Confidential Inspection Report

123 Any St
Wasilla, AK 99654

PREPARED EXCLUSIVELY FOR:
Example Client

INSPECTED ON:
Monday, August 16, 2021

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Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. The complete list of comments and items noted is found throughout the body of the report; be sure to read your Inspection Report in its entirety.Our report is designed to be clear, easy to understand, and helpful. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call or email us. We would be happy to answer any questions you may have.

Unless otherwise noted in a comment, the Inspector recommends each item be repaired or corrected by a professional qualified in the applicable field. For example, for electrical issues an electrical contractor is recommended, for heating issues an HVAC contractor is recommended, etc. In some cases a general contractor or "handyman" may be able to address all or most of the noted items. This is a decision to be made at the discretion of those hiring the workers and/or involved in the real estate transaction.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

H&S = Health or Safety Concern: May adversely affect the safety of occupants.
PRM = Primary Concern: Should be corrected as soon as possible.
MTN = Maintenance or Secondary Concern: Should be corrected but is not critical.
✓ = Good condition, no comment.

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DECK (Exterior) Deck Attachment to Home

H&S **1:** The deck was attached to the home by a ledger with only nails. ...more

EXTERIOR PLUMBING (Exterior) Well-Head

H&S **2:** The conduit protecting the electrical wires for the well-head was damaged. ...more

SERVICE PANEL (Electrical) Overcurrent Protection

H&S **3:** There were no handle ties on breakers sharing a neutral in the electrical panel. ...more

CRAWLSPACE (Structure) Floor Joists

PRM **4:** In the crawlspace, blocking was missing between floor joists on a load-bearing wall. ...more

BATHROOM (Interior) Tub

PRM **5:** Jets in the tub in the master bathroom did not respond to the controls. ...more

FURNACE (Heating) Condensate Drain

PRM **6:** The furnace condensate tube was broken and fluid was leaking onto the floor. ...more
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ROOF DRAINAGE SYSTEM (Roof) Gutters & Downspouts

MTN **7:** The home had no roof drainage system to channel water away from the foundation. ...more

GARAGE (Structure) Garage Door Panels

MTN **8:** A garage vehicle door panel had minor damage visible....more

MTN **9:** One of the small windows in the large garage door had a crack. ...more

LIVING AREAS (Interior) Lighting

MTN **10:** A light fixture in the living room did not respond to the switch. ...more

KITCHEN (Interior) Kitchen Lighting

MTN **11:** A light fixture in the kitchen did not respond to the switch. ...more

KITCHEN (Interior) Range Hood

MTN **12:** Range hood lights would not turn on. ...more

BATHROOM (Interior) Tub

MTN **13:** In the bathrooms, sealant where the tub met the wall and the floor was deteriorated. ...more

BATHROOM (Interior) Shower

MTN **14:** Showerhead connections leaked in the upstairs bathrooms. ...more

Table of Contents

Introduction

We appreciate the opportunity to conduct this Home Inspection for you! Please carefully read your entire Inspection Report; Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

CONFIDENTIALITY AND USE: This report is confidential and intended for use only by Ridgeline Inspections, the Client(s) named in the report, and anyone the Client specifically designates. Ridgeline Inspections also automatically shares Inspection Reports with the client's real estate agent unless the client requests otherwise. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (Ridgeline Inspections and its owners and employees) from any liability whatsoever. This report is not intended for use at a date later than the Inspection was performed, because conditions may (and often do) change and new conditions develop.

NATURE OF THE INSPECTION: The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This is not a "code" inspection, and not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards. It is subject to all terms and conditions specified in the Inspection Agreement. The Inspection is not Pass/Fail. A general home inspection is designed to reflect the visual condition of the home at the time of the inspection. The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, possessions, or other obstructions.

SCOPE OF THE INSPECTION: Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems. The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision. The Home Inspection focuses mainly on conditions which relate to the structure and functionality of the home, not cosmetic items. Because of this, we do not normally comment on the overall condition of paint, flooring, etc - except when these elements are significantly damaged, or their condition is related to another issue, such as water damage. Conditions which lie beyond the scope of the General Building Inspection include, but are not limited to: Conditions not readily observable, identification of building regulation violations, failure to follow manufacturer's installation recommendations, and any condition requiring research. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. To understand more fully what is and is not included in a General Building Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors (InterNACHI) at www.nachi.org/sop.

FINAL WALK-THROUGH : Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing (if you are purchasing the home) to check the condition of the property, using this report as a guide.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT : A common source of dissatisfaction with inspectors sometimes comes as a result of off-the-cuff comments by contractors (made after-the-fact), which often differ from ours. Don t be surprised when someone says that something needed to be replaced when we said it needed to be repaired, upgraded, or monitored. Contractors sometimes say, I can't believe you had this building inspected and they didn't find this problem. There may be several reasons for these apparent oversights:

1. Conditions during the inspection: Contractors do not know what the circumstances were when the inspection was performed. Often during an inspection there is storage everywhere, making things inaccessible, or the heat could not be turned on because it was 75° outside. Home Inspections are by nature limited by the circumstances.

2. The wisdom of hindsight: When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

3. Inspections are not destructive or invasive: It is performed in this manner because, at the time we inspected the property, the Client did not own it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. Additionally, an invasive inspection of every element in the home may take days to complete, making the cost far greater than most clients would like to pay. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

4. We are generalists: We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he s expected to know. Home Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That s why we are generalists. We are looking at the forest, not the individual trees. If there is a specific area than concerns you, we advise you to have a licensed professional of that trade perform evaluations, corrections, or repairs.

(Exterior)

METER PHOTOS

Electric and Gas

✓ For your convenience in referencing meter numbers, the gas and electric meters are shown below.

GROUNDS

Building Lot

✓ The building site was relatively level and flat.

Driveway

✓ The home had an asphalt driveway.

DECK

Location

This deck was located at the rear of the home.

Deck Foundation

✓

Deck Attachment to Home

H&S The deck was attached to the home by a ledger with only nails.
Generally-accepted modern standards specify the use of lag screws to fasten ledgers.

Deck Structure

✓ The basic deck structure was built of wood.

Deck Planking

✓

Deck Finish Coating

✓

Stair Structure

✓

EXTERIOR WALLS

Wood Siding

✓ Exterior walls of the home were covered with horizontally-installed wood board siding that had a shiplap profile milled into the edges.

Wall Flashing

✓

Penetrations

✓

Foundation Exterior

✓ The home had a block foundation. Comments on its interior side are noted in the Crawlspace/Basement section.

EXTERIOR TRIM

Trim Material & Condition

✓ Exterior trim was constructed of wood.

Soffits

✓

Fascia

✓

DOOR/WINDOW EXTERIORS

Door Exterior Condition

✓

Window Exterior Condition

✓

EXTERIOR ELECTRICAL

Exterior Electrical Receptacles

✓

Exterior Electrical Wiring

✓

Exterior Lighting

✓

EXTERIOR PLUMBING

Exterior Faucets

✓

Well-Head

✓

H&S The conduit protecting the electrical wires for the well-head was damaged.
The Inspector recommends repair to prevent damage to the electrical components.

(Roof)

ROOF STRUCTURE

Method of Inspection

✓ The Inspector inspected the roof and its components by walking the roof.




Configuration & Slope

✓ GABLE/HIP

Exterior Appearance

✓

Sheathing & Underlayment

✓

ASPHALT SHINGLE ROOFING

Type

✓ The roof was covered with architectural asphalt shingles. These shingles are designed to withstand higher winds than normal shingles, resist moss growth, and typically have a longer warrantee.

Installation

✓

Valley Installation

✓

Number of Layers

✓ The roof had one layer of asphalt shingles installed at the time of the inspection.

Fasteners

✓

ROOF DRAINAGE SYSTEM

Gutters & Downspouts

MTN The home had no roof drainage system to channel water away from the foundation. The Inspector recommends installation of gutters and downspouts to help protect the home structure.

ROOF FLASHING

General Condition

✓

ROOFTOP VENTS

Combustion Vents

✓

Plumbing Vents
✓

(Structure)

GARAGE

Garage Description
The home had a three-car attached garage.

Garage General Condition
✓

Garage Floor
✓

Man-Door to Exterior
✓

Door to Living Space
✓

Stairs to Living Space
✓

Fire Separation
✓

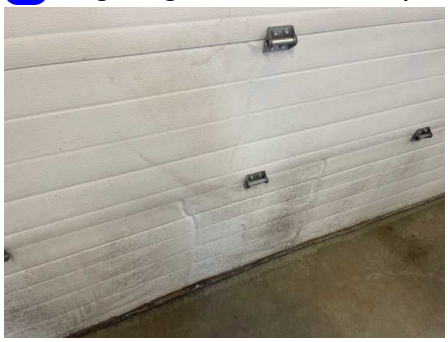
Garage Electrical
✓

Garage Heater
✓

Garage Ventilation
✓

Garage Door Panels

MTN A garage vehicle door panel had minor damage visible.



Cracked windows big door

MTN One of the small windows in the large garage door had a crack. The inspector recommends repair by a qualified professional.

Garage Door Hardware

✓

Garage Door Function

✓

Automatic Opener

✓ Two overhead garage doors were equipped with automatic door openers.

ATTIC

Attic Access

✓ The Inspector evaluated the attic from inside the attic space.

Roof Framing

✓

Truss Roof Structure

✓

Overframe

✓

Roof Sheathing

✓ The roof appeared to be sheathed with 7/16-inch oriented strand board (OSB).

✓ The roof appeared to be sheathed with 7/16-inch plywood.

Thermal Insulation
The attic floor was insulated with blown-in fiberglass.
✓ Attic floor insulation depth averages 16 to 18 inches.

Ventilation
✓ A combination of soffit and continuous ridge vents were installed to ventilate the attic space.

CRAWLSPACE

Crawlspace Access
✓ The Inspector examined the crawlspace from the inside the crawlspace.

General Condition
✓

Electrical
✓

HVAC
✓

Insulation
✓ The main floor was insulated with unfinished fiberglass batts.

Vapor Barrier
✓

Plumbing Pipes
✓

Floor Framing
✓

Floor Joists

PRM In the crawlspace, blocking was missing between floor joists on a load-bearing wall. Blocking is lengths of wood between joists designed to keep the framing from shifting. The inspector recommends evaluation and installation by a qualified professional.

(Interior)

LIVING AREAS

Interior Door Condition

✓

Exterior Door Condition

✓

Closet Doors

✓

Window Condition

✓

Smoke/CO Detectors

✓

Lighting

MTN A light fixture in the living room did not respond to the switch.
If after the bulb is replaced this light still fails to respond, there may be a problem with the switch, wiring or light fixture. Evaluation and any necessary repairs should be performed by a qualified electrical contractor.


Living room

Ceiling Fan

✓

Switches

✓

Electrical Receptacles

✓ Electrical outlets in general living spaces appeared to be functional but had no Arc Fault Circuit Interrupter (AFCI) protection. This was not a requirement at the time that the home was built, so it is not noted as a safety concern. However, you may wish to update the system to provide enhanced safety. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. This can be achieved by replacing the circuit breakers currently protecting the outlets with AFCI circuit breakers. You can also replace individual outlets with AFCI outlets.

Branch Wiring

✓

KITCHEN

Kitchen Lighting

MTN A light fixture in the kitchen did not respond to the switch.
If after the bulb is replaced this light still fails to respond, there may be a problem with the switch, wiring or light fixture. Evaluation and any necessary repairs should be performed by a qualified electrical contractor.

Switches

✓

GFCI Receptacles

✓

Range

✓

Range Hood

MTN Range hood lights would not turn on.
If after replacing the bulb the light fixture still does not respond, there may be a problem with the switch, wiring or light fixture and the Inspector recommends service by a qualified contractor.

Microwave

✓

Sink

✓

Dishwasher

✓

Undersink Conditions

✓

LAUNDRY ROOM

Interior Door Condition

✓

Undersink Conditions

✓

Plumbing

✓

Dryer Venting

✓

Room Ventilation

✓

Gas Shut-off

✓

240-volt Receptacles

✓

120-volt Receptacles

✓

GFCI Receptacles

✓

Switches

✓

Light Fixtures
✓

STAIRWAYS

General Stairway Condition
✓

Handrail Assembly
✓

Guardrail Assembly
✓

Stairway Width
✓

Projections
✓

Risers & Treads
✓

Headroom
✓

Landings
✓

Stairway Illumination
✓

Tread Coverings
✓

BEDROOM

Interior Door Condition
✓

Closet Doors
✓

Window Condition

✓

Emergency Egress

✓

Electrical Receptacles

✓

Switches

✓

Lighting Fixtures

✓

Ceiling Fan

✓

Smoke/CO Detectors

✓

BATHROOM

General Condition

✓

Interior Door Condition

✓

Closet Doors

✓

Window Condition

✓

Mirrors

✓

Sinks

✓

Undersink Conditions

✓

Toilet Condition

✓

Tub

MTN In the bathrooms, sealant where the tub met the wall and the floor was deteriorated. This may allow damage from moisture intrusion of the wall/floor assembly, and the Inspector recommends correction by a qualified contractor.

PRM Jets in the tub in the master bathroom did not respond to the controls. The Inspector recommends repair by a qualified plumber contractor.

Shower

MTN Showerhead connections leaked in the upstairs bathrooms. The inspector recommends service by a qualified plumbing contactor.

Upstairs bathroom

Electrical Receptacles

✓

GFCI Receptacles

✓

Switches

✓

Light Fixtures

✓

Bathroom Ventilation

✓

(Electrical)

ELECTRICAL SERVICE

Service Lateral

✓ Conductors supplying electricity to the home were buried underground.

Electric Meter

✓ The electric meter was located at the left side of the home.

Main Disconnect

✓ The electrical service disconnect was rated at 100 amps.

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

SERVICE PANEL

Service Panel Location

✓

Service Panel General Condition

✓

Cabinet Condition

✓

Dead Front Cover

✓

Labels

✓

Service Grounding

✓

Equipment Grounding

✓

Bonding

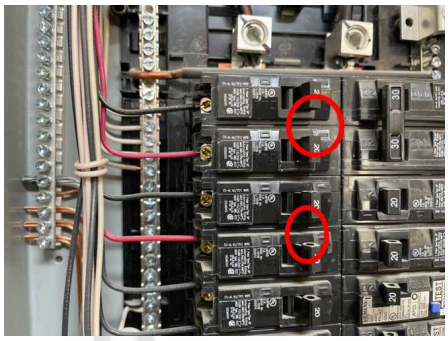
✓

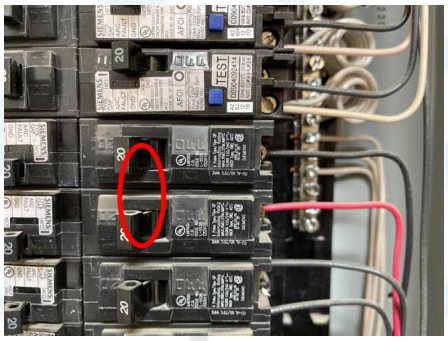
Service Entrance Cables

✓

Overcurrent Protection

H&S There were no handle ties on breakers sharing a neutral in the electrical panel. Handle ties are a small piece that connects two breakers so that if one of them is tripped, the other one trips as well. This helps to protect home occupants from overcurrent or electrical shorts. The handle tie can be installed by a qualified electrical contractor.





(Plumbing)

GAS SYSTEM

Type of Gas

The home was fueled by natural gas supplied by a public utility.

Main Gas Shut-off

✓

Gas Distribution Pipes

✓

Gas Pipe Bonding

✓

Gas Meter

✓

Gas Regulator

✓

WATER SUPPLY

Water Supply

✓ The home water was supplied from a private well located on the property.

Water Pressure

✓

Water pressure measured 55 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

Tanks

✓ The home had a pressure tank for adding pressure to the home water supply.

Main Water Pipe

✓

Main Water Shut-off

✓

Water Supply Pipe

✓

Water Supply Pipe Condition

✓

Functional Flow

✓

Water Quality

✓

Water Treatment Systems

✓

The home had a water filter located in the crawlspace.

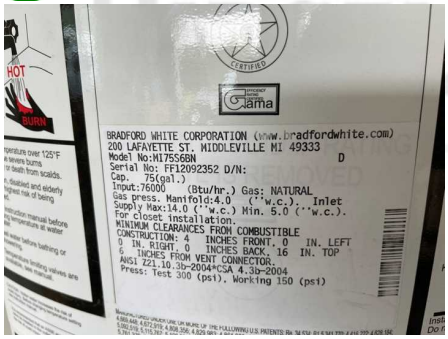
WATER HEATER

Water Heater Type

✓ This water heater was a medium-efficiency induced-draft type which used a mechanical fan to draw combustion air from the surrounding room through the combustion chamber and expel hot exhaust gasses through a metal exhaust flue to the home exterior.

Data Plate

✓ The photo shows the data plate of the water heater.



Location

✓

General Condition

✓

Installation
✓

Fuel Supply
✓

Combustion Exhaust
✓

Combustion Air Supply
✓

Water Pipe Connections
✓

Temperature/Pressure-Relief Valve
✓

TPR Discharge pipe
✓

(Heating)

FURNACE

Furnace Type
✓ This furnace was gas-fired, high-efficiency, forced-air. Though this Inspection includes checking for visible defects and safety hazards, the Inspector recommends having the HVAC system fully evaluated by a qualified HVAC professional.

Data Plate
✓ The photo shows the information marked on the furnace label or data plate.

Location
The furnace was located in the crawlspace.

Accessibility
✓

Exterior
✓

Shut-offs
✓

Operation
✓

Air Filter
✓

Exhaust Venting
✓

Combustion Air & Chamber
✓

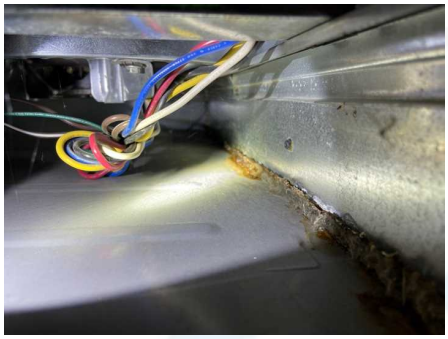
Fuel Pipe Condition
✓

Blower
✓

Condensate Drain

PRM The furnace condensate tube was broken and fluid was leaking onto the floor. High-efficiency furnace exhaust produces condensate fluid which must be properly discharged. The Inspector recommends correction by a qualified heating, ventilation and air-conditioning (HVAC) contractor.



Thermostat

✓

Ducts

✓

Return Air

✓

FIREPLACES

Gas-burning Fireplace

✓ The home contained a gas-burning fireplace located in the living room. A general home inspection includes checking for visible defects and safety hazards, but operation and full inspection of fireplaces lies beyond the scope of the General Home Inspection. For a full inspection and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by certified chimney sweep.

Vents

☑

Hearth

☑

Visible Flue

☑