



# Inspection Report

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## Sample Report

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**Property Address:**

123 Anywhere  
Soldotna AK 99669



**Wisdom and Associates, Inc**

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

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<b>Date:</b> 6/22/2022	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 123 Anywhere Soldotna AK 99669	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### 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:**

Single Family

**In Attendance:**

Agent, Customer

**Approximate age of building:**

26 Years

**Temperature:**

70 F

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

No

## 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:**

Asphalt/Fiberglass

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

Metal Flue Pipe

### Items

**1.0 ROOF COVERINGS**

Inspected, Repair or Replace

Minor shingle damage is present at the bottom of the roof valleys, and there are two torn shingles. Repair needed.

**1.1 FLASHINGS**

Inspected

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

Inspected

**1.3 ROOF DRAINAGE SYSTEMS**

Not Present

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:**

T-111

**Siding Material:**

Wood

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Deck

**Driveway:**

Gravel

### Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

- (1) Exterior trim at the bottom of the sliding glass door is water damaged and needs replaced.
- (2) Exterior siding finish is deteriorating in areas, siding will need re-finished in the near future to prevent decay.
- (3) Siding is loose in several areas around the exterior, siding needs re-fastened. Recommend having a contractor check the exterior wall to foundation connection on the south side of the house as there is a substantial overhang that may indicate something more serious such as foundation displacement.
- (4) Exposed foam insulation at the exterior needs covered to prevent damage and UV decay from sunlight.

#### 2.1 DOORS (Exterior)

Inspected

#### 2.2 WINDOWS

Inspected

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

Inspected, Repair or Replace

- (1) Missing fasteners at deck joist hangers on both sides of the home need installed.
- (2) Water damage is present at some of the deck joists at the west facing deck, water damaged boards need replaced.
- (3) There is some elevation in the surface of the east deck at the northeast corner, likely from frost heave.
- (4) A handrailing is needed at one side of the east deck steps for fall protection.

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

Inspected

**2.5 EAVES, SOFFITS AND FASCIAS**

Inspected

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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

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Wood

**Interior Doors:**

Wood

**Window Types:**

Thermal/Insulated

### Items

**3.0 CEILINGS**

Inspected

**3.1 WALLS**

Inspected

**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, Repair or Replace

North bedroom on the east side of the home is missing the latch.

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

<b>Foundation:</b> Wood Foundation	<b>Method used to observe Crawlspace:</b> Crawled	<b>Floor Structure:</b> Wood joists
<b>Wall Structure:</b> Wood Stud	<b>Roof Structure:</b> Stick-built	<b>Roof-Type:</b> Gable
<b>Method used to observe attic:</b> Crawled		

### Items

#### 4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected, Repair or Replace

There is evidence of carpenter ants and/or other pests in the crawlspace, needs checked by a licensed pest contractor.

#### 4.1 WALLS (Structural)

Inspected

Foundation walls are backfilled on the interior limiting inspection. Foundation footing material could not be confirmed during the inspection.,

#### 4.2 COLUMNS OR PIERS

Inspected, Repair or Replace

(1) Many of the support columns in the crawlspace are not anchored or secured to the footings, recommend securing the posts to prevent displacement during an earthquake.

(2) Post supports in the crawlspace are not pressure treated and will likely be subject to decay over time due to the amount of water on the crawlspace floor.

#### 4.3 FLOORS (Structural)

Inspected, Repair or Replace

(1) Floor support beam in the crawlspace is significantly twisting, repair needed by a licensed contractor.

(2) Water damage is present at the east wall of the crawlspace in the floor system and rim joist below the exterior entry. Water damaged wood needs removed and replaced, source of moisture needs identified and corrected.

(3) Solid blocking is missing where the floor joists cross over the bearing beam in the crawlspace.

#### 4.4 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace



Water damage is present at the roof sheathing at the bottom of both roof valleys. Water damaged materials need removed and replaced. Recommend installation of ice and water shield in the bottom part of the valleys to prevent future leakage.

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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:**

Well

**Water Filters:**

None

**Plumbing Water Supply:**

Copper

**Plumbing Water Distribution:**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

ABS

**Water Heater Power Source:**

Gas

**Water Heater Capacity:**

50 Gallon

**Water Heater Location:**

Crawlspace

### Items

#### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

(1) Dishwasher drain is connected directly to the sink drain which is sanitary hazard. An air gap fitting or high loop needs installed to prevent cross contamination.

(2) The main building drain does not appear to have adequate downward slope where exiting the building which may result in clogging and backups.

#### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

(1) The kitchen sink sprayer handle is loose.

(2) The hallway bathroom tub enamel is chipped which may lead to premature rusting of the tub.

(3) The well pressure tank in the crawlspace is rusting and may need replaced in the near future.

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

Inspected

#### 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

Inspected, Repair or Replace

- (1) Standing water is present on the crawlspace floor, sump pump needs adjusted to evacuate all standing water above floor level.
  - (2) Leak was noted at the joint above the sump pump in the crawlspace when pump was tested.
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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:**

220 volts  
Aluminum  
Below ground

**Panel capacity:**

Adequate

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SIEMENS

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

NM (Non Metallic) Sheathed

### Items

**6.0 SERVICE ENTRANCE CONDUCTORS**

Inspected

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

Inspected, Repair or Replace

- (1) Open knock-out at the base of the exterior electrical disconnect box needs covered to prevent pest entry.
- (2) Exterior electrical cabling serving the detached shed needs placed in conduit for protection against damage.
- (3) Grounding of the electrical panel enclosure could not be determined during the inspection, recommend further evaluation by a licensed electrician.

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

Inspected, Repair or Replace

30 amp breaker in the electrical panel is oversized for the connected wiring, needs replaced with correct size by a licensed electrician.

**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) Open neutral is present at the detached shed receptacle, repair needed. No access is present to the inside of the shed for further inspection.

(2) Missing receptacle covers in the garage need replaced.

#### **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

Missing smoke alarms need replaced.

#### **6.7 CARBON MONOXIDE DETECTORS**

Repair or Replace

There is no carbon monoxide detector present in the home. It is recommended that one be installed according to the manufacturer's instructions.

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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

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Ductwork:</b> Non-insulated	<b>Filter Type:</b> Disposable	

### Items

#### 7.0 HEATING EQUIPMENT

Inspected, Repair or Replace

(1) Heavy sooting is present at the top of the unit heater draft diverter, service is needed by a licensed heating contractor.

(2) The water heater and furnace have a high water mark on the side indicating that these appliance have been flooded at some point. Both appliances need checked and serviced by a licensed heating contractor. These appliances need placed on permanent, decay resistant platforms above the grade level of the crawlspace.

(3) When the Modine garage unit heater was tested, the unit fired but the fan never came on. Needs serviced by a licensed heating contractor.

#### 7.1 NORMAL OPERATING CONTROLS

Inspected

#### 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

Inspected

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

Inspected, Repair or Replace

(1) Unit heater chimney cap is damaged and needs replaced.

(2) Recommend elevating the furnace air intake and exhaust to at least 24 inches above grade level to prevent potential snow closure.

(3) The unit heater chimney is too close to combustible material (drywall) where it passes through the garage ceiling. A minimum 1 inch clearance is needed along with a firestop.

**7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

Not Present

**7.7 GAS/LP FIRELOGS AND FIREPLACES**

Not Present

**7.8 HEAT RECOVERY VENTILATOR**

Not Present

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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:**

Fiberglass Batt

**Ventilation:**

Gable vents  
Soffit Vents

**Dryer Power Source:**

Gas Connection

**Dryer Vent:**

Flexible Metal

**Foundation System Insulation:**

Fiberglass Batts  
On Crawlspace Walls

### Items

**8.0 INSULATION IN ATTIC**

Inspected

**8.1 FLOOR INSULATION**

Not Present

**8.2 VAPOR RETARDERS**

Inspected

**8.3 VENTILATION OF ATTIC**

Inspected

**8.4 VENTILATION OF CRAWLSPACE**

Inspected

**8.5 VENTING SYSTEMS (Kitchens, baths and laundry)**

Inspected, Repair or Replace

(1) A gas fired clothes dryer is located in the bathroom. Open combustion appliances which take air from the room in which they are located are considered a safety hazard in bedrooms or bathrooms as these are rooms where the door is normally closed during occupancy and there is potential for carbon monoxide or other hazards.

(2) Flexible ducting has been used to vent the clothes dryer in the crawlspace. Flexible ducting is only permitted from the unit to the floor or wall. Flexible ducting needs replaced with a smooth walled metal duct which will not trap lint. Ducting should be sealed at the joints.

**8.6 FOUNDATION INSULATION**

Inspected

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

**Dishwasher:**

FRIGIDAIRE

**Disposer:**

KENMORE

**Exhaust/Range hood:**

NUTONE

**Range/Oven:**

MAYTAG

### Items

**9.0 DISHWASHER**

Inspected, Repair or Replace

The dishwasher did not work when tested.

**9.1 RANGES/OVENS/COOKTOPS**

Inspected, Repair or Replace

Oven did not work when tested.

**9.2 RANGE HOOD**

Inspected

**9.3 TRASH COMPACTOR**

Not Present

**9.4 FOOD WASTE DISPOSER**

Inspected

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

#### 10.4 OCCUPANT DOOR FROM GARAGE TO INSIDE

Inspected

#### 10.5 GARAGE DOOR OPERATORS

Inspected

#### 10.6 GARAGE INTERIOR

Inspected, Repair or Replace

The left side garage overhead door safety eye is missing and needs replaced.

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## General Summary

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**Wisdom and Associates, Inc**

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

**Customer**  
Sample Report

**Address**  
123 Anywhere  
Soldotna AK 99669

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.

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### 1. Roofing

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#### 1.0 ROOF COVERINGS

##### **Inspected, Repair or Replace**

Minor shingle damage is present at the bottom of the roof valleys, and there are two torn shingles. Repair needed.

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## 1. Roofing

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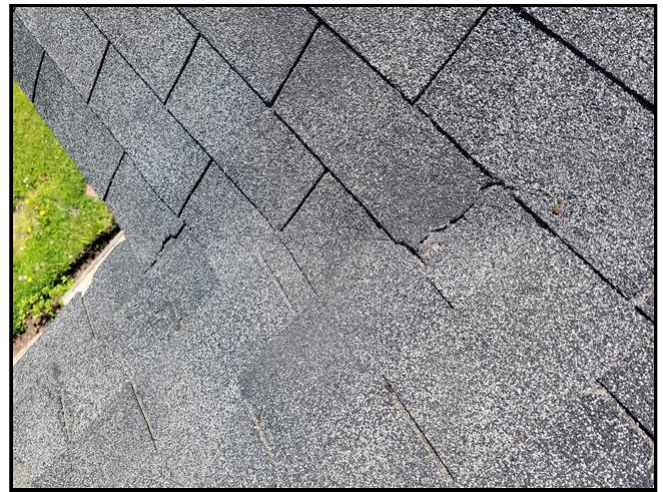
1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

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## 2. Exterior

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### 2.0 WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace

(1) Exterior trim at the bottom of the sliding glass door is water damaged and needs replaced.

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## 2. Exterior

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2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) Exterior siding finish is deteriorating in areas, siding will need re-finished in the near future to prevent decay.

**2. Exterior**



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

(3) Siding is loose in several areas around the exterior, siding needs re-fastened. Recommend having a contractor check the exterior wall to foundation connection on the south side of the house as there is a substantial overhang that may indicate something more serious such as foundation displacement.

**2. Exterior**



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)

**2. Exterior**



2.0 Item 10(Picture)

(4) Exposed foam insulation at the exterior needs covered to prevent damage and UV decay from sunlight.



2.0 Item 11(Picture)

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

**Inspected, Repair or Replace**

(1) Missing fasteners at deck joist hangers on both sides of the home need installed.



2. Exterior



2.3 Item 1(Picture)



2.3 Item 2(Picture)

(2) Water damage is present at some of the deck joists at the west facing deck, water damaged boards need replaced.



2.3 Item 3(Picture)

(3) There is some elevation in the surface of the east deck at the northeast corner, likely from frost heave.

**2. Exterior**



2.3 Item 4(Picture)

(4) A handrailing is needed at one side of the east deck steps for fall protection.



2.3 Item 5(Picture)

**3. Interiors**

**3.6 WINDOWS (REPRESENTATIVE NUMBER)**

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### 3. Interiors

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#### Inspected, Repair or Replace

North bedroom on the east side of the home is missing the latch.



3.6 Item 1(Picture)

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### 4. Structural Components

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#### 4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

##### Inspected, Repair or Replace

There is evidence of carpenter ants and/or other pests in the crawlspace, needs checked by a licensed pest contractor.

## 4. Structural Components



4.0 Item 1(Picture)



4.0 Item 2(Picture)

### 4.2 COLUMNS OR PIERS

#### Inspected, Repair or Replace

(1) Many of the support columns in the crawlspace are not anchored or secured to the footings, recommend securing the posts to prevent displacement during an earthquake.



4.2 Item 1(Picture)

(2) Post supports in the crawlspace are not pressure treated and will likely be subject to decay over time due to the amount of water on the crawlspace floor.

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## 4. Structural Components

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4.2 Item 2(Picture)

### 4.3 FLOORS (Structural)

#### Inspected, Repair or Replace

(1) Floor support beam in the crawlspace is significantly twisting, repair needed by a licensed contractor.



4.3 Item 1(Picture)

## 4. Structural Components

(2) Water damage is present at the east wall of the crawlspace in the floor system and rim joist below the exterior entry. Water damaged wood needs removed and replaced, source of moisture needs identified and corrected.



4.3 Item 2(Picture)



4.3 Item 3(Picture)

(3) Solid blocking is missing where the floor joists cross over the bearing beam in the crawlspace.



4.3 Item 4(Picture)

### 4.4 ROOF STRUCTURE AND ATTIC

#### Inspected, Repair or Replace

Water damage is present at the roof sheathing at the bottom of both roof valleys. Water damaged materials need removed and replaced. Recommend installation of ice and water shield in the bottom part of the valleys to prevent future leakage.

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## 4. Structural Components

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4.4 Item 1(Picture)

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## 5. Plumbing System

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### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

(1) Dishwasher drain is connected directly to the sink drain which is sanitary hazard. An air gap fitting or high loop needs installed to prevent cross contamination.

**5. Plumbing System**



5.0 Item 1(Picture)

(2) The main building drain does not appear to have adequate downward slope where exiting the building which may result in clogging and backups.



5.0 Item 2(Picture)

**5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Inspected, Repair or Replace**

(1) The kitchen sink sprayer handle is loose.



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## 5. Plumbing System

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5.1 Item 1(Picture)

(2) The hallway bathroom tub enamel is chipped which may lead to premature rusting of the tub.



5.1 Item 2(Picture)

(3) The well pressure tank in the crawlspace is rusting and may need replaced in the near future.

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## 5. Plumbing System

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5.1 Item 3(Picture)

### 5.6 SUMP PUMP

#### Inspected, Repair or Replace

(1) Standing water is present on the crawspace floor, sump pump needs adjusted to evacuate all standing water above floor level.



5.6 Item 1(Picture)

(2) Leak was noted at the joint above the sump pump in the crawlspace when pump was tested.

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## 5. Plumbing System

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5.6 Item 2(Picture)

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## 6. Electrical System

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

#### Inspected, Repair or Replace

(1) Open knock-out at the base of the exterior electrical disconnect box needs covered to prevent pest entry.

## 6. Electrical System



6.1 Item 1(Picture)

(2) Exterior electrical cabling serving the detached shed needs placed in conduit for protection against damage.



6.1 Item 2(Picture)



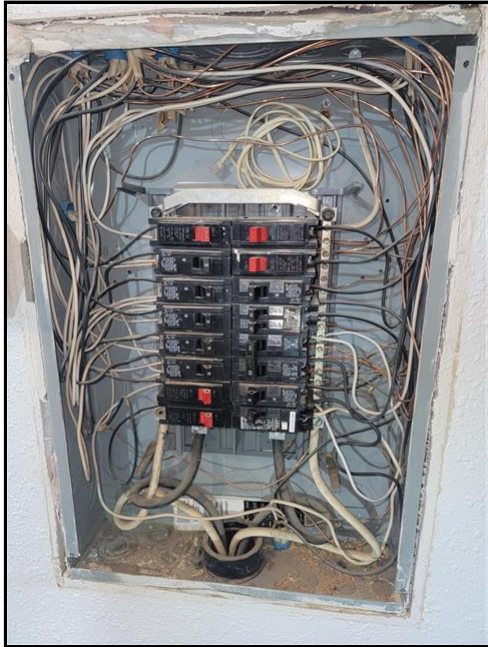
6.1 Item 3(Picture)

(3) Grounding of the electrical panel enclosure could not be determined during the inspection, recommend further evaluation by a licensed electrician.

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## 6. Electrical System

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6.1 Item 4(Picture)

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

**Inspected, Repair or Replace**

30 amp breaker in the electrical panel is oversized for the connected wiring, needs replaced with correct size by a licensed electrician.



6.2 Item 1(Picture)

### 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**

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## 6. Electrical System

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(1) Open neutral is present at the detached shed receptacle, repair needed. No access is present to the inside of the shed for further inspection.



6.3 Item 1(Picture)

(2) Missing receptacle covers in the garage need replaced.

### 6.6 SMOKE DETECTORS

#### Inspected, Repair or Replace

Missing smoke alarms need replaced.



6.6 Item 1(Picture)

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## 6. Electrical System

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### 6.7 CARBON MONOXIDE DETECTORS

#### Repair or Replace

There is no carbon monoxide detector present in the home. It is recommended that one be installed according to the manufacturer's instructions.

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## 7. Heating / Central Air Conditioning

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### 7.0 HEATING EQUIPMENT

#### Inspected, Repair or Replace

(1) Heavy sooting is present at the top of the unit heater draft diverter, service is needed by a licensed heating contractor.



7.0 Item 1(Picture)

(2) The water heater and furnace have a high water mark on the side indicating that these appliance have been flooded at some point. Both appliances need checked and serviced by a licensed heating contractor. These appliances need placed on permanent, decay resistant platforms above the grade level of the crawlspace.

**7. Heating / Central Air Conditioning**



7.0 Item 2(Picture)



7.0 Item 3(Picture)



7.0 Item 4(Picture)



7.0 Item 5(Picture)

(3) When the Modine garage unit heater was tested, the unit fired but the fan never came on. Needs serviced by a licensed heating contractor.

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

**Inspected, Repair or Replace**

(1) Unit heater chimney cap is damaged and needs replaced.



## 7. Heating / Central Air Conditioning



7.5 Item 1(Picture)

(2) Recommend elevating the furnace air intake and exhaust to at least 24 inches above grade level to prevent potential snow closure.



7.5 Item 2(Picture)

(3) The unit heater chimney is too close to combustible material (drywall) where it passes through the garage ceiling. A minimum 1 inch clearance is needed along with a firestop.

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## 7. Heating / Central Air Conditioning

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7.5 Item 3(Picture)

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## 8. Insulation and Ventilation

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### 8.5 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected, Repair or Replace

(1) A gas fired clothes dryer is located in the bathroom. Open combustion appliances which take air from the room in which they are located are considered a safety hazard in bedrooms or bathrooms as these are rooms where the door is normally closed during occupancy and there is potential for carbon monoxide or other hazards.

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## 8. Insulation and Ventilation

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8.5 Item 1(Picture)

(2) Flexible ducting has been used to vent the clothes dryer in the crawlspace. Flexible ducting is only permitted from the unit to the floor or wall. Flexible ducting needs replaced with a smooth walled metal duct which will not trap lint. Ducting should be sealed at the joints.



8.5 Item 2(Picture)

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## 9. Built-In Kitchen Appliances

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### 9.0 DISHWASHER

**Inspected, Repair or Replace**

The dishwasher did not work when tested.

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## 9. Built-In Kitchen Appliances

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9.0 Item 1(Picture)

- 9.1 RANGES/OVENS/COOKTOPS**  
**Inspected, Repair or Replace**  
Oven did not work when tested.

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## 10. Garage

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- 10.6 GARAGE INTERIOR**  
**Inspected, Repair or Replace**  
The left side garage overhead door safety eye is missing and needs replaced.



10.6 Item 1(Picture)

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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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