. Energy loss is occurring in crawlspace and immediate correction is needed. I recommend service or repair as needed.



4.3 Item 1(Picture)

The heating and 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 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.

## 5. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

### Styles & Materials

**Water Source:**

Well

**Water Filters:**

Sediment filter

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

ABS

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Water Heater Location:**

Garage

**WH Manufacturer:**

GE

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 5.0 | Plumbing Drain, Waste and Vent Systems  |    |    |    | •  |
| 5.1 | Plumbing Water Supply, Distribution System and Fixtures   | •  |    |    |    |
| 5.2 | Hot Water Systems, Controls, Chimneys, Flues and Vents  |    |    |    | •  |
| 5.3 | Main Water Shut-off Device (Describe location)  | •  |    |    |    |
| 5.4 | Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) | •  |    |    |    |
| 5.5 | Main Fuel Shut-off (Describe Location)  | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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Comments:

**5.0** The plumbing waste line leaks under the hall bath. It is leaking into the crawlspace. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.0 Item 1(Picture)



5.2 Item 1(Picture)



5.2 Item 2(Picture)

**5.2** A drip pan is not provided under the hot water tank where this tank is installed above living spaces. The drip pan with a suitable drain to catch water will limit damage to areas below the hot water tank should a leak occur. Water heater is missing earthquake strapping. Water heaters must be secured on the bottom third and top third of tank with appropriate strapping. Hot water heater is approximately 11 years old. Based on the manufacturer's suggested service life, the life expectancy of a water heater is 8-12 years.

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.

## 6. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel Capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

Unknown

**Branch wire 15 and 20 AMP:**

Copper

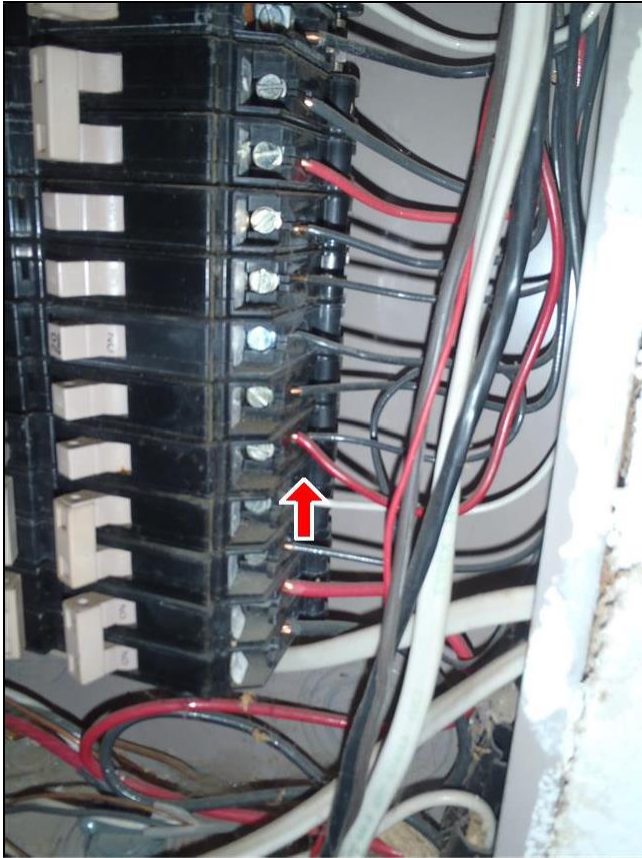
**Wiring Methods:**

Romex

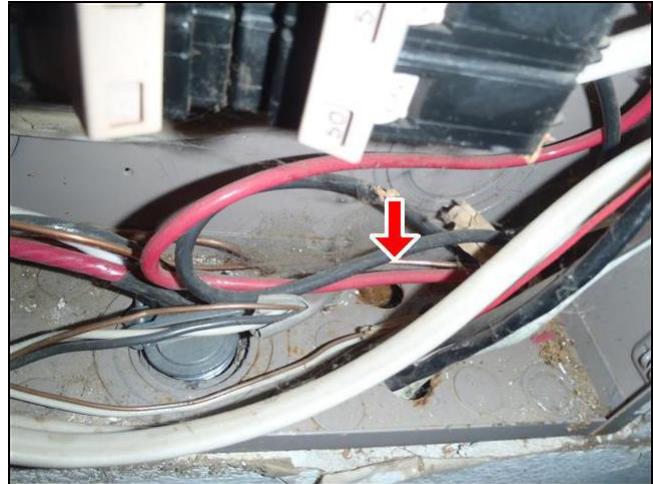
|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 6.0 | Service Entrance Conductors  | •  |    |    |    |
| 6.1 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels   | •  |    |    |    |
| 6.2 | Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage   |    |    |    | •  |
| 6.3 | 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) |    |    |    | •  |
| 6.4 | Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure  | •  |    |    |    |
| 6.5 | Operation of GFCI (Ground Fault Circuit Interrupters)  |    |    |    | •  |
| 6.6 | Operation of AFCI (ARC Fault Circuit Interrupters)   | •  |    |    |    |
| 6.7 | Location of Main and Distribution Panels   | •  |    |    |    |
| 6.8 | Smoke Detectors  |    |    |    | •  |
| 6.9 | Carbon Monoxide Detectors  | •  |    |    |    |
|     |  | IN | NI | NP | RR |

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## Comments:



6.2 Item 1(Picture)



6.2 Item 2(Picture)

**6.2** Problem(s) discovered with Branch Circuits such as double tapping at breaker, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

Missing knock out in panel. This can cause a route for pest to get into electrical panel. Advise replacing knockout.

**6.3** Exposed wiring at the outlet in the garage. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.3 Item 1(Picture)

**6.5** The outlets in the kitchen are not GFCI protected. Recommend having licensed electrician add a GFCI circuit for safety precautions.

**6.8** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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.

## 7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Blown

**Ventilation:**

Soffit Vents

**Exhaust Fans:**

None

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Both

**Floor System Insulation:**

NONE

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 7.0 | Insulation in Attic                                 | •  |    |    |    |
| 7.1 | Insulation Under Floor System                       | •  |    |    |    |
| 7.2 | Vapor Retarders (in Crawlspace or basement)         | •  |    |    |    |
| 7.3 | Ventilation of Attic and Foundation Areas           |    |    |    | •  |
| 7.4 | Venting Systems (Kitchens, Baths and Laundry)       | •  |    |    |    |
| 7.5 | Ventilation Fans and Thermostatic Controls in Attic | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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Comments:



7.3 Item 1(Picture)



7.3 Item 2(Picture)

**7.3** I recommend increasing the ventilation when roof covering is replaced. There were no vents on top of roof. Only vents were in the soffits which looked to be covered with blown insulation. This can cause condensation to accumulate in attic space. I recommend adding ventilation to crawlspace as well. The less condensation the better.

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

## 8. Interiors

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.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Wood



**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Laminate

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 8.0 | Ceilings                                      | •  |    |    |    |
| 8.1 | Walls   | •  |    |    |    |
| 8.2 | Floors  | •  |    |    |    |
| 8.3 | Steps, Stairways, Balconies and Railings      | •  |    |    |    |
| 8.4 | Counters and Cabinets (representative number) | •  |    |    |    |
| 8.5 | Doors (representative number)                 |    |    |    | •  |
| 8.6 | Windows (representative number)               | •  |    |    |    |
|     |   | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**8.5** The Closet door is damaged at the Den. This is cosmetic and for your information. A qualified person should repair or replace as needed.



8.5 Item 1(Picture)

The interior 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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. Garage

### Styles & Materials

**Garage Door Type:**

One manual

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

N/A

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 9.0 | Garage Ceilings   | •  |    |    |    |
| 9.1 | Garage Walls (including Firewall Separation)  | •  |    |    |    |
| 9.2 | Garage Floor  | •  |    |    |    |
| 9.3 | Garage Door (s)   | •  |    |    |    |
| 9.4 | Occupant Door (from garage to inside of home)   | •  |    |    |    |
| 9.5 | Garage Door Operators (Report whether or not doors will reverse when met with resistance) |    |    |    | •  |
| 9.6 | Garage window (s)   | •  |    |    |    |
|     |   | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**9.5** The garage door motor was not operative at time of inspection. Homeowner stated that it did not work. It was disconnected from the garage door.

## 10. Built-In Kitchen Appliances

### Styles & Materials

**Dishwasher Brand:**

BOSCH

**Disposer Brand:**

NONE

**Exhaust/Range hood:**

WHIRLPOOL

**Range/Oven:**

HOTPOINT

**Built in Microwave:**

WHIRLPOOL

**Trash Compactors:**

NONE

|      |                       | IN | NI | NP | RR |
|------|-----------------------|----|----|----|----|
| 10.0 | Dishwasher            | •  |    |    |    |
| 10.1 | Ranges/Ovens/Cooktops | •  |    |    |    |
| 10.2 | Range Hood (s)        | •  |    |    |    |
|      |                       | IN | NI | NP | RR |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The built-in appliances of the home were 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.



## Summary



### Worthy Inspection Services

**Customer**

Jon Doe

**Address**1234 Inspection Lane  
Eureka, MT 59917

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 **warrants 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 or efficiency 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. Roofing

#### 1.3 Roof Drainage Systems

Repair or Replace

(1)



1.3 Item 1(Picture)

The downspout needs reconnecting to existing drain line at the front (left of main entry). Water should be directed away from the home and its foundation.

(2)



1.3 Item 2(Picture)

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

## 2. Exterior

### 2.2 Windows

Repair or Replace



2.2 Item 1(Picture)

The window frame caulking at the south side of house is deteriorated. This is a small repair. A qualified person should repair or replace as needed.

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Repair or Replace**



2.4 Item 1(Picture)

Vegetation in contact with wood siding. Recommend trimming bushes around property that are contacting home. This can create moisture deterioration on the wood siding.

### 3. Structural Components

**3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Repair or Replace**

(1)



3.0 Item 1(Picture)

The construction debris needs removing from the crawlspace under home.

(2)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

Large amount of water in crawlspace. I am unable to determine the extent of water intrusion or how often it will occur. Its possible it is condensation from the disconnected heater. There was no ventilation found in crawlspace.

**3.5 Roof Structure and Attic**

**Repair or Replace**



3.5 Item 1(Picture)

The attic wall sheathing at north portion has fungi growth indicating moisture intrusion and or condensation it appears "blackened" in areas. Moisture inside attic can lead to damage or fungi growth. The cause of moisture needs to be found and corrected. The attic vents that I could see were covered by insulation.

#### 4. Heating / Central Air Conditioning

##### 4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



4.3 Item 1(Picture)

The duct pipe is disconnected in the crawlspace. Energy loss is occurring in crawlspace and immediate correction is needed. I recommend service or repair as needed.

#### 5. Plumbing System

##### 5.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace



5.0 Item 1(Picture)

The plumbing waste line leaks under the hall bath. It is leaking into the crawlspace. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

##### 5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace





5.2 Item 1(Picture)

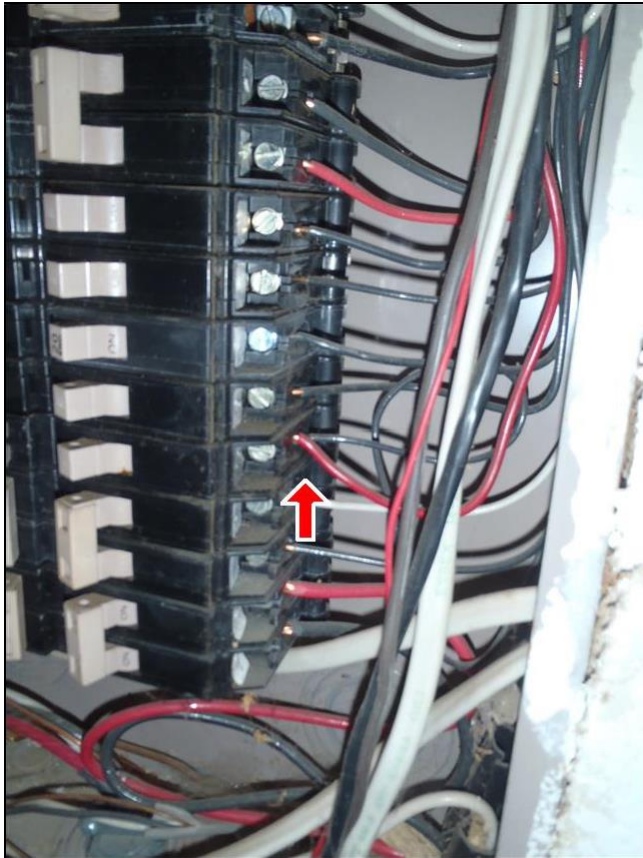


5.2 Item 2(Picture)

A drip pan is not provided under the hot water tank where this tank is installed above living spaces. The drip pan with a suitable drain to catch water will limit damage to areas below the hot water tank should a leak occur. Water heater is missing earthquake strapping. Water heaters must be secured on the bottom third and top third of tank with appropriate strapping. Hot water heater is approximately 11 years old. Based on the manufacturer's suggested service life, the life expectancy of a water heater is 8-12 years.

## 6. Electrical System

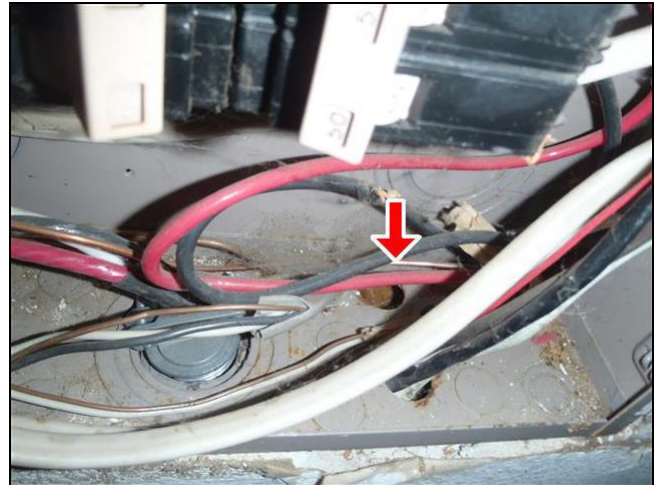
### 6.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage Repair or Replace



6.2 Item 1(Picture)

Problem(s) discovered with Branch Circuits such as double tapping at breaker, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

Missing knock out in panel. This can cause a route for pest to get into electrical panel. Advise replacing knockout.



6.2 Item 2(Picture)

**6.3 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)**  
**Repair or Replace**



6.3 Item 1(Picture)

Exposed wiring at the outlet in the garage. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

**6.5 Operation of GFCI (Ground Fault Circuit Interrupters)****Repair or Replace**

The outlets in the kitchen are not GFCI protected. Recommend having licensed electrician add a GFCI circuit for safety precautions.

**6.8 Smoke Detectors****Repair or Replace**

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

**7. Insulation and Ventilation****7.3 Ventilation of Attic and Foundation Areas****Repair or Replace**

7.3 Item 1(Picture)



7.3 Item 2(Picture)

I recommend increasing the ventilation when roof covering is replaced. There were no vents on top of roof. Only vents were in the soffits which looked to be covered with blown insulation. This can cause condensation to accumulate in attic space. I recommend adding ventilation to crawlspace as well. The less condensation the better.

**8. Interiors****8.5 Doors (representative number)****Repair or Replace**



8.5 Item 1(Picture)

The Closet door is damaged at the Den. This is cosmetic and for your information. A qualified person should repair or replace as needed.

## 9. Garage

### 9.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace

The garage door motor was not operative at time of inspection. Homeowner stated that it did not work. It was disconnected from the garage door.

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.





# INVOICE

Worthy Inspection Services

**Inspection Date:** 10/25/2020

**Report ID:** 102417#1

**Inspected By:** Matt Worthy

|  |  |
|--|--|
| <b>Customer Info:</b>                                      | <b>Inspection Property:</b>              |
| Jon Doe  | 1234 Inspection Lane<br>Eureka, MT 59917 |
| <b>Customer's Real Estate Professional:</b><br>Sarah Jones |  |

**Inspection Fee:**

| Service                    | Price  | Amount | Sub-Total                   |
|----------------------------|--------|--------|-----------------------------|
| Heated Sq Ft 1,001 - 2,000 | 400.00 | 1      | 400.00                      |
|                            |        |        | <b>Tax \$0.00</b>           |
|                            |        |        | <b>Total Price \$400.00</b> |

**Payment Method:** Credit Card

**Payment Status:** Paid

**Note:**