Confidential Inspection Report

4th St
Glennallen, AK 99588

PREPARED EXCLUSIVELY FOR:
Amy Adler

DATE:
Monday, April 13, 2026

Inspected By: Benjamin Crowley
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Report Summary

SUMMARY LIST:: This is a summary review of the findings in this report. Comments shown on the summary page have additional information in the body of the report, and you can click the comment number to quickly move to that page (then click the comment again to return to the summary page). To highlight text in the summary page, it works best to start at the end of the comment or sentence, and draw your cursor upwards/left.

RECOMMENDATIONS: Our comments often include a recommendation for proper repair of the item. This is simply our professional opinion, to be discussed and decided upon by the client. Unless otherwise noted, we recommend each item be repaired / replaced / corrected by a professional qualified in the applicable field (Electrical contractor for electrical issues, HVAC contractor for heating issues, etc.) In some cases a general contractor or "handyman" may be able to address all or most of the noted items. This is a decision to be made at the discretion of those hiring the workers and/or involved in the real estate transaction.

RATINGS: Comments have ratings as follows:

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

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NOTES (Inspection Details) Service Recommendations

H&S **1:** Combustion appliances (such as furnaces, boilers, water heaters, fireplaces, etc) should be serviced by a qualified professional. Though this Inspection includes checking for visible defects and safety hazards, these systems should be serviced yearly and prior to sale of the property.

GENERAL INTERIOR (Interior) Egress

H&S **2:** Egress windows pictured below had multiple safety violations.
Egress openings should:
-Have the bottom of the opening within 44 inches of the floor
-Have a minimum net clear opening of 5.7 feet (opening width of at least 20 inches and height of at least 24 inches. Some hardware types do not allow the entire window area to be opened)
-Open easily from the inside (not blocked or requiring keys, tools, or special knowledge to open).

GENERAL INTERIOR (Interior) Switches and Receptacles

H&S **3:** Cover plates for outlets or switches were damaged / missing.
This condition may expose electrical components to touch, a shock/electrocution hazard. Replacement recommended.
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GENERAL INTERIOR (Interior) Branch Wiring

H&S **4:** There were exposed or improperly terminated wires in some areas.
Exposed electrical wires are a fire/shock hazard. All wires should be properly routed and terminated within a junction box or appropriate fixture.

GENERAL INTERIOR (Interior) Smoke/CO Detectors

H&S **5:** Smoke detectors were missing in some places.
Smoke detectors are typically required in each bedroom, in hallways leading to bedrooms, and in general living areas (at least one on each level). Refer to manufacturer's recommendations for further detail.

H&S **6:** Smoke detectors protecting living areas were old and not functional.
Smoke detectors older than 10 years should be replaced. Detectors should be tested and maintained, upgraded or replaced as needed.

H&S **7:** CO detectors were not placed properly to protect the bedrooms.
A CO detector or combination detector should be installed on each level and within 15 ft of each bedroom to protect home occupants.

KITCHEN FIXTURES (Interior) GFCI Protection

H&S **8:** Kitchen electrical outlets were missing GFCI protection.
For safety reasons, outlets should be GFCI protected at kitchen countertops and within 6ft of any water fixture, such as sinks, dishwashers, and refrigerator ice makers.

H&S **9:** Kitchen electrical receptacles were missing cover plates.
This condition left energized electrical components exposed to touch; cover plates should be installed.

KITCHEN FIXTURES (Interior) Range

H&S **10:** The anti-tip device for the kitchen range was missing/not installed.
This is a life-safety issue because a child climbing on an open oven door could overturn the range. Installation of an approved anti-tip device is recommended.

LAUNDRY FIXTURES (Interior) Dryer Venting

H&S **11:** The dryer vent line was plastic.
Plastic vents used for dryers are liable to melt. Replacement with a proper listed vent line is recommended.

PORCH (Exterior) Foundation

H&S **12:** Foundation piers supporting the porch appeared to be unstable.
Unstable foundations can eventually lead to a collapsed porch and should be corrected by a qualified contractor.

PORCH (Exterior) Guardrails

H&S **13:** Spaces between porch guardrail balusters were too wide.
Safe building practices dictate that a 4 inch sphere may not pass through the guardrail at any point. This condition may be hazardous to small children. All corrections should be made by a qualified contractor.

EXTERIOR STEPS (Exterior) General Condition

H&S **14:** The steps to the back door were not properly constructed and may not be safe to use. Replacement is recommended.

ELECTRICAL (Exterior) Receptacles

H&S **15:** Some exterior electrical receptacles were missing GFCI protection.
Electrical circuits should be updated to include GFCI (Ground Fault Circuit Interrupter) protection.

ROOFTOP VENTS (Roof) Plumbing Vents

H&S **16:** There did not appear to be a rooftop vent for sewer gases.
Sewer gasses should be properly routed and vented to prevent hazardous air conditions. Evaluation and correction by a qualified professional is recommended.

CRAWLSPACE/FOUNDATION (Structure) Plumbing Pipes

H&S **17:** A drainpipe was leaking in the crawlspace.
Repair is recommended to prevent further moisture damage and unhealthy conditions. Any wet or damaged components should be properly dried/cleaned or replaced.

SERVICE PANEL (Electrical) Service Panel Location

H&S **18:** The service panel did not have proper clearances.
The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches. This should be corrected to provide quick access in case of emergency.

SERVICE PANEL (Electrical) Cabinet

H&S **19:** Bushings were missing where conductors entered holes in the service panel.
Without a protective device, the sharp edges of sheet metal may damage the conductors.

SERVICE PANEL (Electrical) Dead Front Cover

H&S **20:** There were gaps in the dead front cover of the service panel.
These should be filled with "blanks". Open spaces may allow a person to come into contact with energized electrical components, which is a potential shock/electrocution hazard.

SERVICE PANEL (Electrical) Labels

H&S **21:** The Circuit Directory label at the service panel was incomplete.
The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off.

SERVICE PANEL (Electrical) Breakers

H&S **22:** A circuit breaker(s) in the panel was a different brand from the panel.
Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections, if the brands are not compatible. This can create a potential fire or shock hazard. Evaluation and correction (if necessary) by an electrical contractor is recommended.

SERVICE PANEL (Electrical) Wiring Defects

H&S **23:** Grounds and neutrals shared the same bus bar in the electrical panel.
This is a potential electrical hazard; they should be separated by a qualified electrical contractor.

WATER SUPPLY (Plumbing) Water Pipe Bonding

H&S **24:** Water supply pipes did not appear to be bonded to the electrical system.
Correction includes connection of a copper wire from the water line to the home grounding system (a rod driven into the ground). Installation of electrical bonding (grounding) is recommended to ensure that safe conditions exist.

WOOD STOVES (Heating) Hearth

H&S **25:** The hearth of the wood stove did not extend far enough past the firebox.
For wood stoves with a firebox opening of less than 6 square feet, modern safety practices require a non-combustible surface to extend a minimum of 16 inches from the front of the firebox and 8 inches to either side.

PORCH (Outbuilding Exterior) Stair Guardrails

H&S **26:** The outbuilding porch staircase had no handrail.
Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail.

ELECTRICAL (Outbuilding Exterior) Receptacles

H&S **27:** Some exterior outbuilding electrical receptacles were missing GFCI protection.
Electrical circuits should be updated to include GFCI (Ground Fault Circuit Interrupter) protection.

GENERAL INTERIOR (Outbuilding Interior) Switches and Receptacles

H&S **28:** The outbuilding contained outdated, ungrounded 2-prong electrical receptacles.
For safety reasons, these receptacles should be replaced to meet current standards.

H&S **29:** There were no GFCIs protecting the outlets in the workshop.
Installation is recommended.

OIL-FIRED HEATERS (Outbuilding Mechanical) General Condition & Location

H&S **30:** There was an oil heater in the cabin that was not in operation.
A full evaluation and any necessary repairs/maintenance are recommended before use.

GENERAL INTERIOR (Interior) Structural Conditions

PRM **31:** There were signs of possible structural movement in interior walls/floors.
It was not evident whether this is ongoing or past damage only. This is common for this area of Alaska that is affected by permafrost. This should be further evaluated by a structural engineer to determine structural integrity and the likelihood of continuing damage.

GENERAL INTERIOR (Interior) Windows

PRM **32:** A window in the bathroom was cracked.
Replacement recommended.

GENERAL INTERIOR (Interior) Flooring

PRM **33:** There was a soft spot in the floor of the bathroom between the tub and the toilet.
This is likely old water damage. Further evaluation of the subfloor and any necessary repairs are recommended.

BATHROOM FIXTURES (Interior) Ventilation

PRM **34:** No room ventilation was provided for the bathroom.
To avoid poor conditions resulting from excessively moist air, an exhaust fan should be installed.

BATHROOM FIXTURES (Interior) Toilet

PRM **35:** Toilets pictured below were loose at the floor.
This may allow for water to penetrate the floor structure, and any loose toilets should be re-attached.

TRIM (Exterior) Fascia

PRM **36:** Exterior fascia was damaged in some places.
Repair/replacement recommended.

CRAWLSPACE/FOUNDATION (Structure) Vapor Barrier

PRM **37:** There was no vapor barrier on the crawlspace floor.
A vapor barrier should be installed to help prevent moisture intrusion.

CRAWLSPACE/FOUNDATION (Structure) Plumbing Pipes

PRM **38:** Drain pipes visible in the crawlspace were improperly sloped.
This condition may result in improper drainage, pipe blockage, or damage. Correction recommended.

CRAWLSPACE/FOUNDATION (Structure) Support Posts

PRM **39:** Foundation support posts did not have adequate strapping.
Strapping should be installed at the beam and concrete pads.

GAS SYSTEM (Plumbing) Heating Oil Tank

PRM **40:** The heating oil tank was not resting on a proper stand.
Tanks should rest on a proper, stable stand on a level surface to prevent them from damage, falling, or rolling.

BOILER (Heating) System Temperature/Pressure

PRM **41:** According to the installed system pressure gauge, boiler pressure was low.
The generally accepted minimum limit is 12 pounds per square inch (PSI). Service by a qualified HVAC contractor is recommended.

NOTES (Inspection Details) General Conditions

MTN **42:** It is possible that this building has elements containing asbestos and/or lead.
Asbestos is a mineral fiber and lead is a metal; both can have negative health effects on humans. Their use in building components (such as drywall, paint, and insulation) was banned in 1977-1978, but they may have been used for a period of time after that. Both are only considered dangerous when "friable", or loose - in other words, if the drywall/paint/etc is not damaged or removed, it is unlikely to cause an issue. Lab testing is recommended for confirmation.

GENERAL INTERIOR (Interior) Lighting

MTN **43:** Some interior light fixtures did not respond to the switch.
Bulb replacement recommended. If the light still fails to respond, there may be a problem with the switch, wiring or light fixture.

GENERAL INTERIOR (Interior) Ceiling

MTN **44:** Ceilings in the home showed signs of "ghosting".
Ghosting is fine dust collected on the ceiling/wall that sticks in a pattern outlining the studs and rafters opposite in the attic. This is because the rafters are colder than the insulation surrounding them, and small amounts of condensation form on the inside of the ceiling, where dust sticks. This is not a major concern, but can sometimes be remedied by adding additional insulation.

KITCHEN FIXTURES (Interior) Range Hood

MTN **45:** The range hood did not exhaust to the exterior.
There were cleanable filters to re-circulate air, but these "filtration systems" are not actually ventilation, and exhaust fumes are best vented outside rather than within the living space.

KITCHEN FIXTURES (Interior) Under Sink

MTN **46:** Kitchen sink cabinet floors had damage from past moisture.
Monitoring or repair recommended to ensure no further leaks.

KITCHEN FIXTURES (Interior) Cabinets & Counters

MTN **47:** Kitchen counters/cabinets had moderate damage visible.
Repair/replacement recommended.

BATHROOM FIXTURES (Interior) Tub

MTN **48:** Sealant around the tub in the bathroom was missing.
This may allow damage from moisture intrusion of the wall assembly.

MTN **49:** Sealant around the tub in the bathroom had minor cracks.
Re-sealing recommended to prevent moisture damage.

ROOF DRAINAGE SYSTEM (Roof) Gutters & Downspouts

MTN **50:** Portions of the roof did not have gutters and downspouts installed.
Installation of a full roof drainage system will help protect the foundation.

TRIM (Outbuilding Exterior) Fascia

MTN **51:** Outbuilding fascia was damaged in some places.
Repair/replacement recommended.

METAL ROOFING (Outbuilding Exterior) Snowguards

MTN **52:** The outbuilding roof had no snowguards to prevent snowpack from sliding off the roof. Metal roofs tend to release large chunks of snow at once, and heavy snowpack sliding off the roof can cause damage to home components or anything directly underneath the eaves. It is not listed as a safety concern for this home because the porch and main walking areas were covered or not under the eaves.

ROOF DRAINAGE SYSTEM (Outbuilding Exterior) Gutters & Downspouts

MTN **53:** The outbuilding had no roof drainage system.
Installation of gutters and downspouts is recommended to channel water away from the foundation.

Table of Contents

Introduction

We appreciate the opportunity to conduct this Building Inspection for you!

READING YOUR REPORT: Our report is designed to be clear, easy to understand, and helpful. Please read your entire Inspection Report. If you would like any further explanation or information, please feel free to call, text, or email us!

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

NATURE AND SCOPE OF THE INSPECTION: The goal of this inspection report is to provide you with useful, accurate information that will be helpful in making informed decisions. The inspection performed to provide data for this report was visual in nature only, and non-invasive. This is not a "code" inspection, but is an inspection for safety, structural, and functionality deficiencies. We do not normally comment on the overall condition of paint, flooring, etc - except when these elements are significantly damaged, or their condition is related to another issue, such as water damage. The Inspection scope is outlined in the Inspection Agreement, agreed to and signed by the Client. See Standards of Practice page at www.nachi.org/sop.

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

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT: A common complaint with inspectors sometimes results from comments by contractors, which often differ from ours. Contractors also sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

1. Conditions during the inspection: Often during an inspection there are occupant belongings, snow, etc that make home components inaccessible. Building Inspections are by nature limited by circumstances.
2. The wisdom of hindsight: When a problem occurs, it is very easy to have 20/20 hindsight. We are only documenting the condition of the property at the time of the inspection.
3. Inspections are not destructive or invasive: An invasive inspection of every element in the building may take days to complete, making the cost far greater than most clients would like to pay. Additionally, for buyer's inspections the Client does not yet own the property and cannot authorize disassembly/destruction.
4. We are generalists: We are not acting as specialists in any specific trade. The HVAC contractor may indeed have more heating expertise than we do, because HVAC is all he is expected to know. General Inspectors are expected to know HVAC, plumbing, electricity, foundations, carpentry, roofing, appliances, etc.

Inspection Details

INSPECTION TYPE

Pre-Listing Inspection
This is a pre-listing inspection report. Because there is often another inspection performed as part of the buying/selling process, it should be noted that this report covers the condition of the property at the time of the inspection - sometimes conditions will develop later that could not have been foreseen. Also, our ratings and recommendations may differ somewhat with those of another company; reports are partly the opinion of the inspector.

NOTES

Thermal Imaging
As a part of the inspection, a thermal camera was used to show heat differences in walls and other areas. This can sometimes reveal potential moisture intrusion, low insulation, or other issues that are not otherwise visible.
Any areas noted to have elevated temperature or lower than normal temperature will have thermal camera images in those sections of the report.
(Note: While thermal imaging provides extra information about building components, it does not guarantee their condition. Thermal scans are an added benefit to you, and not a guarantee of any kind.)

Service Recommendations
H&S Combustion appliances (such as furnaces, boilers, water heaters, fireplaces, etc) should be serviced by a qualified professional. Though this Inspection includes checking for visible defects and safety hazards, these systems should be serviced yearly and prior to sale of the property.

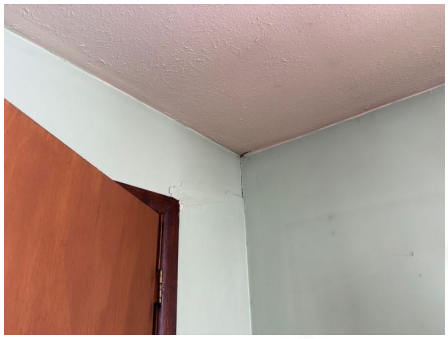
General Conditions
MTN It is possible that this building has elements containing asbestos and/or lead.
Asbestos is a mineral fiber and lead is a metal; both can have negative health effects on humans. Their use in building components (such as drywall, paint, and insulation) was banned in 1977-1978, but they may have been used for a period of time after that. Both are only considered dangerous when "friable", or loose - in other words, if the drywall/paint/etc is not damaged or removed, it is unlikely to cause an issue. Lab testing is recommended for confirmation.

Interior

GENERAL INTERIOR

Structural Conditions

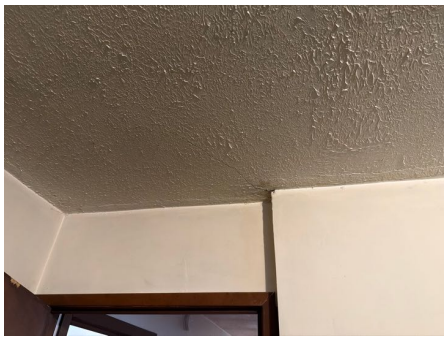
PRM There were signs of possible structural movement in interior walls/floors.
It was not evident whether this is ongoing or past damage only. This is common for this area of Alaska that is affected by permafrost. This should be further evaluated by a structural engineer to determine structural integrity and the likelihood of continuing damage.










Egress

H&S Egress windows pictured below had multiple safety violations.
Egress openings should:
-Have the bottom of the opening within 44 inches of the floor
-Have a minimum net clear opening of 5.7 feet (opening width of at least 20 inches and height of at least 24 inches. Some hardware types do not allow the entire window area to be opened)
-Open easily from the inside (not blocked or requiring keys, tools, or special knowledge to open).


Back bedroom - over 48" from the floor


Back bedroom - wrong hardware/too small


Second front bedroom - wrong hardware


First front bedroom - wrong hardware

Exterior Doors

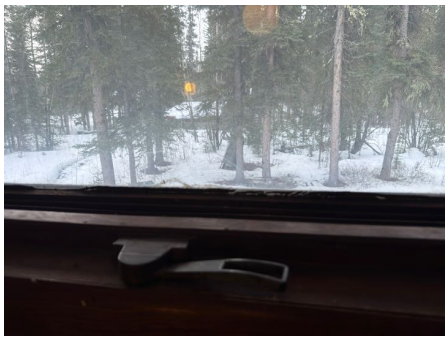
✓

Interior Doors

✓

Windows

PRM A window in the bathroom was cracked.
Replacement recommended.



Lighting

MTN Some interior light fixtures did not respond to the switch.
Bulb replacement recommended. If the light still fails to respond, there may be a problem with the switch, wiring or light fixture.

Hall

Switches and Receptacles

H&S Cover plates for outlets or switches were damaged / missing.
This condition may expose electrical components to touch, a shock/electrocution hazard.
Replacement recommended.

Laundry room

Branch Wiring

H&S There were exposed or improperly terminated wires in some areas.
Exposed electrical wires are a fire/shock hazard. All wires should be properly routed and terminated within a junction box or appropriate fixture.

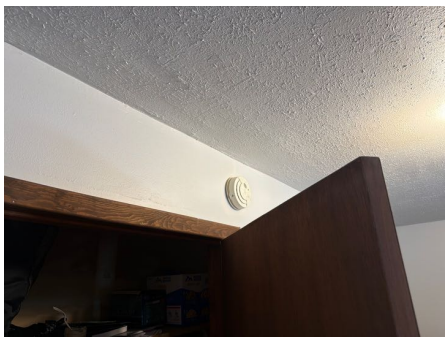
Smoke/CO Detectors

H&S Smoke detectors were missing in some places.
Smoke detectors are typically required in each bedroom, in hallways leading to bedrooms, and in general living areas (at least one on each level). Refer to manufacturer's recommendations for further detail.

First front bedroom

Back bedroom

H&S Smoke detectors protecting living areas were old and not functional.
Smoke detectors older than 10 years should be replaced. Detectors should be tested and maintained, upgraded or replaced as needed.



Second front bedroom

Hall

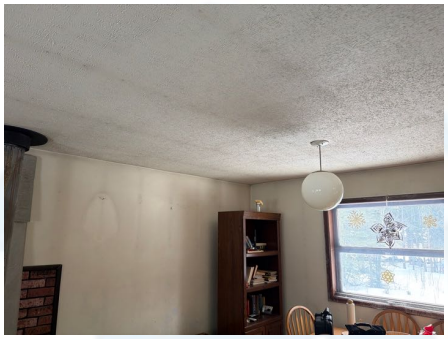
H&S CO detectors were not placed properly to protect the bedrooms.
A CO detector or combination detector should be installed on each level and within 15 ft of each bedroom to protect home occupants.

Ceiling

MTN Ceilings in the home showed signs of "ghosting".
Ghosting is fine dust collected on the ceiling/wall that sticks in a pattern outlining the studs and rafters opposite in the attic. This is because the rafters are colder than the insulation surrounding them, and small amounts of condensation form on the inside of the ceiling, where dust sticks. This is not a major concern, but can sometimes be remedied by adding additional insulation.








Flooring

PRM There was a soft spot in the floor of the bathroom between the tub and the toilet.
This is likely old water damage. Further evaluation of the subfloor and any necessary repairs are recommended.


The bathroom

KITCHEN FIXTURES

GFCI Protection

H&S Kitchen electrical outlets were missing GFCI protection.
For safety reasons, outlets should be GFCI protected at kitchen countertops and within 6ft of any water fixture, such as sinks, dishwashers, and refrigerator ice makers.

H&S Kitchen electrical receptacles were missing cover plates.
This condition left energized electrical components exposed to touch; cover plates should be installed.

Range

H&S The anti-tip device for the kitchen range was missing/not installed.
This is a life-safety issue because a child climbing on an open oven door could overturn the range. Installation of an approved anti-tip device is recommended.

Range Hood

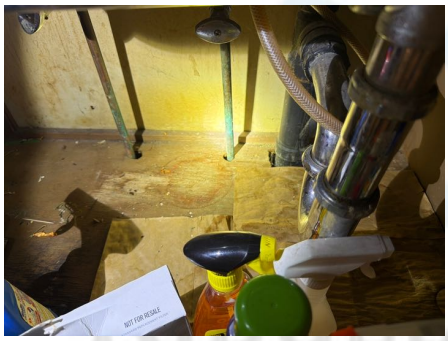
MTN The range hood did not exhaust to the exterior.
There were cleanable filters to re-circulate air, but these "filtration systems" are not actually ventilation, and exhaust fumes are best vented outside rather than within the living space.

Sink

✓

Under Sink

MTN Kitchen sink cabinet floors had damage from past moisture.
Monitoring or repair recommended to ensure no further leaks.



Cabinets & Counters

MTN Kitchen counters/cabinets had moderate damage visible.
Repair/replacement recommended.

BATHROOM FIXTURES

GFCI Protection

✓

Ventilation

PRM No room ventilation was provided for the bathroom.
To avoid poor conditions resulting from excessively moist air, an exhaust fan should be installed.

Mirrors

✓

Tub

MTN Sealant around the tub in the bathroom was missing.
This may allow damage from moisture intrusion of the wall assembly.

The bathroom

MTN Sealant around the tub in the bathroom had minor cracks.
Re-sealing recommended to prevent moisture damage.





Shower

✓

Toilet

PRM Toilets pictured below were loose at the floor.
This may allow for water to penetrate the floor structure, and any loose toilets should be re-attached.


The bathroom

Sinks

✓

Under Sink

✓

LAUNDRY FIXTURES

120-volt Receptacles

✓

Dryer Venting

H&S The dryer vent line was plastic.
Plastic vents used for dryers are liable to melt. Replacement with a proper listed vent line is recommended.

Gas Line/Shut-off

✓

Washer Box & Valves

✓

Exterior

GROUNDS

Lot/Grading

✓ There was a significant amount of snow on the ground and the grading around the home was not entirely visible. The lot appeared to be mostly flat and level.

Driveway

✓ The property had a gravel driveway.

PORCH

Attachment to Home

✓

Foundation

H&S Foundation piers supporting the porch appeared to be unstable.
Unstable foundations can eventually lead to a collapsed porch and should be corrected by a qualified contractor.


Structure

✓

Planking

✓

Guardrails

H&S Spaces between porch guardrail balusters were too wide.
Safe building practices dictate that a 4 inch sphere may not pass through the guardrail at any point. This condition may be hazardous to small children. All corrections should be made by a qualified contractor.


Finish Coating

✓

Stair Foundation

The porch stair foundation was snow-covered and not visible.

Stair Structure

✓

Stair Guardrails

✓

EXTERIOR STEPS

General Condition

H&S The steps to the back door were not properly constructed and may not be safe to use. Replacement is recommended.

ELECTRICAL

Receptacles

H&S Some exterior electrical receptacles were missing GFCI protection. Electrical circuits should be updated to include GFCI (Ground Fault Circuit Interrupter) protection.

Wiring

✓

Lighting

✓

PLUMBING

Exterior Faucets

The home had no exterior faucets installed.

Well-Head

✓

WALLS

Wood Siding

✓ Exterior wall siding included sheets of 4x8 laminated wood siding.

Wall Flashing

✓

Penetrations

✓

Foundation Exterior

✓

TRIM

Finish Trim

✓

Soffits

✓

Fascia

PRM Exterior fascia was damaged in some places.
Repair/replacement recommended.






EXTERIOR VENTS

Dryer Vents

✓

Roof

ROOF STRUCTURE

Method of Inspection

✓ The roof was inspected with a drone. Snow cover limited the visibility of the inspection, and evaluation after snow removal is recommended.





Configuration

✓ The roof had a gabled configuration.

Exterior Appearance

✓

ASPHALT SHINGLES

Type & General Condition

✓ The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

The roof was covered with snow at the time of the Inspection, and the condition of the shingles was not determined.

ROOF DRAINAGE SYSTEM

Gutters & Downspouts

MTN Portions of the roof did not have gutters and downspouts installed.
Installation of a full roof drainage system will help protect the foundation.

ROOF FLASHING

General Condition
Snow covered the roof and the condition of the flashing was undetermined.

ROOFTOP CHIMNEY

General Condition
✓

Penetration
✓

Flue
✓ The chimney was lined with a metal exhaust flue.

Spark Arrestor
✓

ROOFTOP VENTS

Plumbing Vents
H&S There did not appear to be a rooftop vent for sewer gases.
Sewer gasses should be properly routed and vented to prevent hazardous air conditions.
Evaluation and correction by a qualified professional is recommended.

Structure

ATTIC

Attic Access

✓ The attic was evaluated from inside the attic space. Due to accessibility restraints in attics, there may be some areas that could not be inspected. This is a visual inspection only, and does not include invasive measures such as removing or compacting insulation. The inspector disclaims liability for anything in areas not readily accessible.





Roof Framing

✓

Roof Sheathing

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

Vapor Barrier

✓

Thermal Insulation

The attic floor insulation included fiberglass batts.

✓ Attic floor insulation depth averaged 12 to 14 inches.

Ventilation

✓ A combination of soffit and gable vents were installed to ventilate the attic space.

Chimney / Flue

✓

CRAWLSPACE/FOUNDATION

Access

✓ The crawlspace(s) were evaluated from inside the crawlspace. Due to accessibility restraints, some areas may not be inspected. This is a visual inspection only, and does not include invasive measures such as removing obstacles or probing through insulation. The inspector disclaims liability for anything in inaccessible areas.




General Condition

✓

HVAC

✓

Insulation

✓ The main floor was insulated with unfinished fiberglass batts.

Vapor Barrier

PRM There was no vapor barrier on the crawlspace floor.
A vapor barrier should be installed to help prevent moisture intrusion.

Plumbing Pipes

H&S A drainpipe was leaking in the crawlspace.
Repair is recommended to prevent further moisture damage and unhealthy conditions. Any wet or damaged components should be properly dried/cleaned or replaced.

PRM Drain pipes visible in the crawlspace were improperly sloped.
This condition may result in improper drainage, pipe blockage, or damage. Correction recommended.

Floor Framing

✓

Floor Joists

✓ The floor joists were constructed using dimensional lumber.

Girders

✓

Support Posts

PRM Foundation support posts did not have adequate strapping. Strapping should be installed at the beam and concrete pads.






Foundation Footings & Hardware

✓ The home appeared to have a continuous poured concrete footing. The footings were only partially visible at the time of the inspection. The majority of the footings were buried in soil.

Wood Frame Foundation Walls

✓ Foundation walls were constructed using pier block and beam materials with wood skirting. A General Home Inspection is limited to visible portions of the foundation, and the Inspector recommends you consult with a foundation specialist if you have any concerns.

Electrical

ELECTRICAL SERVICE

Service Drop

✓ The electrical service was overhead.

Service Mast

✓

Electric Meter

✓ The electric meter was located at the rear of the home.

Main Disconnect

✓ The main disconnect was located at the electric meter.

This electrical service disconnect was rated at 100 amps.

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

SERVICE PANEL

Service Panel Location

The electrical service panel was located in the laundry room.

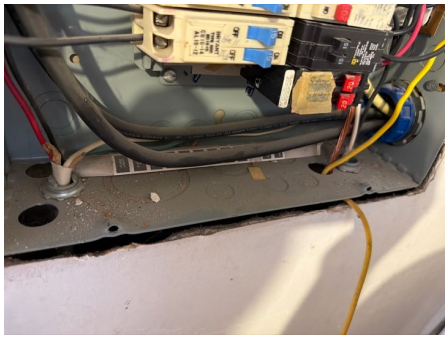
H&S The service panel did not have proper clearances.
The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches. This should be corrected to provide quick access in case of emergency.

General Condition

✓

Cabinet

H&S Bushings were missing where conductors entered holes in the service panel.
Without a protective device, the sharp edges of sheet metal may damage the conductors.

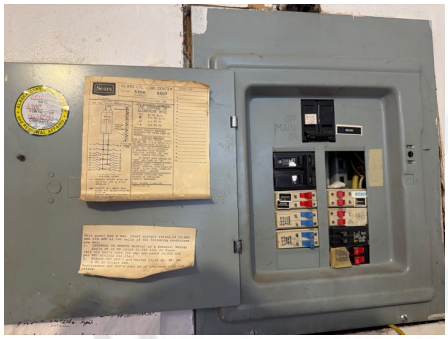


Dead Front Cover

H&S There were gaps in the dead front cover of the service panel.
These should be filled with "blanks". Open spaces may allow a person to come into contact with energized electrical components, which is a potential shock/electrocution hazard.

Labels

H&S The Circuit Directory label at the service panel was incomplete.
The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off.



Service Grounding

✓

Equipment Grounding

✓

Bonding

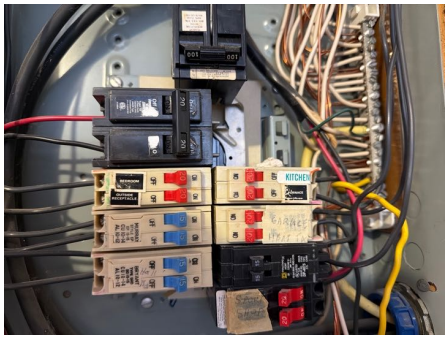
✓

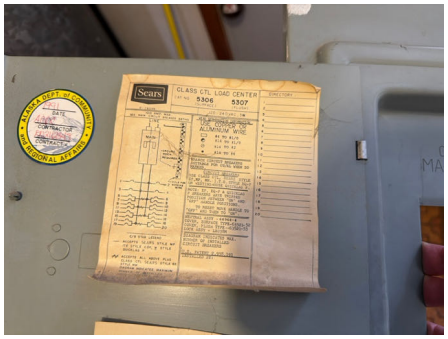
Service Entrance Cables

✓

Breakers

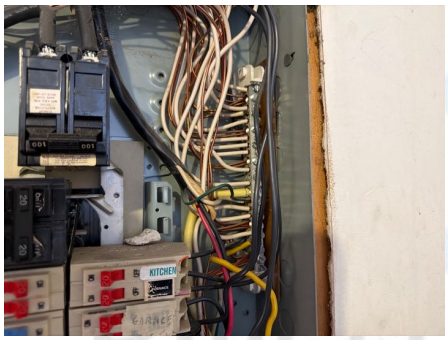
H&S A circuit breaker(s) in the panel was a different brand from the panel.
Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections, if the brands are not compatible. This can create a potential fire or shock hazard. Evaluation and correction (if necessary) by an electrical contractor is recommended.





Wiring Defects

H&S Grounds and neutrals shared the same bus bar in the electrical panel.
This is a potential electrical hazard; they should be separated by a qualified electrical contractor.



Plumbing

GAS SYSTEM

Type of Gas

✓ Gas fuel for the home included propane stored in a tank on the property.
Tanks may be either leased or owned and you should ask the seller about this and discuss with them what arrangements they have made in the past for having the tank re-filled. Fuel levels in the tank are checked by reading a gauge installed at the tank.
In some areas gas may not be available immediately. You should order propane well ahead of time to avoid running out.

Main Gas Shut-off

✓ The main propane shut-off was at the tank.

Gas Regulator

✓

Gas Distribution Pipes

✓

Propane Tank

✓ The propane tank appeared to be in good visible condition. However, evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane.

Heating Oil Tank

PRM The heating oil tank was not resting on a proper stand.
Tanks should rest on a proper, stable stand on a level surface to prevent them from damage, falling, or rolling.

Cabin

Main house

Vehicle fill tank

WATER SUPPLY

Water Supply

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

Functional Flow

✓

Water Pipe Bonding

H&S Water supply pipes did not appear to be bonded to the electrical system. Correction includes connection of a copper wire from the water line to the home grounding system (a rod driven into the ground). Installation of electrical bonding (grounding) is recommended to ensure that safe conditions exist.

Main Water Shut-off

✓ The main water supply shut-off was located in the mechanical room.

Main Water Pipe

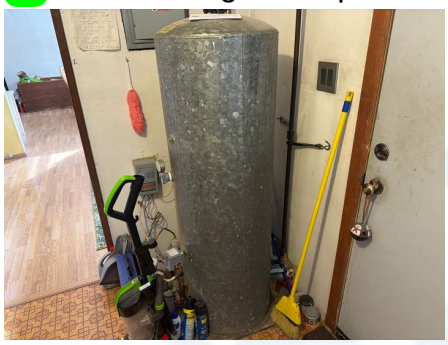
✓

Water Supply Pipes

✓

Water Tanks

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



WATER HEATER

Water Heater Type

✓ The water heater was heating-oil-fired. Heating oil water heaters heat water using a diesel burner located in a chamber beneath the water tank. The fuel control mechanism contains safety features designed to prevent fuel from leaking into the living space in case the burner should fail. Though this Inspection includes checking for visible defects and safety hazards, the Inspector recommends having HVAC systems fully evaluated by a qualified HVAC professional.

Location

✓ The water heater was located in the laundry room.

Data Plate

See photo in boiler section

General Condition

✓

Installation
✓

Fuel Supply
✓

Temperature
✓

Combustion Air Supply
✓

Combustion Exhaust
✓

Exterior
✓

Temperature/Pressure-Relief Valve
✓

TPR Discharge pipe
✓

Water Pipe Connections
✓

Burn Chamber
The burn chamber of the water heater was sealed and could not be evaluated.

Heating

BOILER

Type & General Condition
✓ The heating system included an oil-fired boiler. Though this Inspection includes checking for visible defects and safety hazards, the Inspector recommends having the HVAC system fully evaluated by a qualified HVAC professional.

Data Plate

✓ The photo shows information marked on the boiler label or data plate such as the manufacturer, model and serial numbers.

Location

✓ The boiler was located in the laundry room.

Installation

✓

Shut-offs

✓

Boiler Exterior

✓

Supply Lines

✓

Combustion Exhaust Flue

✓

Combustion Air

✓

System Temperature/Pressure

PRM According to the installed system pressure gauge, boiler pressure was low. The generally accepted minimum limit is 12 pounds per square inch (PSI). Service by a qualified HVAC contractor is recommended.

Draft Diverter

✓

Fuel Pipe

✓

Temperature/Pressure-Relief Valve

✓

TPR Discharge Pipe

✓

Air Vent

✓

Circulation Pump

✓

Combustion Vents

✓

Combustion Chamber

The boiler was a high-efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the General Home Inspection to inspect.

Boiler Interior

✓

Thermostat

✓

Hot Water Baseboard Distribution

✓ Home heat was distributed by fluid heated by the boiler and circulated through pipes that radiated heat to the home from baseboard housings. This is called a hot water baseboard heating system.

WOOD STOVES

Type and General Condition

✓ Home heating included a wood-burning stove in the family room. A general home inspection includes checking for visible defects and safety hazards, but full inspection of wood stoves lies beyond the scope of the General Home Inspection and would require a specialist inspection.

Firebox

✓

Hearth

H&S The hearth of the wood stove did not extend far enough past the firebox.
For wood stoves with a firebox opening of less than 6 square feet, modern safety practices require a non-combustible surface to extend a minimum of 16 inches from the front of the firebox and 8 inches to either side.

Damper

✓

Visible Flue

✓

Clearances

✓ The wood stove appeared to have proper clearances from combustible materials. However, individual stoves have specific manufacturer requirements and it is recommended that you contact the manufacturer to verify safe installation.

Ventilation

✓

Outbuilding Exterior

GROUNDS

Description

✓ This outbuilding was a small work shop.

✓ This outbuilding was a guest cabin.

Lot/Grading

✓ There was a significant amount of snow on the ground and the grading around the home was not entirely visible. The lot appeared to be mostly flat and level.

Driveway

✓ The property had a gravel driveway.

PORCH

Location

✓ This porch was located in the front of the cabin

Attachment to Home

The porch means of attachment to the home was not visible and could not be evaluated.

Foundation

The porch foundation was not visible and could not be evaluated.

Structure

✓

Planking

✓

Stair Foundation

The porch stair foundation was snow-covered and not visible.

Stair Structure

✓

Stair Guardrails

H&S The outbuilding porch staircase had no handrail.
Generally-accepted current safety standards mandate that stairs with 4 or more risers should have a handrail.

DOOR/WINDOW EXTERIORS

Door Exterior Condition

✓

Window Exterior Condition

✓

ELECTRICAL

Receptacles

H&S Some exterior outbuilding electrical receptacles were missing GFCI protection. Electrical circuits should be updated to include GFCI (Ground Fault Circuit Interrupter) protection.

Wiring

✓

Lighting

✓

WALLS

Wood Siding

✓ Exterior wall siding included sheets of 4x8 laminated wood siding.

Wall Flashing

✓

Penetrations

✓

Foundation Exterior

✓

TRIM

Finish Trim

✓ Exterior trim was constructed of wood.

Soffits

✓

Fascia

MTN Outbuilding fascia was damaged in some places.
Repair/replacement recommended.


Cabin

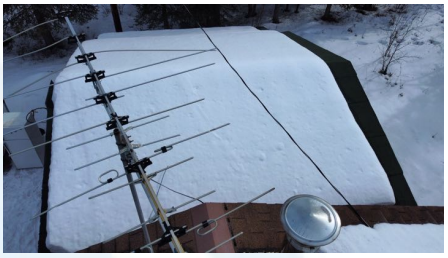
ROOF STRUCTURE

Method of Inspection

✓ The roof was inspected with a drone. Snow cover limited the visibility of the inspection, and evaluation after snow removal is recommended.


Workshop


Workshop


Workshop


Workshop


Cabin

Configuration

✓ The roof had a gabled configuration.

Exterior Appearance

✓

METAL ROOFING

Metal Roof Type

✓ The roof was covered with metal panels with sides that overlapped panels in the same course.

Metal Roof Condition
The metal roof was snow-covered and could not be fully inspected.

Snowguards
MTN The outbuilding roof had no snowguards to prevent snowpack from sliding off the roof. Metal roofs tend to release large chunks of snow at once, and heavy snowpack sliding off the roof can cause damage to home components or anything directly underneath the eaves. It is not listed as a safety concern for this home because the porch and main walking areas were covered or not under the eaves.

ROLL ROOFING

Roll Roofing Type
Outbuilding roof covering included roll roofing.
Roll roofing is composed of a fiberglass mat saturated with asphalt, onto one side of which granules are bonded. The purpose of the granules is to reflect the ultra violet (UV) rays of the sun which would quickly damage the felt/fiberglass backing if it were left unprotected. Roll roofing comes in rolls approximately 3 feet tall and is installed on the roof in overlapping horizontal courses, shingle fashion.

Roll Roofing Condition
The roll roofing on the workshop was snow covered and its condition was not determined.

ROOF DRAINAGE SYSTEM

Gutters & Downspouts
MTN The outbuilding had no roof drainage system.
Installation of gutters and downspouts is recommended to channel water away from the foundation.

ROOF FLASHING

General Condition
Snow covered the roof and the condition of the flashing was undetermined.

ROOFTOP VENTS

Combustion Vents
✓

Outbuilding Interior

GENERAL INTERIOR

Exterior Doors

✓

Interior Doors

✓

Windows

✓

Lighting

✓

Switches and Receptacles

H&S The outbuilding contained outdated, ungrounded 2-prong electrical receptacles.
For safety reasons, these receptacles should be replaced to meet current standards.

H&S There were no GFCIs protecting the outlets in the workshop.
Installation is recommended.

Branch Wiring

✓

ATTIC

Attic Access

No access hatch was provided through which to view some of the roof framing of the workshop or cabin.
Evaluation of this attic space after access has been provided is recommended.

CRAWLSPACE/FOUNDATION

Access

✓ The crawlspace for the cabin was evaluated from the access.



General Condition

✓

HVAC

✓

Insulation

✓

Floor Framing

✓

Floor Joists

✓ The floor joists were constructed using dimensional lumber.

Support Posts

✓

Foundation Footings & Hardware

✓ The home appeared to have a continuous poured concrete footing. The footings were only partially visible at the time of the inspection. The majority of the footings were buried in soil.

Wood Frame Foundation Walls

✓ Foundation walls were constructed using pier block and beam materials with wood skirting. A General Home Inspection is limited to visible portions of the foundation, and the Inspector recommends you consult with a foundation specialist if you have any concerns.

Outbuilding Mechanical

OIL-FIRED HEATERS

General Condition & Location

H&S There was an oil heater in the cabin that was not in operation.
A full evaluation and any necessary repairs/maintenance are recommended before use.

The workshop did not have a heat source in it.

Vent Pipe

✓

Fuel Lines

✓