

Building Inspection Report

128 1st Street Bozeman



Inspection Date:
06/12/2014

Prepared For:
Dan and Cindy

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

Square Footage: 2450

Built: 2001

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

None at this time

SAFETY ISSUES

The loose wire in the crawl space below the master bedroom tub should be placed in a covered junction box.
The gas supply line for the fire place should be better supported.

REPAIR ITEMS

Exterior

The stucco on the front of the home has some small areas that need repair.

The fence behind the garage is in need of stain and gate repairs.

The steps to the back doors need paint/satin.

The door jams need paint on the back of the home.

The window to the garage has a damaged trim piece.

The bushes should be trimmed away from the siding.

The garage door seal has some minor damage.

The vent terminal on the exterior of the home for the dryer needs to be repaired.

There is minor damage to the concrete in front of the front door.

There were some exposed nail heads found on the roof that should be sealed.

The door between the two garage bays needs adjustments.
The TPR valve(Temperature, Pressure, Relief) for one of the hot water heaters needs repair.

Interior

The bathroom shower door in the bath off the kitchen has a damaged seal.
The door strike to the bathroom off the kitchen is loose.
The oven was not working at the time of the inspection. The renter stated that parts had been ordered.
The handle for the toilet in the guest bath need repairs.
The master bath shower has mildew in the caulking at the base.
The windows in the master bath need caulking around the drywall returns.
The humidifier located in the crawlspace on the furnace needs a new filter.

IMPROVEMENT ITEMS

Trim shrubs and trees away from home to prevent damage to siding.

ITEMS TO MONITOR

Replace furnace filters on a regular basis.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

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.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

RECENT WEATHER CONDITIONS

Wet weather conditions have been experienced in the days leading up to the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 65 degrees F.

Structure

DESCRIPTION OF STRUCTURE

| | |
|---------------------------|---|
| Foundation: | •Poured Concrete •Crawl Space Configuration |
| Columns: | •Wood |
| Floor Structure: | •I joist |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Truss |
| Roof Structure: | •Trusses •Waferboard Sheathing |

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

There were no concerns found at the time of the inspection.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

| | |
|-----------------------|---|
| Roof Flashings: | •Metal |
| Chimneys: | •Metal |
| Roof Drainage System: | •Aluminum •Downspouts discharge above grade |
| Method of Inspection: | •Walked on roof |
| Roof Covering: | •Asphalt Shingle |

ROOFING OBSERVATIONS



Positive Attributes

The roof coverings are newer and appear to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS



Repair: There are some exposed nail heads found that should be sealed.

Gutters & Downspouts



- The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

| | |
|-------------------------------------|------------------------------------|
| Wall Covering: | •Vinyl Siding •Stucco |
| Eaves, Soffits, And Fascias: | •Aluminum |
| Exterior Doors: | •Metal •French Doors |
| Window/Door Frames and Trim: | •Wood |
| Entry Driveways: | •Asphalt |
| Entry Walkways And Patios: | •Concrete |
| Steps | •Wood |
| Overhead Garage Door(s): | •Steel •Automatic Opener Installed |
| Surface Drainage: | •Graded Away From House |
| Fencing: | •Wood |

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance.

Window frames are clad, for the most part, with a low maintenance material.

The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home.

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

The driveway and walkways are in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls



- **Repair:** Localized damage of the stucco found on the front of the home exterior walls should be repaired.

Steps



Repair: The steps on the back are in need of Paint/stain.

Front entry Side walk



Repair/monitor: The concrete in front of the front door has some minor surface damage.

Landscaping



- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.

Fencing



- **Improve:** The fencing should be painted or stained to prolong its life.
- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.

Windows



Repair: The window on the North side of the home to the garage has a small hole in the trim piece.

Garage Doors:



Repair: The gaskets in the top corners of the garage doors are damaged.

Dryer vent:



Repair: The dryer vent terminal is damaged and need repairs.

Doors



Repair: The door trim is in need of paint.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

| | |
|--|--|
| Size of Electrical Service: | •120/240 Volt Second Service - Service Size: 200 Amps |
| Service Drop: | •Underground |
| Service Entrance Conductors: | •Aluminum |
| Service Equipment & Main Disconnects: | •Main Service Rating 200 Amps •Breakers •Located: North Side Of The Garage |
| Service Grounding: | •Water Pipe Connection |
| Distribution Wiring: | •Copper |
| Wiring Method: | • Non-Metallic Cable "Romex" |
| Switches & Receptacles: | •Grounded |
| Ground Fault Circuit Interrupters: | •Bathroom(s) •Whirlpool •Exterior •Garage •Kitchen |
| Smoke Detectors: | •Present |

ELECTRICAL OBSERVATIONS



Main Service Entrance



Main breakers in panel



Service panel by garage door

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring



Repair: There is a loose wire under the master bath tub that should be placed in a covered junction box.

Switches

Repair: The cover palate for the light switch to the laundry room is damaged.



Receptacles

Repair: The receptacle on the North side of the garage needs a cover plate.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:

•Gas

Home Heating System Type:

•Forced Air Furnace •Manufacturer: Bryant •Serial Number: H15987426

Other Components:

•Humidifier •Condensate Pump

Garage Heating System Type:

•Gas Furnace •Manufacturer: Cayenne •Serial Number: J489725631

HEATING OBSERVATIONS



Programmable thermostat on hall wall



Furnace located in crawl space



Garage heater

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system.

The heater in the garage is in good condition.

RECOMMENDATIONS / OBSERVATIONS



Repair: The Humidifier filter should be changed

Monitor: It is important to have the furnaces serviced on a regular basis and change the air filters.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:
Central System Type:

- 240 Volt Power Supply
- Air Cooled Central Air Conditioning
- Manufacturer: Trane
- Serial Number: G19672534

COOLING / HEAT PUMPS OBSERVATIONS



Positive Attributes

The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning



Breaker disconnect for A/C



- **Repair:** Damaged and or missing insulation on refrigerant lines should be repaired.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

- | | |
|------------------------------------|---|
| Attic Insulation: | •R38 Fiberglass Blown in The Main Attic |
| Exterior Wall Insulation: | •Not Visible |
| Crawl Space Insulation: | |
| Vapor Retarders: | •Plastic |
| Roof Ventilation: | •Roof Vents •Gable Vents •Soffit Vents |
| Crawl Space Ventilation: | •Exterior Wall Vents |
| Exhaust Fan/vent Locations: | •Bathrooms •Dryer |

INSULATION / VENTILATION OBSERVATIONS



Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS



Repair: The vent terminal for the dryer needs to be repaired.

Improvements:

Adding an insulation blankets to the hot water heaters will help reduce heating costs as will insulating any accessible hot water lines.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

- | | |
|---|--|
| Water Supply Source: | •Public Water Supply •Private Water Supply |
| Service Pipe to House: | •Copper |
| Main Water Valve Location: | •Crawl Space |
| Interior Supply Piping: | •Copper •Plastic |
| Waste System: | •Public Sewer System |
| Drain, Waste, & Vent Piping: | •Plastic |
| Water Heaters: | •Gas •Approximate Capacity (in gallons): 80gal; 40gal each •Manufacturer: Lochinvar •Serial Numbers: #1 WX 2221673 # 2 WF 9958505 |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve Is On The North Side of The Home |

PLUMBING OBSERVATIONS

Water main in crawl space with shut off valave highlighted.



Gas main and shut off valve highlighted.



Positive Attributes

The plumbing system is in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Water Heater



- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is turned at an odd angle and needs repair.

Gas Piping



Repair: The gas supply line for the fireplace needs to be supported better.

Fixtures



- **Monitor:** The toilet in the guest bath has a damaged handle that needs repair.



- **Repair:** The caulking to the master bath shower pan shows signs of mildew.



Repair: The gasket to the shower door in the bath off the kitchen needs replacement.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the sewage system is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:

•Drywall

Floor Surfaces:

•Carpet •Tile •Vinyl/Resilient •Wood

Window Type(s) & Glazing:

•Sliders •Double/Single Hung •Fixed Pane

Doors:

•Wood-Hollow Core •Storm Door On Front Door

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

RECOMMENDATIONS / OBSERVATIONS

Walls



- **Monitor:** Minor damage was noted in some places on the corners.

Windows



Repair: The drywall returns need caulking around the windows in several places.

Doors



- **Repair:** The door between the garage bays should be trimmed or adjusted as necessary to work properly.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Gas Cook Top •Microwave Oven •Dishwasher •Waste Disposer

Laundry Facility:

•Refrigerator •Clothes Washer •Clothes Dryer

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer

Other Components Tested:

•Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Oven



Repair: The oven was not working at the time of the inspection. The owner stated that parts had been ordered.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

Vents, Flues, Chimneys:

Manufacture:

•Gas

•Metal Flue-Insulated Multi-Wall

Canadian Heating Products: Serial Number: 062900 69237

FIREPLACES / WOOD STOVES OBSERVATIONS



General Comments

On the whole, the fireplace and its components are in above average condition.

RECOMMENDATIONS / OBSERVATIONS

It is recommended to have this unit serviced on a regular basis.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.