



## Pinnacle Home Inspection

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

**Client Information:**

Mr and Mrs Home Buyer  
Anywhere  
USA

**Property Information:**

1234 Main St  
Libby, MT 59923

# Summary

## General Disclaimer

### [Summary](#)

#### General Disclaimers:

This report is our professional opinion but not a guarantee or a warranty. The inspection is intended to add to your knowledge of the building and help you understand the risk of owning it. The inspection is not intended to and cannot eliminate the risk of ownership. We help you assess these risks; we do not assume them for you. Warranty programs for appliance and mechanical failure and property insurance for unforeseen disasters are the traditional avenues available to manage the risk of property ownership.

The report is complete and thorough, but it is a general overview, not technically exhaustive. Specialists in each field could provide a more detailed analysis of the building systems, but at considerably more cost and time. Our visual and limited operational inspection provides the broadest overview of the property with less costs and time.

There are no dollar amounts for recommend repairs because estimates vary dramatically between contractors with different methods, work habits and profit goals. Obtain at least three bids for any substantial repair or improvement and make sure all are based on identical specifications.

This inspection report is limited to deficiencies present at the time of the inspection. Roof, mechanical equipment, plumbing and electrical systems often fail without warning. New deficiencies can develop in buildings at any time, especially in buildings which may lie vacant. The final walk-through and/or any applicable builder warranties are your opportunities to confirm that all systems in the structure are operable and up to your liking. We highly recommend you be well informed of all stipulations and deadlines associated with the purchase of the building as may be outlined within applicable real estate contracts.

#### KEY TO READING REPORT:

The summary section will contain any specific areas of the home that needs to be addressed or reviewed. An item being located in the summary does not necessarily mean it is a deviancy. Each listed item in the summary will come with a description of why it is included. An item maybe listed in the summary and still shows as satisfactory in the report. This happens if the overall quality of the item is satisfactory and maybe only a small very minor issue needs to be addressed. An example, a window missing a screen when most windows have them.

If an item is written in RED it means it is something that should be addressed immediately, either for safety and long term health of the property. If an item is written in GREEN it means it something that should be addressed in a timely manner to help prevent any longer term damage or address a safety issue.

The body of the report will have all the major components of the house. It will either read as satisfactory, needs maintenance, professional consultation, or not satisfactory. The body of the report will also contain any pictures taken by the inspector. The meanings of each of those are as follows:

Satisfactory: Means the component of the home is good and/or functions as it is designed.

Needs maintenance: Means the component of the home is marginal or needs minor repair to be fixed and work as intended.

Professional Consultation: Means the component of the home is in a condition that an expert in the individual field, such as mold, HVAC, roofing, foundation, etc. should be consulted on what needs to be done and addressed with the issues found.

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## **Site Grounds & Grading**

### **Steps to Building**

- Wood step is damaged, resting on ground. It is recommended to fix step for safety

## **Exterior & Structure**

### **Chimneys**

- Chimney is missing weather protective cap. It is recommended to add a cap to protect the chimney from the weather elements

### **Trim**

- Fascia has peeling paint. All exposed wood should be painted/treated for maintenance. Peeling paint made need to be repaired for certain type of home loans like VA/FHA loans

## **Roof**

### **Roof Covering**

- Screws are lifting in a few areas around roof. Screws that have lifted should be replaced and fixed to help with maintenance of the roof
- There is some debris build up on the roof. Debris should be removed for maintenance of the roof

## **Plumbing**

### **Water Heater**

- Water heater is missing seismic restraints. Seismic restraints are required for most loans and will be flagged to be added by some bank appraisers.

### **Pipes**

- Pipe held up by an improper support in crawlspace. This is functioning, but is not correct.
- Crack in connector under sink. No leak, visible and cosmetic at time of inspection

## **Electrical**

### **Outlets, Fixtures, & Switches**

- Light switch to crawlspace is missing a faceplate or cover
- Wires for phone line exposed with no cover

### **Smoke Detectors**

- Missing smoke detector in hallway outside of bedroom. It is recommended to have working smoke detectors in all common areas of the house and either inside or right outside bedrooms

## Attic

### Attic Ventilation

- Attic has some mold on north side. Adding an attic fan or more venting to the attic will help move the warm and cool air and prevent future issues. See more on this issue under moisture & mildew in attic

### Moisture & Mildew

- **Discoloration, mold or mildew on attic sheathing. This can happen when there is the lack of venting or proper air circulation. When mold is present it is recommended to have a professional in the field of mold remediation inspect the area of concern and to have it professionally cleaned. Most remediation companies will guarantee their work and provide a warranty**

### Vent Pipes & Flashing

- Temporary brace used on vent pipe. It is recommended to have vent pipes secured properly

## Interior

### Fireplace

- Wood burning stoves and chimneys should be professionally cleaned at least once a year for safety and general maintenance

### Other Entry Doors

- Handle on sliding glass door in bedroom is loose and needs tightened

## Bathroom

### Toilets

- Toilet continues to run. The inside operating parts of the toilet may need to be adjusted or replaced to help the toilet function as designed

### Sinks

- Drain trap (plug) is not functioning as designed

### Shower Walls

- Metal ring around shower head is not attached to shower wall, water can get behind this and it is recommended to have it sealed tight

## Bathroom 2

### Sinks

- Drain trap is missing from sink

### Shower Walls

- Small leak around shower head. The leak is into the shower, but can still be fixed to prevent it from growing larger over time

- Metal ring around shower head isn't attached to shower wall. Water can get behind this and it is recommended to have it sealed tight

## Basement / CrawlSpace

### Insulation

- **Insulation is missing in crawlspace. Foam board insulation around the foundation or an insulation with at least an R rating of 9 in floor can help with energy needs and keeping plumbing pipes from freezing during the colder months**

### Foundation

- Minor, vertical cosmetic cracks in foundation. These are common for concrete foundations. It is recommended to monitor small cracks. Cracks under 1/4 of inch and also verticle are the most common on cosmetic in foundations

## Heating

### Heating System

- Electric heater in main bathroom is not functioning
- Bedrooms have electric wall heaters
- A wood stove in the living room
- A electric duct less heat pump in living room
- A propane heater in living room area

### Supplemental Heat

- Propane heater in living room area was not functioning at time of inspection, propane was out in tank. It would be recommended to have heating system inspected by a propane or HVAC company before using since the heating unit wasn't available for inspection

## Garage

### Receptacles

- Current code for garages are to have GFCI outlets. This would be a recommended upgrade if updating outlets in garage

### Vehicle Doors

- The left vehicle door is damaged. It is hard to manually open and close. It will open and close, but the door has to be adjusted when doing so.

## Laundry Room

### Sinks

- Signs of prior leak under utility sink
- Sink is not attached to cabinet or counter properly

## Radon Report

### RADON RESULTS

Date of test: 1/1/2020

Location of test: Master bedroom

Analysis date: 1/3/2020

Results: 2.3 pCi/L

This level is under the recommended limit for mitigation set by the EPA

THE EPA RECOMMENDS THAT YOU MITIGATE YOUR HOME IF THE RADON LEVEL IS 4  
PICOCURIES (PCI/L) OR HIGHER.

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## Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

### Inspection Information

**Date:** 3/20/2020

**Time:** Morning

**Weather Conditions:** Sunny, Cold

**Present at time of inspection:** Current Occupants

#### Comments:

- Morning temperature of 20 degrees, no moisture, but there was frost

### General Grading / Drainage

**Condition:** Satisfactory

### Trees & Shrubs

**Condition:** Satisfactory

### Deck

**Condition:** Satisfactory

**Type:** Wood

**Construction:** Bolted to House

**Deck:** Raised

**Railing:** No

### Grading at House Wall

**Condition:** Satisfactory

### Steps to Building

**Condition:** Needs Maintenance

**Step Type:** Wood

**Landing Type:** Wood

**Railing:** No

#### Problems

- The steps are settling.

#### Comments:

- Wood step is damaged, resting on ground. It is recommended to fix step for safety



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## Driveway

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**Condition:** Satisfactory

**Type:** Gravel

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## Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

### Building Information

**Year Constructed:** 1990

**Type:**Single

### Exterior Receptacles

**Condition:** Satisfactory

**Type:**GFCI

### Exterior Windows

**Condition:** Satisfactory

### Trim

**Condition:** Satisfactory

**Type:**Wood

#### Comments:

- Fascia has peeling paint. All exposed wood should be painted/treated for maintenance. Peeling paint made need to be repaired for certain type of home loans like VA/FHA loans



## Eaves & Soffits

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**Condition:** Satisfactory

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## Chimneys

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**Condition:** Needs Maintenance

**Type:**Block

### Problems

- The chimney is missing a weather-protective cap.

### **Comments:**

- Chimney is missing weather protective cap. It is recommended to add a cap to protect the chimney from the weather elements



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## Foundation

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**Condition:** Satisfactory

**Type:**Concrete

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## Wall Structure

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**Condition:** Satisfactory

**Type:**Log

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## Columns

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**Condition:** Satisfactory

**Type:**Wood

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## Exterior Wall Covering

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**Condition:** Satisfactory

**Type:**Wood

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## Exterior Doors

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**Condition:** Satisfactory

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## Gas Meter / Piping

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**Condition:** Satisfactory

**Comments:**

- No propane in tank at time of inspection



## Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

### Roof Style

**Type:**Gable

### Gutters & Downspouts

#### Comments:

- Gutter systems, properly installed, do a good job of moving water away from the house and can help prevent damage to soffits, eaves, fascia, roofs, foundations and exterior wall covering.

### Roof Leaks

**Condition:** Satisfactory

**Leaks Observed:**None Observed

**Viewed From:**Ladder, Roof, Interior Attic

### Roof Covering

**Condition:** Satisfactory

**Tile Type:**Other

**Metal Type:**Steel, Overlapping Seam

#### Comments:

- Screws are lifting in a few areas around roof. Screws that have lifted should be replaced and fixed to help with maintenance of the roof
- There is some debris build up on the roof. Debris should be removed for maintenance of the roof



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## Exposed Flashing

**Condition:** Satisfactory

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## Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

### Water Service

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**Condition:** Satisfactory

**Type:**Private

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### Fixtures

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**Condition:** Satisfactory

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### Water Heater

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**Condition:** Needs Maintenance

**Fuel type:**Electric

#### Water Heater Data

**Extension:**Present

**Relief valve:**Present

**Seismic Restraint:**Not present

#### Location & Capacity

**Location:** Pantry

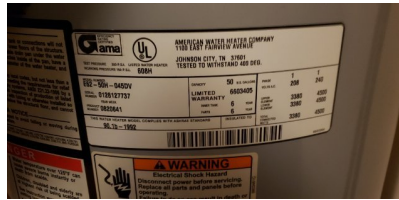
**Capacity (gallons):** 50

**Age:** 12

#### **Comments:**

- Water heater is missing seismic restraints. Seismic restraints are required for most loans and will be flagged to be added by some bank appraisers.





## Drain

**Condition:** Satisfactory

### Comments:

- Corrosion on drain under sink. This is a common area to see corrosion. It has no current leak, but continue to monitor under all sinks for the possibility of leaks forming over time around seals and where pipes connect



## Vent Pipes

**Condition:** Satisfactory

## Waste

**Condition:** Satisfactory

## Pipes

**Condition:** Satisfactory

**Type:** Plastic, PVC, CPVC, PEX

**Flow rate:** Satisfactory

### Comments:

- Pipe held up by an improper support in crawlspace. This is functioning, but is not correct.
- Crack in connector under sink. No leak, visible and cosmetic at time of inspection



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## Water Entrance

**Condition:** Satisfactory

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## Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

### Service Line Entrance

**Conductor:**Aluminum  
**Type of wiring:**Romex



### Service Entrance Cable

**Volts:**240 - 120V  
**Type:**Underground  
**Location:** By wood shed



## Main Panel

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**Condition:** Satisfactory  
**Location:** Laundry room  
**Volts:**240 - 120V  
**Capacity:**200 A  
**Type:**Circuit-breakers

### Grounding & Bonding

**Grounding:**Grounded  
**Bonding:**Bonded

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## Sub Panel

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**Condition:** Satisfactory  
**Location:** Garage  
**Volts:**240 - 120V  
**Capacity:**200 A  
**Type:**Circuit-breakers

### Grounding & Bonding

**Grounding:**Grounded  
**Bonding:**Bonded

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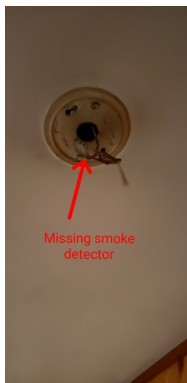
## Smoke Detectors

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**Condition:** Needs Maintenance  
**Smoke Detectors:**Tested

### Comments:

- Missing smoke detector in hallway outside of bedroom. It is recommended to have working smoke detectors in all common areas of the house and either inside or right outside bedrooms



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## Circuits & Conductors

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**Condition:** Satisfactory  
**Type of wiring:**Romex

### Exterior GFCI Outlets

**Exterior GFCI Receptacles:**Yes

**Garage GFCI Outlets**

**Garage GFCI Receptacles:**Yes

**Kitchen GFCI Outlets**

**Kitchen GFCI Receptacles:**Yes

**Bathroom GFCI Outlets**

**Bathroom GFCI Outlets:**Yes

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## **Outlets, Fixtures, & Switches**

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**Condition:** Needs Maintenance

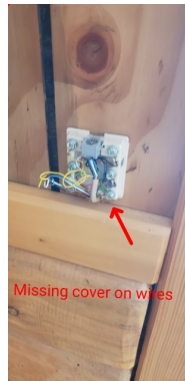
**Testing Information**

**Testing Method:** Outlet Tester

**Number Tested:**All visible

**Comments:**

- Light switch to crawlspace is missing a faceplate or cover
- Wires for phone line exposed with no cover



## Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

### Attic Sheathing

**Condition:** Satisfactory

**Observed:** Observed

**Type of Sheathing:** OSB

**Comments:**

- Some shiner nails, or nails that missed braces or supports. Common in most attic areas.



### Attic Access

**Location:** Hallway

**Access Method:** Pull down, Stairs

### Moisture & Mildew

**Condition:** Professional Consultation

**Degree of Damage:** Mold and mildew

**Comments:**

- **Discoloration, mold or mildew on attic sheathing. This can happen when there is the lack of venting or proper air circulation. When mold is present it is recommended to have a professional in the field of mold remediation inspect the area of concern and to have it professionally cleaned. Most remediation companies will guarantee their work and provide a warranty**




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## Vent Pipes & Flashing

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**Condition:** Satisfactory

**Leaks Observed:** No leaks

**Comments:**

- Temporary brace used on vent pipe. It is recommended to have vent pipes secured properly




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## Ceiling Frame

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**Condition:** Satisfactory

**Type:** Joist framing

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## Attic Insulation

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**Condition:** Satisfactory

**Type of Insulation:** Rolled

**Location:** In-floor

**Average Depth (inches):** 10

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## Roof Frame

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**Condition:** Satisfactory

**Type:** Truss

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## Attic Ventilation

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**Condition:** Needs Maintenance

**Type:** Gable louvers, Soffit vents

**Fan Type:** None observed

### Comments:

- Attic has some mold on north side. Adding an attic fan or more venting to the attic will help move the warm and cool air and prevent future issues. See more on this issue under moisture & mildew in attic



## Interior

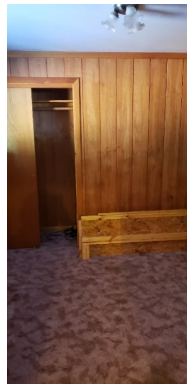
Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Interior Information

**Number of Bedrooms:** 3

**Number of Bathrooms:** 2





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## Floors

**Condition:** Satisfactory

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## Windows

**Condition:** Satisfactory

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## Fireplace

**Condition:** Satisfactory

**Type:** Wood-burning

**Operational:** Yes

**Comments:**

- Wood burning stoves and chimneys should be professionally cleaned at least once a year for safety and general maintenance

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## Other Entry Doors

**Condition:** Needs Maintenance

**Type:** Sliding Glass

**Insulated:** Insulated

**Comments:**

- Handle on sliding glass door in bedroom is loose and needs tightened



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## Interior Doors

**Condition:** Satisfactory

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## Walls

**Condition:** Satisfactory

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## Ceilings

**Condition:** Satisfactory

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## Bedrooms

Our inspection of the Bedrooms includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, & cabinetry. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Master Bedroom

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**Location:** w/ Master bath  
**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Satisfactory  
**Ceiling Fan:** Not Present  
**Receptacles:** Non-GFCI  
**Smoke Detector:** Present

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### Bedroom 2

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**Location:** Middle of hallway  
**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Satisfactory  
**Ceiling Fan:** Not Present  
**Receptacles:** Non-GFCI  
**Smoke Detector:** Outside bedroom

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### Bedroom 3

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**Location:** End of hall w/sliding glass door  
**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Satisfactory  
**Ceiling Fan:** Not Present  
**Receptacles:** Non-GFCI  
**Smoke Detector:** Outside bedroom

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## Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

### Cabinets

**Condition:** Satisfactory

### Sink

**Condition:** Satisfactory

### Range / Oven

**Condition:** Satisfactory

**Type:** Operating

**Fuel:** Electric

### Refrigerator

**Condition:** Satisfactory

**Type:** Operating

### Counters

**Condition:** Satisfactory

### Flooring

**Condition:** Satisfactory

### Receptacles

**Condition:** Satisfactory

**Type:** GFCI

### Ventilation

**Condition:** Satisfactory

**Fan Vents to:** No fan present

#### Comments:

- No fan present, but window in kitchen

## Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Location

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**Location:** Master

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### Ventilation

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**Condition:** Satisfactory

**Fan Vents to:**Outside

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### Toilets

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**Condition:** Needs Maintenance

**Comments:**

- Toilet continues to run. The inside operating parts of the toilet may need to be adjusted or replaced to help the toilet function as designed
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### Sinks

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**Condition:** Needs Maintenance

**Comments:**

- Drain trap (plug) is not functioning as designed



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## Shower Walls

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**Condition:** Satisfactory, Needs Maintenance

**Comments:**

- Metal ring around shower head is not attached to shower wall, water can get behind this and it is recommended to have it sealed tight



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## Receptacles

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**Condition:** Satisfactory

**Type:**GFCI

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## Floor

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**Condition:** Satisfactory

## Bathroom 2

### Location

Location: Main bathroom

### Bathtub

Condition: Satisfactory

### Ventilation

Condition: Satisfactory

Fan Vents to: Outside

### Toilets

Condition: Satisfactory

### Sinks

Condition: Needs Maintenance

#### Problems

· There are drain traps missing from the drains.

#### **Comments:**

- Drain trap is missing from sink



### Shower Walls

Condition: Needs Maintenance

#### Problems

· There are faucet diverter and escutcheons that are not sealed.

#### **Comments:**



- Small leak around shower head. The leak is into the shower, but can still be fixed to prevent it from growing larger over time
- Metal ring around shower head isn't attached to shower wall. Water can get behind this and it is recommended to have it sealed tight



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## Receptacles

**Condition:** Satisfactory  
**Type:**GFCI

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## Floor

**Condition:** Satisfactory

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## Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

### Description

#### Basement Description

**Type:**Crawl space

**Access:**Interior opening

### Columns

**Condition:** Satisfactory

**Type:**Wood

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:**None

### Floor

**Condition:** Satisfactory

**Type:**Dirt

### Insulation

**Condition:** Not Satisfactory

#### Comments:

- **Insulation is missing in crawlspace. Foam board insulation around the foundation or an insulation with at least an R rating of 9 in floor can help with energy needs and keeping plumbing pipes from freezing during the colder months**

### Vapor Barrier

**Condition:** Satisfactory

**Visibility:**Visible

### Ventilation

**Condition:** Satisfactory

### Floor Joists

**Condition:** Satisfactory

**Type:**Conventional  
**Visibility:**Visible

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## Sub Flooring

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**Condition:** Satisfactory  
**Visibility:**Partially visible

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## Foundation

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**Condition:** Satisfactory  
**Type:**Concrete

### Comments:

- Minor, vertical cosmetic cracks in foundation. These are common for concrete foundations. It is recommended to monitor small cracks. Cracks under 1/4 of inch and also verticle are the most common on cosmetic in foundations



## Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

### Supplemental Heat

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**Condition:** Professional Consultation

**Type:**Other

**Comments:**

- Propane heater in living room area was not functioning at time of inspection, propane was out in tank. It would be recommended to have heating system inspected by a propane or HVAC company before using since the heating unit wasn't available for inspection



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### Heating System

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**Condition:** Satisfactory, Needs Maintenance

**Type:**Heat pump, Other

**Fuel Type:**Electric

**Comments:**

- Electric heater in main bathroom is not functioning
- Bedrooms have electric wall heaters
- A wood stove in the living room
- A electric duct less heat pump in living room
- A propane heater in living room area



## Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### Air Conditioning Type

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**Type:**Heat pump, Room units

**Status:**Not turned on

**Comments:**

- Duct less heat pump with AC. Not turned on do to the cold outside air temperature
-

## Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

### Description

**Condition:** Satisfactory

**Type:** Separate Garage



### Ventilation

**Condition:** Satisfactory

### Garage Door Opener

**Comments:**

- Manual garage doors

### Receptacles

**Condition:** Needs Maintenance

**Type:** Non-GFCI

#### Problems

- There are non-GFCI receptacles in the garage.

**Comments:**

- Current code for garages are to have GFCI outlets. This would be a recommended upgrade if updating outlets in garage

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## Walls/Windows/Ceiling

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**Condition:** Satisfactory

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## Flooring

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**Condition:** Satisfactory

**Type:** Concrete

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## Vehicle Doors

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**Condition:** Needs Maintenance

**Status:** Tested

### Problems

- The garage door opens / closes improperly.
- The door is cracked, damaged, or deteriorating.

### **Comments:**

- The left vehicle door is damaged. It is hard to manually open and close. It will open and close, but the door has to be adjusted when doing so.





## Laundry Room

### Receptacles

**Condition:** Satisfactory

**Type:**GFCI

### Location

**Location:** Off of kitchen

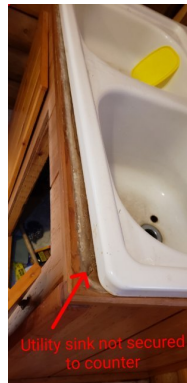
**Condition:** Satisfactory

### Sinks

**Condition:** Needs Maintenance

**Comments:**

- Signs of prior leak under utility sink
- Sink is not attached to cabinet or counter properly



## Radon Report

The subject home described has been tested for the presence of radon gas according to the US EPA short-term testing protocols. The test and the analysis have been performed to comply with the EPA's Home Buyer's and Seller's Guide to Radon. This report represents the average radon concentration at the time of sampling and at the specific location in the building. However, it must be noted that radon concentrations will vary from day to day and from season to season. Limitation of Liability: While we at Pinnacle Home Inspection make every effort to maintain the highest quality control and include several checks and verification steps in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS with respect to any item furnished, information supplied or services rendered you by Pinnacle Home Inspection. Before any action is taken on the basis of test results given to you by Pinnacle Home Inspection. We recommend that further testing be done. Neither Pinnacle Home Inspection. nor any of our employees or agents, shall be liable under any claim, charge, or demand, whether in contract, tort, or otherwise, for any and all losses, costs, charges, claims, demands, fees, expenses, injuries or damages (including without limitation INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH ARE EXCLUDED) of any nature or kind arising out of, connected with, resulting from, or sustained as result of any furnished, information supplied, or service rendered to you by Pinnacle Home Inspection

### RADON RESULTS

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**Condition:** Satisfactory

**Comments:**

Date of test: 1/1/2020

Location of test: Master bedroom

Analysis date: 1/3/2020

Results: 2.3 pCi/L

This level is under the recommended limit for mitigation set by the EPA

THE EPA RECOMMENDS THAT YOU MITIGATE YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PCI/L) OR HIGHER.

<end of report>