

Northern Inspections

Property Inspection Report



Inspection prepared for: WITHHELD NAME
Inspection Date: 9/25/2013 Time: 10:00 AM
Age: 50+ YRS Size: 1000+/- SF
Weather: RAINY/COOL

Inspector: Randall Scott

NORTHERN INSPECTIONS
410 Monegan Rd
Whitefish, Montana, 59937
406 253 1231
randy005@centurytel.net

TERMS AND CONDITIONS THIS CONTRACT LIMITS LIABILITY

It is agreed by all that this inspection is to be performed according to the following terms and conditions:

1. Northern Inspections will provide the Client a limited-time visual inspection of the following readily accessible and visible pertinent, major elements existing in the structure on the date of inspection: central air conditioning, central heating, interior electric, interior plumbing, foundation, basement, roofing, siding, walls, floors, ceilings, and built-in kitchen appliances. Northern Inspections shall have no obligation to repair or replace any items found to be defective, whether or not discussed in the Northern Inspections written report. Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. Northern Inspections cannot determine during the inspection that the roof leaks or is watertight; the rating is on material condition only. Further, this inspection does not cover code compliance, soil or groundwater contamination, geological, design, adequacy evaluation, or any low voltage wiring. Northern Inspections reserves a 5% margin or tolerance. This inspection will include the above elements unless otherwise restricted by the client. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the property. Northern Inspections recommends that Client seek the advice of his legal counsel and/or real estate agent to identify items subject to disclosure in additions to those set forth in Northern Inspections' written inspection report. Northern Inspections' inspections are performed with consideration given to the age of the structure, items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and must be considered as such. This report is not a mold or hazardous materials inspection.
2. Payment of the fee entitles client to one original of the written inspection report including photographs. Payment, in check, cash, or credit card, is due prior to the start of the visual inspection. The liability of Northern Inspections is limited to the terms and conditions as set forth in this contract between Northern Inspections and the Client. Client expressly releases Northern Inspections from any and all claims arising out of the contract.
3. Client represents and assures Northern Inspections that Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Northern Inspections from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Northern Inspections recommends checking for permits on all additional construction performed on the property after the original construction.
4. This Order Form, with its terms, conditions and disclosures, constitutes the entire agreement between Northern Inspections and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration or modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. This contract shall be construed and governed by the laws of the State of Montana. For all areas marked outside of good condition, Northern Inspections recommends proper attention by the appropriate licensed contractor.
5. Northern Inspections has no liability for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property. Disgruntled sellers/squatters often change the condition of the property and no guarantees will be made by Northern Inspections.
6. I have read the Terms and Conditions of this inspection and accept them, and also accept the

Waiver Conditions.

7. I have full authority to execute this contract. I fully understand the fact that only the original buyer on this contract shall be entitled to the information contained in the inspection report/contract.

8. Client shall be liable for Northern Inspections attorney's fees in the event of litigation. Any negative comments/actions reflected on/towards Northern Inspections shall be grounds for a slander-suit for defamation of character in Superior Court. The defamation of character suit shall be filed against the instigator of said comments/actions.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 6 Item: 4	Stairs & Handrail	<ul style="list-style-type: none"> • Stair treads are less than 10 inches. • Stair railing is 26 inches. Minimum stair railing is 34 inches from nose of tread.
Bedrooms		
Page 8 Item: 6	Smoke Detectors	<ul style="list-style-type: none"> • The smoke detectors did not operate during the inspection.
Bathroom		
Page 9 Item: 5	Electrical	<ul style="list-style-type: none"> • The bathroom outlet has an open ground.
Page 9 Item: 6	GFCI	<ul style="list-style-type: none"> • The GFCI outlet would not respond to testing because it has an open ground.
Kitchen		
Page 11 Item: 7	Vent Condition	<ul style="list-style-type: none"> • Exhaust fan did not operate.
Roof		
Page 17 Item: 3	Vent Caps	<ul style="list-style-type: none"> • It appears the furnace vent has been hit by a limb. Cosmetic issue.
Exterior Areas		
Page 19 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> • No soffit venting present. It appears that a new roof has been framed over an old roof. If urethane spray foam has been used to insulate the roof, then no soffit venting is needed. If fiberglass insulation was used to insulate the roof, soffit venting would be needed. Insulation method should be verified.
Foundation		
Page 20 Item: 3	Post and Girders	<ul style="list-style-type: none"> • The floor girders are supported by stacks of wooden blocks. Although the blocks have been in place a long time, suggest replacing with concrete piers and wood/steel posts.
Page 20 Item: 8	Vapor Barrier	<ul style="list-style-type: none"> • Plastic vapor barrier does not have continuous ground coverage.
Page 20 Item: 9	Insulation	<ul style="list-style-type: none"> • Areas under bedroom and living room have no insulation present on stem walls or in floor joists.
Grounds		
Page 21 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Birch trees at the front porch are in contact with the porch roof. Roof needs to be cut back to provide tree trunks adequate movement in the wind without pushing on the porch roof.
Page 21 Item: 4	Patio and Porch Deck	<ul style="list-style-type: none"> • OSB has been used to seal off the space below the front entry porch. The OSB is in contact with the ground and will rot.
Fireplace		

Page 22 Item: 1

Condition

- The gas fireplace exhaust is located directly below an operable window. Does not meet current codes and standards.

Inspection Details

1. Attendance

In Attendance: Buyer Agent not present • Client not present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles were tested and found to be wired correctly.
- One living room receptacle has an open ground.

4. Stairs & Handrail

Good	Fair	Poor	N/A	None
		X		

Observations:

- Stair treads are less than 10 inches.
- Stair railing is 26 inches. Minimum stair railing is 34 inches from nose of tread.

5. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Wood framed casement windows noted. • Wood framed awning window noted.

Observations:

- Some screens are missing from living room windows.

6. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are wood plank ceilings noted.

Observations:

- No deficiencies observed.

7. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

8. Screen Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- Sliding door screen is missing.

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are painted drywall walls noted.

Observations:

- No deficiencies observed.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed in door. Stairway runs across door opening.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles were tested and found to be wired correctly.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted.

Observations:

- No deficiencies observed.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- The smoke detectors did not operate during the inspection.

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are painted drywall walls noted in the bedroom.

Observations:

- No deficiencies observed.

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed sliding window noted.

Observations:

- No deficiencies observed.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are painted drywall ceilings noted.

Observations:

- No deficiencies observed.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main Floor Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There is a painted drywall ceiling noted in the bathroom.
Observations:
• No deficiencies observed.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
• The bathroom outlet has an open ground.

6. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:
• The GFCI outlet would not respond to testing because it has an open ground.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
• The bath fan operated and no deficiencies observed.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.
Observations:
• No deficiencies observed, however there is evidence of previous leaking around the toilet. Monitor for leaking.

9. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

10. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

12. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

13. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

14. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Laminate tops noted.
 • The island counter top is chipped.

3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

4. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas cook top noted.
 • The burners operated properly when tested.

5. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas oven.
 • Oven operated when tested.

6. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

7. Vent Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Recirculating
 Observations:
 • Exhaust fan did not operate.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.
 Observations:
 • No deficiencies observed.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.
 Observations:
 • No deficiencies observed.

11. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

12. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- No deficiencies observed.

14. Windows

Good	Fair	Poor	N/A	None
		X		

Observations:

- The windows in the kitchen are single pane windows.

Laundry

1. Locations

Locations: Kitchen.

2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

4. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
• No GFCI protection present, suggest installing GFCI protected receptacle for safety.

5. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the crawlspace.

Materials: Gas fired forced hot air

Observations:

- The furnace fired and ran. No deficiencies observed.

2. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of inspection.

3. Filter

Good	Fair	Poor	N/A	None
X				

Observations:

- The furnace filter was clean.

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Gas fired on demand type system.

Location: The water heater is located in mechanical basement under the deck.

Observations:

- No deficiencies observed.

2. TPRV

Good	Fair	Poor	N/A	None
	X			

Observations:

- The TPR valve is not piped to within 6" of the ground.

3. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: East side of the house.
Observations:
• No deficiencies observed.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
• 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
• There is an underground service.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Visually accessible from ground. Not mounted due to wet surface.
Materials: Metal standing seam roofing noted.
Observations:
• No deficiencies observed.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations:
• It appears the furnace vent has been hit by a limb. Cosmetic issue.

4. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

Attic

1. Access

Good	Fair	Poor	N/A	None
				X

Observations:
• No attic present

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed. It appears a second roof has been framed over the original roof.

3. Attic Plumbing

Good	Fair	Poor	N/A	None
				X

Observations:
• Not visible.

4. Attic Electrical

Good	Fair	Poor	N/A	None
				X

Observations:
• Not visible.

5. Ventilation

Good	Fair	Poor	N/A	None
				X

Observations:
• None visible.

6. Insulation

Good	Fair	Poor	N/A	None
			X	

Observations:
• Unable to determine.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood siding, wood frame construction, concrete foundation.
Observations:
• No deficiencies observed. The house has had approximately 3 1/2 in added to the exterior walls and then been resided. Hopefully/probably insulation was added at the time of the residing. More investigation needed to fully determine wall insulation.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:
• No soffit venting present. It appears that a new roof has been framed over an old roof. If urethane spray foam has been used to insulate the roof, then no soffit venting is needed. If fiberglass insulation was used to insulate the roof, soffit venting would be needed. Insulation method should be verified.

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.
• Exterior paint is in good condition.

Foundation

1. Foundation Walls

Good	Fair	Poor	N/A	None

Observations:

- No deficiencies observed.

2. Cripple Walls

Good	Fair	Poor	N/A	None
				X

Observations:

- No cripple walls used in construction of this home.

3. Post and Girders

Good	Fair	Poor	N/A	None
		X		

Observations:

- The floor girders are supported by stacks of wooden blocks. Although the blocks have been in place a long time, suggest replacing with concrete piers and wood/steel posts.

4. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Diagonal plank subfloor noted.

5. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

Observations:

- The anchor bolts were not visible.

6. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

7. Foundation Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- No deficiencies observed. Some plumbing is galvanized pipe but most of the plumbing has been replaced with copper.

8. Vapor Barrier

Good	Fair	Poor	N/A	None
		X		

Observations:

- Plastic vapor barrier does not have continuous ground coverage.

9. Insulation

Good	Fair	Poor	N/A	None
		X		

Observations:

- Areas under bedroom and living room have no insulation present on stem walls or in floor joists.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Gravel driveway noted. • Stone sidewalk noted.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- The exterior drainage is generally away from foundation except on the west side. West side has washed gravel adjacent to the house to prevent splashing on to the siding. West side grade slopes toward the foundation.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
		X		

Observations:

- Birch trees at the front porch are in contact with the porch roof. Roof needs to be cut back to provide tree trunks adequate movement in the wind without pushing on the porch roof.

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
		X		

Observations:

- OSB has been used to seal off the space below the front entry porch. The OSB is in contact with the ground and will rot.

5. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:

- The rear deck stairs by the bunkhouse are in contact with the dirt. Contact with dirt will accelerate deterioration of the stair framing members.

6. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

Observations:

- No deficiencies observed.

9. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: West side of house.

Observations:

- No deficiencies observed.

Fireplace

1. Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Living Room gas fireplace ignited and appeared to function normally.
- The gas fireplace exhaust is located directly below an operable window. Does not meet current codes and standards.

Photos



Living room outlet with an open ground.



Gas exhausts below an operable window. Does not meet current codes and standards.



Bedroom door with stairs.



Bathroom floor with evidence of previous leaking. Not leaking currently. Monitor.



Kitchen island counter with chips.



Range exhaust fan does not operate.



Loft/stair railing at 26 inches. Code minimum is 36 inches for loft and 34 inches on stairs.



Loft fixture did not operate. Replace bulb and re-check.



Loft fixture did not operate. Replace bulb and re-check.



Loft exhaust fan. No deficiencies observed.



No soffit venting present. May not be needed depending on type of insulation in the roof.



No soffit venting present in the bunkhouse. May not be needed depending on type of insulation.



Bunkhouse supported on concrete piers. No deficiencies observed.



Bunkhouse supported on concrete piers. No deficiencies observed.



Stair stringers in contact with dirt. Contact with dirt will accelerate deterioration.



Deck framing. No deficiencies observed.



Water shut off for the house. No deficiencies observed.



Sump pump in mechanical crawlspace functioning. No deficiencies observed.



TPR valve on On Demand Water Heater should be piped to within 6 inches of the ground.



On Demand Water Heater in mechanical crawlspace. No deficiencies observed.



Electrical main and breaker panel. Labeled. No deficiencies observed.



Crawlspace. Girders supported by stacks of wood blocks.



Crawlspace. Girders supported by stacks of wood blocks.



Crawlspace. Girders supported by stacks of wood blocks.



Crawlspace. Gas furnace. No deficiencies observed.



Debris left in crawlspace.



Furnace filter clean.



Below deck at front entry. OSB sheathing in contact with ground.



Gas stove exhaust vent below an operable window. Does not meet current codes and standards.



Grade on west side of house is sloped toward the house. Gravel is used to prevent mud splashing on to siding.



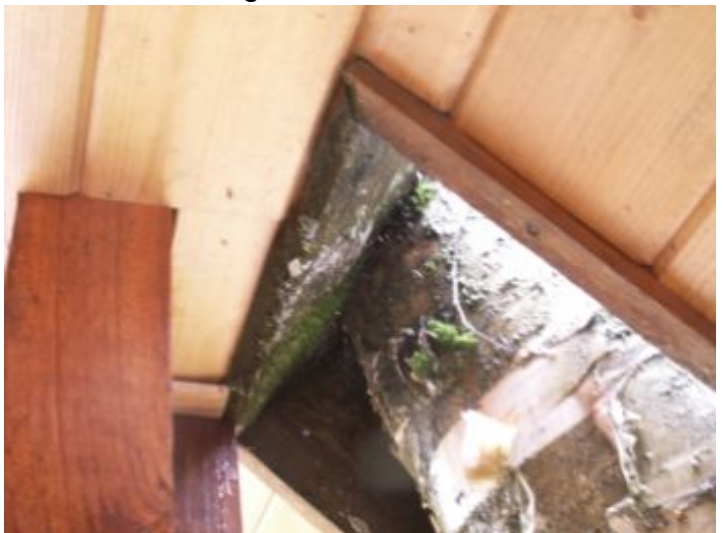
Old chimney not being used,



Metal roofing. No deficiencies observed.



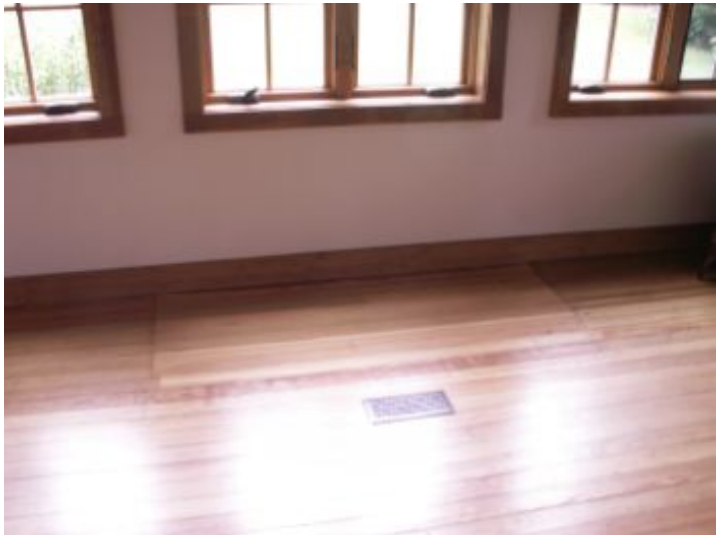
Below front deck. OSB sheathing in contact with the ground.



Front porch roof. Birch tree trunks in contact with roof framing.



Front porch roof. Birch tree trunks in contact with roof framing.



Location of old fireplace. Chimney still on roof.



Spray foam insulation below dining room. No deficiencies observed.



Spray foam insulation below dining room. No deficiencies observed.



Furnace vent appears to have been hit with a tree branch. Cosmetic issue.



Snow stop is damaged but functioning. Cosmetic issue.



Moss growing on edge of cedar shakes. Cosmetic issue.



Location of gas meter. Below rear deck.



Interior of bunkhouse. No deficiencies observed.



Interior of bunkhouse. No deficiencies observed.