



Wasden Property Inspection, LLC  
P.O. Box 1058  
Fort Benton, Montana 59442

# Home Inspection Report



1234 Main Street  
Great Falls, Montana 59405

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## General Information

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### Property Information

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Property Address *1234 Main Street*  
City *Great Falls* State *Montana* Zip *59405*

### Client Information

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Client Name *John & Mary Smith*  
Phone *(406) 555-1212*  
E-Mail *J&MSMITH@sample.com*

### Inspection Company

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Inspector Name *Steve Wasden*  
Company Name *Wasden Property Inspection, LLC*  
*P.O. Box 1058*  
*Fort Benton Montana 59442*  
*(406) 403-5860*  
*myWPI7@gmail.com*  
File Number *140401*

### Conditions

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Others Present *Buyer*  
Property Occupied *Yes*  
Estimated Age *42 Years old*  
Entrance Faces *West*  
Inspection Date *04/01/2014*  
Start Time *9:00* End Time *1:00*  
Electric On *Yes*  
Gas/Oil On *Yes*  
Water On *Yes*  
Temperature *15 degrees*  
Weather *Cloudy*  
Soil Conditions *Dry*  
Space Below Grade *Basement*  
Building Type *Single family*  
Garage *Attached*  
Sewage Disposal *City*  
Water Source *City*  
Additions/Modifications *Finished basement*

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## Receipt

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### The Home Inspection Defined

A general home inspection is a visual evaluation of a home's accessible structural elements, major systems, and components to determine whether defects or safety issues exist. The inspection is not technically exhaustive. A "general home inspection," a "standard home inspection" and simply a "home inspection" are all the same thing.

A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection. Conditions of a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee the condition of the home on the date of the sale, for example. Its not uncommon for conditions to change between the time of the inspection and the closing date.

### Its a Visual Inspection

A visual inspection means that the home inspection report is limited to describing conditions in those parts of the home that the inspector could see during his inspection. Obviously, parts of the home that are permanently hidden by wall, ceiling and floor coverings are excluded, but so are parts of the home that were inaccessible during the inspection for some other reason. Such a reason might include lack of an access point, such as a door or hatch, or a locked access point, or because an occupants belongings blocked access, or because of dangerous or unsanitary conditions. There can be many more reasons.

The point to remember is that if the inspector can't see a portion of the home, the inspector can't assume responsibility for ensuring that a safe and proper condition exists or that a system or component within a hidden space is operating properly.

Safety can be a matter of perception. Some conditions, such as exposed electrical wiring, are obviously unsafe. Other conditions, such as the presence of mold, aren't as clear-cut.

Using the example of the possible existence of mold, it's difficult to accurately call it out during a general home inspection because mold sometimes grows in places where it can't be readily seen, such as inside walls, making its discovery beyond the scope of the inspection.

Also, mold's dangers to human health are caused by the inhalation of spores from indoor air. Most people with healthy immune systems have little or no problem with inhaling a few random spores. However, other people whose immune systems are compromised by lung disease, asthma or allergies can develop serious or even fatal fungal infections from mold spore levels that wouldn't affect most people. Nearly every home has some mold, and mold colonies can grow very quickly, given the right conditions. Mold can be a safety concern, but it often isn't. The dangers represented by mold are a controversial subject.

Although the majority of the inspection is visual, InterNACHI's Residential Standards of Practice requires inspectors to operate space and water-heating equipment and air-conditioning equipment, if it can be done without damaging the equipment.

Inspectors will also examine the major, accessible components of certain systems, as required by the Standards of Practice, such as a furnace's air filter.

A home inspection is not technically exhaustive, meaning that systems or components will not be disassembled as part of the inspection. For example, an inspector will not partially disassemble a

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**Receipt (Continued)**

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furnace to more accurately check the condition of the heat exchanger.

**Hazardous Materials**

Asbestos, mold, lead, water purity, and other environmental issues or potential hazards typically require a specialist inspection, and may additionally require laboratory analysis.

**Home Inspectors Are Generalists**

Home inspectors are not experts in every home system, but are generalists trained to recognize evidence of potential problems in the home's various systems and their major components. Inspectors need to know when a problem is serious enough to recommend a specialist inspection. Recommendations are often made for further evaluation or repair by a qualified contractor, such as a plumber, electrician or structural engineer.

InterNACHI's standards of practice can be viewed in its entirety by going to [Nachi.org](http://Nachi.org)

*Steve Wasden  
Wasden Property Inspection, LLC  
PO Box 1058  
Fort Benton, Montana 59442*

Client Name: *John & Mary Smith*

Property Address: *1234 Main Street*  
City State Zip: *Great Falls, Montana 59405*  
Inspection Fee: *\$325.00*  
Radon Test: *\$75.00*  
Total Fee: *\$400.00*  
Method of Payment: *Check*

**Thank you for choosing Wasden Property Inspection, LLC to perform your Home Inspection.**

## Roof

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*I DO NOT CERTIFY ROOFS AS LEAK-PROOF as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.*

### House Roof Surface

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Type: *Asphalt shingle*

Inspected From: *Roof*

Material: *Acceptable*

Penetrations: *Defective - Plumbing vent flashing was defective and may allow rain and snow melt into the attic. A qualified roofing contractor is recommended to evaluate and estimate repairs.*



Gutters: *Acceptable - Gutters need cleaning*

### West Chimney

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Chimney: *Marginal - Chimney had loose mortar joints, requires tuck point repairs. Chimney crown is cracking and needs repair to prevent water intrusion.*

*A qualified contractor is recommended to evaluate and estimate repairs.*



Flue/Flue Cap: *Not Inspected - Flue interior not visible.*

Chimney Flashing: *Acceptable*



## Exterior

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### House Exterior Surface

Type: *Composite*

Siding/Flashing/Trim *Acceptable*

Walks/Driveway: *Acceptable* - Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding 1/4" inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.

Steps/Railings: *Acceptable*

Windows/Doors: *Acceptable*

Deck/Balcony: *Marginal* - Deck components exhibited moderate weathering and deterioration at the time of the inspection.

The deck should have routine maintenance performed on a regular schedule.

Consider consulting with a qualified contractor to discuss options and costs.



Porch/Patio: *Acceptable*

Grading: *Acceptable*

Vegetation: *Acceptable*

Surface Drainage: *Acceptable*

Fence/Wall: *Acceptable*

Retaining Walls: *Marginal* - The retaining wall showed signs of early failure such as leaning outward at the top. Before the expiration of your Inspection Objection Deadline consider consulting with a landscape or foundation repair contractor to discuss options and costs for installing stabilizing devices to prevent further failure.

Hose Bibs: *Acceptable* - The exterior faucets were not of a type designed to prevent damage from freezing and will need to be shut off and drained as freezing weather approaches.

Electrical: *Acceptable* - Exterior electrical outlets were operable at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection.

Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

All work should be done by a licensed electrical contractor.

## Garage

### Side Garage

Roof: *Acceptable*

Exterior: *Acceptable*

Framing: *Acceptable*

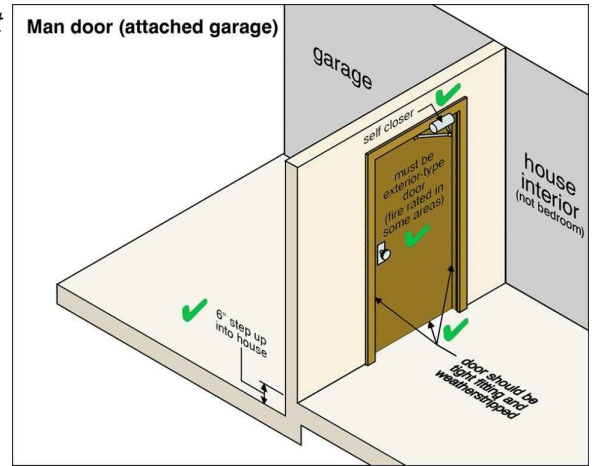
Door Operation: *Mechanized*

Garage Doors: *Acceptable*

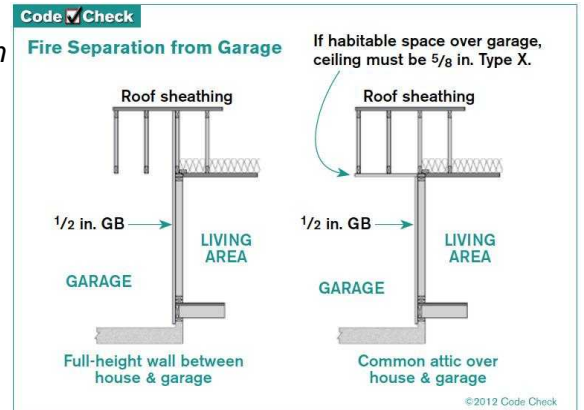
Door Opener: *Acceptable*

Safety Sensors: *Not Present* - This is an older opener lacking current safety features. Consider upgrading to an opener that has safety beams that will stop the door from shutting if light beam is disturbed.

Windows/Doors: *Acceptable* - The door connecting the home was not fire rated. Fire ratings may not have been required when this home was built. Consider upgrading in the future for safety.



Ceiling/Walls/Floor: *Acceptable* - The wall between the garage and home was not fire rated. Fire ratings may not have been required when this home was built. Consider upgrading in the future for safety.



Electrical: *Acceptable* - Although GFCI receptacles were not mandatory at the time this home was built they are good safety features to have. Recommend installing GFCI receptacles.

Heating: *Not Present*

Insulation: *Not Visible*



## Electrical

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*Home inspectors are generalists, and although familiarity with electrical systems is a fundamental part of home inspection, inspectors are not electricians, and will not be familiar with all electrical systems and components installed over the years.*

*Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply only with codes which were in effect at the time the home was built or the additional work was performed.*

*A Home Inspectors concern with electrical systems is not code compliance but the degree to which the installed electrical system safely provides for the electrical requirements of the home. The home inspectors concern will be commenting on safety and system defects, not code violations. Some conditions commented upon may not be code violations and some code violations may not be commented upon.*

*If in the opinion of the Inspector, the installed electrical system or any of its components is failing or may fail to safely provide for the electrical requirements of the home, the Inspector will recommend evaluation and/or correction by a qualified electrical contractor.*

*The General Home Inspection is a visual inspection and complies with the current Standards of practice of the International Association of Certified Home Inspectors.*

Main Disconnect Location: *Exterior, Side*



Main Service Amperage: *200 Amps*  
Type of Wiring: *Romex*  
Service: *Acceptable*  
Main Panel: *Acceptable*

## Electrical (Continued)

Sub Panel: *Marginal - Double taps of branch circuits, Not a recommended practice, A licensed electrical contractor is recommended to evaluate and repair*



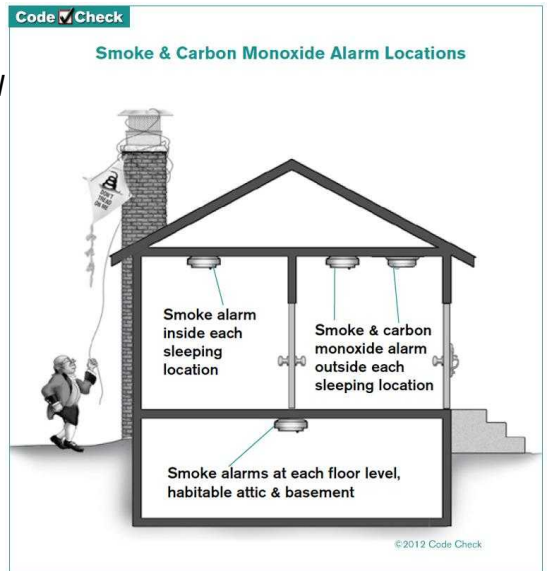
Service Grounding & Bonding: *Acceptable - The main electrical service appeared to be grounded to the main water supply pipe. While this is not considered optimum by modern standards it was common practice at the time the home was built and is still required practice in some jurisdictions.*

Conductors/Wires: *Acceptable*

Switches/Receptacles/Fixtures: *Acceptable*

Exterior Electrical: *Acceptable - One or more of the exterior lights were not functional. Burned out bulbs are often the case. We recommend that the bulbs be replaced before the final walk through. If they still don't work correctly a licensed electrical contractor should evaluate and repair.*

Smoke & C/O Detectors: *Not Present - Although smoke detectors may not have been required in every bedroom when this home was built, they provide life saving warnings in case of fire. They are inexpensive to install and are recommended for life safety.*



## Heating

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*The heating system was tested using normal operating controls*

### Basement Heating System

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Thermostat Location: *Living Room*

Heating Method: *Forced Air*

Fuel Type: *Natural gas*

Approximate Age: *30+ Years old*

Components: *Acceptable - Filter was dirty. Check filters monthly.*

Heating System Operation: *Appeared functional at time of inspection*

Comments: - - *Although the furnace was functional at the time of inspection it was nearing the end of the average life expectancy.*

## Cooling

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*The cooling system was not operated due to the exterior temperature below 60 degrees, doing so could damage the compressor.*

Side of house AC System

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Thermostat Location: *Living Room*

Cooling Method: *Central Air*

Approximate Age: *3 Years old*

Components: *Acceptable*

A/C System Operation: *Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.*

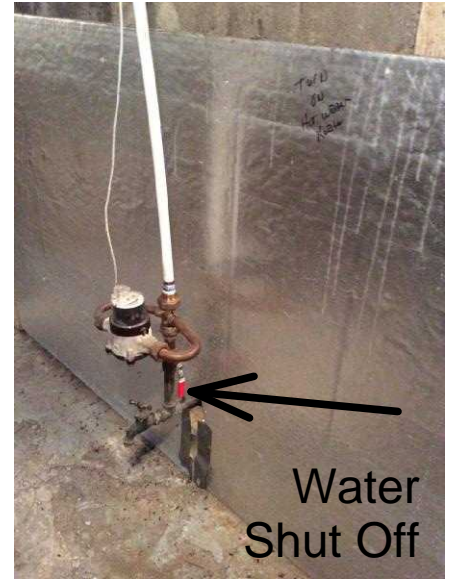
## Plumbing

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Scoping sewer main lines is not within the scope of a home inspection. This requires special equipment. If you would like this service done please obtain this service from a licensed plumber or drain cleaning professional.

Water Supply: *Public*

Water Shut Off Location: *Basement*



Gas Shut Off Location: *Rear of House, At Meter*

Gas Shut Off



Supply Pipes: *Acceptable*

Drain/Vent Pipes: *Acceptable*

Functional Flow/Drainage: *Acceptable*

Sump Pump: *Acceptable - Monitor pumps regularly to verify operation*

Basement Water Heater

Capacity: *40 Gallons*

Approximate Age: *3 Years old*

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## Plumbing (Continued)

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Water Heater Components: *Defective - Drain tube discharge opening for the temperature & pressure relief valve was not within six inches of the floor. This condition is a scald hazard and should be corrected by a licensed plumber.*



Water Heater Operation: *Appeared functional at time of inspection*



## Kitchen

*Appliances that are permanently attached to the home are part of the real property and are tested for operation.*

### 1st Floor Kitchen

Appliances: *Acceptable* - Dishwasher drain not looped high and may allow sewage backup into unit. Consider routing the drain hose up high under the counter to prevent this or install an air-gap.



Plumbing/Fixtures: *Acceptable*

Electrical: *Acceptable*

Cabinets/Counters: *Acceptable*

Ceiling/Walls/Floor: *Acceptable*

Windows/Doors: *Acceptable*

HVAC Source: *Acceptable*

### Basement Wet Bar

Appliances: *Acceptable*

Plumbing Fixtures: *Acceptable*

Electrical: *Safety Hazard* - **Faulty GFCI outlet-replace, A licensed electrical contractor is recommended to evaluate and estimate repairs**

Cabinets/Counters: *Acceptable*

Ceiling/Walls/Floor: *Acceptable*

Windows/Doors: *Not Present*

HVAC Source: *Acceptable*

## Laundry Room

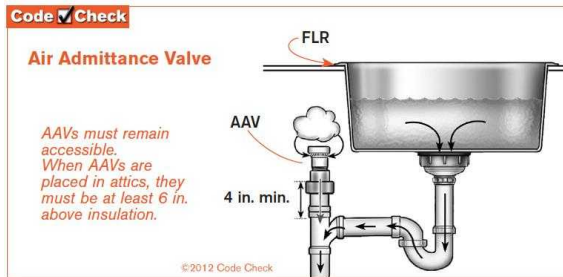
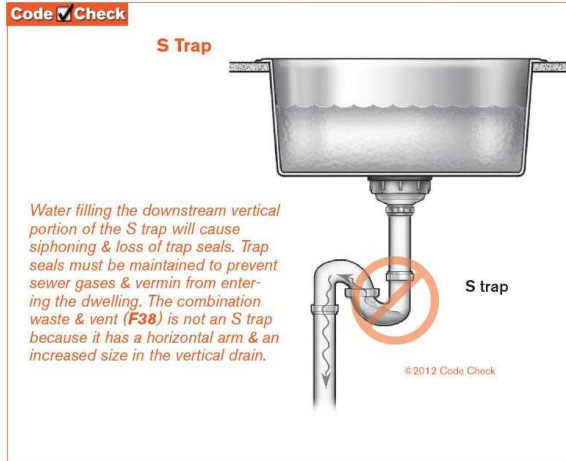
*Appliances are not a fixed component of the home and are not tested for operation.*

Basement Laundry Room/Area

Ceiling/Walls/Floor: *Acceptable*

Windows/Doors: *Acceptable*

Plumbing/Fixtures: *Marginal - S-Trap may allow sewer gas into home. An air admittance valve is recommended if odor is noticed.*



Electrical: *Acceptable*

Dryer Vent: *Acceptable - Recommend installing solid metal pipe. Plastic vent can melt and burn.*

Smoke Detector: *Not Present*

## Living Space

*Personal items and furniture limited the ability to inspect the room completely*

Living Room Living Space

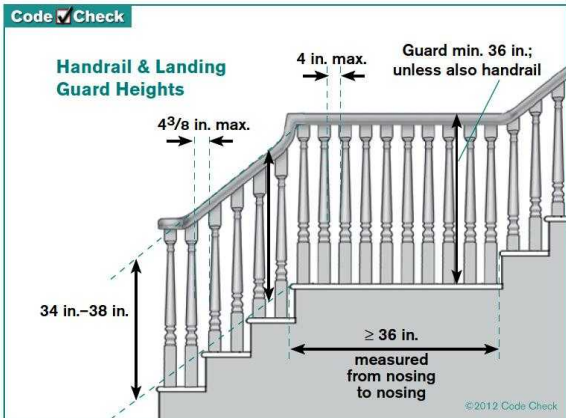
Ceiling/Walls/Floor: *Acceptable - Small cracks are common due to the home settling.*

Windows/Doors: *Acceptable*

Stairs: *Safety Hazard - Handrails were missing.*

*Current building safety standards require baluster spacing no more than 4" to 4-3/8" wide to prevent injuries to small children.*

*A licensed contractor is recommended for evaluation and repair.*



Electrical: *Acceptable - Not all receptacles were accessible for testing*

HVAC Source: *Acceptable*

Smoke Detector: *Not Present*

## Bedrooms

*Personal items and furniture limited the ability to inspect the room completely*

### Master Bedroom

Ceiling/Walls/Floor: *Acceptable*

Windows/Doors: *Acceptable*

Electrical: *Acceptable - Not all receptacles were accessible for testing*

HVAC Source: *Acceptable*

Smoke Detector: *Not Present - Although smoke detectors may not have been required in every bedroom when this home was built, they provide life saving warnings in case of fire. They are inexpensive to install and are recommended for life safety.*

### Front Bedroom

Ceiling/Walls/Floor: *Acceptable*

Windows/Doors: *Acceptable*

Electrical: *Acceptable - Not all receptacles were accessible for testing*

HVAC Source: *Acceptable*

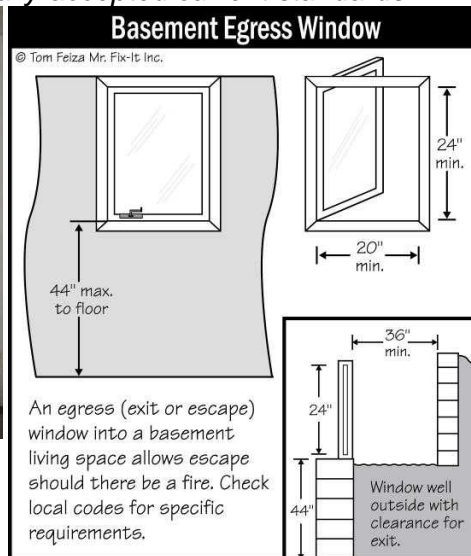
Smoke Detector: *Not Present - Although smoke detectors may not have been required in every bedroom when this home was built, they provide life saving warnings in case of fire. They are inexpensive to install and are recommended for life safety.*

### Basement Bedroom

Ceiling/Walls/Floor: *Acceptable*

Windows/Doors: *Acceptable - At the time of the inspection this sleeping room in the home had no openings in the exterior walls which would meet generally-accepted current standards for emergency escape and rescue openings. Current standards require a properly-configured wall opening be installed in all sleeping rooms.*

*At the time this home was built, generally-accepted standards may have been different from current generally-accepted standards. For safety reasons, consider installation of an opening in this sleeping room which will provide means of egress meeting generally-accepted current standards.*



D065

Electrical: *Acceptable - Not all receptacles were accessible for testing*

HVAC Source: *Acceptable*

Smoke Detector: *Not Present - Although smoke detectors may not have been required in every bedroom when this home was built, they provide life saving warnings in case of fire. They are inexpensive to install and are recommended for life safety.*

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## Bathrooms

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### Master Bathroom

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Ceiling/Walls/Floor: *Acceptable*

Windows/Doors: *Acceptable*

Counter/Cabinet: *Acceptable*

Fixtures: *Acceptable*

Spa Tub/Surround: *Acceptable*

Electrical: *Acceptable*

HVAC Source: *Acceptable*

Ventilation: *Marginal - Exhaust fan was noisy. Bearings may be failing. Recommend replacing.*

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### 1st floor Bathroom

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Ceiling/Walls/Floor: *Acceptable*

Windows/Doors: *Acceptable*

Counter/Cabinet: *Acceptable*

Fixtures: *Acceptable*

Shower/Surround: *Acceptable*

Electrical: *Acceptable*

HVAC Source: *Acceptable*

Ventilation: *Acceptable - Unable to verify vent termination. Requires further evaluation.*

## Fireplace

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Living Room Fireplace

Type: *Gas log*

Flue: *Not inspected*

Damper: *Safety Hazard - Not modified for gas. Damper should not be able to be closed completely with a gas log so carbon monoxide can exit through flue. A qualified contractor is recommended for evaluation and repair.*

Hearth: *Acceptable*

Smoke & C/O Detector: *Not Present - A smoke and carbon monoxide detector is recommended in room with fireplace/stove*



## Attic

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Main Attic

Method of Inspection: *In the attic*

Type of Insulation: *Loose, Fiberglass*

Approximate Depth: *24"*

Insulation: *Acceptable*

Ventilation: *Acceptable*

Framing/Sheathing: *Acceptable*

Exhaust Fans: *Acceptable*

Electrical: *Safety Hazard - Open junction boxes. A licensed electrical contractor is recommended for evaluation and repair.*



## Basement/Crawlspace/Structure

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*Finished walls and ceilings in basement restrict the visual evaluation of the structural, plumbing, HVAC and electrical components.*

Location of Access: *Stairs*

Type of Foundation: *Concrete*

Foundation: *Major Concern - Vertical crack/s, Evaluation by a licensed structural engineer or foundation contractor is recommended.*



Framing/Subfloor: *Most not visible*

Insulation: *Not visible*

Water Penetration: *None observed*

Windows/Doors: *Acceptable*

Stairs: *Acceptable*

Electrical: *Acceptable*

Plumbing: *Acceptable*

HVAC: *Acceptable*

## Final Comments

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*All components designated for inspection according to the InterNACHI standards of practice are inspected, except as may be noted as limited or restricted access.*

*It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.*

*Please refer to the inspection contract and the InterNACHI standards of practice for a full explanation of the scope of the inspection.*

*Finished basement limited the ability to evaluate all of the structure, plumbing, electrical and/or hvac systems.*

*Personal items and furniture limited the ability of the inspector to see or evaluate all areas.*

## Major Concern Summary

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Item needs immediate repair or replacement. It is unable to perform its intended function.  
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Basement/Crawlspace/Structure

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1. Foundation: *Major Concern - Vertical crack/s, Evaluation by a licensed structural engineer or foundation contractor is recommended.*

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## Safety Hazard Summary

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Item should be repaired immediately to prevent injury.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

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### Kitchen

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1. Basement Wet Bar Electrical: *Safety Hazard - Faulty GFCI outlet-replace, A licensed electrical contractor is recommended to evaluate and estimate repairs*

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### Living Space

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2. Living Room Living Space Stairs: *Safety Hazard - Handrails were missing. Current building safety standards require baluster spacing no more than 4" to 4-3/8" wide to prevent injuries to small children. A licensed contractor is recommended for evaluation and repair.*

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### Fireplace

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3. Living Room Fireplace Damper: *Safety Hazard - Not modified for gas. Damper should not be able to be closed completely with a gas log so carbon monoxide can exit through flue. A qualified contractor is recommended for evaluation and repair.*

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### Attic

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4. Main Attic Electrical: *Safety Hazard - Open junction boxes. A licensed electrical contractor is recommended for evaluation and repair.*