

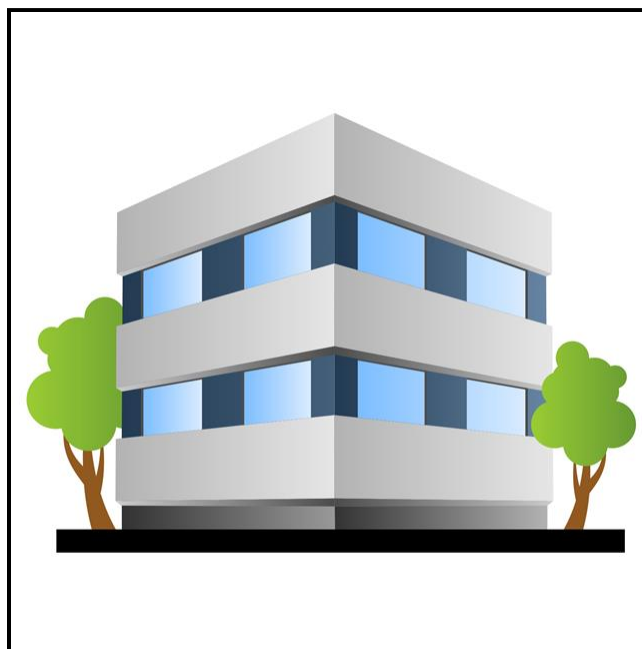


Inspection Report

Sample Report

Property Address:

Sample
Kenai AK 99611



Wisdom and Associates, Inc

**Robert Moss
7984 Kenai Spur Highway
Kenai, AK 99611
907-283-0629**

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Date: 10/14/2021	Time:	Report ID:
Property: Sample Kenai AK 99611	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Commercial

In Attendance:

Agent

Approximate age of building:

24 Years

Temperature:

40 F

Weather:

Heavy Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Rubber membrane
Torch Down

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Items

1.0 ROOF COVERINGS

Inspected, Repair or Replace

(1) Several low spots are present on the roof which has resulted in standing water and growth in the lower areas. Standing water and growth can lead to premature roof wear or leakage. Recommend that growth be removed and drainage improved.

(2) Past leakage is present at the roof covering where refrigerant lines enter the attic space. Water stains are visible in the attic space below and on the ceiling tiles.

(3) There is water damage at the ceiling tiles from a past roof drain leak on the south side of the building.

(4) There is water damage to the ceiling tiles on the south side of the play room from a previous leak around the roof top furnace unit. This past leakage appears to have affected the drywall finish around the south exterior door causing tape joints to come undone.

1.1 FLASHINGS

Inspected, Repair or Replace

(1) The siding/flashings at the intersection of the southeast roof parapet wall with the upper level play area roof is damaged and needs repair to maintain water tight integrity.

(2) The caulking at the edges and overlaps of the parapet roof flashing is deteriorated and needs replaced.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

(1) The roof drains are obstructed with growth and debris and need cleaned for proper roof drainage and to prevent water accumulation on the roof.

(2) Roof drains are equipped with heat trace to prevent ice closure, but heat trace was not tested during the inspection.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap
T-111

Siding Material:

Brick veneer
Wood

Exterior Entry Doors:

Metal

Appurtenance:

Sidewalk

Driveway:

Asphalt
Parking lot

Items

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

- (1) Water splash from the roof drainage discharge on the west side of the building is starting to deteriorate the adjacent siding.
- (2) Damaged exterior trim and soffit on the north and south corners of the west side of the building needs repaired or replaced.
- (3) The exterior brick veneer is cracked in multiple locations and there is some deterioration, further evaluation of the cause and repair of the deterioration is needed.
- (4) Concrete curbing has cracked on the south side of the building along the drive-through lane and repair is needed.
- (5) Significant water damage is present at the exterior siding, particularly on the north side of the building. A full survey and repair as necessary is needed by a licensed contractor as damage may be present inside the walls where not visible during an inspection.
- (6) There is evidence of past leakage around the play area windows, the drywall finish is deteriorated and there are moisture stains on the sides and sills of the windows. Windows may leak only during certain weather conditions or wind directions. Recommend re-caulking the exterior trim and siding around the windows.

2.1 DOORS (Exterior)

Inspected

2.2 WINDOWS

Inspected, Repair or Replace

Most of the windows in the play area on the east and north facing sides were observed to have fogging between the panes which indicates a failed seal and need for replacement. Identification of failed seals

can be difficult depending on the weather conditions, a full survey and replacement as necessary by a qualified person is recommended.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The sidewalk railing on the south side of the building is rusting through at the base connections.

2.5 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

Damaged sections of soffit vent on the south side of the building need replaced.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board
Suspended ceiling panels

Wall Material:

Gypsum Board
Wallpaper

Floor Covering(s):

Tile

Interior Doors:

Metal

Window Types:

Thermal/Insulated

Items

3.0 CEILINGS

Inspected, Repair or Replace

There are numerous drywall cracks in the ceiling of the play area. Due to the height of the ceiling, storage, and the play equipment the area above the ceiling panels could not be reached for further inspection. Recommend further investigation to determine the cause of cracking and if repair is necessary.

3.1 WALLS

Inspected, Repair or Replace

(1) Wall adjacent to the floor sink is deteriorated from moisture.

(2) Wall base tile is coming loose off of the north wall of the southwest drive-through area.

3.2 FLOORS

Inspected

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

3.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

3.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured Concrete Slab

Floor Structure:

Slab

Wall Structure:

Wood

Roof Structure:

Engineered wood trusses

Roof-Type:

Flat

Method used to observe attic:

Removable Ceiling Panels

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected

4.1 WALLS (Structural)

Inspected

4.2 COLUMNS OR PIERS

Inspected

4.3 FLOORS (Structural)

Inspected

4.4 ROOF STRUCTURE AND ATTIC

Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: (We do not inspect filtration systems)	Plumbing Water Supply: Copper
Plumbing Water Distribution: Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS
Water Heater Power Source: Gas	Water Heater Capacity: 75 Gallon	Manufacturer: GE
Water Heater Location: Utility Room		

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

- (1) The men's bathroom sink drain is disassembled at the time of the inspection.
- (2) The men's bathroom toilet is disassembled at the time of the inspection.

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

- (1) Plumbing supply lines in the ceiling space for what may have been the soda fountain are not properly secured or supported.
- (2) The garage bay faucet was not reachable due to storage, but is duct taped and it is suspected not to work properly.
- (3) Right hand triple sink faucet was loose on the wall and not functional when tested.
- (4) Far left kitchen sink faucets not functional at the time of the inspection.

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

- (1) There is evidence of leakage at the domestic water heater tank, service needed by a licensed heating contractor.
- (2) The domestic water heater chimney is too close to the combustible ceiling panel where it passes through the ceiling, a minimum 1 inch clearance for type b double wall vent is needed.

(3) The domestic hot water circulation system was not operable and was shut off at the time of the inspection.

(4) Corrosion is present at the water feed lines at the top of the domestic hot water tank, needs checked by a licensed heating contractor.

5.3 MAIN WATER SHUT-OFF DEVICE

Inspected

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected

5.5 MAIN FUEL SHUT OFF

Inspected

5.6 SUMP PUMP

Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

Adequate

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SIEMENS
SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Conduit

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

- (1) Exposed wiring and wiring junctions at the rooftop exhaust units needs properly covered/protected.
- (2) Open electrical terminations at the former drive-through kiosk need properly terminated in covered, weather-tight junction boxes.
- (3) Open wiring terminations at the exterior of the building need properly terminated in covered, weather-tight junction boxes.
- (4) No power is present at the garage bay receptacle on the south wall, receptacle will not reset.
- (5) Garage bay lighting switch could not be located during the inspection for testing.
- (6) No power was present at the receptacle next to the washer hookups.
- (7) No power was present at the 2nd drive through counter top receptacle.

- (8) Open grounds were present at the west wall of the 2nd drive through area, repair needed for safety.
- (9) Open wiring junctions above the retail counter needs properly terminated in covered junction boxes.
- (10) Bathroom light switch could not be located during the inspection, bathroom lights and exhaust were not tested.

6.4 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

6.6 SMOKE DETECTORS

Inspected, Repair or Replace

Garage bay smoke detector is missing. Recommend smoke and fire detection requirements be reviewed with the city building department prior to occupancy for any needed changes.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): Six
Heat System Brand: MODINE YORK	Filter Type: Washable Disposable	

Items

7.0 HEATING EQUIPMENT

Inspected, Repair or Replace

- (1) Rooftop heaters were functional at the time of the inspection, but due to age and visible condition inside the units service and cleaning by a licensed heating contractor is recommended.
- (2) Rooftop unit filters are deteriorated and need replaced.
- (3) The garage bay heater cycled repeatedly but never fired or came on during the inspection, needs checked by a licensed heating contractor.

7.1 NORMAL OPERATING CONTROLS

Inspected, Repair or Replace

Newer digital heating system control has a low battery which needs replaced. Battery replacement is critical for this type of thermostat which may default the unit off or on if the battery goes dead.

7.2 AUTOMATIC SAFETY CONTROLS

Inspected

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Not Present

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

The garage bay unit heater vent is rusting at the exterior, rusted sections need replaced.

7.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

- (1) The function of the air conditioning systems was not tested due to cold outdoor temperatures which may damage the units. Recommend inspection and testing of the air conditioning by a qualified person.

- (2) South side rooftop condenser units are not fastened to the roof and the south skid is rolling over, repair needed.
 - (3) Condenser line insulation on the rooftop is in poor condition and needs replaced for efficiency. Several of the lines have been cut off for unknown reasons and repair may be necessary.
 - (4) The large walk-in cooler was functioning at the time of the inspection, but one of the evaporator fans was not working. Repair needed.
 - (5) Smaller walk in cooler was not operating at the time of the inspection.
-

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Not Visible

Ventilation:

N/A

Foundation System Insulation:

Not Visible

Items

8.0 INSULATION IN ATTIC

Inspected

8.1 VAPOR RETARDERS

Inspected

8.2 VENTILATION OF ATTIC

Not Present

8.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

- (1) Rooftop exhaust units were observed to have heavy grease buildup and need cleaned.
- (2) Kitchen and play area exhaust did not operate when switched on.

8.4 FOUNDATION INSULATION

Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:

VENTED

Items

9.0 RANGES/OVENS/COOKTOPS

Not Inspected

The function of the cooking systems and related systems such as ventilation and fire suppression are not part of this inspection and are excluded. Recommend further evaluation by a qualified person if these systems are to be used.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
LIFT-MASTER

Items

10.0 GARAGE CEILINGS

Inspected

10.1 GARAGE WALLS

Inspected

10.2 GARAGE FLOOR

Inspected

10.3 GARAGE DOOR (S)

Inspected, Repair or Replace

(1) The bottom garage overhead door trim is damaged.

(2) The garage overhead door is loose and daylight is visible at the sides and top in the closed position. Improving the weather stripping and fit is recommended for energy efficiency and to prevent weather intrusion.

10.4 GARAGE DOOR OPERATORS

Inspected

General Summary



Wisdom and Associates, Inc

**7984 Kenai Spur Highway
Kenai, AK 99611
907-283-0629**

Customer
Sample Report

Address
Sample
Kenai AK 99611

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

(1) Several low spots are present on the roof which has resulted in standing water and growth in the lower areas. Standing water and growth can lead to premature roof wear or leakage. Recommend that growth be removed and drainage improved.

1. Roofing



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

(2) Past leakage is present at the roof covering where refrigerant lines enter the attic space. Water stains are visible in the attic space below and on the ceiling tiles.

1. Roofing



1.0 Item 4(Picture)

(3) There is water damage at the ceiling tiles from a past roof drain leak on the south side of the building.



1.0 Item 5(Picture)

(4) There is water damage to the ceiling tiles on the south side of the play room from a previous leak around the roof top furnace unit. This past leakage appears to have affected the drywall finish around the south exterior door causing tape joints to come undone.

1. Roofing



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)

1. Roofing



1.0 Item 10(Picture)

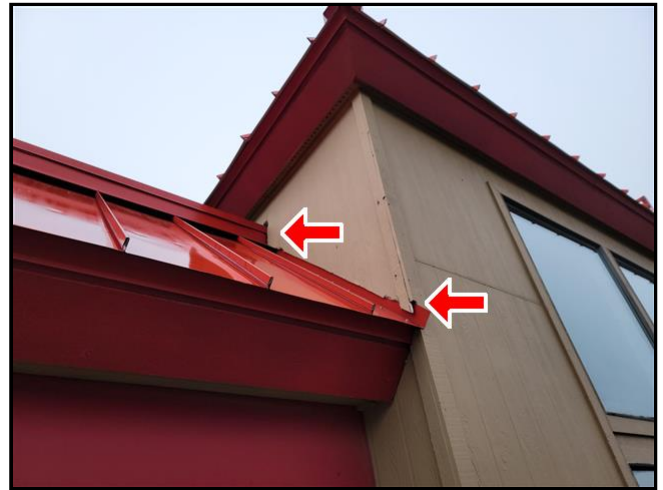
1.1 FLASHINGS

Inspected, Repair or Replace

(1) The siding/flashing at the intersection of the southeast roof parapet wall with the upper level play area roof is damaged and needs repair to maintain water tight integrity.



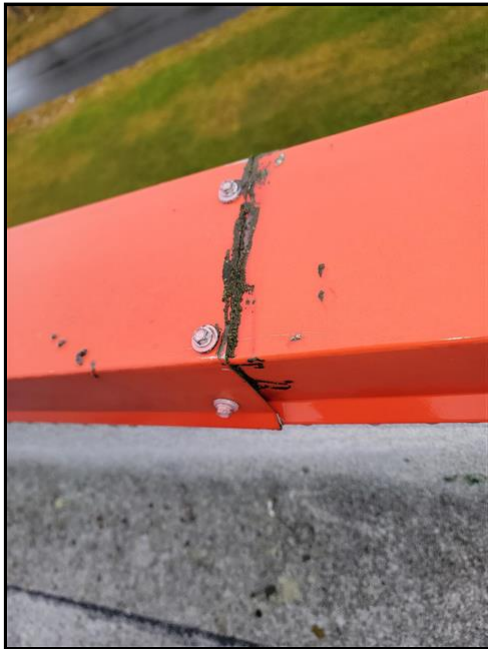
1.1 Item 1(Picture)



1.1 Item 2(Picture)

(2) The caulking at the edges and overlaps of the parapet roof flashing is deteriorated and needs replaced.

1. Roofing



1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

(1) The roof drains are obstructed with growth and debris and need cleaned for proper roof drainage and to prevent water accumulation on the roof.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

(2) Roof drains are equipped with heat trace to prevent ice closure, but heat trace was not tested during the inspection.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

2. Exterior

Inspected, Repair or Replace

(1) Water splash from the roof drainage discharge on the west side of the building is starting to deteriorate the adjacent siding.



2.0 Item 1(Picture)

(2) Damaged exterior trim and soffit on the north and south corners of the west side of the building needs repaired or replaced.

2. Exterior



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

(3) The exterior brick veneer is cracked in multiple locations and there is some deterioration, further evaluation of the cause and repair of the deterioration is needed.

2. Exterior



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)

2. Exterior



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)

(4) Concrete curbing has cracked on the south side of the building along the drive-through lane and repair is needed.

2. Exterior



2.0 Item 12(Picture)

(5) Significant water damage is present at the exterior siding, particularly on the north side of the building. A full survey and repair as necessary is needed by a licensed contractor as damage may be present inside the walls where not visible during an inspection.

2. Exterior



2.0 Item 13(Picture)



2.0 Item 14(Picture)



2.0 Item 15(Picture)



2.0 Item 16(Picture)

2. Exterior



2.0 Item 17(Picture)



2.0 Item 18(Picture)

(6) There is evidence of past leakage around the play area windows, the drywall finish is deteriorated and there are moisture stains on the sides and sills of the windows. Windows may leak only during certain weather conditions or wind directions. Recommend re-caulking the exterior trim and siding around the windows.

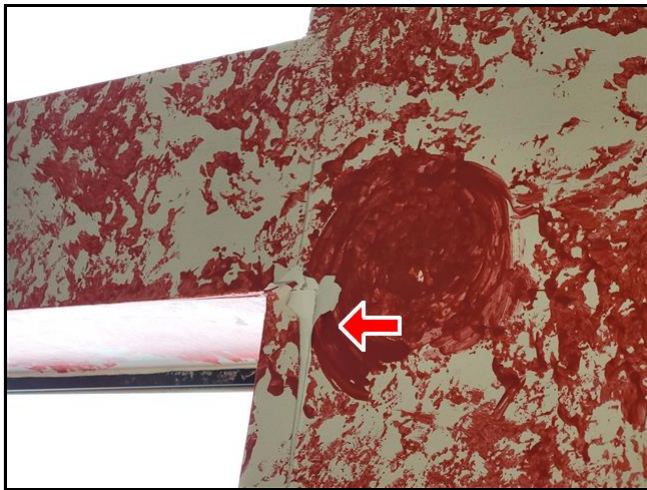
2. Exterior



2.0 Item 19(Picture)



2.0 Item 20(Picture)



2.0 Item 21(Picture)

2.2 WINDOWS

Inspected, Repair or Replace

Most of the windows in the play area on the east and north facing sides were observed to have fogging between the panes which indicates a failed seal and need for replacement. Identification of failed seals can be difficult depending on the weather conditions, a full survey and replacement as necessary by a qualified person is recommended.

2. Exterior



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The sidewalk railing on the south side of the building is rusting through at the base connections.

2. Exterior



2.4 Item 1(Picture)

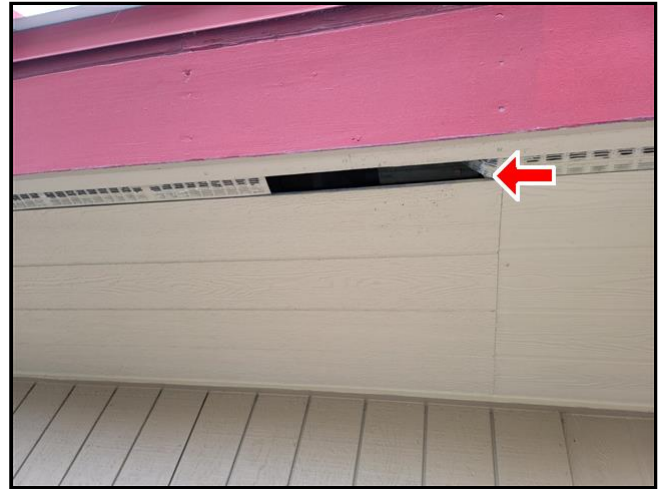
2.5 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

Damaged sections of soffit vent on the south side of the building need replaced.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

3. Interiors

3.0 CEILINGS

Inspected, Repair or Replace

There are numerous drywall cracks in the ceiling of the play area. Due to the height of the ceiling, storage, and the play equipment the area above the ceiling panels could not be reached for further

3. Interiors

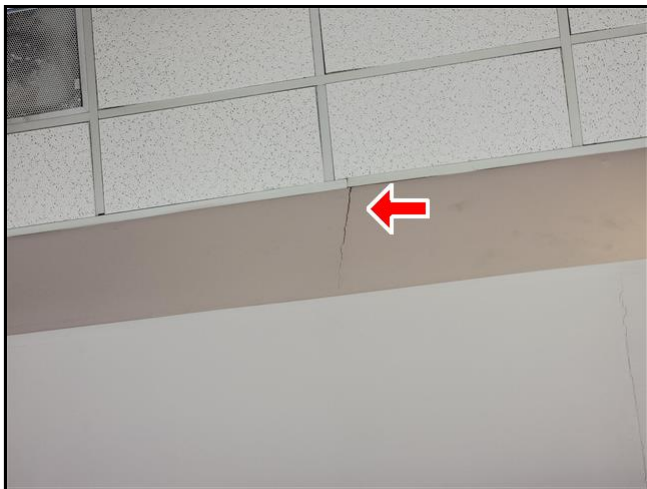
inspection. Recommend further investigation to determine the cause of cracking and if repair is necessary.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

3.1 WALLS

Inspected, Repair or Replace

(1) Wall adjacent to the floor sink is deteriorated from moisture.

3. Interiors



3.1 Item 1(Picture)

(2) Wall base tile is coming loose off of the north wall of the southwest drive-through area.



3.1 Item 2(Picture)

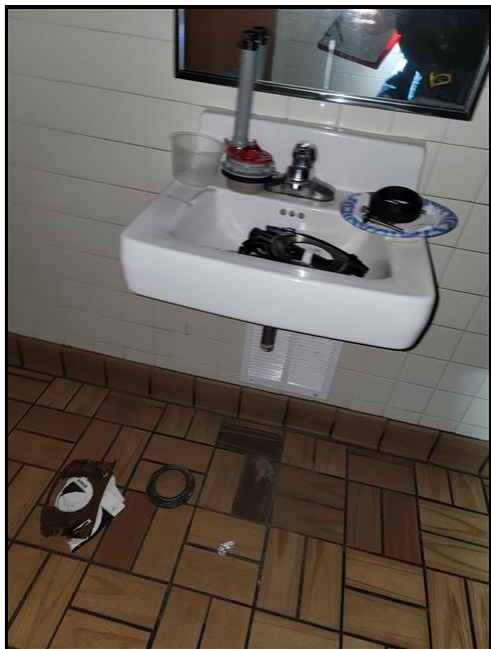
5. Plumbing System

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

5. Plumbing System

Inspected, Repair or Replace

(1) The men's bathroom sink drain is disassembled at the time of the inspection.



5.0 Item 1(Picture)

(2) The men's bathroom toilet is disassembled at the time of the inspection.



5.0 Item 2(Picture)

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

5. Plumbing System

(1) Plumbing supply lines in the ceiling space for what may have been the soda fountain are not properly secured or supported.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

(2) The garage bay faucet was not reachable due to storage, but is duct taped and it is suspected not to work properly.



5.1 Item 3(Picture)

(3) Right hand triple sink faucet was loose on the wall and not functional when tested.

5. Plumbing System



5.1 Item 4(Picture)

(4) Far left kitchen sink faucets not functional at the time of the inspection.



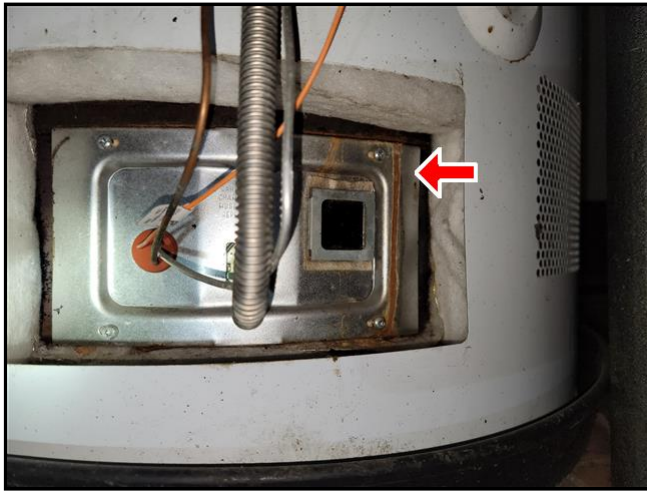
5.1 Item 5(Picture)

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

(1) There is evidence of leakage at the domestic water heater tank, service needed by a licensed heating contractor.

5. Plumbing System



5.2 Item 1(Picture)

(2) The domestic water heater chimney is too close to the combustibile ceiling panel where is passes through the ceiling, a minimum 1 inch clearance for type b double wall vent is needed.



5.2 Item 2(Picture)



5.2 Item 3(Picture)

(3) The domestic hot water circulation system was not operable and was shut off at the time of the inspection.

5. Plumbing System



5.2 Item 4(Picture)



5.2 Item 5(Picture)

(4) Corrosion is present at the water feed lines at the top of the domestic hot water tank, needs checked by a licensed heating contractor.



5.2 Item 6(Picture)

6. Electrical System

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

6. Electrical System

(1) Exposed wiring and wiring junctions at the rooftop exhaust units needs properly covered/protected.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

(2) Open electrical terminations at the former drive-through kiosk need properly terminated in covered, weather-tight junction boxes.



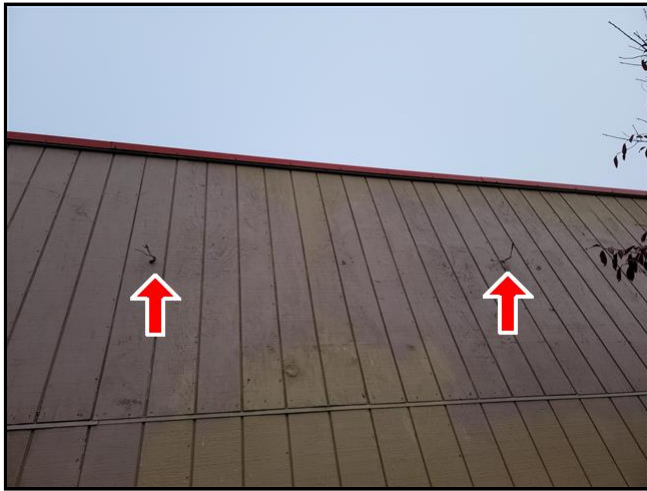
6.3 Item 3(Picture)



6.3 Item 4(Picture)

(3) Open wiring terminations at the exterior of the building need properly terminated in covered, weather-tight junction boxes.

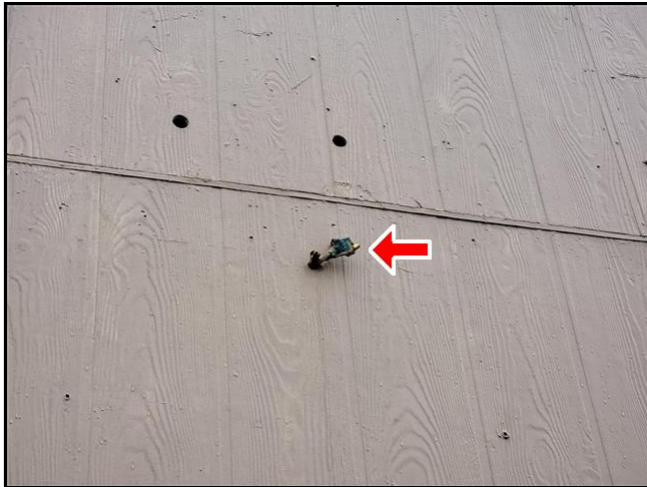
6. Electrical System



6.3 Item 5(Picture) West side of building.



6.3 Item 6(Picture) East side of building.



6.3 Item 7(Picture) North side of building.



6.3 Item 8(Picture) North side of building.

(4) No power is present at the garage bay receptacle on the south wall, receptacle will not reset.

6. Electrical System



6.3 Item 9(Picture)

- (5) Garage bay lighting switch could not be located during the inspection for testing.
- (6) No power was present at the receptacle next to the washer hookups.



6.3 Item 10(Picture)

- (7) No power was present at the 2nd drive through counter top receptacle.

6. Electrical System



6.3 Item 11(Picture)

(8) Open grounds were present at the west wall of the 2nd drive through area, repair needed for safety.



6.3 Item 12(Picture)

(9) Open wiring junctions above the retail counter needs properly terminated in covered junction boxes.

6. Electrical System



6.3 Item 13(Picture)

(10) Bathroom light switch could not be located during the inspection, bathroom lights and exhaust were not tested.

6.6 SMOKE DETECTORS

Inspected, Repair or Replace

Garage bay smoke detector is missing. Recommend smoke and fire detection requirements be reviewed with the city building department prior to occupancy for any needed changes.



6.6 Item 1(Picture)

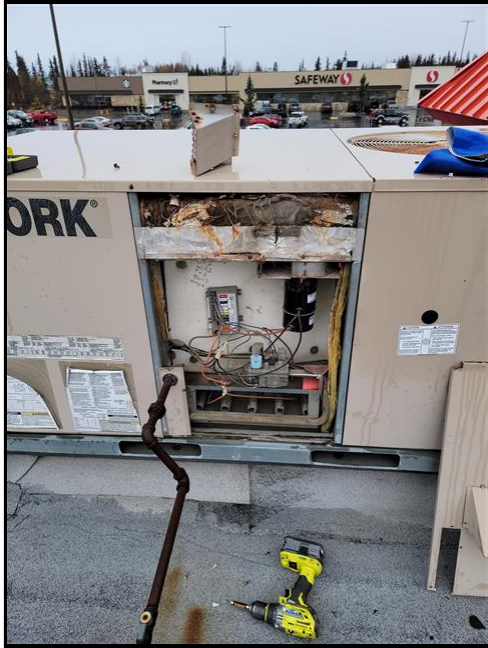
7. Heating / Central Air Conditioning

7.0 HEATING EQUIPMENT

7. Heating / Central Air Conditioning

Inspected, Repair or Replace

(1) Rooftop heaters were functional at the time of the inspection, but due to age and visible condition inside the units service and cleaning by a licensed heating contractor is recommended.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)



7.0 Item 4(Picture)

(2) Rooftop unit filters are deteriorated and need replaced.

7. Heating / Central Air Conditioning



7.0 Item 5(Picture)

(3) The garage bay heater cycled repeatedly but never fired or came on during the inspection, needs checked by a licensed heating contractor.



7.0 Item 6(Picture)

7.1 NORMAL OPERATING CONTROLS

Inspected, Repair or Replace

Newer digital heating system control has a low battery which needs replaced. Battery replacement is critical for this type of thermostat which may default the unit off or on if the battery goes dead.

7. Heating / Central Air Conditioning



7.1 Item 1(Picture)

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems) Inspected, Repair or Replace

The garage bay unit heater vent is rusting at the exterior, rusted sections need replaced.



7.5 Item 1(Picture)

7.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

- (1) The function of the air conditioning systems was not tested due to cold outdoor temperatures which may damage the units. Recommend inspection and testing of the air conditioning by a qualified person.
- (2) South side rooftop condenser units are not fastened to the roof and the south skid is rolling over, repair needed.

7. Heating / Central Air Conditioning



7.6 Item 1(Picture)



7.6 Item 2(Picture)

(3) Condenser line insulation on the rooftop is in poor condition and needs replaced for efficiency. Several of the lines have been cut off for unknown reasons and repair may be necessary.



7.6 Item 3(Picture)

(4) The large walk-in cooler was functioning at the time of the inspection, but one of the evaporator fans was not working. Repair needed.

7. Heating / Central Air Conditioning



7.6 Item 4(Picture)

(5) Smaller walk in cooler was not operating at the time of the inspection.



7.6 Item 5(Picture)

8. Insulation and Ventilation

8.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

(1) Rooftop exhaust units were observed to have heavy grease buildup and need cleaned.

8. Insulation and Ventilation



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)

(2) Kitchen and play area exhaust did not operate when switched on.

8. Insulation and Ventilation



8.3 Item 5(Picture)

9. Built-In Kitchen Appliances

9.0 RANGES/OVENS/COOKTOPS

Not Inspected

The function of the cooking systems and related systems such as ventilation and fire suppression are not part of this inspection and are excluded. Recommend further evaluation by a qualified person if these systems are to be used.

10. Garage

10.3 GARAGE DOOR (S)

Inspected, Repair or Replace

(1) The bottom garage overhead door trim is damaged.

10. Garage



10.3 Item 1(Picture)

(2) The garage overhead door is loose and daylight is visible at the sides and top in the closed position. Improving the weather stripping and fit is recommended for energy efficiency and to prevent weather intrusion.



10.3 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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