

Client

4 Seasons Sample Report
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Kalispell, MT 59901
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Email: edkahle3@gmail.com
Inspection Date: 07-31-2016

Inspector

Phone:
E-Mail: _



Welcome and thank you for choosing 4 seasons home inspections llc.
 This report is designed to be as thorough as possible, but also clear and concise.
 If you have any questions please call us at (406)-253-1064

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Report Summary

Main Bathroom



07/31/2016

No ground fault circuit interrupter (GFCI) outlets installed. GFCI outlets help prevent electric shocks in areas that may have water present. Recommend having a qualified electrician install one or more GFCI outlets, especially over counter tops and around sinks. The fan vent does not seem to work properly and may not be vented to the exterior. The bath room has a bad smell and paint peeling which could be mold or sewage leaking. Recommend a contractor evaluate and repair if necessary.

General Interior



07/31/2016

There are numerous two prong and open ground outlets. The un-grounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground. The smoke detector for the bed room/ laundry room/ bath is missing. Recommend an electrician repair. The floor in the master bedroom is not level. It appears to have settled many years ago but appears to be stable. Recommend a building contractor evaluate. The carpet in the master bed room is loose and needs to be stretched. The door to the master bed room sticks. The door to a secondary bed room won't lock. An exterior hall way door needs to be adjusted as there is light showing through and air infiltration. Carpet in the Living room is stained and loose. The door to the bedroom off the Laundry room is dented in. There is a switch plate cover missing in the living room which is an electrical hazard. Center section of Kitchen bay window is cloudy. Possible seal failure. Side window of Kitchen bay is cracked. Living room window does not close and seal properly allowing air infiltration. Recommend a building contractor to make repairs.

Laundry



07/31/2016

Washer is located upstairs. The common practice is to put the washer in a catch pan to prevent spilled wash water from damaging floors and items on the first floor. This washer is not equipped with a catch pan and inspector recommends such a precaution should be taken. There is a floor tile cracked. The cabinet doors above the washer/dryer do not open smoothly and there is a small hole in one.

Domestic Water Heater



07/31/2016

Water heater is installed over finished living space and has no catch pan and drain installed. Recommend installing catch pan and drain to prevent water damage to finished interior spaces below if/when the water heater develops a leak or is drained. Recommend plumber to install relief valve extension to floor into drain pan.

Electrical System



07/31/2016

No service disconnect. No interior breaker cover of distribution panel. Distribution panel not weatherproof. Recommend a licensed electrician evaluate and repair.

Kitchen



07/31/2016

No ground fault circuit interrupter (GFCI) devices (outlets or circuit breakers) are visible for the kitchen. GFCI devices help prevent electric shocks in areas that may have water present. One outlet has open ground. One receptacle outlet has a three outlet conversion. Should be checked for proper wiring. Recommend having a qualified, licensed electrician install GFCI protection for outlets, over counter tops and around sinks and perform repairs. Three cabinets missing hardware. One drawer missing front and hardware. Base cabinet drawer is missing pull hardware and front finish. Corner Lazy Susan cabinet does not work. Bay window is cracked. Micro wave oven plastic vent cover is broken. Recommend a contractor repair.

Heating System



07/31/2016 Recommend a carbon monoxide alarm near the mechanical closet as both furnace and water heater are there together.

Safety Concerns



07/31/2016 Tested smoke detectors and worked. Replace one at laundry room bed room area. Recommend installing carbon monoxide detector near mechanical closet.

Exterior Grounds



07/31/2016 Rear step off bed room is 10 inches. This could be a trip hazard. Acceptable height is 8 inches. Recommend a building contractor repair.

Master Bathroom



07/31/2016 Toilet appears to be loose. This may be from a loose anchor bolt or damage to sub floor from a leak. Recommend a qualified contractor repair as necessary. Door trim missing. Door threshold missing. Miscellaneous trim missing.

Fireplace



07/31/2016 Cracked hearth tile. Recommend a flooring contractor repair.

Crawlspace



07/31/2016 Small leak around sewer pipe penetration. Recommend building contractor seal and divert outside water away from area.

Roof & Ventilation



07/31/2016 It appears the electric mast and plumbing vents need to be caulked. The attic ventilation appears to be insufficient. The bath fan vent terminations were not to be found. There were some loose nails found and some chimney flashing's appear to need fastening. These defects could cause roof leaking, moisture accumulation in the attic or excessive attic heat. Recommend a building/roofing contractor evaluate and correct.

Attic



07/31/2016 Venting appears to be insufficient. Inadequate ventilation will cause excessive heat build up and moisture accumulation that may promote mold. Recommend a building contractor evaluate and repair.

Full Report

General Information

Overview: mixed residential/commercial
Inspector: Your name
Start time: 2:00 PM
End time: 4:30 PM
Present at inspection: Buyer
House is: Occupied
Age of house: About 70 years old
Type of house: 1 family house

Weather condition: Clear
Temperature: Hot
Ground Condition: Dry
Foundation: Crawlspace
Foundation: Slab
Excluded from inspection: Shed
Excluded from inspection: Hot tub
Excluded from inspection: Pool

Excluded from inspection: Irrigation system
Excluded from inspection: Security system
Excluded from inspection: Water softener
Excluded from inspection: Septic System
Excluded from inspection: House Vacuum
Excluded from inspection: Water Treatment System
Excluded from inspection: Above Ground Pool
House Number: On mail box

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Roof & Ventilation

Roof Inspection Method: From eaves
Roof Type: Cross gable
Roof covering: Metal
Roof approximate age: Older
Defects observed: caulking
Roof penetrations: Vent pipe
Roof penetrations: electric mast
Gutter material: Vinyl

Flue noted: Noted at top of chimney
Flue noted: Steel liner
Roof ventilation: Gable vents

Gutter material: Aluminum
Downspout material: Aluminum
Gutter extensions: Noted, but not long enough
Gutter extensions: missing
Chimney appears to be built: Interior
Chimney appears to be built: Exterior
Spark arrester/rain cap: Noted
Chimney made of: Stone



07/31/2016

It appears the electric mast and plumbing vents need to be caulked. The attic ventilation appears to be insufficient. The bath fan vent terminations were not to be found. There were some loose nails found and some chimney flashing's appear to need fastening. These defects could cause roof leaking, moisture accumulation in the attic or excessive attic heat. Recommend a building/roofing contractor evaluate and correct.



Exterior Walls

Wall structure: Wood frame
Wall covering material: Wood
Condition of wall:: Good
Trim: Wood
Trim condition: Good
Door material: Metal
Windows: vinyl and wood
Main entry porch: Concrete

Porch steps down: One
Porch roof: Yes
Electrical service type: Overhead
Overhead wires threatened: No
Service size: 200 Amp
Drip loop present: Yes
Meter amperage: 200 Amp
Voltage: 120/240 volts



07/31/2016

Some siding extends to ground or close to it. Industry standards call for siding to be no closer than 6 inches. This could possibly cause rot and decay of the exterior walls. Recommend a building contractor repair. Kitchen picture bay window is cracked and center section is cloudy. Possible seal failure. Recommend a building contractor repair.



Attic

Attic access: Hatch
How observed: Limited viewing
Roof system: Rafters
Rafters inches apart: 18 inches
Rafters inches apart: 24 inches
Roof decking: Wood plank
Moisture penetration: None noted
Attic floor framing: Not observed

Attic floor system: No flooring
Ventilation: Gable vent
Soffit vents: none
Insulation location: Floor
Insulation material: Fiberglass roll/batt
Bathroom vent duckwork : Could not determine, limited viewing



07/31/2016 Venting appears to be insufficient. Inadequate ventilation will cause excessive heat build up and moisture accumulation that may promote mold. Recommend a building contractor evaluate and repair.



Exterior Grounds

Exterior of foundation walls: Concrete
Exterior of foundation walls: slab on grade
Exterior foundation exposure: Less than 6 inches
Exterior foundation exposure: 1 Foot
Exterior foundation observed?: Good condition
Grading within 6 foot of house: About level
Grading beyond 6 foot of house: About level
Driveway: Gravel

Driveway condition: Good
Walkway to front entry: Concrete
Walkway condition: Good
Patio: Concrete
Patio location: Left of house
Patio location: Right of house
Patio location: Front of house
Patio condition: Good

Trees & shrubs too close to house: No
Fence material: Metal
Fence condition: Felt secure
Electrical disconnect:: Not noted
Well Head location: Back Yard
Well Head Cap: Sanitary



07/31/2016

Rear step off bed room is 10 inches. This could be a trip hazard. Acceptable height is 8 inches. Recommend a building contractor repair.

Master Bathroom

Shower: Stall
Tub: Built in
Surround condition: Good
Bathroom: Single sink
Sink type: Vanity
Toilet: Flushed
Toilet condition: Good
Leaks: None

Flooring: Ceramic tile
Floor condition: Good
Caulking: Intact
Ventilation: Fan
Outlets: One
GFI's: Yes, and working
Functional Flow Test: Acceptable drop in pressure



07/31/2016

Toilet appears to be loose. This may be from a loose anchor bolt or damage to sub floor from a leak. Recommend a qualified contractor repair as necessary. Door trim missing. Door threshold missing. Miscellaneous trim missing.



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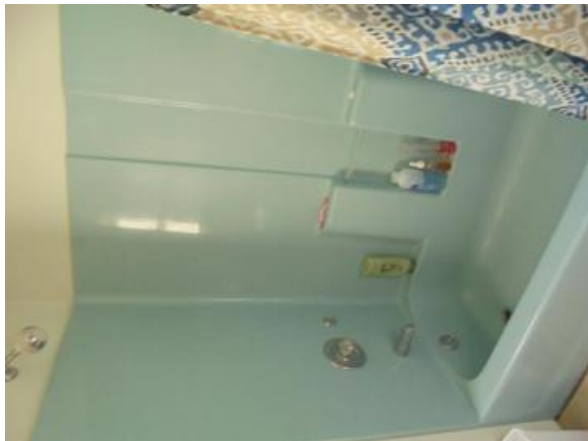
Main Bathroom

Bathroom location: First floor hallway
Shower: With tub
Tub: Built in
Surround: Plastic
Surround condition: Good
Number of sinks: One
Sink type: Vanity
Toilet: Flushed

Toilet condition: Good
Floor: Ceramic tile
Floor condition: Good
Leaks: None noted
Caulking : Intact
Ventilation: Fan
Outlets: One
GFI's: No



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Fireplace

Fireplace material: Stone
Fireplace Location: Living room
Flu liner: visible from outside
Depth of hearth extension: 29 inches
Depth of fireplace hearth: 24 inches
Depth to nearest flammable material: 16 inches
Gas or woodstove brand name: Unknown
Gas or woodstove location: Living room

Gas or woodstove material: Metal
Flue pipe connections: Looks secure



07/31/2016 Cracked hearth tile. Recommend a flooring contractor repair.

General Interior

Ceilings: Drywall
Ceiling style: Flat
Ceiling condition: Good
Walls appear to be made of : Drywall
Condition of walls: Good
Floor coverings: Wall to wall
When bounced on: A normal amount of bounce
Generally floors feel: Level

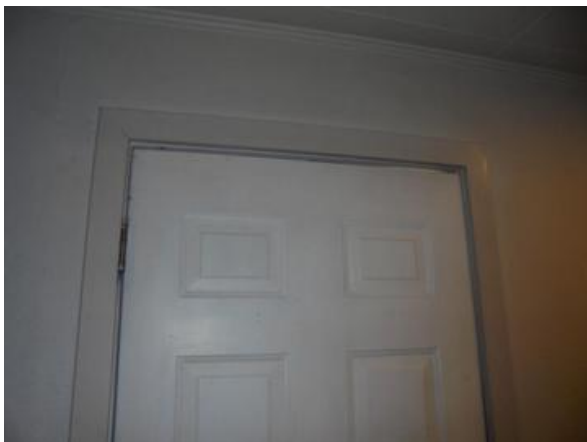
Generally floors feel: Out of level
Mostly doors are following type: Hollow core
Condition of doors: Good
Windows were mostly: Double hung
Windows were mostly: Sliding
Insulated glazing noted in : All
Windows appear made of: Vinyl
Windows appear made of: Wood

Outlets: Three pronged
Outlets: Two pronged
Smoke detectors: Noted on each floor
Carbon Monoxide detector: Not noted



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Kitchen

Cabinets: Wooden
Opened and closed and found: seemed to function
Cabinets are secure: Yes
Counter tops: Plastic Laminate
Counter tops securely fastened: Yes
Kitchen floor: Ceramic tile
Dishwasher: None noted
Kitchen sink: Stainless steel

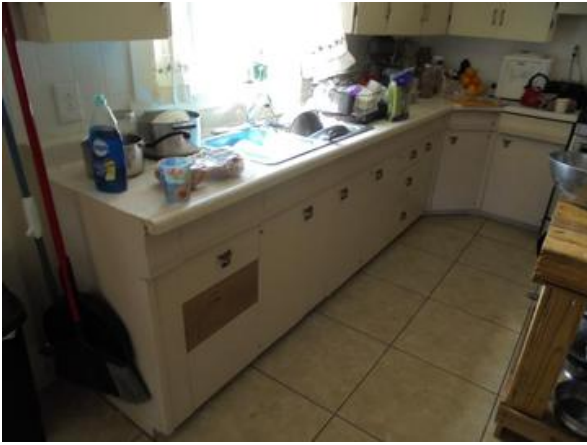
Ran water and found: No leaks
Disposal: None
Refrigerator: Frigidare
Refrigerator age: Newer
Range: Maytag
Range type: Gas
Range age: Newer
Operated range and found: All burners working

Oven: Part of stove
Operated oven and found: Gave off heat
Ventilation: Fan built in
Number of GFCI outlets: Zero
Number of regular outlets: three



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Laundry

Washing machine:: Maytag
Washing machine age:: Older
Connections from water, drain & electric:: Noted
Dryer:: Maytag
Dryer age:: Older
Dryer power:: Electric
Vented to:: Exterior
Dryer vent material:: Flexible ribbed metal

Operated washer and dryer:: Yes, worked as designed
Drain pipe & Electric: Are a safe distance



07/31/2016

Washer is located upstairs. The common practice is to put the washer in a catch pan to prevent spilled wash water from damaging floors and items on the first floor. This washer is not equipped with a catch pan and inspector recommends such a precaution should be taken. There is a floor tile cracked. The cabinet doors above the washer/dryer do not open smoothly and there is a small hole in one.

Domestic Water Heater

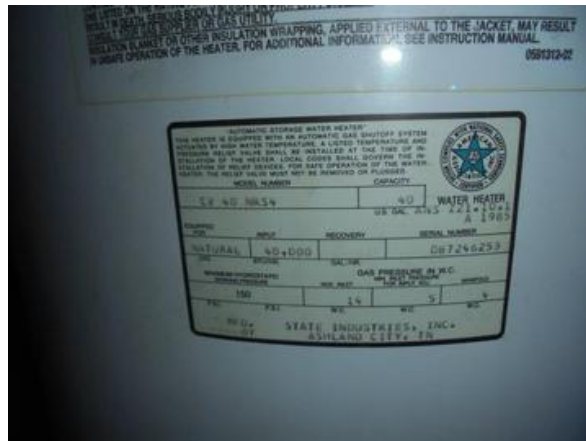
Manufacturer: Rheem
Type: Tank
Energy source: Natural gas
Estimated age: Newer
Capacity: 40 Gallons
Safety extension: Was not noted
Supply valve: Was noted
Drain discharge to: Floor

Rust or corrosion: Was not noted
Tested hot water: Hot water was received at faucet
Location: 1st Floor water closet



07/31/2016

Water heater is installed over finished living space and has no catch pan and drain installed. Recommend installing catch pan and drain to prevent water damage to finished interior spaces below if/when the water heater develops a leak or is drained. Recommend plumber to install relief valve extension to floor into drain pan.



Electrical System

Location of main panel: exterior of house
Location of distribution box: Next to main panel
Location of main disconnect: No single breaker
Type of protection: Circuit breakers
Service conductor material: Copper
Main disconnect rating: 200 amp breaker
Type of branch circuit wiring: NM sheathed (Romex)
Aluminum branch wiring present: No

Double tapped breakers: No
Additional room: No
Missing covers: Yes
20 amp breaker: 12 Gauge wire
30 amp breaker: 10 Gauge wire
Grounding observed to : Exterior ground rod
Grounding connection feels: Secure



07/31/2016	No service disconnect. No interior breaker cover of distribution panel. Distribution panel not weatherproof. Recommend a licensed electrician evaluate and repair.
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Plumbing System

Water service type: Private
Main entry pipe: Polyethelene
If private, evidence is : Well head
Well type: Drilled (200-1000)
Well type: Driven (30-75)
Well components: shared well in other house
Location of well head: Outside
Interior supply pipes: plastic

With multiple fixtures running: Acceptable decrease in flow
Waste system pipes: Plastic
Main waste line cleanouts: Noted
Vent pipe observed: On roof
House trap: Not noted
Condition of well components: Well operated properly at time of inspection



07/31/2016 Water was run at the kitchen sink for the duration of the inspection. There were no active leaks noted at time of inspection. Shared well. Tank and components in other house.

Heating System

Brand name: Rheem
Apparent age of unit: Newer
Heating system type: Forced hot air
Energy source: Gas
Combustion air supply: Interior
Thermostat was turned on, the system: Did not fire or give heat
Emergency shut off: Noted above the unit
Flue pipes: Galvanized pipe

Distribution: Ductwork in most rooms
System location: First floor mechanical room



07/31/2016 Recommend a carbon monoxide alarm near the mechanical closet as both furnace and water heater are there together.



Crawlspace

Access:: Readily accessible
Viewed by:: crawled throughout
Vapor barrier: Noted
Ventilation: None noted
Floor:: Dirt
Walls: Hidden
Ceiling framing:: Visible
Moisture evidence:: Noted

Insulation material:: Fibreglass roll/batt
Floor structure above:: Engineered wood joists



07/31/2016

Small leak around sewer pipe penetration. Recommend building contractor seal and divert outside water away from area.



Safety Concerns

Outlets were tested for GFI: Using a testing plug
Smoke detectors noted: Near each bedroom
Smoke detectors noted: missing at laundry rm / bed room area
Smoke detectors installed: On ceiling
Carbon Monoxide noted: No



07/31/2016 Tested smoke detectors and worked. Replace one at laundry room bed room area. Recommend installing carbon monoxide detector near mechanical closet.

This home inspection is a visual non-intrusive inspection that is in accordance with the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>

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